

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

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 IN THE MATTER OF: :
 :
 Matthews Memorial Terrace LP :
 and Matthews Memorial Baptist :
 Church - Consolidated Review : Case No.
 of a Planned Unit Development: 08-25
 (PUD) and Related Map :
 Amendment. :
 :
 ----- :

Thursday,
March 5, 2009

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

The Public Hearing of Case No.
08-25 by the District of Columbia Zoning
Commission convened at 6:30 p.m. in the
Office of Zoning Hearing Room at 441 4th
Street, N.W., Washington, D.C., 20001,
Anthony J. Hood, Chairman, presiding.

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ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
GREGORY N. JEFFRIES, Vice Chairman
WILLIAM WARREN KEATING, Commissioner
MICHAEL G. TURNBULL, FAIA, Commissioner
(OAC)
PETER MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
DONNA HANOUSEK, Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

HARRIET TREGONING, DIRECTOR
STEPHEN RICE
JOEL LAWSON

The transcript constitutes the
minutes from the Public Hearing held on March
5, 2009.

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

2 6:33 p.m.

3 CHAIRMAN HOOD: Well, good evening.

4 We're going to go ahead and get started on
5 our hearing for this evening.

6 This is a public hearing of the
7 Zoning Commission of the District of Columbia
8 for Thursday, March 5, 2009.

9 My name is Anthony Hood. Joining
10 me are Commissioner May and Commissioner
11 Turnbull. We are expected to be joined by our
12 other colleagues shortly -- in a very few
13 minutes hopefully.

14 We are also joined by the Office of
15 Zoning staff, Ms. Sharon Schellin and Ms.
16 Hanousek; also the Office of Planning under
17 the leadership of Mr. Lawson and also Mr.
18 Rice.

19 This proceeding is being recorded
20 by a court reporter. It's also webcast live.

21 Accordingly, I must ask you to refrain from
22 any disruptive noises or actions in the

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1 hearing room.

2 Notice of today's hearing was
3 published in the *D.C. Register* on January 2,
4 2009. And copies of that announcement are
5 available to my left on the wall near the
6 door.

7 The hearing will be conducted in
8 accordance with provisions of 11 DCMR 3022, as
9 follows: preliminary matters for Applicant's
10 case; report of Office of Planning; report of
11 other government agencies; report of ANC 8-C
12 and 8-A; organizations and persons in support;
13 organizations and persons in opposition;
14 rebuttal and closing by the Applicant.

15 The following time constraints will
16 be maintained in this meeting. The Applicant
17 has asked for 60 minutes, give or take; -- we
18 don't necessarily have to use the whole 60;
19 the organizations five minutes; and
20 individuals three minutes.

21 The Commission reserves the right
22 to change the time limits for presentations if

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1 necessary. We will do that accordingly.

2 All persons appearing before the
3 Commission are to fill out two witness cards.

4 These cards are located to my left on the
5 wall bin near the door. Upon coming forward
6 to speak to the Commission, please give both
7 cards to the reporter sitting to my right
8 before taking a seat at the table.

9 When presenting information to the
10 Commission, please turn on and speak into the
11 microphone, first stating your name and home
12 address. When you are finished speaking,
13 please turn your microphone off so that the
14 microphone is no longer picking up sound or
15 background noise.

16 The decision of the Commission in
17 this case must be based exclusively on the
18 public record. To avoid any appearance to the
19 contrary, the Commission requests that persons
20 present not engage the members of the
21 Commission in conversation during any recess
22 or at any time. The staff will be available

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1 during the hearing to discuss any procedural
2 questions.

3 Please turn off all beepers and
4 cell phones at this time so as not to disrupt
5 these proceedings.

6 Would all individuals wishing to
7 testify please rise to take the oath.

8 Ms. Schellin, would you please
9 administer the oath?

10 MS. SCHELLIN: Please raise your
11 right hand.

12 Do you solemnly swear or affirm
13 that the testimony you'll give this evening
14 will be the truth, the whole truth, and nothing
15 but the truth?

16 Thank you.

17 CHAIRMAN HOOD: Okay. I guess we
18 can get started.

19 Ms. Prince? You have some expert
20 witnesses. I think we want to deal with that
21 first.

22 MS. SCHELLIN: Chairman Hood, also

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1 if we could get the affidavit of maintenance.

2 CHAIRMAN HOOD: I'm sorry. I'm
3 trying to go off the top of my head. I didn't
4 even call for that.

5 Does the staff have any more
6 preliminary matters?

7 MS. SCHELLIN: Sorry. No.

8 CHAIRMAN HOOD: Let me just say, I
9 think my colleagues and I have seen Ms. White
10 --

11 MS. PRINCE: Yes, you have. She's
12 been qualified as an expert before.

13 CHAIRMAN HOOD: We won't waste time
14 with Ms. White. We'll just move on. Ms.
15 White will be proffered as an expert.

16 MS. PRINCE: And Jeff Goins, the
17 architect, has also been qualified as an
18 expert by this Commission before.

19 CHAIRMAN HOOD: Okay. Colleagues,
20 we have Mr. Goins' resume behind us. And he's
21 been proffered before.

22 Any concerns or questions? And I

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1 think it's behind Tab C.

2 COMMISSIONER TURNBULL: I just have
3 one question.

4 Mr. Goins, your firm is licensed in
5 D.C., Maryland or where?

6 CHAIRMAN HOOD: Mr. Goins, if you
7 can come to the table and identify yourself
8 and turn your microphone on.

9 MR. GOINS: I'm Jeff Goins, a
10 partner of PGN Architects. We're an AI
11 registered firm in D.C., Virginia and
12 Maryland.

13 COMMISSIONER TURNBULL: You are?
14 Okay. All right. Thank you.

15 COMMISSIONER MAY: I have a
16 question.

17 CHAIRMAN HOOD: Commissioner May?

18 COMMISSIONER MAY: I don't think I
19 was here when you were qualified last as an
20 expert. And what you've shown in the resume
21 that was submitted is a little thin on similar
22 projects. There are three projects that were

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1 listed that are housing.

2 And I'm wondering is there more to
3 it that's just not here?

4 MR. GOINS: Yes. The project where
5 I was qualified was the East Capitol PUD.

6 COMMISSIONER MAY: All right. And
7 that's one of the three that's on your resume
8 now --

9 MR. GOINS: Yes.

10 COMMISSIONER MAY: -- and it's not
11 built. And I'm looking for more, bigger built
12 projects.

13 MR. GOINS: We just finished a 74-
14 unit condo -- the Martin Luther King Latino
15 Cooperative.

16 We're working -- I think we have
17 five currently that are under construction.
18 And they vary from 34 units to about 80 units
19 in different districts in Washington, D.C.
20 They're all stick-built over podium
21 construction projects.

22 COMMISSIONER MAY: And that's what

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1 you're doing here?

2 MR. GOINS: That is correct.

3 COMMISSIONER MAY: Okay. I would
4 just note that this is a little bit thin from
5 what we're accustomed to seeing on paper when
6 we qualify experts. So I appreciate getting
7 additional information. But we could avoid
8 this in the future with more.

9 CHAIRMAN HOOD: Okay. So that's
10 just something we will ask that is given to
11 the record.

12 Ms. Prince, if we could just update
13 that.

14 MS. PRINCE: We will.

15 CHAIRMAN HOOD: Okay. Any other
16 concerns or problems?

17 (No audible response.)

18 CHAIRMAN HOOD: Let me just
19 recognize my colleague. Commissioner Keating
20 has joined us.

21 Also, if no one has any problems,
22 we will proffer all of them as expert

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1 witnesses.

2 MS. PRINCE: Thank you.

3 CHAIRMAN HOOD: Okay, Ms. Prince,
4 everything's in order. You may begin.

5 MS. PRINCE: Good evening, Chairman
6 Hood and Members of the Commission.

7 I'm Allison Prince. I'm here
8 tonight on behalf of Matthews Memorial Terrace
9 Limited Partnership.

10 COMMISSIONER MAY: Can I interrupt
11 for just a second?

12 MS. PRINCE: Sure.

13 COMMISSIONER MAY: We have new
14 microphones that are really loud.

15 MS. PRINCE: Oh, I'm sorry.

16 COMMISSIONER MAY: So if you can
17 just like push them back, it would --

18 MS. PRINCE: Is that better?

19 COMMISSIONER MAY: Much better.

20 CHAIRMAN HOOD: The speakers are
21 right over Members' heads. Three of us are
22 fine. Two of us have a problem.

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1 COMMISSIONER MAY: Well, we just
2 have sensitive ears on the Zoning Commission.

3 MS. PRINCE: All right. I'm here
4 tonight on behalf of the Applicant. The
5 Applicant is Matthews Memorial Terrace Limited
6 Partnership and Matthews Memorial Baptist
7 Church.

8 As you may know, Matthews Memorial
9 is a vibrant, thriving church in Ward 8 with
10 1300 active members and over 60 different
11 ministries. Community service is one of the
12 church's core values.

13 Bishop Hudson -- and I say Bishop,
14 and that's a very new term to use; he was just
15 installed last week -- is the Pastor of
16 Matthews Memorial and he's here tonight to
17 talk about this project as an extension -- a
18 direct extension of the church's mission.

19 The project involves the
20 construction of two buildings on a roughly
21 two-acre site owned by the church. The church
22 is partnered with the Community Builders, a

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1 highly experienced, affordable housing
2 developer.

3 There will be a four-unit -- four-
4 story apartment house containing approximately
5 100 units, all of which will be affordable --
6 32 for senior housing and 68 other units that
7 will be available to families who qualify for
8 public housing and families whose income is
9 below 60 percent of the area median income.

10 The other building will be a three-
11 story community building that will include a
12 social services center, a health clinic, a
13 community room, a bookstore cafe restaurant,
14 which will also serve as a dining room for the
15 church's activities. We expect that the
16 center will play an extremely important role
17 in the community, and will greatly enhance the
18 church's ability to provide critically
19 important services to this underserved
20 neighborhood.

21 The site was recommended for
22 rezoning to either R-5-B or C-2-A by the

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1 Office of Planning. The proposed plan fits
2 well within the parameters of either zone. We
3 have a preference for C-2-A zoning because it
4 may simplify the church's ability to provide
5 the proposed uses. At an FAR of 1.52, the
6 project is well within the 3.0 limitation --
7 FAR limitation -- for PUDs in the C-2-A zone.

8 There is much, much community
9 support for the project and no known
10 opposition. Bishop Hudson has actively
11 reached out to the ANC and other stakeholders.

12 Through it's years of demonstrated service to
13 the Ward 8 community, the church has earned a
14 position of both respect and appreciation.

15 Given the limited size of the
16 project, the traffic impacts will be minimal
17 as DDOT concluded in its first report. Access
18 to the project will be through the existing
19 curb cut on Martin Luther King Boulevard. And
20 the curb cuts associated with the vacant
21 houses that are now on the site will be
22 eliminated.

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1 While there are some area-wide
2 traffic issues, this small community-serving
3 project should not be expected to address the
4 broader issues that will be more appropriately
5 handled in the context of larger projects and
6 through City initiatives. If this project is
7 burdened with requirements that are more
8 appropriate for a large-scale, commercially
9 resident project market rate project, it will
10 be seriously jeopardized.

11 In summary, this is a modest
12 project in terms of land-use impacts, yet a
13 major project in terms of community benefits.

14 The project is designed to serve the most
15 fundamental needs of the community. The
16 timing of this project is critical. As we all
17 know, given the fragile state of the capitol
18 markets, many, many projects are at risk.
19 Fortunately, affordable housing projects such
20 as this still have an excellent chance of
21 proceeding if there is not undue delay.

22 We appreciate your time. And if

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1 the Commission has no questions, I will
2 proceed with the testimony of our first
3 witness, Bishop Hudson of Matthews Memorial
4 Church.

5 CHAIRMAN HOOD: We'll hear from the
6 Bishop. And we'll ask our questions at the
7 end.

8 On behalf of my colleagues,
9 congratulations.

10 BISHOP HUDSON: Thank you, sir.

11 Good evening, Members of this
12 Commission. I am Bishop C. Matthew Hudson,
13 Jr. of the Matthews Memorial Baptist Church,
14 the church that's empowered to love and to
15 challenge to lead a multitude of souls to
16 Christ.

17 I am the eighth of Matthews
18 Memorial Baptist Church, and I've been serving
19 in that capacity for the past three years and
20 three months.

21 Matthews Memorial Baptist Church
22 has been an important and stabilizing force in

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1 the Anacostia, Southeast, east of the river
2 community since 1921. The church has its
3 roots from the Bethlehem Church which is just
4 down the street, which is approximately 150
5 years old. So we've been in this community
6 for quite some time. We have approximately
7 about 1300 members and growing each Sunday
8 because of the needs of our community.

9 We operate over 60 active
10 ministries which provide vital services to all
11 of our members, and especially to our
12 community. Notable ministries are our child
13 development center which has been in existence
14 for over 45 years, and is proudly nationally
15 accredited by the National Association for the
16 Advancement and Education of Young Children.
17 We educate and serve about 100 children each
18 year from our community. We also have Urban
19 Families House of Hope, which is formerly
20 known as My Sister's House. It is our social
21 service outreach agency where we seek to meet
22 the social ills and needs of our blessed

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1 community.

2 As you may or may not know,
3 Matthews Memorial has held a great deal of
4 prominence in the District of Columbia for
5 many years to come. Most of the political
6 activities in Ward 8 have included the church
7 in some fashion. For example, our Council
8 Member who would be here tonight but he has
9 just went through a major surgery, and I do
10 want to say that because I visited with him
11 before I came here. He uses our church
12 frequently to meet the needs of our community
13 with public addresses. He has his State of
14 the Ward address every year during this month
15 at our church. Almost every candidate for
16 public office in Ward 8 has used the church to
17 announce his or her candidacy.

18 In addition, the church is deeply
19 involved in many initiatives amid a helping of
20 the Anacostia community, such as the new
21 community, Barry Farms New Community
22 initiative, the re-development of Popular

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1 Point, and also St. Elizabeth's East Campus
2 re-development.

3 The idea of Matthews Memorial
4 Terrace came out of our church's desire years
5 ago. Two predecessors before me had a plan
6 with the members to build senior housing
7 because many of our members in the community
8 always want to stay in the community. As you
9 know, seniors don't like to move to the
10 suburbs with their children after they
11 advance. They like to stay in their
12 community.

13 So we had a vision to build senior
14 housing. And that vision was included into
15 the new community initiative of Barry Farms
16 where they needed offsite housing as phase 1
17 before they can build in that community. And
18 for example, residents of Anacostia community
19 are in desperate need of clean, affordable
20 housing. And many of the church's ministries
21 were operating -- we are still operating in
22 dilapidated facilities because we have not

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1 been able to re-build until this time.

2 Early in my tenure, I began to look
3 into the church providing affordable housing,
4 and I began to consider ways in which the many
5 ministries could expand its services. The
6 church has been considering an affordable
7 housing project as I said earlier in the
8 1980s, but we were unable to do so.

9 Around the same time, we began this
10 initiative two years ago -- the Barry Farm New
11 Community initiative -- and I was introduced
12 to the Community Builders or TCB, the largest
13 nonprofit urban housing developer in the
14 country -- opens in the District of Columbia.

15 Upon learning about my desire for the church
16 to provide affordable housing, Community
17 Builders contacted me and we discussed the
18 possibility of building affordable housing on
19 the Matthews Memorial Baptist campus. The
20 partnership between the church and TCB
21 represented a good match to obtain our mutual
22 goals of creating a vibrant, mixed-used,

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1 affordable residential community. TCB
2 represents an ideal partner for the church
3 because of its vast experience and financial
4 capacity that could combine with the church's
5 strong community involvement. Soon after we
6 began our conversation, we decided to partner
7 and formalize it with a memorandum of
8 understanding in November 2007, and ultimately
9 with a joint venture agreement in May of 2008.

10 As planned, Matthews Memorial
11 Terrace will include two components. First, a
12 new residential building will offer
13 approximately 100 -- all affordable housing
14 units. Approximately one third of the units
15 will be for seniors. Another one third will
16 be for displaced public housing residents from
17 Barry Farms. And we are actively working with
18 Housing Authority and DHCD on this project as
19 well. The final one third of the units will
20 be for families earning below 60 percent of
21 the area median income. The residential
22 building will also offer a community room

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1 available to both residents and community
2 organizations.

3 The second component of the project
4 is the community building which is my baby,
5 and our church's baby because we get an
6 opportunity to expand our church facility that
7 is used by the public -- our community. We
8 don't have enough space, so we need another
9 additional space so we can service those
10 persons who may not want to come to the church
11 but they'll also come to a building that's
12 provided for those services.

13 This building will facilitate
14 expansion of our ministries, many of which are
15 operating as I said in outdated facilities,
16 and will allow the church to offer additional
17 services to the community. This building will
18 provide a community meeting room for our civic
19 leaders in our community, a dining room, and
20 also office space for our social service
21 entity, a medical clinic which will be an
22 extension hopefully from United Medical Center

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1 which I've been privileged to sit on the Board
2 -- the Foundation Board -- to get the
3 community more involved in the new hospital
4 east of the river, a bookstore which will be
5 an extension from our bookstore in our church
6 to encourage our young people to continue to
7 read for success, and a coffee shop for our
8 seniors who already have a day care. And
9 that's what they do. They like to drink
10 coffee and fellowship with one another.

11 The community meeting room will be
12 available for use by community groups, as I
13 said, and especially to those which are
14 involved in our church. The dining room will
15 operate as Ward 8's second full-service sit-
16 down restaurant. During the limited hours,
17 the bookstore with the cafe will also be open
18 to the public with limited hours. We'll offer
19 light refreshments and liturgical material and
20 books.

21 The social service clinic will
22 house the Urban Families House of Hope

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1 ministries which offers counseling, job
2 searching resources, parenting skills,
3 training, mentoring, budget classes, our
4 fatherhood initiative program and other
5 related services.

6 Finally, the medical clinic will
7 have one doctor providing medical services to
8 the community that has a severe absence of
9 doctors.

10 Matthews Memorial Baptist Church is
11 committed to improving the lives of all
12 District residents. In particular, Matthews
13 Memorial continuously works to revitalize and
14 rehabilitate the Anacostia community. The
15 church's goal in pursuing this project is to
16 allow it to further serve the community which
17 we love and are an integral part of. The
18 community building will allow Matthews
19 Memorial to increase the number of people who
20 receive services from the ministries and to
21 offer additional services such as a full-
22 service restaurant and a bookstore cafe. The

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1 church -- we did not have that prior to -- we
2 were using our fellowship hall for many
3 activities where they also eat.

4 In addition, the residential
5 building will allow the church to meet its
6 goals of providing increased services to the
7 community by providing clean and affordable
8 housing.

9 In planning this project, the
10 church has been very sensitive to the concerns
11 of our community because the church members
12 are our community members, and has been very
13 active in informing the community of all of
14 our plans. For the past 15 months, I myself
15 have met with many community members to inform
16 them of the project and solicit their support,
17 their prayers, and their concerns to us. We
18 also have a list of all of those meetings that
19 I have attended.

20 Because of the important services
21 that Matthews Memorial Terrace will provide to
22 the community, the project has received

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1 tremendous support from many organizations and
2 individuals. The ANC 8-C which is our ANC,
3 ANC 8-A -- they passed a resolution to support
4 our project. In addition to ANC 8-C and 8-A,
5 the Ward 8 Business Council, the Ward 8
6 Ministerial Council, the Anacostia
7 Coordinating Council, Councilman Marion
8 Barry's office, and the list goes on to
9 include Councilman Kwame Brown's office who
10 gave us a letter of support.

11 In addition, I do have tonight a
12 letter from one of our members of our
13 community and our church that I would like to
14 read for your hearing that has given us their
15 support. I am very proud of the many ways in
16 which the new Matthews Memorial Terrace will
17 be able to assist Anacostia community as it
18 continues to grow, revitalize, re-develop
19 itself for the future.

20 If you don't mind, I would like to
21 read this letter to you.

22 "Dear Mr. Chairman Hood, I live at

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1 2624 Martin Luther King, Jr. Avenue,
2 Southeast, which is right next to Matthews
3 Memorial Baptist Church. I have lived at this
4 location for 22 years. I have been a member
5 of Matthews Memorial for over 69 years.
6 Matthews Memorial has always been a good
7 neighbor and a beacon of compassion in our
8 community. I strongly support the Matthews
9 Memorial's application to bring the Matthews
10 Memorial Terrace -- to build the Matthews
11 Memorial Terrace. The project will allow the
12 church to expand the many services that it
13 offers to help our community. The affordable
14 housing building will also provide shelter to
15 many families who need help. The new project
16 will do nothing except benefit our community
17 and will definitely improve the neighborhood.

18 I am also very excited to note that a full-
19 service restaurant will be part of the
20 project. Throughout the planning of this
21 project, Bishop C. Matthew Hudson has gone to
22 extraordinary lengths to keep me and the other

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1 neighbors informed. I am pleased to see that
2 this project is moving forward. And I ask
3 that the Zoning Commission approve this
4 project because of the importance that it
5 holds for me and many others in our community.

6 Sincerely, signed by Francis J. Groom."

7 Thank you very much.

8 MS. PRINCE: We will proceed now
9 with the testimony of the architect, Jeff
10 Goins, of PGN.

11 MR. GOINS: Good evening, Chairman
12 Hood and Members of the Commission.

13 I'm Jeff Goins from PGN Architects.

14 And like Pastor Hudson, I'm very excited
15 about this project.

16 PGN Architects were working with
17 the Great Streets initiative in working on
18 several of the renovations of the historic
19 storefronts along Martin Luther King Avenue
20 and also are working on another community on W
21 Street. So we're very excited to be part of
22 the revitalization of Anacostia.

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1 I'm going to start kind of
2 familiarizing everyone on the Commission with
3 the surrounding neighborhood.

4 The first slide right here is kind
5 of a slide looking up Martin Luther King
6 towards the south. You can see the church
7 represented right here in the upper right
8 corner there. And historically, Anacostia is
9 filled with frame and brick construction
10 consisting of three and four stories.

11 This is another slide showing kind
12 of the existing church. And in the lower
13 right corner, you can see the existing site
14 that this building will occupy, and you can
15 kind of see some of the frame structures that
16 exist there now.

17 This is a slide kind of showing
18 some of the new development in downtown
19 Anacostia. You can kind of see there's new
20 storefronts up and down Anacostia. The
21 Anacostia Gateway has been built. St.
22 Elizabeth is to the south of this property.

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1 And DHCD is also moving in Anacostia.

2 All right. Here is a good context
3 map to kind of familiarize everyone.

4 Up here is downtown Anacostia. Our
5 site is right here. Here is the Barry Farms
6 Community which a third of these --
7 approximately a third of these units will be
8 built for. And across the street, you can
9 kind of see the Sheridan Terrace property
10 which we are also working on.

11 Here is an aerial view of the site.
12 The existing church is located here. Here's
13 Suitland Parkway as it wraps around. The rest
14 of the property is a fairly large parking
15 area.

16 This is a site looking the opposite
17 direction. And one of the problems that we
18 had in the design of this structure, there is
19 a very large retaining wall. From Martin
20 Luther King going towards the rear of the
21 site, there's a couple things. One, it works
22 towards our advantage in the design. But we

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1 were also controlled by about a 30-foot
2 retaining wall right here. And that retaining
3 wall was a very large structure that we were
4 trying to avoid so as not to create problems
5 with having to re-do that retaining wall.

6 CHAIRMAN HOOD: Let me just say for
7 the record, we've been joined by the Vice
8 Chairman.

9 You may proceed. Excuse me.
10 Thanks.

11 That was just for the record.

12 MR. GOINS: Okay. Thank you.

13 And here is a slide showing the
14 Parkway House which is the structure adjacent
15 to our site. The lower left corner is the
16 Sister's House, which the Pastor referenced.
17 And it's also a view looking up. So you can
18 kind of get a sense of the drop that we had to
19 work with.

20 And the slide in the lower right
21 corner shows the retaining wall, which is the
22 adjacent property. There's a small retaining

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1 wall. I'll kind of point it out when we get
2 in the design.

3 All right. Here's some pictures
4 kind of showing that retaining wall and
5 between the upper level of the parking and the
6 lower level of the parking area.

7 And there's a view from the upper
8 parking area -- the upper right corner if
9 you're looking toward Sheridan Terrace.

10 Here is the site plan that kind of
11 introduces us to kind of our program that we
12 were working with. The site -- the existing
13 site has a one way in and out right here. And
14 a one-way out -- excuse me -- a one-way in
15 here and a one-way out here. In our design,
16 we're proposing this would remain, and this
17 would be a one way -- or a two-way ingress and
18 egress there.

19 Once again, as we were working with
20 the site, from Martin Luther King to basically
21 where we enter the garage, we were able to
22 enter the garage on grade. And we were

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1 working with the slope. And that works out
2 really well for the design of the building.

3 And the courtyard design which we
4 kind of use as a common element to kind of tie
5 the two buildings together, that is a green
6 roof over structured parking. We were also
7 able to put a green roof on the community
8 building that the Pastor talked about.

9 This is an enlarged site plan. You
10 can kind of see here -- here's the commercial
11 loading for the community building. I think
12 one of the concerns the Office of Planning had
13 was the trash. We did move the trash inside
14 the community building. And I think we've
15 provided the Commission with updated drawings
16 for that.

17 And then there's the entrance to
18 the garage down there. And the commercial
19 entrance for the residential building would be
20 accessed through Dunbar Road. And I think
21 Nicole's going to talk about that -- the
22 traffic. But this would actually be an

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1 entrance for the commercial loading for the
2 residential building.

3 Once again, you can kind of see the
4 two entrances through the garage. And this
5 would be the main entrance for the residence.

6 And we're providing 50 parking spaces. And
7 this level is about 75 percent underground.

8 The program for the floor plans for
9 the residential building -- this is the
10 terrace level. Approximately one third of the
11 units are going to be senior, one third are
12 going to be affordable, and the other third
13 are going to be replacement.

14 This floor plan here shows the
15 terrace level. And this is an all senior
16 level floor. They also have a community room
17 here. And they have direct access to this
18 terrace and the courtyard.

19 It's also to note that we actually
20 have separate access for the seniors and the
21 rest of the residents in the building. So the
22 residents that would be in the affordable and

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1 the replacement units would enter the lobby
2 and would only on the terrace level be right
3 there. And the rest would be for the seniors.

4 This is the first floor. Now this
5 is the floor directly that you would access
6 off of Martin Luther King Avenue. So it's one
7 floor above the terrace level. And this floor
8 is split where it's a mixture of public
9 housing and the replacement units where the
10 rear of the property would once again be
11 senior units. So the senior units are going
12 to be one floor and roughly half of the other
13 floor. The upper floors are kind of typical
14 floors where they're just dispersed throughout
15 the floor plan.

16 On the community building, the
17 Pastor kind of talked about the uses. I'm
18 going to kind of show you how they work.

19 On the ground floor of the
20 community building here, an additional
21 community room will be provided for the
22 community. And this is the bookstore coffee

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1 shop that the Pastor was talking about.

2 The access to this portion is
3 either through this area which is via the
4 courtyard which has a little plaza out here
5 for them, are through this kind of retaining
6 wall in here through that area.

7 The main access to the building
8 from Martin Luther King will be accessed
9 through the restaurant. And you would enter
10 right there. If you were ADA, you would come
11 down that area -- the corridor -- and access
12 the elevators, and you would go up or down to
13 the community room below or the social
14 services on the third floor -- or second
15 floor. Excuse me.

16 Here's kind of a blow-up plan kind
17 of showing the entrances at that terrace level
18 with the coffee shop as the entrance to the
19 community. This would be the two access
20 points off of Martin Luther King whether
21 you're going to the restaurant or going to the
22 social services up above or the community room

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1 below.

2 And this kind of shows the social
3 services. These would be the ten office
4 spaces. This would be the clinic with the
5 four exam rooms and the doctor's office in the
6 rear of that building.

7 When designing this, we were trying
8 to be sensitive to the scale along Martin
9 Luther King. As mentioned, historically
10 Anacostia has three- and four-story frame and
11 brick construction. And we were able to
12 achieve that through the grading. The
13 existing site conditions allowed us to keep
14 the elements along Martin Luther King at a
15 very low scale. And I think we're around 41
16 feet for the residential building and about 26
17 feet for the community building.

18 All right. Here's an enlarged kind
19 of diagram showing that. This is kind of
20 looking north. We wanted to kind of break up
21 the facade. We did that by we were trying to
22 be sensitive with our material choices, and

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1 the introduction of bays to kind of delineate
2 the long facade. The building will actually
3 have a masonry base up to the first floor.
4 And then it will be a combination of panels,
5 siding and aluminum panels. And that'll be
6 fiber panels and fiber siding.

7 The community building -- we wanted
8 it to relate as well, so that's going to be a
9 simple still construction. And that will be
10 the base of the residential building has a
11 combination of smooth banding and a rusticated
12 masonry. So the community building -- the
13 whole facade will be a combination of that
14 banding of the base of the residential
15 building.

16 This is the south elevation looking
17 at how we broke up that facade. And once
18 again, you can kind of see the slope from
19 Martin Luther King to the rear of the
20 property. It worked in allowing us to enter
21 the garage on grade.

22 Here's kind of the first section

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1 kind of showing you how that's going to work.

2 And we have some blow-up elevations here in a
3 second. I'll describe how we dealt with that
4 condition off of Martin Luther King.

5 This is a good slide to kind of
6 show you how we were using the materials to
7 try to create an elegant and dynamic facade
8 using just a combination of fiber panels,
9 fiber siding and aluminum panels. And you
10 kind of see how the courtyard with the sloping
11 ramps feed into the community building. We
12 wanted that relationship to exist as well.

13 This was the slide where we were
14 trying to work with the community room for the
15 seniors on the terrace level right here. So
16 we did this by creating several sloping kind
17 of retaining walls here kind of creating a
18 berm here that opens to this terrace. And
19 then you could see the Martin Luther King
20 Avenue here, the setback in the sidewalk
21 condition here, and once again the scale with
22 the building height along Martin Luther King.

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1 This is a site section through the
2 courtyard showing the relationship and how you
3 step down from the residential building to the
4 community building.

5 This was one of the renderings kind
6 of showing the look and feel. This is a
7 little bit elevated but it kind of gives you a
8 sense of the relationship between the two
9 buildings.

10 This once again is also a
11 perspective looking into the courtyard and the
12 relationship between this courtyard here and
13 how it interconnects with the courtyard of the
14 residential property. And you kind of see too
15 also the introduction of the bays and how we
16 were trying to create a very elegant and
17 dynamic facade.

18 This is a view looking towards the
19 church from the courtyard, and the kind of a
20 view someone would have exiting in upon that
21 terrace level.

22 And I think at the last hearing

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1 someone had asked the view that we would see
2 along Suitland Parkway, so we were trying --
3 this might not be completely scientific -- but
4 it's pretty close to kind of the view that you
5 would see driving along Suitland Parkway and
6 the glimpse that you would get of the
7 building.

8 This is an aerial view showing how
9 this property would be built out and kind of
10 how it would look at the end of construction.

11 You can kind of see the courtyard design
12 here, the green roof of the community
13 building. This would be the residential
14 building. This would be the existing
15 retaining wall to remain.

16 During this process, we went
17 through the Green Communities Initiative and
18 participated in a pre-Green charette and also
19 a charette for this property. The difference
20 between the Green Communities Initiative and
21 LEED basically is the Green Communities
22 Initiative is specifically set for affordable

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1 housing. It does follow the LEED criteria for
2 points. And through this, we were able to get
3 34 points, which is pretty good.

4 And I think this is kind of the
5 mission statement that kind of came out of the
6 hearing, what we were trying to achieve and
7 what this project will achieve.

8 And I provided a list of kind of a
9 lot of the elements that we're doing. And I
10 think we've also provided the full report from
11 the green charette as well.

12 One of the things that also with
13 the treatment of our facade, we were able to
14 get five extra points by using the recycled
15 materials and the fiber panels and the fiber
16 siding and the aluminum panels. So that was
17 one of the things that we looked at and
18 enabled us to achieve the 34 points.

19 This is kind of a preliminary
20 landscape plan. Once again, the courtyard
21 right here, the line for the garage is about
22 right there. So this would all be a green

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1 roof over structured parking. What we don't
2 think is going to be a folded slab, it will be
3 low-level green and built up planners or boxes
4 or something of that nature.

5 And here's a detailed list of some
6 of the ideas.

7 We do have a raised planter here
8 because this would be our ADA ramp right here
9 that is slightly six percent slope going down.

10 So we envision that this would be kind of a
11 raised planter condition there. And we
12 provided a preliminary plant list.

13 I think at this point, I'm going to
14 be done on my testimony. I'm going to let
15 Nicole White speak on the traffic and the
16 circulation.

17 CHAIRMAN HOOD: I guess what we can
18 also do as Ms. White does her presentation, we
19 received a letter this evening from DDOT. It
20 was changed whichever the letter was that I
21 read last night. It has some issues.

22 And I hope, Ms. Prince, you all

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1 have seen that. Maybe we can address that as
2 we go along. It might save us a little time.

3 MS. PRINCE: We're fully prepared
4 to address the issues.

5 CHAIRMAN HOOD: Great. Thank you.

6 Let me just announce, we have Mr.
7 Rybeck from the District Department of
8 Transportation. I didn't acknowledge you
9 earlier.

10 Ms. Hanousek, can we turn the
11 lights on so she can get set up?

12 While we're waiting, let me ask.
13 Bishop, is this the church that has the
14 advertisements on the radio on Saturday?
15 Okay. You all are doing a great job. You
16 really are. Those announcements almost make
17 you go to Matthews Memorial.

18 MS. WHITE: Good evening, everyone,
19 and thank you for your patience. Ordinarily,
20 I'd like a smooth transition with my
21 PowerPoint slide right after the architects.
22 But in this case, I met with Mr. Rybeck and

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1 Mr. Thomas from DDOT this afternoon, so I
2 wanted to make sure our PowerPoint was current
3 and included our means of addressing what they
4 had to say.

5 Again, my name is Nicole White.
6 I'm a principal with Symmetra Design. And we
7 did the traffic study for the project.

8 Mr. Goins started to explain some
9 of the circulation, but I'm going to go into
10 -- oh, thank you, that's great -- go into a
11 little more detail how to access the site.

12 This is existing conditions.
13 Currently as Mr. Goins said, this is a one-way
14 in and one-way out system. A few years ago
15 even before I started working on the project,
16 I came to a community meeting here at the
17 church and I drove right past the entrance. I
18 couldn't see it. It's a pretty narrow, not
19 very visible entrance. So this project will
20 certainly create an opportunity to improve
21 that.

22 This is an access that's open on

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1 Sundays for the church egress. It helps
2 during that time. At other times, it is a
3 controlled gate for security. It's locked.
4 And I have a picture of that right here in the
5 corner. You can also see a jersey wall --
6 it's a DDOT jersey wall that they have
7 installed because of concerns for crime and
8 personal safety.

9 And this is what the proposed
10 future access would look like. We'd still
11 maintain this one-way in-bound for the church.

12 But also we're proposing to widen this access
13 point which is 12 feet today. We're proposing
14 to widen it to 20. Ideally, it'd be a little
15 wider, but we understand DDOT's concern about
16 widening it too much. And this would allow
17 for two-way access here.

18 We also show here that this would
19 be the access for loading and trash collection
20 vehicles. And it would still be maintained as
21 an access for the church on occasion, perhaps
22 on Sundays. As of now, the gate is still

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1 planned to be locked. So this is not a
2 permanent access in the future at this time.

3 Residents would enter in at the
4 garage here. So they would come in here and
5 enter here.

6 I'd like to point out also, this is
7 the residential loading dock for moving
8 activity. And this is the commercial loading
9 facility here. So by widening this, we're
10 also helping to facilitate the maneuver of
11 trucks turning into this driveway which
12 wouldn't be accommodated at the current width
13 that it is today.

14 This is another picture of the
15 retaining wall that shows -- and I'll go back
16 to this -- it shows some of the challenges
17 because we've seen and heard from DDOT they'd
18 like to see all of the traffic come in through
19 this entrance. So when we met out with DDOT
20 this afternoon, we wanted to point out some of
21 the challenges with the topography in that
22 church and commercial traffic in the future

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1 would have to cut through the garage to get to
2 this higher level now that the development is
3 here. And so obviously that's not a practical
4 thing to do.

5 Another concern that we have about
6 having all of the access enter in off of
7 Dunbar is the ramp to Suitland Parkway. And
8 we don't want to see that traffic mixing in
9 with all of the traffic to the church into the
10 project.

11 In the future, DDOT has a plan to
12 make Martin Luther King an interchange -- a
13 grade-separated interchange -- with Suitland
14 Parkway. And I believe that this ramp would
15 be removed or eliminated as part of that plan.

16 So when that happens, then this would
17 facilitate a safer movement to have better
18 access there in the future. So in the future
19 when that ramp to Suitland Parkway is
20 eliminated, then there would be the greater
21 opportunity for the residents to use that and
22 then our security concerns are resolved as

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1 well.

2 This is we're zooming out now. And
3 I wanted to just point out the existing
4 traffic lights along the MLK corridor. This
5 is one at Sumner and Stanton. And this is the
6 access to Dunbar that I just showed you.

7 Also, there's an existing traffic
8 signal here at Gate 1 of St. Elizabeth's West
9 Campus. And this is a stop-controlled
10 intersection where the Unified Communication
11 Center is.

12 Also, I have to point out how close
13 we are to the Anacostia Metro Rail Station,
14 just about a six minute walk. This project is
15 a low-traffic generator. And this is not five
16 over five, but that should be 55. We should
17 have stretched that out a little more. So
18 we're looking at a total of 100 trips during
19 the a.m. and 120 during the p.m. So it's not
20 a great traffic generator. And this includes
21 a 40 percent transit reduction which is in
22 line with what the WMATA projections say for a

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1 site this close to Metro.

2 Also, I have to point out there is
3 a Metro Bus Stop directly in front of the
4 project. And there's bus service about every
5 six minutes or so, but also by transit.

6 We understand from talking to DDOT
7 that there is some real concern for pedestrian
8 safety along the corridor. And certainly we
9 can understand that and be sympathetic to
10 that. So they've asked us to be innovative
11 and think of some measures that we could look
12 at to help address the issues.

13 One of the recommendations that I
14 would have -- and I'm going to go back to the
15 traffic light here at the gate for St.
16 Elizabeths, and we all know that this campus
17 is not occupied today. And then there's a day
18 care center here for the UCC which really
19 doesn't get any traffic because I don't
20 believe it's open.

21 And so what happens is this signal
22 functions with a presence detector -- a loop

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1 detector. And so it's green pretty much all
2 the time unless it detects that a vehicle is
3 waiting to come out of the minor approach.
4 And so really for the most part, it doesn't
5 feel like for most people there's a traffic
6 signal here. And so the next closest traffic
7 signal is much further south. So if we make
8 adjustments to that traffic signal there and
9 we had more opportunity to stop traffic on
10 Martin Luther King, then that could certainly
11 slow traffic down until they get to this
12 traffic signal.

13 There are -- and I might need to go
14 back here -- not shown on this plan. Maybe
15 it's shown on the aerial. Okay. You can see
16 there are two crosswalks here. And so I
17 showed you where the two signals are. And so
18 part of the concern is the safety for people
19 who are crossing here. There is a school here
20 on the corner, and there's a crossing guard
21 that's there to help with that.

22 Another recommendation -- and the

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1 Applicant is willing to commit to this -- is
2 to enhance -- and sorry to keep going back and
3 forth here -- enhance the visibility of these
4 crosswalks.

5 When we were looking out there
6 today, we thought if the paint is re-striped
7 and you could do some things to make the
8 crosswalk a little more visible to help with
9 pedestrian safety. Also, DDOT recently
10 installed a pedestrian signal -- and I know
11 you've seen them along the District -- in the
12 middle of the street just north of the Unified
13 Communications Center to help alert motorists
14 that pedestrians are in the area.

15 Now I will say that DDOT has noted
16 that they didn't feel like that measure was
17 very effective. And they do have two concerns
18 out here. And so I was glad to see recently
19 they installed a speed reader along the
20 corridor which flashes your speed. And when I
21 talked to Mr. Thomas, he thought that was
22 somewhat effective in reducing speeds along

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1 the corridor, particularly because people
2 thought it was a speed trap where it flashes
3 you're going 35, you're going 40 miles per
4 hour. So we're interested to see how
5 effective that measure will be in reducing
6 speeds there.

7 And also as part of DC's pedestrian
8 safety plan, they mentioned targeted
9 enforcement and education campaigns. And
10 certainly the Applicant supports that and
11 would be willing to work with Metropolitan
12 Police and DDOT to kind of host something to
13 educate people about pedestrian safety in the
14 area.

15 As part of a longer-term solution,
16 we all know about the Barry Farm -- the larger
17 Barry Farm re-development that's going to
18 happen. And this is just a plan. And I'm not
19 even 100 percent sure how current this plan
20 is. I think this is the one that was online.

21 But as part of the re-development,
22 they're going to be these detailed traffic

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1 studies to look at all of the traffic
2 associated with this big bulk of re-
3 development that's happening. And certainly
4 at that time, we think they'll be an
5 opportunity for some sort of traffic signal
6 here to help again with pedestrian movement.

7 The Applicant is also committed to
8 transportation demand management measures.
9 The plan includes a provision for 19 bicycle
10 racks including some bicycle facilities that
11 are within the garage for residents, as well
12 as those that are convenient to the commercial
13 part of the project. The Applicant has agreed
14 to provide \$60 complementary Smart Trip cards,
15 again as an incentive to help encourage people
16 to use the Metro rail. And they would provide
17 this to the tenants initially during the first
18 move in, and the same with the employees.

19 Also the church has a great
20 partnership with the Urban League where it
21 provides para-transit service in a mini-
22 shuttle bus. They do this today. They pick

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1 up seniors and transport them to the programs.

2 And they envision that that service would
3 continue. So they're definitely committed to
4 alternative modes of transportation.

5 So we can conclude that the project
6 will not have adverse impact with respect to
7 traffic and transportation, and also pointing
8 out the Applicant is committed to
9 transportation demand management measures.
10 And also I'm looking at pedestrian and
11 vehicular safety in the area.

12 Thank you.

13 MS. PRINCE: I just have one
14 question for Nicole on redirect.

15 Could you describe your initial
16 approach to traffic issues relating to the
17 project and your outreach to DDOT?

18 MS. WHITE: Sure. When we started
19 the project as we typically do, we set up a
20 scoping meeting with DDOT. We went to their
21 office and met with them. And we kind of
22 defined the intersections that will be studied

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1 and the scope of the study.

2 MS. PRINCE: And in that meeting,
3 were any of the issues that were raised in the
4 recently filed report discussed at that
5 meeting?

6 MS. WHITE: No, the -- no, they
7 weren't.

8 MS. PRINCE: That's all I have for
9 Nicole.

10 CHAIRMAN HOOD: Turn your mic on.

11 BISHOP HUDSON: Something that you
12 said -- Bernie Elementary School on last night
13 -- they actually are moving forward to closing
14 Bernie School to combine it with Savoy, which
15 will move it from Martin Luther King and
16 Stanton Road to Howard Road and Martin Luther
17 King. I didn't know if you knew that.

18 That happened last night. They had a
19 town hall meeting, and they had no opposition
20 from that.

21 MS. PRINCE: That completes our
22 presentation. If you'd like to question the

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1 panel as a whole, or perhaps proceed with OP
2 and DDOT first, whatever is your pleasure.

3 CHAIRMAN HOOD: What we are going
4 to do, Ms. Prince, we're going to ask our
5 questions so we will question the panel as a
6 whole. I'll ask my colleagues to ask
7 questions.

8 It looks like I know we want to get
9 to the Chairs of the Commissions. I see a
10 young person that we don't want to keep her
11 out all night. So we want to be cognizant of
12 that.

13 So with that, Ms. Hanousek, can you
14 give us six minute rounds?

15 And who'd like to start us off?

16 (No audible response.)

17 CHAIRMAN HOOD: Okay. So we don't
18 need any rounds. We'll move right on to the
19 -- okay. Okay, Commissioner Turnbull?

20 COMMISSIONER TURNBULL: Thank you,
21 Mr. Chair.

22 Ms. White, getting back to Dunbar

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1 Road, I guess basically your response is that
2 it's the terrain that makes it almost
3 impossible to serve the way DDOT would like it
4 to be as a principal accident.

5 MS. WHITE: I think it's possible -
6 -

7 CHAIRMAN HOOD: Is your microphone
8 on, Ms. White?

9 MS. WHITE: Okay. Maybe it wasn't.
10 I thought it was.

11 I think the terrain is part of the
12 answer and that is it doesn't make it
13 practical for people on the higher part of the
14 campus for the commercial and the church
15 primary parking to get up there without
16 cutting through the garage.

17 The other part of --

18 COMMISSIONER TURNBULL: But that's
19 what I was getting at. I mean, it's easy to
20 get it at the lower parking lot. But the
21 upper parking lot is a little bit of a trick
22 to get that to work.

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1 MS. WHITE: Right. You wouldn't
2 want to cut through a secure residential
3 garage to access --

4 COMMISSIONER TURNBULL: Right.

5 MS. WHITE: -- parking on the upper
6 level. And that's part of the reason.

7 The other part of the reason I
8 mentioned was because of Suitland Parkway.

9 COMMISSIONER TURNBULL: Suitland
10 Parkway.

11 MS. WHITE: And then also it just
12 really is a -- it's a circuitous route that's
13 to me unnecessary if you think about if you're
14 approaching -- let's say you're approaching
15 the project from -- I'm going northbound on
16 MLK, and you want to come in parking here.

17 COMMISSIONER TURNBULL: Right.

18 MS. WHITE: You'd basically have to
19 turn here, down here, come here, all the way
20 up here, cut through the garage to park up
21 here.

22 I mean, it's not just -- now DDOT

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1 will talk about probably if it's practical to
2 do something else here. But we didn't think
3 that that was logical.

4 COMMISSIONER TURNBULL: Yes. I
5 think you're right. It is very circuitous. I
6 mean, for someone going to -- especially first
7 time -- someone's going there for the first
8 time --

9 MS. WHITE: Exactly.

10 COMMISSIONER TURNBULL: -- would
11 never know how to do that.

12 MS. WHITE: Yes.

13 MR. GOINS: If I could also add
14 something to what Nicole's saying. We
15 actually looked at accessing that lower level.
16 And we went through several design scenarios.
17 It would basically require a speed ramp. It
18 would be a kind of a hazardous -- that slope
19 drops drastically right there, and --

20 COMMISSIONER TURNBULL: Well, the
21 pictures you show show it as a pretty severe
22 drop.

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1 MR. GOINS: Yes.

2 COMMISSIONER TURNBULL: The other
3 thing that was in DDOT's remarks in their
4 February letter was about car sharing, or --
5 was that an option?

6 MS. WHITE: Yes. I think the
7 Applicant would be willing to work with Zip
8 Car. Our experience is that Zip Car won't
9 come some place unless there is a demand.

10 COMMISSIONER TURNBULL: Right.

11 MS. WHITE: And they certainly
12 won't really talk to you until the project is
13 complete. But they seem supportive.

14 And Bishop Hudson, you can
15 certainly speak to that if you have anything
16 else to add.

17 COMMISSIONER TURNBULL: No, that's
18 fine. I was just curious whether that was
19 discussed.

20 I originally saw in the plans, I
21 saw bike parking on the outside of the
22 building. But now you say there's going to be

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1 bike parking on the inside?

2 MR. GOINS: Yes. We can provide
3 ample bike racks on the inside of the parking
4 garage as well.

5 COMMISSIONER TURNBULL: Okay. And
6 we've struggled with this. They're also
7 mentioning about showers and -- I don't know
8 if you're planning on doing that. But it
9 comes up from time to time on our projects.

10 BISHOP HUDSON: Sir, we hope that
11 persons would rent our units. We have showers
12 in our units, of course. So that might be an
13 incentive.

14 COMMISSIONER TURNBULL: That's
15 right. Thank you, Bishop.

16 An architectural element, the
17 panels -- the blue, the white panels -- what
18 are those? A wrapped insulated panel?

19 MR. GOINS: The blue and the
20 silver?

21 COMMISSIONER TURNBULL: Yes.

22 MR. GOINS: It's basically a

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1 wrapped aluminum panel. It's aluminum.

2 COMMISSIONER TURNBULL: And they're
3 hung off of a substructure?

4 MR. GOINS: Exactly. Yes.

5 COMMISSIONER TURNBULL: Okay. At
6 some point, I guess we'd like to get our hands
7 on those. We like to touch -- some of us like
8 to touch things. It sounds weird, I know.

9 Some of us architects are just anal
10 about these things.

11 Mr. Chair, that's the extent of my
12 questions for right now. Maybe I can come
13 back.

14 CHAIRMAN HOOD: Okay. Who would
15 like to go next?

16 VICE CHAIRMAN JEFFRIES: Yes, I'll
17 go. I have a question for the Applicant.

18 I'm looking at the restaurant, and
19 the impression I have is that this will be a
20 fairly robust restaurant. I mean, obviously
21 it'll have a few hours where it's not going to
22 be open to the public. But I'm thinking of

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1 some of the church restaurants -- the one
2 that's in Shaw. I forget the name of it.
3 Yes. But anyway, I'm just sort of wondering,
4 are you looking for map amendment to a C-2-A
5 or R-5-B?

6 MS. PRINCE: We were advertised in
7 the alternative. We would like a rezoning to
8 C-2-A because we think that simplifies the
9 uses that are set forth in the community
10 building.

11 As R-5-B, we would have to work
12 with the concept that the restaurant is
13 accessory to the community center use. And
14 there is precedent for that elsewhere in the
15 City.

16 VICE CHAIRMAN JEFFRIES: Okay.

17 MS. PRINCE: But I think both OP
18 and we thought it was cleaner just to go with
19 the C-2-A rezoning.

20 VICE CHAIRMAN JEFFRIES: Okay.

21 And the other question I have is
22 about I just want to be clear about the trash

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1 bins. Can someone walk me through how the
2 trash is going to be working between the
3 community center, the residential, and in the
4 location of the bins?

5 MR. GOINS: Yes. I think in the
6 end --

7 VICE CHAIRMAN JEFFRIES: Maybe I
8 came in -- I'm sorry. I apologize for being
9 late.

10 MR. GOINS: No worries. Originally
11 we had the trash bins located across the drive
12 aisle. And in the OP report, they suggested
13 or they recommended us looking at putting that
14 area inside the community building. We had
15 plenty of room to do that. And we're able to
16 provide a trash room right off of the entrance
17 as you enter the basement or the terrace level
18 of the community building. And there's a
19 trash room there, and we provided the
20 commercial loading right there adjacent to it.

21 Now the residential will be
22 accessed off of Dunbar. And there's a trash

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1 room there and a trash chute provided within
2 the residential building. So that will be at
3 the rear of the property and accessed through
4 Dunbar, and the loading area for the
5 residential.

6 VICE CHAIRMAN JEFFRIES: Okay.
7 Okay.

8 So you had it pulled away. But now
9 the trash location is adjacent to the lobby.

10 MR. GOINS: Yes. That's correct.

11 VICE CHAIRMAN JEFFRIES: Okay.
12 Okay. I might want to look at that a little
13 further.

14 And the other question is around
15 the site plan. I was just sort of questioning
16 -- it's a very nice court that you created --
17 a nice circular court. I think it lays out
18 nicely. But I was just sort of questioning
19 how it opens up to the church parking lot.

20 Was there any thought perhaps to
21 provide a little bit more privacy between the
22 church parking lot and the actual development?

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1 MR. GOINS: Well, I think this was
2 kind of envisioned as a campus for Matthews
3 Memorial. And we wanted to kind of provide a
4 link between the community building and the
5 residential building through the courtyard and
6 the design of that, creating kind of a
7 communal space between the two buildings.

8 VICE CHAIRMAN JEFFRIES: Okay. I'm
9 certainly not saying that there should be a
10 wall put between the church parking lot and
11 the courtyard. But perhaps a little bit more
12 definition because granted the residential is
13 part of the overall compound. It is still
14 residential living. And there should be some
15 push for some level of just a little bit more
16 privacy.

17 And then the other question that I
18 have -- and we might have -- the material that
19 is on the base on the residential that shows
20 up on the overall community building?

21 MR. GOINS: Yes.

22 VICE CHAIRMAN JEFFRIES: What

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1 material is that again?

2 MR. GOINS: I think the board's
3 behind you. It's the two masonry veneer
4 pieces. One is a smooth and one is a more
5 rusticated look.

6 VICE CHAIRMAN JEFFRIES: Okay. So
7 you're actually looking at masonry bands.

8 MR. GOINS: Yes.

9 VICE CHAIRMAN JEFFRIES: It's
10 almost like a ribbon of some sort.

11 MR. GOINS: Absolutely.

12 VICE CHAIRMAN JEFFRIES: Okay.
13 That's it for me, Mr. Chair.

14 CHAIRMAN HOOD: Mr. Keating?

15 COMMISSIONER KEATING: Just
16 following on that concept of a campus, is
17 there kind of a phase 2 that's planned for
18 these buildings in between? Is that part of
19 the church property as well?

20 BISHOP HUDSON: Yes, sir.

21 COMMISSIONER KEATING: Okay.

22 BISHOP HUDSON: We would like to

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1 explain our child development center which
2 would be -- here's our child development
3 center.

4 COMMISSIONER KEATING: Okay.

5 BISHOP HUDSON: We would like to
6 expand it to the third grade.

7 COMMISSIONER KEATING: Okay.

8 BISHOP HUDSON: So we're going to -
9 - we'll be closing -- prayerfully we'll be
10 closing on the 20th of March on this property.

11 COMMISSIONER KEATING: Okay.

12 BISHOP HUDSON: So we would expand
13 here.

14 Ms. Groom -- the letter that was
15 submitted in support, she's a member of our
16 church. She lives right here.

17 COMMISSIONER KEATING: Okay.

18 BISHOP HUDSON: She wants to move
19 into this new building.

20 COMMISSIONER KEATING: Okay.

21 BISHOP HUDSON: And so she's
22 already promised the church that she loves so

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1 much that property. And we're going to -- and
2 this --

3 COMMISSIONER KEATING: Sounds like
4 a deal made in heaven.

5 VICE CHAIRMAN JEFFRIES: And now on
6 the record.

7 BISHOP HUDSON: This resident here,
8 unfortunately she died two years ago. And her
9 son is just holding on right now --
10 sentimental. But he understands the value of
11 the house too.

12 So in answer to your question, we
13 would like to use this property for it to
14 build a family life center that would have a
15 gymnasium for our seniors and children in the
16 school.

17 The idea of this being open, if I
18 can say -- the idea of this being open because
19 we acknowledge the people that will move into
20 this housing are community persons. And we
21 have a model of the church as a community and
22 the community as a church. And so because we

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1 have our children here and the Urban Families
2 House of Hope which we have seniors or
3 grandparents that are mentors to families.
4 And so it would bring children and families
5 together. And so this courtyard kind of
6 concept is a way to combine -- to bring them
7 together so that we can continue to fellowship
8 one with another. So that's what we were
9 planning.

10 COMMISSIONER KEATING: Okay.

11 That's what I kind of thought I was seeing
12 with that open courtyard that there was a plan
13 later to kind of bring further integration to
14 the whole site. Okay. That's fantastic.

15 That was my one question there.

16 But I do have another question
17 about the courtyard. And I only raise it
18 because of the type of housing, specifically
19 the senior housing that's being provided. And
20 knowing with senior housing that you often
21 need access to emergency care or Metro access
22 or other types of transportation for seniors,

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1 it seems like a long way to travel across the
2 courtyard to get to the front of the building.

3 And if the other access point is off of MLK,
4 you only have two lanes there going northbound
5 on MLK to be able to stop a Metro access taxi
6 or an emergency vehicle or something that may
7 allow a senior to go into the building from
8 the front. And it's also on a hill there.

9 So I just wonder what thought was
10 given to how does a senior efficiently get
11 from those access points into the building and
12 out.

13 MR. GOINS: Well, it was given -- a
14 lot of thought was given to that. And at the
15 rear of the property, there is actually a
16 sizeable loading area for large vans. And
17 there's an elevator that actually goes into
18 the garage, and there's an access door right
19 there.

20 The other access is actually
21 through the terrace level. We were working
22 with -- like I said, it was a 20-foot slope

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1 from MLK down to that garage. So it was
2 difficult, and we were trying to achieve it as
3 best as we could and be as sensitive to that
4 as we could.

5 But -- so that's why we have the
6 seniors on the terrace level where they could
7 go up and access off MLK, or they could down
8 one level and they would access a large van
9 from what I understand.

10 COMMISSIONER KEATING: Around the
11 back?

12 MR. GOINS: Yes.

13 COMMISSIONER KEATING: And I do
14 think more about the emergency vehicle trying
15 to bring a stretcher through that courtyard
16 quickly might be a challenge. And because the
17 building is so close to the street -- I'm not
18 saying -- it's within what's required, but it
19 appears to be very close to the street -- the
20 stopping of a vehicle there at MLK is a
21 challenge.

22 I look at that, I say gosh, I wish

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1 the building could be set back a little bit
2 further so that you might have sort of cutout
3 there where an emergency vehicle could pull in
4 or a Metro access vehicle could pull in and be
5 able to drop someone off at the front door to
6 the building and grant easier access.

7 MR. GOINS: Yes. And from where
8 the rear of the property is, we are kind of
9 the building is lined up with that retaining
10 wall.

11 COMMISSIONER KEATING: Yes, I know.

12 MR. GOINS: If we push the building
13 four or five more feet, we would be dealing
14 with a very drastic drop right there. So we
15 were trying our best to work with the controls
16 that we had.

17 COMMISSIONER KEATING: Yes. I
18 know. I don't have a solution. It's just a
19 concern that folks -- that the elderly are
20 able to move in and out of the building
21 efficiently. So something to think about.

22 Last question, going back to the

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1 trash -- one of my favorite topics -- on the
2 community center trash, I don't want to get
3 specific but I'm assuming you're thinking
4 about putting totes in this trash room that
5 would be rolled out through the lobby and to
6 the --

7 MR. GOINS: Yes. We also have an
8 area that if we need to, you could put a small
9 compactor. But I think that was kind of the
10 vision right now.

11 COMMISSIONER KEATING: In the
12 community center a compactor?

13 MR. GOINS: Yes.

14 COMMISSIONER KEATING: In the
15 building?

16 MR. GOINS: Yes. You could put --
17 they come four by four. I think the room is
18 around eight by nine, or seven by nine right
19 now. So if we needed to. I don't think
20 though that that's needed. So we've kind of
21 designed it with the idea that totes would be
22 fine.

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1 COMMISSIONER KEATING: Okay. And
2 that's going to be trash and recycling?

3 MR. GOINS: Yes.

4 COMMISSIONER KEATING: Okay. And
5 the same is true for the residential building?

6 MR. GOINS: Yes. Now the
7 residential building, we have a chute --

8 COMMISSIONER KEATING: Right.

9 MR. GOINS: -- and a much larger
10 room there. And its access as I mentioned,
11 the garage off Dunbar.

12 COMMISSIONER KEATING: Is a
13 compactor there in the basement?

14 MR. GOINS: Yes. Yes. They'll be
15 one there.

16 COMMISSIONER KEATING: Is that
17 chute for recyclables and for trash?

18 MR. GOINS: I think right now we
19 just have a trash chute. But we can look into
20 that.

21 COMMISSIONER KEATING: Yes. I
22 think you need to have some recycling

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1 capability there.

2 And where exactly is the chute on
3 the plan? I'm looking at A8. I can't see.
4 Is it by the elevator? It's in the elevator
5 part there? Is that it there? Okay. Got it.

6 Sorry. I found it.

7 That's all the questions I have.

8 We're talking again about the trash
9 situation inside this community center. It's
10 not best practice to roll the toters to the
11 lobby to outdoors to be serviced. You're
12 oftentimes dragging dirt and other materials
13 in and out of the building as they roll with
14 the toters. And the toters get thrown in the
15 trash truck sometimes and then get pulled back
16 out. And it's something to be aware of in
17 terms of cleanliness for that. I don't see
18 another location for it.

19 The previous option -- I guess, was
20 it DDOT who had the concern about -- who had
21 the concern about the --

22 COMMISSIONER TURNBULL: OP.

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1 COMMISSIONER KEATING: OP had the
2 concern about that? It looks like there
3 you'll even think about possibly front-end
4 service for that. I'm not so sure that's not
5 a better option.

6 COMMISSIONER TURNBULL: I would
7 agree with you, Mr. Keating. I would almost
8 opt to go back to the original solution. I
9 mean, if I'm living there and I'm kind of a
10 cranky guy, I'm going to be complaining about
11 the smell of trash in the lobby.

12 COMMISSIONER KEATING: Right.

13 COMMISSIONER TURNBULL: I'd want it
14 outside.

15 I know our two esteemed and honored
16 gentlemen from OP might disagree. But I think
17 we might be able to convince them the benefits
18 for the people who are going in the building.

19 COMMISSIONER KEATING: I agree.
20 We'll work on them.

21 COMMISSIONER TURNBULL: Yes.

22 CHAIRMAN HOOD: Thank you. We can

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1 touch on all subjects up here.

2 Commissioner May?

3 COMMISSIONER MAY: Yes. I'm
4 definitely going to need more than one round.

5 CHAIRMAN HOOD: When the buzzer
6 goes off, then I'll do my six minutes. Then
7 we'll do another round.

8 COMMISSIONER MAY: Very good.

9 Well, let's talk about entrances
10 for a second. And the majority of the
11 questions I have are architectural questions.

12 And before we even get started, let me say
13 that I have seen from the earliest version of
14 the drawings that there have been some
15 improvements on some things and some
16 modifications of the elevations in particular
17 which were beneficial.

18 But I am very troubled by a whole
19 series of issues having to do with entry to
20 the buildings, one of which is the awkward
21 sort of loading door on the side of the
22 community building. Is that really -- I mean,

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1 is that going to be just a loading and service
2 kind of entrance on the side of the community
3 building? Or is it going to also be an active
4 entry point for people from the parking lot or
5 something like that?

6 VICE CHAIRMAN JEFFRIES:
7 Commissioner May, where are you? I just want
8 to follow you as you go through this.

9 COMMISSIONER MAY: Well, A30b in
10 the most recent set, for example. It's
11 labeled as "Building Entrance for Loading."

12 VICE CHAIRMAN JEFFRIES: Oh, here
13 it is.

14 MR. GOINS: We were kind of
15 envisioning that as a service entrance to the
16 building.

17 COMMISSIONER MAY: Exclusively a
18 service entrance? Or mostly a service
19 entrance?

20 MR. GOINS: Mostly. I mean, we
21 haven't got to that level of detail. But that
22 was kind of the intent of that.

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1 COMMISSIONER MAY: Okay. Because
2 otherwise, you'd have to enter from the second
3 floor to get to the community center, or the
4 middle floor, if you will, off of Martin
5 Luther King Avenue.

6 MR. GOINS: Yes. There's also
7 access from the bookstore.

8 COMMISSIONER MAY: Right. Well,
9 and the bookstore you can access from the
10 outside --

11 MR. GOINS: Yes.

12 COMMISSIONER MAY: -- as well.
13 There's less concern about that.

14 I guess, what I'm envisioning is
15 that a lot of the use for the community center
16 is going to come from either within the site
17 or from people driving to the site. And if
18 you're driving to the site, you don't really
19 want to go all the way up the ten feet to get
20 to the front door of the building to be able
21 to go in to go into the community center to go
22 down a story. You're really going to want to

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1 come in that loading door.

2 And granted it may not be an issue
3 of timing and what not, but even if it is
4 going to be sort of a combined use entry, it's
5 not very elegant the way it's laid out.
6 You've got a very narrow kind of areaway by
7 which you approach it. And frankly, it
8 doesn't even work that well as a loading door
9 because you've got your loading area where you
10 come off the curb next to the door, but then
11 you've got to go down the sidewalk and then go
12 back up to get to the doorway itself.

13 So there's just all sorts of little
14 aspects of just that one doorway and how you
15 get in. And I don't know whether there's some
16 other way to configure that lower level. But
17 it seems that there's a significant and almost
18 kind of separate use that goes with that lower
19 level -- the bookstore and then the community
20 center. And it would be nice if there were a
21 more elegant entry into that. And maybe
22 they're combined in some way. I'm not sure

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1 how to configure the floor differently or what
2 have you. But it's not working very well at
3 the moment the way it is.

4 Let's talk about the second floor
5 of the same building. I'm trying to find a
6 good version of the plan. All right. So
7 we're go back to the architecturals I guess.

8 A25. I appreciate the changes that
9 were made to this building from where it was
10 originally where you had the private room kind
11 of in the back corner and now it's integrated
12 with a dining room. And that makes more
13 sense.

14 But you have sort of an odd
15 circumstance where you have two entrances to
16 the building very close together. And the one
17 at the corner -- the more southerly one -- is
18 very prominent from the outside
19 architecturally. I mean, you have this very
20 big glass facade there, and it makes a very
21 big statement. And then next to that, you
22 have a fairly diminutive entrance to the

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1 restaurant itself.

2 And then once you go in this grand
3 glass box kind of entrance on the corner,
4 you're actually in a pretty narrow hallway
5 that leads you down the path past the
6 restrooms to the elevator. And again, there's
7 an elegance that's missing that could be there
8 if it were configured in a different way.

9 You also could gain some efficiency
10 in the plan of the building if in fact that
11 whole glass box were an entry lobby that
12 served both the restaurant and the office
13 building.

14 It's things like that where there's
15 something kind of missing. And not just
16 missing in the experience, but missing in the
17 opportunity that you have.

18 All right. So let's talk about --
19 I've got 27 seconds. I'll try to do more on
20 entrances.

21 The senior entry, I really find it
22 very, very troubling the idea that seniors are

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1 going to be entering at this terrace level
2 that's all the way across the courtyard from
3 where they might be arriving at the building.

4 When my parents were in a similar kind of
5 facility, in fact many of the other facilities
6 that we visited before they picked the one
7 where they lived, everyone of them had a drop
8 off right at the door. You could pull your
9 van, the shuttle, the cab, the family members
10 can drop you right at the door, and there's no
11 trek across that terrace.

12 Now the terrace itself -- that
13 outdoor garden area -- looks I think lovely.
14 It's unfortunate it's on the northern side of
15 the building. But I understand kind of the
16 site constraints.

17 But that's a really long trek. And
18 not only is it a long trek, it's an uphill
19 trek. And it's uphill five feet. And one of
20 the things that I've learned about ADA
21 accessibility is not just that you have to
22 ramp at a certain grade, but that when you get

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1 up around five feet, that's the physical limit
2 of most people who are self-propelled in a
3 wheelchair. And so you're really going to be
4 exhausting anybody who's going to be pushing
5 themselves up there.

6 I don't know how many people are
7 going to be in that circumstance, but it's
8 really quite a hurdle that most of us don't
9 really appreciate. And so I understand that
10 this may have severe implications for how you
11 approach the building. But I really think
12 that this entrance is not going to go over
13 very well for the residents. So I'm concerned
14 about that and I'll wait for my next round.

15 CHAIRMAN HOOD: Thank you very
16 much.

17 Let me ask, in the DDOT report --
18 and I know this is really relative -- well,
19 it's new to us. Obviously, Ms. White, you had
20 a chance to discuss this this afternoon.

21 I'm looking on page two of the DDOT
22 report. And I didn't hear any mention -- and

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1 it may have been mentioned. "DDOT prefers to
2 see loading/delivery schedule that would not
3 conflict with rush hour traffic in the
4 neighboring community." And they're basically
5 asking the deliveries of any magnitude be made
6 between 7:00 a.m. and 2:00 p.m. I thought
7 7:00 a.m. was rush hour. But anyway, I guess
8 maybe not at that particular point.

9 But let me just ask. Has that been
10 considered or did you take that into
11 consideration and is the Applicant willing to
12 do that?

13 BISHOP HUDSON: Sir, I am not
14 opposed to --

15 CHAIRMAN HOOD: So you're willing
16 to work them?

17 BISHOP HUDSON: Absolutely.

18 CHAIRMAN HOOD: That's all I want.

19 I'm not sure who's going to do this
20 -- maybe the architect or Ms. White. But
21 let's put up a slide. And I'm looking at
22 T2.20. But I want to see how the deliveries

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1 are going to work again, and how the truck is
2 actually going to be mobilized and moving when
3 it comes off of Dunbar Street.

4 That'll work. Just show me how
5 that truck's going to -- that whole thing.
6 Take me through that whole experience of
7 coming in to make a delivery.

8 And if you could turn your mic on,
9 whoever's going to do it.

10 Ms. White, you always give me
11 education on these things. So I appreciate
12 it.

13 And turn your microphone on so we
14 can hear it.

15 I'm actually looking at T2.20 and
16 T2.00. And actually T2.10 -- an original.

17 COMMISSIONER MAY: It's in the
18 September 2008 submittal.

19 CHAIRMAN HOOD: I'm just looking at
20 the -- yes. T2.10. And now if something has
21 changed, let me know because I may have missed
22 it.

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1 MS. WHITE: T2.00?

2 CHAIRMAN HOOD: Actually, let's use
3 T2.20 into the residential loading. Let's use
4 that one first.

5 MS. WHITE: Okay. This is we used
6 our maneuvering software to show a 30-foot
7 truck that would come in through Stanton.
8 This is for the residential move in. They
9 would come in through Stanton via Stanton and
10 Dunbar and then here. And in order to have
11 the rear of the truck back up to the loading
12 dock, what we're showing is the maneuvers that
13 it would have to make to pull forward, back
14 up, pull forward, and then back in to the
15 dock. So that's what that's showing in T2.20.

16 CHAIRMAN HOOD: Okay. All right.
17 Let's go to T2.00, commercial load.

18 MS. WHITE: Okay. T2.00 is showing
19 a truck coming to the commercial area that
20 would make a right turn from MLK and back into
21 this -- or pull into this dock here.

22 CHAIRMAN HOOD: And the reason, and

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1 that's --

2 MS. WHITE: Into the building
3 delivery space. I'm sorry.

4 And the reason that what?

5 CHAIRMAN HOOD: The reason that
6 we're widening that area is so that truck can
7 basically make that turn?

8 MS. WHITE: We're widening it for a
9 number of reasons. One is for the two-way
10 traffic so that you can have two-way traffic
11 next to the development, and also because it
12 is needed for the truck maneuvers.

13 Because you can see when you look
14 at 2.00 how the truck has to swing out a
15 little. And then it really takes up -- MLK
16 has these narrow ten-foot lanes and also this
17 is at an angle. So it just makes -- when
18 you're making a right turn, particularly for a
19 truck, you'd have to really almost swing into
20 the opposing lane here. And we see that often
21 in urban settings when a truck has to really
22 take advantage of the full width of a

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1 driveway.

2 CHAIRMAN HOOD: So we're going to
3 make sure in deliveries that it's going to be
4 30 feet and below as far as trucks?

5 MS. WHITE: Right.

6 CHAIRMAN HOOD: Okay. Okay.

7 One other question. I looked at
8 the traffic level of service. And I forgot
9 which intersection it was. And I can't
10 attribute it just to this particular project.

11 But when there's a level of service -- maybe
12 this is a question for DDOT, but I'll ask you,
13 Ms. White.

14 When it's level of service E,
15 typically that's I think according to the
16 standards of the guide or the book, that's
17 basically a standstill because that's not even
18 approvable in traffic standards. Am I
19 correct?

20 MS. WHITE: No, that's not exactly
21 correct.

22 E is traffic is still --

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1 CHAIRMAN HOOD: You knew I was
2 going to ask you about level of service?

3 MS. WHITE: Yes. That's your
4 favorite topic.

5 But E, it's certainly not an ideal
6 condition. And most jurisdictions, level of
7 service D is the threshold.

8 I've asked DDOT in the past and
9 certainly Mr. Rybeck may be able to answer
10 this. I don't know what the threshold exactly
11 is here in the City. And I think it's because
12 it's an urban setting and there's a case-by-
13 case basis.

14 I mean, there are projects that
15 DDOT is planning for the future that show
16 levels of service F. And that's because
17 they're looking at how can you balance the
18 needs of all of the modes of transportation.
19 And sometimes traffic has to be sacrificed for
20 better pedestrian and other modes of
21 transportation. So certainly with that in
22 mind, I don't think a level of service E is

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1 out of the question.

2 CHAIRMAN HOOD: Okay. Thank you.
3 Thank you very much.

4 I'm going to lead by example.

5 Colleagues, who's next?
6 Commissioner May, you had some additional
7 questions?

8 COMMISSIONER MAY: Yes. Okay. I
9 guess I'm a little bit concerned about the
10 nature of the loading circumstance also for
11 the residential building. The idea is that
12 the way it's going to work, the trucks are
13 going to back up to a dock or a space or
14 something like that that's outside the
15 building, and then roll through the roll-down
16 door of the garage or whatever it is, and make
17 their way to one of the two elevators? Or
18 only one of the elevators?

19 MR. GOINS: Yes. There's an
20 elevator provided right there adjacent to that
21 area which we were envisioning being a -- just
22 one quick note about the -- where you were

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1 talking about with the senior drop-off.

2 COMMISSIONER MAY: Yes.

3 MR. GOINS: We looked at several
4 different scenarios whether to make the entire
5 first floor off of MLK a senior floor. But
6 then that would require a vehicle stopping
7 along MLK Avenue.

8 COMMISSIONER MAY: Right.

9 MR. GOINS: The solution that we
10 kind of came up with was to provide elevator
11 at the garage entrance. And that's kind of
12 what we envisioned if the seniors needed that
13 that elevator would be provided right off the
14 garage entrance at the lower end of the
15 building.

16 But -- and --

17 COMMISSIONER MAY: So the idea
18 there is that if an individual happens to need
19 it, they would go to the garage entrance.
20 Which garage entrance?

21 MR. GOINS: The garage entrance --

22 COMMISSIONER MAY: The one that's

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1 accessible only off of Dunbar? Or the one
2 that's --

3 MR. GOINS: No. No, not the one on
4 Dunbar. The other -- the entrance at the
5 lower -- yes.

6 COMMISSIONER MAY: Okay. And then
7 they walk through the garage to get to the
8 elevator?

9 MR. GOINS: It's a very small --
10 hang on one second.

11 COMMISSIONER MAY: So in A5?

12 MR. GOINS: Yes.

13 COMMISSIONER MAY: Okay. So one,
14 two, three, four, five, six, seven, eight.
15 Okay, so -- but there's no pedestrian door
16 there. Are such visitors going to then pull
17 through the garage?

18 MR. GOINS: No. There should be a
19 pedestrian door there.

20 COMMISSIONER MAY: Okay. There
21 should be? And it's not shown? Or --

22 MR. GOINS: Right.

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1 COMMISSIONER MAY: You need to add
2 one.

3 MR. GOINS: We need to add one.

4 COMMISSIONER MAY: Yes. Okay. And
5 a path, I would think, that would lead one
6 safely to the elevator.

7 MR. GOINS: I mean, there was a
8 path along the outside of the building. If
9 you see -- yes -- that they could come down.
10 But one could be provided on the inside.

11 COMMISSIONER MAY: You mean along I
12 guess the eastern side of the building there?

13 MR. GOINS: yes.

14 COMMISSIONER MAY: Yes. I can't
15 believe that that's going to be a great way to
16 enter the building, particularly after dark.

17 Yes. I mean, it's possible to get
18 into the building without having to go all the
19 way up the 100 feet, or all the way across the
20 100 feet, up the five feet. It's just not
21 very graceful or comfortable. And I'm not
22 sure how to improve it given the site

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1 constraints that you have and the way the
2 building's been laid out.

3 All right. But anyway, back to the
4 loading. Staying on page A5, the route then
5 again is to take the material through the
6 roll-up door or whatever it is, and then over
7 to that elevator that's adjacent to the stair
8 and right near the storage area?

9 MR. GOINS: Yes. That's correct.

10 COMMISSIONER MAY: Did you look at
11 all at the prospect of putting a loading on
12 the other side of the entrance and having its
13 own door that leads straight to the elevator
14 where the handicap spaces are? I'm not sure
15 how that works in terms of trucks getting in.

16 MR. GOINS: I think also we were
17 kind of -- we were also kind of looking at how
18 the whole --

19 VICE CHAIRMAN JEFFRIES: Excuse me.
20 I'm sorry. We just wanted to know what sheet
21 are you --

22 COMMISSIONER MAY: Oh, A5.

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1 VICE CHAIRMAN JEFFRIES: A5 still.

2 COMMISSIONER MAY: Sorry. I
3 misunderstood.

4 MR. GOINS: That we were also
5 working with the unit configurations up above
6 and making sure that where the elevator was
7 coming down --

8 COMMISSIONER MAY: And I'm not
9 suggesting moving the elevator. I'm
10 suggesting that there be a door.

11 You have a corridor that leads from
12 the elevator and from the exit stair out of
13 the building --

14 MR. GOINS: Yes.

15 COMMISSIONER MAY: -- right next to
16 the storage area. And couldn't there be a
17 door out of the building there -- a double
18 door out of the building and a wide corridor
19 --

20 MR. GOINS: Yes.

21 COMMISSIONER MAY: -- loading?
22 Okay.

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1 The -- eight seconds.

2 CHAIRMAN HOOD: Here's what I want
3 to do, Commissioner May, because your time is
4 --

5 COMMISSIONER MAY: Yes, it's up.

6 CHAIRMAN HOOD: -- it's just about
7 up.

8 So let me do this. And we're going
9 to do this a little bit out of order. We are
10 cognizant of young people. When you see young
11 people, you have people -- I'm sure that
12 school is not closed tomorrow. So what I'm
13 going to do at this point is ask Chairperson
14 Cuthbert and Chairman Muhammad, who I think
15 the young person is with -- one of them -- I
16 want to ask them if they could come up at this
17 time first of all and see if they have any
18 cross examination. And also permit whoever
19 has the young person if they would like at
20 this time to be able to do their testimony so
21 if they will they can leave and they don't
22 have to wait until 10:00 or 11:00 o'clock to

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1 be able to get their testimony in. So we're
2 going to do this at this time.

3 And then, Commissioner May, we'll
4 come back to your questions.

5 COMMISSIONER MAY: Thank you.

6 CHAIRMAN HOOD: Let's begin with
7 Ms. Cuthbert because I believe this project is
8 in your ANC. And it's good to see you.

9 Turn your microphone on.

10 MS. CUTHBERT: Good evening. It's
11 good to be out at night after being in the
12 hospital for a month. But it's good to come
13 out.

14 This development is in ANC 8-C.
15 And in fact, it's in my single-member
16 district.

17 I'm sorry that I did not send a
18 letter in due to the fact that I've been ill.

19 But I did write a little testimony.

20 As far as the project, they did
21 come to ANC 8-C in November, and October,
22 November. Then they came in February where

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1 they had made adjustments.

2 Good evening. I'm Mary Cuthbert.
3 I'm the Chair for Advisory Neighborhood
4 Commission 8-C.

5 The Commissioner that was present
6 during the presentation from Pastor Hudson was
7 R. Calvin Lockridge, Dorothy Ferrell, Grady
8 Edwards and myself. It takes three
9 Commissioners to constitute a quorum in 8-C.
10 There are normally five. So we approved the
11 project back in November.

12 This project is going to have 99
13 affordable housing units, a community service
14 center, office space, a clinic, a sit-down
15 restaurant, a coffee shop. It's a mini
16 community that we saw that was coming to east
17 of the river.

18 It's on the north side of Martin
19 Luther King Avenue, the same side as the east
20 campus. And we have an apartment building
21 that's going to turn condo in between this
22 development. We thought it would be

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1 beneficial as the community is changing with a
2 new coffee shop, bookstore, clinic on the
3 northern end of Ward 8 would help the
4 community.

5 But just talking with my fellow
6 Commissioner, we have the same thing coming a
7 couple of blocks down the street basically.
8 And what I have a problem with we're not
9 planning wisely for this new Ward 8. We are
10 duplicating in a lot of projects. And I don't
11 know what this Board can do in assisting us.
12 We are not using our land wisely to benefit
13 the community. That's my concern.

14 Another concern is the traffic. I
15 just heard DDOT say they were going to try to
16 change the lights that can slow up the public
17 transportation. I would like to let them
18 know, right now I can't get around unless
19 someone picks me up, but I am public transit-
20 dependent. And I'm concerned when the traffic
21 when you're developing something and the
22 traffic interferes with public transportation

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1 getting to the subway. We have to go to work.

2 So if a truck is pulling into that
3 new development -- like you say, making a
4 right turn, then you got back up a long 16-
5 foot truck -- that holds up the traffic.

6 We have St. Elizabeth development.

7 We have the west campus development.
8 Although they're going to build the new --
9 coming from 295, it's still going to be
10 additional traffic on that little Martin
11 Luther King Avenue. And I ask you all to
12 consider that when any development is coming
13 from Anacostia up to Congress Heights. That
14 area is going to be a mess if we don't plan it
15 right.

16 And when I say "we," I'm talking
17 about the Board, I'm talking about the
18 community, and I'm talking about the
19 development. It's going to be a mess.

20 You have the new development coming
21 right down the street from this church
22 development. And we need all of it. The new

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1 community, which they can probably come out
2 from 295 -- hit 295. But many of them want to
3 go down Martin Luther King Avenue.

4 Then you have the St. Elizabeths,
5 this new development. What's yours? Sheridan
6 Park and Salvation Army.

7 So I'm asking you to please say to
8 some of the development that's coming along
9 Martin Luther King Avenue, if you can assist
10 us in any way, we would greatly appreciate.
11 I'm speaking that for the community as a
12 whole, not Mary Cuthbert. I'm speaking about
13 the whole community.

14 I thank you.

15 CHAIRMAN HOOD: Okay. Thank you,
16 Ms. Cuthbert.

17 What I'm going to do, I'm going to
18 go ahead and let Chairperson Muhammad --
19 Chairman Muhammad give his testimony.

20 But initially why I called you up
21 here was to do any cross examination.

22 MS. CUTHBERT: Oh, I did.

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1 CHAIRMAN HOOD: That's fine. No,
2 crossing was to ask questions of the
3 Applicant.

4 MS. CUTHBERT: Of the Applicant?

5 CHAIRMAN HOOD: Right. But let
6 Chairperson Muhammad -- and then, you've
7 already given your testimony. That's fine.
8 Because you were here. So you can do ahead
9 and do yours because I know you have a young
10 person with you.

11 MR. MUHAMMAD: Yes.

12 CHAIRMAN HOOD: And then if you all
13 have questions of the Applicant -- and I hope,
14 Ms. Prince, you all don't mind us taking it
15 out of line. Thank you. Okay.

16 MR. MUHAMMAD: Well, my testimony -
17 - my name is Commissioner --

18 CHAIRMAN HOOD: Your microphone?

19 MR. MUHAMMAD: I'm ANC Commissioner
20 Anthony Muhammad, Commission 8-A, Anacostia,
21 Pennsylvania Avenue, Howard Road. We butt
22 this Commission 8-C on the Howard Road side.

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1 I submitted a letter in support of
2 the project back in November. We support all
3 new development to get rid of any blight
4 that's in Ward 8. So we welcome that project.

5 And of course, we have some concerns and some
6 questions to the Applicant as you were
7 stating.

8 DDOT is wanting to close the walk
9 bridge. I would not agree with closing that
10 walk bridge. I would hope public comment will
11 be able to be said about some of the projects
12 that DDOT wants to do because I know they
13 changed a street to a one-way street without
14 any public comment from the community, and
15 especially since it was my single-member
16 district particular. So DDOT usually takes
17 projects and do them without a lot of public
18 comment that I really don't like or appreciate
19 them doing it when our tax dollars pay public
20 works and DDOT employees.

21 The doors that you were saying that
22 were not on the project, I hope they go and

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1 resubmit those drawings with the door for the
2 pedestrians on it for that garage. So you
3 have to lift up the whole door to get in and
4 out as opposed to opening one door and go
5 inside of. It needs to be put on.

6 But basically, we enjoin this
7 project to come into that part of Southeast,
8 especially off of 295 where there's much
9 blight as you go down 295 and see a big empty
10 hill or trash. Dunbar Street that has been
11 blight, where there has been public dumping
12 for years, and DDOT has said anything or done
13 anything about the raggedy street behind
14 Parkway Apartments. It's been there for more
15 than 20 years. And now someone wants to
16 develop it, and now it becomes a problem
17 without them doing any of the work that needed
18 to be done on the street before development
19 comes to this project.

20 Coming down Pomeroy Road on the
21 other side of Stanton Road that goes around to
22 Dunbarton is a very narrow street. It

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1 wouldn't be able to be used for any traffic
2 unless they plan on widening Pomeroy Road on
3 the Martin Luther King Avenue side. That's a
4 narrow street. Nothing can go up or down it,
5 especially trucks. And it would be good if
6 they would put the name of the streets on the
7 drawing, unless these are just computer-
8 generated drawings.

9 Are these computer-generated
10 drawings?

11 CHAIRMAN HOOD: I'm not sure how
12 they develop them. But I will go out on a
13 limb and say yes. But I'm not really sure.
14 They've got all these new things and I'm not
15 in the architecture.

16 COMMISSIONER MAY: I think the
17 folks behind you are shaking their heads yes.
18 They're computer generated.

19 CHAIRMAN HOOD: Was that a
20 question?

21 MR. MUHAMMAD: It was a question.

22 CHAIRMAN HOOD: Why don't you do

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1 this? Why don't you finish your testimony?
2 And then if you have some cross examination of
3 the Applicant, that's basically why I called
4 both of you up.

5 MR. MUHAMMAD: Okay. Okay.

6 Mainly the door on the garage
7 opening as it was pointed out by Commissioner
8 May. That would be one of my concerns also.

9 And the closing of the walk bridge
10 across Suitland Parkway. Why is that being
11 done without any public comment?

12 VICE CHAIRMAN JEFFRIES: I just
13 discovered that there was a model there.
14 You've been looking at it. And we could never
15 -- we're like --

16 CHAIRMAN HOOD: Why don't we do
17 this?

18 MR. MUHAMMAD: That's all I had to
19 say.

20 CHAIRMAN HOOD: Why don't we do
21 this? Ms. Prince, if we're going to have the
22 proper people to come to respond -- but let me

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1 respond to Ms. Cuthbert.

2 As far as the overall planning, I
3 know you've been in the hospital and I'm glad
4 to see that you're out and back -- back on the
5 trail of getting things done in the new Ward
6 8. But let me just say -- I wasn't going to
7 say that from here. I would have said a lot
8 of things, but I wasn't going to say that.

9 But I will say that there's a
10 process going on, and hopefully the members of
11 Ward 8 are working with the Office of Planning
12 re-doing a whole new zoning re-write. That
13 may help address some of those issues --

14 MS. CUTHBERT: Okay.

15 CHAIRMAN HOOD: -- that are going
16 on. And you mentioned Neighborhood to
17 Neighborhood as the Chairperson Muhammad just
18 mentioned. You're not against this
19 development because you want to do away with
20 the blight.

21 MS. CUTHBERT: Right.

22 CHAIRMAN HOOD: But as far as your

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1 overall concern of the new Ward 8, at this
2 point in time I'm not sure exactly. We meet
3 down here at least twice a week dealing with
4 the ZRR which is a zoning re-write of the
5 regulations. That may be a time to get in
6 with Planning and work with your Ward 8 plan.

7 I'm not even sure who your Ward 8 planner is.
8 Start working with them on this whole zoning
9 -- Mr. Rice is your Ward 8 planner? Oh,
10 well, he's here tonight. So you can start
11 working with --

12 MS. CUTHBERT: In fact, I think you
13 need to contact the Commissioners in Ward 8.

14 CHAIRMAN HOOD: I didn't even know
15 that. Okay. Good.

16 So congratulations, Mr. Rice. So
17 you're the Ward 8 planner now?

18 MR. RICE: Both -- I sort of serve
19 both 7 and 8 now.

20 CHAIRMAN HOOD: Okay. So he heard
21 it. I don't even need to repeat it.

22 MS. CUTHBERT: Okay.

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1 CHAIRMAN HOOD: And he will be the
2 person -- is that okay, Mr. Rice, they can get
3 in touch with you? And some of those issues
4 can be worked out.

5 MS. CUTHBERT: Good.

6 CHAIRMAN HOOD: Okay? Because we
7 can only basically deal with some things that
8 are --

9 MS. CUTHBERT: I know.

10 CHAIRMAN HOOD: Okay. All right.
11 Any questions to the Applicant from
12 either one of you?

13 MS. CUTHBERT: Yes.

14 CHAIRMAN HOOD: Okay. Ms.
15 Cuthbert?

16 MS. CUTHBERT: Somebody mentioned a
17 C-2-A and an R-5-B. They wanted to change the
18 zoning from -- to a C-2-A from residential,
19 because most of our areas are a 5 which some
20 they have changed without us knowing it. Now
21 you want to change it to commercial. Can
22 someone answer that?

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1 MR. MUHAMMAD: And how far would
2 that 2-C go?

3 BISHOP HUDSON: First, let me thank
4 Commissioner Chair being here. We really
5 appreciate it.

6 We initially requested an R-5-B
7 variance for the restaurant and coffee shop, a
8 bookstore. And it was recommended by Office
9 of Planning that we would maybe consider a C-2
10 only for the restaurant -- only for the
11 restaurant usage. So that's what that request
12 is about.

13 MS. CUTHBERT: Okay. We never got
14 a letter about this proposed change of
15 variance to my knowledge.

16 MR. MUHAMMAD: I didn't either.

17 MS. CUTHBERT: So only the
18 restaurant you want to make it commercial -- a
19 C-2-A?

20 BISHOP HUDSON: Yes. Yes, ma'am.
21 It was -- we did not request that. It was in
22 the OP's report to the Zoning Board. It was

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1 recommended by OP for the C-2 variance for the
2 restaurant only.

3 CHAIRMAN HOOD: Let's do this --

4 MS. CUTHBERT: Thank you.

5 CHAIRMAN HOOD: Hold on. Let's do
6 this. We're going to answer your question.

7 Mr. Rice, can you explain exactly
8 why that recommendation came forward?

9 MR. RICE: Well, thank you,
10 Commissioner. My name is Stephen Rice for the
11 record.

12 The original proposal was for the
13 entire site to be rezoned. It was a PUD with
14 a PUD map-related map amendment from R-5-A to
15 R-5-B with the C-2-A in the alternative.

16 Since the entire project included
17 the community center which is not a
18 residential use, OP recommended that the C-2-A
19 be pursued because it does include commercial
20 uses. That was sort of the order in which it
21 took place.

22 The R-5-B and the C-2-A are very

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1 similar as far as density and height is
2 concerned. Both permit with a PUD a 3.0 FAR.

3 There's a height difference. The R-5-B, I
4 think it's 60 feet. And the C-2-A is 65 feet.

5 The project is way within those parameters
6 either way.

7 So we did sort of recommend the C-
8 2-A as a preferred means to get this project
9 through because an R-5-A would not -- this
10 project would not qualify the R-5-B -- I'm
11 sorry -- because it has a community center
12 component.

13 CHAIRMAN HOOD: Okay.

14 MS. CUTHBERT: Thank you.

15 CHAIRMAN HOOD: Okay. Now, again
16 we're going back. Now, I don't want to get in
17 trouble. Now normally when I do like I'm
18 doing tonight, I usually get in trouble. So I
19 don't want to get in trouble. So we want to
20 go back to asking questions of the Applicant
21 if you have any.

22 MR. MUHAMMAD: If this was

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1 connected with the church, would they need the
2 zone variance -- the restaurant? The House of
3 Prayer has a restaurant. At the bottom of the
4 hill, it's a restaurant -- sit down. They
5 don't have that zoning for that restaurant
6 because it's in a church.

7 MS. CUTHBERT: On Howard Road.

8 MR. MUHAMMAD: So would that be
9 needed a component of the church?

10 CHAIRMAN HOOD: We're not going to
11 ask the Office of Planning that question.
12 We're going to go to the Applicant.

13 I'm not going to present the
14 Applicant's case. I know the answer. But I'm
15 going to let the Applicant and Ms. Prince or
16 somebody --

17 MS. PRINCE: I'll address that.

18 CHAIRMAN HOOD: Okay.

19 MS. PRINCE: There is a question as
20 to the extent to which one can have a
21 restaurant as an accessory use to an existing
22 church building or community center. There

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1 are numerous examples throughout the city of
2 community center-type buildings -- Jewish
3 Community Center on Sixteenth Street being
4 one, or nonprofits like the Hillwood Museum --
5 that have restaurants on the premises as
6 accessory -- accessory to the underlying use
7 -- and they're residentially zoned.

8 But for a multitude of reasons, the
9 Office of Planning was really more comfortable
10 taking the approach to just allow us to have
11 the commercial zoning knowing that we'd be
12 very limited in use to all the -- we're
13 limited to this exact PUD with hours of
14 operation dictated in the order. And it
15 seemed like a simpler, cleaner approach than
16 the accessory use argument.

17 CHAIRMAN HOOD: Okay.

18 MR. MUHAMMAD: So they wouldn't
19 need a variance if they did it as a church?
20 Is that correct?

21 MS. PRINCE: We're not seeking a
22 variance. The case doesn't involve variance

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1 relief. The case is a rezoning in connection
2 with the Planned Unit Development. We're
3 simply seeking what is the most appropriate
4 zoning given the mix of uses that we're
5 proposing for the site.

6 MS. CUTHBERT: That's a variance.

7 MR. MUHAMMAD: So you would like to
8 change the zoning?

9 MS. PRINCE: That's correct. The
10 PUD involves a zoning change.

11 CHAIRMAN HOOD: Mr. Lawson, I see
12 you wanted to get in.

13 MR. LAWSON: Thank you, Mr. Chair.
14 Once again, Joel Lawson with the Office of
15 Planning.

16 It's kind of a technical issue.
17 But I just wanted to clarify that the
18 Applicant is actually not seeking a rezoning.

19 The Applicant is seeking a PUD-related map
20 amendment.

21 The difference is it's kind of a -
22 - it achieves the same thing, but it's an

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1 important distinction in that if this PUD does
2 not go forward, the existing R-5-A zoning
3 stays. So the zoning would simply be to
4 facilitate the development that's being put
5 forward.

6 We were more comfortable, and
7 continue to be more comfortable, given the
8 uses that are being proposed within the
9 community center with the C-2-A, a zone for
10 that portion of the development. It would
11 remain a predominantly residential
12 development.

13 And as I said, if for some reason -
14 - and I'm not expecting this to happen -- but
15 if for some reason if this was approved and
16 for some reason the church decided not to
17 proceed forward with this development, the
18 commercial zoning goes away. And the property
19 would remain C-2-A which is a fairly moderate
20 density residential zone.

21 So it's not that they're seeking a
22 variance. And it's not that they're seeking a

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1 rezoning. It's a PUD-related map amendment to
2 facilitate this particular proposal.

3 VICE CHAIRMAN JEFFRIES: Mr.
4 Lawson, would it open up the door if the PUD
5 is approved with the C-2-A underlining for
6 expansion of C-2-A in other parts?

7 MR. LAWSON: We don't believe so.
8 First of all, again because it's not C-2-A
9 zoning, the R-5-A zoning stays as the map --
10 as the basic zoning in the area. So it stays
11 that way.

12 And it's through this process -- if
13 the Commission is not comfortable with the C-
14 2-A zoning, then we would certainly look to
15 the Applicant to make the case that in an R-5-
16 B zone, the uses that are proposed are
17 appropriate. And then even through the PUD,
18 it would stay as a PUD-related map amendment
19 to another residential zone.

20 We simply feel that the C-2-A is
21 the more appropriate one for this proposal for
22 this site. So the Commission through the PUD

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1 would be saying for this particular instance,
2 this zoning is appropriate, just as it is the
3 case with all PUDs where a PUD-related map
4 amendment anywhere in the City does not
5 constitute and should not be seen as
6 constituting any kind of a precedent for any
7 kind of wholesale rezoning in the area.

8 CHAIRMAN HOOD: Okay. Any other
9 questions?

10 MS. CUTHBERT: I have one question
11 regarding -- Commissioner May touched on it --
12 regarding the senior citizen. And Pastor
13 Hudson, now that was one of my main questions
14 and concern is regarding senior citizens and
15 where they're located.

16 As you know as we get older, the
17 first thing to go out is our legs. And as
18 Commissioner May said, that slope -- why did
19 you put the seniors in the back? There's
20 nothing back there but cars.

21 BISHOP HUDSON: Commissioner
22 Cuthbert, I just want for the record I'm not

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1 opposed to where the seniors go. I just want
2 the seniors to have a wonderful facility.

3 So I am wanting to do whatever
4 needs to be done for the facility to meet the
5 needs of the seniors. I certainly am -- the
6 door -- if we need the door where we need the
7 door, we're going to put the door where it
8 needs to be. If the seniors need to be
9 positioned in other areas for convenience
10 sake, then I will certainly ask the architect
11 to do what he does best.

12 MR. GOINS: Thank you, Pastor
13 Hudson -- Bishop Hudson.

14 One of the concerns that we had
15 when we looked at where the seniors were
16 located, we were dealing with the restraint of
17 the slope of the site.

18 But also there was a security
19 issue. We wanted the seniors to have their
20 own space. And locating them on the terrace
21 level and a portion of the first floor gave us
22 the ability that the seniors have their own

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1 space -- a controlled access to their entire
2 floor on both the terrace level and a portion
3 of the first floor which is the floor off of
4 Martin Luther King Avenue.

5 So we were trying to be as
6 sensitive as we could looking at the
7 restraints that we had. And security was also
8 one of our concerns -- locating them.

9 CHAIRMAN HOOD: Okay.

10 MS. CUTHBERT: Okay.

11 CHAIRMAN HOOD: Any other
12 questions?

13 MS. CUTHBERT: Thank you.

14 CHAIRMAN HOOD: All right.

15 MS. CUTHBERT: That's it.

16 CHAIRMAN HOOD: Okay. Well, I
17 thank you both.

18 MS. CUTHBERT: And I thank you.

19 CHAIRMAN HOOD: Sure. I appreciate
20 your coming down.

21 So let the record reflect that both
22 Chairpersons provided their testimony and they

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1 also did their cross examination.

2 Now I was just doing that so you
3 could have your outlet if you need to leave.

4 MS. CUTHBERT: Thank you.

5 CHAIRMAN HOOD: But we wanted to be
6 considerate.

7 MS. CUTHBERT: Thank you.

8 CHAIRMAN HOOD: Tell them that
9 we're a considerate Commission.

10 MS. CUTHBERT: Yes, you are. Very
11 considerate. Thank you.

12 MR. MUHAMMAD: They're considerate.

13 CHAIRMAN HOOD: All right. Now let
14 me go back. We have an issue, and then we'll
15 go back to Commissioner May's questions.

16 It's been brought to my attention,
17 Ms. Prince, that we're trying to figure out
18 where the C-2-A came from, because the only
19 advertisement that we have in the notice is R-
20 5-B.

21 So can you tell us, first of all,
22 is C-2-A properly before us -- not seeing it

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1 here in the notice? And also, where did the
2 C-2-A come from other than Office of Planning?

3 Or when did it happen other than Office of
4 Planning making that in the alternative?

5 MS. PRINCE: It was raised by the
6 Office of Planning as an alternative proposal
7 at the time of setdown. And then the hearing
8 notice erroneously apparently did not include
9 a reference to the C-2-A zoning.

10 However, as Mr. Lawson alluded to,
11 it's almost a technical issue here. It's the
12 identical project either way. The C-2-A was
13 something that Office of Planning was more
14 comfortable with to address the range of uses
15 we had in the community center building. So
16 it is and remains the identical project either
17 as R-5-B or C-2-A.

18 So I think it's a distinction
19 without a difference frankly because we're
20 locked into the PUD either way with the
21 identical building, identical uses.

22 CHAIRMAN HOOD: But I think though

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1 you have to make another case of why we're
2 going to extend it to the C-2-A.

3 But let me just ask this question.

4 MS. SCHELLIN: I think we're --

5 CHAIRMAN HOOD: Advertisement --

6 MS. SCHELLIN: I think we're still
7 okay because that was what was actually set
8 down. That's what I needed to clarify what
9 was actually set down. It was set down in the
10 alternative, correct?

11 MS. PRINCE: Yes.

12 MS. SCHELLIN: Okay. So that was
13 what was actually set down.

14 MS. PRINCE: Yes.

15 MS. SCHELLIN: It's just that it
16 was left out of the hearing notice.

17 MS. PRINCE: Yes.

18 MS. SCHELLIN: So that was what
19 we're actually having the hearing on was the
20 alternative. It was just left out.

21 And it's still the same project.

22 And it doesn't sound like we're having

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1 proposed action tonight. So I think we're
2 okay.

3 CHAIRMAN HOOD: Well, that's too
4 early to tell. We don't know what's going to
5 happen.

6 MS. SCHELLIN: Well, I mean, it
7 sounded like there's still some issues based
8 on some drawing issues that I think -- or at
9 least I got that impression. I could be
10 wrong. But I think we're --

11 CHAIRMAN HOOD: I can tell you, I
12 can't -- okay.

13 MS. SCHELLIN: I think we're okay
14 notice wise.

15 CHAIRMAN HOOD: Okay.

16 MS. SCHELLIN: I just wanted to
17 clarify that what was set down was in the
18 alternative -- that we were okay there.

19 MS. PRINCE: Absolutely.

20 MS. SCHELLIN: Okay.

21 MS. PRINCE: And we did brief
22 extensively in our pre-hearing statement and

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1 Office of Planning covered as well that the
2 two zoning categories in all the tables and
3 all the tabulations in the comprehensive plan
4 analysis, et cetera.

5 CHAIRMAN HOOD: Okay. Thank you.

6 VICE CHAIRMAN JEFFRIES: Mr. Chair,
7 you were just really speaking about did the
8 community have sufficient notice of the C-2-A.

9 Was that --

10 CHAIRMAN HOOD: No. I wanted to
11 make sure we wouldn't have to come back and
12 have this hearing again. That's all.

13 Okay. Let's go back to
14 Commissioner May, and he can finish up with
15 his questions.

16 Do any of my other colleagues have
17 questions?

18 (No audible response.)

19 CHAIRMAN HOOD: Okay. Commissioner
20 May?

21 COMMISSIONER MAY: Okay. Let's
22 talk about the building elevations for a

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1 minute.

2 First of all, I recognize that in
3 the case of the community building, there's
4 been a significant simplification of the
5 elevations. You got rid of the clear story
6 windows on the second floor and simplified the
7 window patterns. And I think those are all
8 very good moves. Unfortunately, the building
9 overall I think leaves a little something to
10 be desired.

11 But before I go into those sort of
12 questions, let me ask you this. The materials
13 palette that we're working with, you talked
14 about the community building -- we'll focus on
15 the community building for a second -- being
16 clad in masonry. And we have a sample of the
17 material. But I don't have any sense of what
18 the unit size is. How big are these pieces?

19 MR. GOINS: It is that size.

20 COMMISSIONER MAY: It is what size?

21 MR. GOINS: I think the eight-inch
22 masonry block. Yes. The bottom is 16 inches.

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1 Yes. Yes.

2 May I approach?

3 COMMISSIONER MAY: Yes. This unit
4 is no bigger than 12 inches across. So it's 5
5 by 12 or something like that?

6 MR. GOINS: You can see kind of
7 here in this diagram here, this is the large
8 masonry block that is around 16 inches in
9 scale.

10 COMMISSIONER MAY: Okay. Sixteen
11 inches is one dimension. What's the other
12 dimension?

13 MR. GOINS: I think they're 16 by
14 12.

15 COMMISSIONER MAY: Twelve by --

16 MR. GOINS: Twelve by 16.

17 COMMISSIONER MAY: Twelve by 16.

18 MR. GOINS: Yes.

19 COMMISSIONER MAY: Okay.

20 MR. GOINS: Yes.

21 COMMISSIONER MAY: The way they're
22 drawn there, it looks bigger than that. It

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1 looks more like it's almost a two-foot tall
2 unit or a 16-inch tall unit.

3 MR. GOINS: I think they're
4 intended to be 16.

5 COMMISSIONER MAY: Sixteen tall?

6 MR. GOINS: Oh, I'm sorry. She
7 just corrected me. They're 16 by 24. You are
8 correct.

9 COMMISSIONER MAY: Sixteen by 24?

10 MR. GOINS: Yes. Yes. And these
11 are eight.

12 COMMISSIONER MAY: And the
13 thickness of the unit? Is it a four-inch?

14 MR. GOINS: It is a four-inch.

15 COMMISSIONER MAY: Okay. I'm
16 sorry. So it's 16 by 24 on the base course.
17 And then above that, it is eight by --

18 MS. MOCHLEINA: Eight by 12.

19 COMMISSIONER MAY: Eight by 12 or
20 so, or eight by 12?

21 MS. MOCHLEINA: Eight by 12. And
22 these ends are four by eight. They're small.

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1 COMMISSIONER MAY: All right.

2 VICE CHAIRMAN JEFFRIES: Would you
3 identify yourself for the record?

4 MS. MOCHLEINA: I'm Marina
5 Mochleina. I work for PGN Architects.

6 VICE CHAIRMAN JEFFRIES: Okay.
7 Okay.

8 COMMISSIONER MAY: All right. What
9 I -- well, I'm going to go back to the --

10 VICE CHAIRMAN JEFFRIES: Also, is
11 there anyway that we can move these models?
12 Can we bring them up here? I'd like to see
13 it.

14 COMMISSIONER MAY: Those larger
15 units, I think those kind of make sense as the
16 base course.

17 MR. GOINS: Yes. Right.

18 COMMISSIONER MAY: And I'm very
19 glad that we're not talking about an eight by
20 16 cmu kind of module. It's eight by 12 or
21 something like that. So it's got a little bit
22 better scale to it.

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1 But I guess one of the concerns I
2 have about the elevation of that building
3 overall is that right now with this
4 simplification, they said it's gotten better
5 because there are less kind of variations on
6 the window schemes and even the very tall
7 windows that open up into the dining area.
8 Those make more sense.

9 But there is something lacking in
10 the rest of the elevations. I mean, when
11 we've got the kitchen and all those things
12 that don't really need windows, we've only got
13 kind of the banding on it. And it really
14 looks like the backside of a building. And
15 for the seniors again whose primary entrance
16 is going to be off the courtyard, they're
17 going to be entering in looking at the
18 backside of that building.

19 I mean, on the first floor, it's
20 fine. You've got the bookstore or on the
21 ground level. But one flight up, you've got
22 -- I don't know -- 16, 18 feet of nothing but

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1 masonry. And granted, you don't want to have
2 a whole lot of big windows looking into your
3 kitchen, but maybe there's a way to put in a
4 high window or something like that that puts
5 some light into the kitchen -- some natural
6 light into the kitchen -- because you need
7 light in the kitchen no matter what anyway.

8 I think there's something that's
9 missing from that whole facade -- I guess the
10 facade as you get around toward the back.
11 It's not even like I can say it's just the
12 eastern facade. It's also part of the
13 northern facade. And it's part of the
14 southern facade. And so there's something
15 about that overall elevation that's kind of
16 missing.

17 And you can do a little bit with
18 the kind of inset panels or the memory of a
19 window kind of a panel, but not too much of
20 that. There's really got to be something to
21 it. I'm not sure what it is. But there
22 should be something.

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1 CHAIRMAN HOOD: Okay. Now that's
2 the third round.

3 Commissioner May, how many more
4 questions do you have?

5 COMMISSIONER MAY: I'll try doing
6 one more.

7 CHAIRMAN HOOD: Okay.

8 COMMISSIONER MAY: Yes.

9 MR. GOINS: Commissioner May, just
10 so I can clarify what you're asking, when we
11 looked at simplifying the back of the rear of
12 the facade of the community building, I think
13 what our attempt was is the back of the
14 kitchen. And we were trying to introduce the
15 banding, a pie to kind of break up that scale
16 that you're talking about. Because we do have
17 the glass that is open to the courtyard.

18 So I can kind of get a direction of
19 kind of what you're --

20 COMMISSIONER MAY: I can't tell you
21 exactly what to do with it. All I can tell
22 you is it still kind of looks like the back of

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1 a building. And I just think that since the
2 back of that building is one of the walls of
3 the outdoor room that is the courtyard, it
4 just seems like it's missing something.

5 And it would be good to try to do
6 something more there with the elevation. I'm
7 not sure what it is, whether it's introduction
8 of different materials or a different kind of
9 banding or some other kind of patterning, or
10 the introduction as I said of some small
11 amount of glass within it, even within the
12 kitchen. Again, because you do need to have
13 light within the kitchen. You don't
14 necessarily need to have big glass -- big
15 windows there. But you do need to have light
16 in there, and a little bit of window might be
17 okay.

18 VICE CHAIRMAN JEFFRIES:
19 Commissioner May, what drawing are you looking
20 at in terms of your comments about sort of the
21 back of the building?

22 COMMISSIONER MAY: I'm hearing A-19

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1 is what I'm looking at.

2 VICE CHAIRMAN JEFFRIES: A-19?

3 CHAIRMAN HOOD: Okay. Why don't -
4 -

5 COMMISSIONER MAY: A-19 is a good
6 version.

7 CHAIRMAN HOOD: Why don't we do
8 this, Commissioner May? Go ahead and take
9 another round. And then we need to hear from
10 the public because I don't want it to get too
11 late. And then we'll follow back up on the
12 back end --

13 COMMISSIONER MAY: All right.

14 CHAIRMAN HOOD: -- of our issues.

15 COMMISSIONER MAY: All right.
16 Thank you. I'll try very hard to finish in
17 this time period.

18 Let's talk about the residential
19 building for a minute.

20 I really do appreciate the kind of
21 modulation of the facade and the rhythms of it
22 and the pretty bold colors. It's unusual to

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1 have colors that strong. And I think that
2 that's a good thing.

3 I think that maybe you're just one
4 layer too deep with the numbers of materials.

5 Like the thing that I find kind of
6 incongruous is this faux wood-looking material
7 that's a cement fiber product. You've got two
8 different types of cement fiber siding and two
9 different colors of metal. And then you've
10 got the masonry-based course. And I think
11 there's just a little bit too much there.

12 The other thing is overall within
13 the elevations, there are a lot of
14 circumstances where windows seem to be kind of
15 randomly placed. You're using the same units,
16 but they're not necessarily lining up in the
17 same places. I think some of it is the fact
18 that the drawings were not done very carefully
19 and certain circumstances in the windows are
20 not quite lining up with the ones above them,
21 even though they're the same module.

22 But in other circumstances, you

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1 have the sort of three-part window which
2 doesn't line up. I'll give you an example.

3 On A-11 on drawing No. 02, on the
4 lowest course within the masonry you've got a
5 pretty regular rhythm of windows until you get
6 to I guess the fourth and fifth windows from
7 the right on the terrace level where they're
8 not lining up with what's above it. And then
9 you've got another window that does line up to
10 the right of that. And then you've got
11 another window that doesn't line up.

12 And I'm not saying that everything
13 has to line up perfectly, but there has to be
14 some sort of order that carries through on all
15 of the levels. And we shouldn't be seeing the
16 sort of random placement of windows on that
17 lower level. If they're going to be in a
18 different kind of rhythm, that's one thing.
19 But then you've got to make that whole rhythm
20 make sense across the bottom.

21 And I won't cite all the specific
22 examples. But if you just sort of look at it

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1 carefully, how the elevations work -- left to
2 right and up and down -- I think it'll make
3 for a better building in the end.

4 MR. GOINS: The terrace level was -
5 - the units are considerably -- I mean,
6 they're much -- they're a little smaller
7 because they're the senior units. So there is
8 a different rhythm there.

9 And I think the attempt was to kind
10 of create a similar rhythm. But maybe it
11 would have been -- or to kind of almost ignore
12 that rhythm above as opposed to try to line up
13 exactly.

14 COMMISSIONER MAY: Yes. Right.
15 Maybe not use the same window types. Maybe it
16 is just a single-unit window

17 MR. GOINS: Yes.

18 COMMISSIONER MAY: And I'm not sure
19 what the right solution is. But it's a little
20 bit disconcerting.

21 Can we talk about the parking lots
22 and the ramp situation?

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1 If we look at C2.0, I see this
2 difference in the -- that's a plan that shows
3 us with the lower parking lot being separate
4 from the upper.

5 And then if we look at L2.10,
6 they're actually connected. All right? And
7 my understanding is that they're not supposed
8 to be connected. So maybe L2.10 is the
9 anomaly here. I can't even find L2.10
10 anywhere.

11 MR. GOINS: C2.0 would be the
12 correct one. I think there's a little
13 discrepancy there on the landscape plan.

14 COMMISSIONER MAY: Well, if you
15 look at the elevation lines -- the topography
16 -- it seems like it's quite possible to
17 achieve that connection between the two lots.

18 And what I'm thinking is that if
19 you're trying to solve the problem of how
20 somebody gets dropped off at the door that's
21 close to the elevator, it would be nice if
22 there were a way for them to turn around or to

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1 get out more easily. And if those two parking
2 lots are connected, it's almost like a natural
3 kind of drop-off point there. Maybe it's too
4 sloped. I don't know. But --

5 MR. GOINS: The slope is -- in the
6 L2.1 --

7 COMMISSIONER MAY: Yes.

8 MR. GOINS: -- the landscape plan?
9 That actually shows kind of manipulating that
10 retaining wall, and that's something that we
11 didn't want to do. So that drawing is not --

12 COMMISSIONER MAY: Okay.

13 MR. GOINS: Yes.

14 COMMISSIONER MAY: Well, I don't
15 know how sacred the retaining wall is. But it
16 just seems from the point of the view of
17 looking at the topography lines, it seems
18 quite feasible.

19 MR. GOINS: When we initially
20 looked at it, because we did study it in
21 section on several different occasions, I
22 think we were ending up with a speed ramp. It

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1 was a pretty dramatic slope coming around
2 there. It was a very steep condition.

3 COMMISSIONER MAY: Well, again, in
4 light of getting a good drop-off point, you
5 might want to look at that one again.

6 I just have one last comment which
7 is to thank you for doing the rendering for
8 the Suitland Parkway. I appreciated being
9 able to see that because that was my question.

10 That's it then. So that's it for
11 now for me. Thank you.

12 CHAIRMAN HOOD: Okay. Let's move
13 to the Office of Planning's report.

14 COMMISSIONER TURNBULL: Mr. Chair,
15 I wonder if I could just --

16 CHAIRMAN HOOD: Mr. Turnbull?

17 COMMISSIONER TURNBULL: I wanted to
18 go back to one of the issues that Commissioner
19 May had brought up on the community building.

20 And I notice on the latest at A-19,
21 which has a revised date of February 5, 2009,
22 and I'm curious. I went back to the first

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1 submittal to the rendering -- A-46, which is
2 that --

3 MR. GOINS: Yes.

4 COMMISSIONER TURNBULL: And again,
5 I want to thank you very much for some of the
6 drawings you put in that for that issue in
7 September because a lot of the perspectives do
8 come in handy.

9 But there's a radical change
10 between the back on that building.

11 MR. GOINS: Yes. It had to do with
12 when we were working with the kitchen. That -
13 - where we're showing those windows on that
14 level there, that's actually a commercial
15 kitchen. I mean, maybe the idea is to
16 introduce as Commissioner May pointed out, may
17 be you do some -- the introduction of some
18 panels that kind of emulate that.

19 COMMISSIONER TURNBULL: Kind of
20 bring back that rhythm.

21 MR. GOINS: Bring back that look a
22 little bit --

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1 COMMISSIONER TURNBULL: Yes.

2 MR. GOINS: -- as opposed to --
3 because we did introduce a band there to kind
4 of -- because we did understand that there is
5 --

6 COMMISSIONER TURNBULL: Right.

7 MR. GOINS: -- there is a scale
8 there of that wall. And we were trying to
9 make it as elegant as possible.

10 COMMISSIONER TURNBULL: Yes. I
11 mean, looking at the first elevation -- the
12 clear story -- I mean, it's got a nice feel to
13 it.

14 Okay. Well, it's just something to
15 think about I guess. Thank you.

16 CHAIRMAN HOOD: I was trying to
17 move because I thought we had a lot of people
18 to testify.

19 Any other questions, Commissioner
20 May?

21 (No audible response.)

22 CHAIRMAN HOOD: Anybody have any

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1 questions?

2 COMMISSIONER MAY: Yes.

3 CHAIRMAN HOOD: Go right ahead.

4 COMMISSIONER MAY: I did have one
5 more. Sorry. And I just noticed it after I
6 thought I was done.

7 It seems that on the residential
8 building we have multiple penthouses. Is that
9 right? And if that's the case, do we need to
10 have relief?

11 MR. GOINS: Yes. We do have a
12 stair and an elevator that go to the roof.
13 And they're not the same penthouse.

14 COMMISSIONER MAY: Right. Does
15 that not require relief? I mean, isn't the
16 penthouse supposed to be a single, continuous
17 --

18 MS. PRINCE: Yes. No, we wouldn't
19 need relief for multiple penthouses -- special
20 exception relief. I had understood they were
21 connected by a trellis. But they're not.

22 MR. GOINS: No. No. No, they are

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1 connected by a trellis.

2 MS. PRINCE: Right. And so that
3 would --

4 MR. GOINS: I'm sorry. I'm sorry.
5 They are connected by a trellis. But there
6 are two structures.

7 COMMISSIONER MAY: Is there a place
8 where I can see the trellis in one of the
9 drawings? Did I miss that somewhere? I don't
10 mean to --

11 MR. GOINS: We can provide that.

12 COMMISSIONER MAY: Okay. I guess
13 we would need to see that trellis to
14 understand that.

15 And is that also going to include
16 the condenser farm? Is that going to --

17 MR. GOINS: Yes. We actually --

18 COMMISSIONER MAY: -- into that
19 trellis?

20 MR. GOINS: Yes. We actually
21 provided a new roof drawing showing the kind
22 of the section of the roof and the HVAC units.

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1 COMMISSIONER MAY: Does it include
2 the trellis?

3 MR. GOINS: No, I don't think so?

4 COMMISSIONER MAY: And what's the
5 number on it? I remember seeing it, but I
6 don't remember what number it was.

7 VICE CHAIRMAN JEFFRIES: Mr. Goins,
8 just a check question. What level of detail
9 are these drawings? Are they design
10 development? Where are you in terms of
11 completion?

12 MR. GOINS: I would say that we're
13 in -- we've completed schematic design, and
14 we're into design development.

15 VICE CHAIRMAN JEFFRIES: Okay.
16 Okay. Thank you.

17 COMMISSIONER MAY: I found the
18 drawing. A-19a. And it shows how you meet
19 the setbacks, and it shows a bit of a screen
20 in front of a compressor farm.

21 MR. GOINS: Yes. It does not show
22 the trellis.

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1 COMMISSIONER MAY: Right. I think
2 that if we have a separate -- well, all of
3 those things, even though it's a low
4 compressor farm needs to theoretically be part
5 of a single penthouse structure. And I'm not
6 sure how you would do that in this scheme.
7 But there's got to be some way to either
8 address it or seek the --

9 MR. GOINS: Yes.

10 COMMISSIONER MAY: -- the necessary
11 relief.

12 MR. GOINS: The HVAC units are less
13 than four feet there.

14 COMMISSIONER MAY: So they don't
15 need to have it. Okay. Very good.

16 MR. GOINS: They don't need that.

17 COMMISSIONER MAY: That's not clear
18 from this drawing. But actually it would be
19 good to update that on this drawing so we know
20 that in fact that relief is not needed.

21 Last question is on the community
22 center building, there's a penthouse, but then

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1 are notes in the plans about two mechanical
2 pads. And what's going to go on those
3 mechanical pads?

4 MR. GOINS: I think it's going to
5 be dual system for the building. There's
6 going to be two different -- two separate
7 systems.

8 COMMISSIONER MAY: Two different
9 rooftop units. And they're not going to be
10 just four feet tall?

11 MR. GOINS: We don't know exactly
12 yet.

13 COMMISSIONER MAY: Okay. Well,
14 there either going to have to be four feet
15 tall or less, or they're going to have to be
16 part of the penthouse enclosure.

17 MR. GOINS: Exactly. Yes.

18 COMMISSIONER MAY: And you'll need
19 to tell us that.

20 MR. GOINS: Right.

21 COMMISSIONER MAY: Okay. Thank
22 you.

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1 CHAIRMAN HOOD: You sure you don't
2 have one last question?

3 Okay. Let's go to the --

4 COMMISSIONER MAY: I'll look at my
5 listing.

6 CHAIRMAN HOOD: Let's go to the
7 Office of Planning. And also let's do Office
8 of Planning and DDOT at the same time if we
9 could. Thank you, Mr. Rice.

10 MR. RICE: Thank you, Mr. Chair.

11 For the record, my name is Stephen
12 Rice with the Office of Planning.

13 the Office of Planning is
14 recommending approval for the application for
15 the request for the consolidated PUD and PUD-
16 related map amendment from the 5-A-B to C-2-A
17 for this property.

18 Not much as far as overall
19 substance has changed since the setdown report
20 -- the setdown hearing. Neither has much
21 changed in our report. For the sake of time
22 and sanity, I would stand on our report.

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1 And we had a few conditions or
2 recommendations, all of which have been at
3 least addressed. Some have been resolved
4 tonight, which included -- and it's listed in
5 my report -- the issue with the trash bins.
6 We recommended that it was placed closer to
7 the community center. And we understand now
8 that it is inside of the community center.
9 There are issues with the location -- the
10 internal location, but we can discuss that a
11 bit later I guess.

12 And we understand now that the
13 truck delivery is -- the issues we had with or
14 the questions we had with the truck delivery
15 -- have been resolved. I understand that the
16 trucks will not be over 30 feet long. And
17 that's sort of associated with the relief
18 that's needed for the loading.

19 And we've obtained more detailed
20 information about the green features that will
21 be incorporated with the project. So that's
22 no longer necessarily an issue.

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1 And we also wanted DDOT's comments
2 to be sort of weighed in on.

3 And if you have any questions, I'm
4 willing to answer anything.

5 CHAIRMAN HOOD: Let us do the DDOT
6 report. And we'll ask all of our questions
7 together.

8 MR. RYBECK: Good evening. My name
9 is Rick Rybeck. I'm with the District
10 Department of Transportation. I'm the Deputy
11 Associate Director for Transportation Policy
12 and Planning. It's a pleasure to be here this
13 evening.

14 First, let me just say that I just
15 became aware this evening that there were two
16 letters from DDOT. I was not aware of that
17 before coming here this evening.

18 In our office, we do have a
19 Development Review Branch which has three
20 individuals and a senior engineer who retired
21 at the end of last year -- December 31st. And
22 I was asked once he left to oversee those who

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1 remain. And it was just very shortly before I
2 signed the February 27th letter that this was
3 brought to me in draft. We made a few changes
4 and I sent it off unaware that you had
5 received a letter on January 6th. So I
6 apologize for that confusion. And we'll
7 certainly endeavor to avoid that type of
8 situation in the future.

9 But let me just tell you what staff
10 brought to my concern, and which we relate to
11 you in the February 27th letter. And I think
12 it's well seen in the illustration that's up
13 on the board there for you.

14 Martin Luther King is a very busy
15 street in this area. The traffic volume is
16 about 2600 vehicles per hour in the a.m. peak,
17 and about 2200 vehicles per hour in the p.m.
18 peak. So that's a fairly significant volume.

19 We've also experienced a number of
20 collisions with personal injuries in the
21 vicinity of MLK and Stanton and Sumner and up
22 toward Eaton. Our Ward 8 Transportation

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1 Planner Charles Thomas --

2 VICE CHAIRMAN JEFFRIES: Can you
3 stay on that mic.

4 MR. RYBECK: I'm sorry. Is that -
5 -

6 VICE CHAIRMAN JEFFRIES: Yes.
7 Because you're sort of going in and out a
8 little bit.

9 MR. RYBECK: Our Transportation
10 Planner Charles Thomas -- who unfortunately is
11 not with us tonight -- did complete a traffic
12 calming study report for Ward 8, which was
13 provided to the Applicant back when they met
14 originally. And it does detail all this
15 information about the traffic volumes and the
16 accidents in this area.

17 Let me just begin in terms of
18 talking about this project that DDOT is very
19 supportive of the overall concept of this
20 project. Putting housing -- especially
21 affordable housing -- near good bus transit,
22 within walking distance of Metro Rail,

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1 providing the ancillary community benefits of
2 the bookstore, the cafe, et cetera, the
3 restaurant, again within walking distance of
4 transit and with good bus access, this is our
5 ideal type of development in the City. This
6 is what we like. And we're very appreciative
7 that the Applicant Bishop Hudson and his group
8 are looking to do this. We think it's going
9 to benefit the neighborhood and benefit the
10 City.

11 Coming back now into the details,
12 the thing that concerns us again is the heavy
13 volumes on MLK and the speed of that traffic.

14 Reading again from our traffic calming
15 report, the posted speed limit I believe is 35
16 miles per -- oh, I'm sorry. The posted speed
17 is 30 miles per hour. But measuring this area
18 just north of Cyprus Road revealed that the
19 average speed was 35 miles an hour with 16
20 percent of the traffic exceeding speeds above
21 46 miles per hour. So the traffic is coming
22 very quick.

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1 And we are very concerned about the
2 two-way ingress and egress off of MLK Avenue.

3 We know that safety is an issue. I believe
4 Bishop Hudson has raised -- Charles Thomas
5 tells me that you've raised this issue with
6 him a number of times. So we know that you're
7 concerned about it. And we are too. And
8 we're just concerned that with traffic volumes
9 on MLK are bound to increase as a result of
10 new development, both in the vicinity of your
11 development as well as up at St. Elizabeths.
12 This situation is going to get worse. And
13 now, we're going to have as a result of the
14 Applicant's proposal more coming in and going
15 out at this uncontrolled intersection where
16 people are coming down very fast off a hill.

17 I went to the site earlier this
18 afternoon just so that I could walk the site
19 myself and get a sense of what was going on.
20 And we just feel that this uncontrolled access
21 from the two-way driveway next to the
22 community center onto MLK creates potential

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1 hazards, both for vehicular on vehicle-on-
2 vehicle accidents as well as vehicle-on-
3 pedestrian accidents. So we're concerned
4 about that, and we were trying to think well,
5 what can we do to make that a better and a
6 safer situation.

7 The thing that occurred to us was
8 that where you see the garage entrance and
9 exit for the residential building is very
10 close to the ramp that is used for truck
11 access to the loading dock. And we felt that
12 if the residential vehicles could ingress and
13 egress from that ramp onto Dunbar Street, from
14 there to Stanton Road, when they take Stanton
15 Road to MLK, they then are at a signalized
16 intersection where they can move and either go
17 north or south protected by that signalized
18 intersection. So that was our thinking.

19 When I walked the site, I observed
20 that there is a very gentle slope down from
21 MLK toward that ramp. And I don't know if you
22 can see it on the picture, but if you look at

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1 the model --

2 CHAIRMAN HOOD: Stay either with a
3 mic -- I don't know if we have the handheld.
4 Okay.

5 And Mr. Rybeck, I think this is
6 your first time, so we want to welcome you. I
7 don't know how we're going to welcome in a few
8 minutes. But right now, we want to welcome
9 you.

10 MR. RYBECK: Well, thank you. I
11 appreciate your forbearance and my lack of
12 familiarity with the appropriate protocol.

13 But you'll see on the model here
14 that there is an area right before you get to
15 the retaining wall. The grade is not
16 undoable. It's certainly not a Lombard Street
17 situation to reference the street in San
18 Francisco that we're all familiar with. But
19 we feel that vehicles could exit here and come
20 down here and use this ramp. And that would
21 be a much more safe situation.

22 So that's our key concern for the

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1 site that we wanted to relate to the
2 Commission this evening. Thank you.

3 CHAIRMAN HOOD: Okay. Thank you
4 very much, Mr. Rybeck. And also Mr. Rice and
5 Mr. Lawson.

6 We're going to now see if we have
7 any questions from my colleagues to anyone --
8 either DDOT or OP at this time.

9 (No audible response.)

10 CHAIRMAN HOOD: Does the Applicant
11 have any questions to either OP or DDOT?

12 MS. PRINCE: Just a few questions.
13 Nice to see you, Mr. Rybeck.

14 We appreciate your comments. I
15 just had a few thoughts that I wanted to go
16 over with you.

17 How does DDOT regard the volume of
18 traffic -- the 100, 102 trips that are
19 generated by this project in the context of
20 other projects like St. Elizabeths, Barry
21 Farm? I mean, how does that fit into the
22 equation? Is it a small project? Is it a

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1 large project?

2 MR. RYBECK: It's a moderate
3 project. It certainly -- I guess it's all
4 about the context. I mean, if we're talking
5 about the number of vehicles that will go in
6 and out of the driveway on a daily basis
7 compared to the present situation, they'll be
8 a substantial increase.

9 MS. PRINCE: Are you familiar with
10 the operation of the church and the volume of
11 vehicles that go to the church weekly in
12 connection with church services and in
13 connection with weekly funerals at the church
14 -- the 150 to 300 vehicles that visit that
15 church on a very regular basis?

16 MR. RYBECK: I'm not familiar with
17 that. No.

18 MS. PRINCE: Do you think that
19 needs to be evaluated in the context of your
20 overall comments?

21 MR. RYBECK: Well, I think that's
22 perhaps part of the existing situation where

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1 we've noticed a number of accidents in this
2 area. I can't tell you what percentage of
3 those accidents are involving people who've
4 been accessing the church or not. I just have
5 raw accident data here. I know that the word
6 I got from both Charles Thomas who's our Ward
7 8 Transportation Planner and Jeff Jennings
8 who's our Development Review Specialist for
9 these types of cases, both of them expressed
10 concern to me about the increase as a result
11 of the project in vehicles coming in and out
12 in a situation which is not good today and
13 will get worse in the future.

14 MS. PRINCE: Is DDOT aggressively
15 studying Martin Luther King in general in
16 connection with all of these issues that
17 you're raising?

18 MR. RYBECK: Yes.

19 MS. PRINCE: And so it's part of a
20 more global effort that's being handled by
21 DDOT?

22 MR. RYBECK: Well, I would say the

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1 Avenue, if you talk about the whole Avenue as
2 part of a global effort -- we have again, as I
3 quoted from this Ward 8 traffic calming report
4 which talks about the Avenue in its entirety.

5 But in terms of this particular driveway, I
6 mean that's an issue for your development.

7 MS. PRINCE: Are you familiar with
8 accidents that resulted from ingress or egress
9 to the church in connection with its services
10 which is a volume that is really less than the
11 volume that we're talking about in connection
12 with this project?

13 MR. RYBECK: Again, the accident
14 data I have doesn't distinguish that.

15 MS. PRINCE: All right. Well, I
16 have no more questions. Thank you.

17 CHAIRMAN HOOD: Thank you.

18 Commissioner Keating?

19 COMMISSIONER KEATING: Mr. Chair,
20 could I ask --

21 COMMISSIONER TURNBULL: I have a
22 question also.

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1 I'm just trying to understand
2 something because we talked earlier about the
3 pedestrian striping at Eaton Road. Is that
4 correct?

5 CHAIRMAN HOOD: Yes.

6 COMMISSIONER TURNBULL: Is that
7 Eaton? Okay. I can't quite see the name.

8 BISHOP HUDSON: Across the street.

9 COMMISSIONER TURNBULL: Across the
10 street?

11 BISHOP HUDSON: Yes, sir.

12 COMMISSIONER TURNBULL: I don't
13 know much about the congregation. Do many of
14 the folks live in the area? Do they live kind
15 of across the street over here where that
16 walkway is?

17 BISHOP HUDSON: Yes, sir. We have
18 a good portion of residents that live in Barry
19 Farms, and in Park Chester is what you're
20 commenting from Eaton Road.

21 COMMISSIONER TURNBULL: In there?

22 BISHOP HUDSON: Yes.

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1 COMMISSIONER TURNBULL: Okay. And
2 I did hear earlier that there's going to be a
3 Metro Bus stop in front of the residential?

4 BISHOP HUDSON: There's already a -
5 -

6 COMMISSIONER TURNBULL: There's
7 already one there?

8 BISHOP HUDSON: -- a Metro stop
9 right at the corner. If I could -- there's
10 already a Metro stop right here. And there's
11 a Metro stop right here.

12 COMMISSIONER TURNBULL: Okay.
13 Okay.

14 COMMISSIONER KEATING: I just have
15 a question then for DDOT.

16 I'm not a traffic expert by
17 anybody's stretch of the imagination. But it
18 seems to me that if 16 percent of the cars are
19 going 46 miles or more and a majority of cars
20 are flying down this hill, why aren't there
21 more traffic calming measures in between these
22 two stoplights that we see here down at the

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1 bottom and kind of up at the top? And would
2 that not make sense in conjunction with this
3 project if you have a large number of
4 residents or people moving across the street
5 at this unprotected crosswalk, then maybe the
6 thought ought to be that instead of worrying
7 about how fast the cars are going, trying to
8 slow them down and make use of this location
9 here? What's not more traffic calming if not
10 a traffic light and pedestrian?

11 MR. RYBECK: At our meeting this
12 afternoon, we said that again our concern is
13 one of safety. We felt that the vehicles
14 entering and exiting that two-way driveway
15 presented an unsafe situation. And we would
16 be happy to have the Applicant address it in
17 either of one of two ways. We thought that
18 they could if they wanted to signalize that
19 intersection, or they could have the vehicles
20 enter and exit off of Dunbar Road.

21 We felt that it appears that it
22 would be a much cheaper and easier solution to

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1 go via Dunbar Road. But if the Applicant
2 wishes to signalize that intersection, we
3 would find that acceptable.

4 CHAIRMAN HOOD: Part of the
5 problem, Mr. Rybeck -- and I've heard this in
6 the few years I've been here -- is who's going
7 to incur that cost. And I'm not sure if
8 that's the situation of the church. But most
9 of the time I've heard that. Who's going to
10 incur the cost? Is DDOT willing to work the
11 Applicant cost-wise? Because that's quite a
12 bit of cost to put a traffic signal in.

13 MR. RYBECK: It is very costly.
14 And typically I think what we do is we use the
15 but for test. In other words, but for that
16 development, but for their proposal to have a
17 two-way ingress and egress there, would we put
18 a traffic signal there. No, we would not.

19 So using the but for test --

20 CHAIRMAN HOOD: It sounds to me
21 though even the but for test -- and hopefully
22 I'm pronouncing that correctly -- from what

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1 the conversation of my colleague was just
2 having -- and excuse me for interrupting -- it
3 sounds to me like there's an issue there
4 already that begins but for even if it was for
5 or for not. There's still an issue there from
6 your testimony about the speed of the cars.
7 And our charge is to protect the safety and
8 health of the residents of the District of
9 Columbia.

10 MR. RYBECK: Absolutely.

11 CHAIRMAN HOOD: So that is
12 something that we definitely need to look at.

13 MR. RYBECK: We are very concerned
14 about the speed. And we will -- in the
15 traffic calming report, there are a number of
16 recommendations. I regret that Charles Thomas
17 isn't here. He can speak to that more fully
18 since he's the author of this report.

19 He does want to introduce -- right
20 now I think it's about four or five tenths of
21 a mile between the signal at Stanton Road and
22 the next signal further south on MLK Avenue.

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1 And I do believe Mr. Thomas wants to introduce
2 more traffic signals in there for traffic
3 calming purposes.

4 CHAIRMAN HOOD: I'm sorry. Go
5 ahead, Commissioner. I'm sorry to interrupt.

6 COMMISSIONER KEATING: No. That's
7 helpful. I mean, it just comes back to this
8 longer range plan for the area and kind of how
9 do we get access to see kind of how this all
10 fits together. Because if there's a plan
11 already to put a traffic signal there, then
12 perhaps this ingress and egress issue is not
13 really an issue. It's been solved already by
14 the plan that's been put together.

15 MR. RYBECK: Yes. All I know from
16 Mr. Thomas and what he's told me just in the
17 last day that we've been talking about this is
18 that we do not have a plan to signalize that
19 specific location at the present time.

20 CHAIRMAN HOOD: Before we do
21 proposed action, and most of the time we say
22 even between proposed and final, can DDOT work

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1 again with the Applicant and try to find a way
2 to maybe mitigate some of that issue, whether
3 it be a traffic signal or whatever? Because
4 that is a concern of mine to begin with the
5 egress, ingress and egress right there at that
6 point. But I also do not want to hold this
7 Applicant liable for the whole street where
8 there already exists a problem to begin with
9 the way I see it.

10 MR. RYBECK: We'll do what we can.

11 COMMISSIONER KEATING: Can I just
12 make one more comment? Because I thought I
13 heard earlier in the testimony from the
14 Chairperson of ANC 8-A that Dunbar Road is
15 actually not really a serviced road. It
16 hasn't paved. It's got potholes. Is DDOT
17 going to -- if that is the answer -- is DDOT
18 going to repair this road to sufficiently
19 carry this traffic?

20 MR. RYBECK: Dunbar Road from
21 Stanton Road to the gated driveway or ramp
22 that you see at the back of the property is in

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1 fine shape in terms of ability to handle
2 vehicular traffic. At the point of the gate,
3 there are jersey barriers. And from that
4 point to the south, or to the right as you're
5 looking on the screen, there is a closed off
6 section of Dunbar Road between that point and
7 Pomeroy, which I believe the other gentleman
8 -- the ANC Commissioner -- mentioned. That
9 part of Dunbar Road which has been closed off
10 by jersey barriers for many years is in a very
11 unkempt state and is not suitable for traffic
12 because it has not been maintained.

13 It was closed off -- I should
14 mention -- at the request of the community
15 because it's an isolated area. There are no
16 eyes on the street so to speak back there.
17 There were a lot of abandoned and burned
18 vehicles and criminal and dumping. The list
19 goes on and on and on. So given the lack of
20 eyes on the street back there, and the fact
21 that there were no people who needed access
22 from that stretch between Pomeroy and the

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1 driveway, the decision was made to simply
2 close that part of the street with jersey
3 barriers.

4 But from Stanton Road to the jersey
5 barriers, the road is serviceable and in good
6 shape.

7 COMMISSIONER KEATING: At the end
8 of the day, I'd just like to see a mindset of
9 here's an avenue that we're trying to
10 revitalize and bring back to life. And the
11 thinking around it ought to be how do we do
12 everything we can to make this road work well
13 for the community. It just feels to me that
14 we're not thinking as globally as maybe we
15 need to about kind of how to deal with the
16 traffic issue.

17 MR. RYBECK: Well, we're happy to
18 do what we can.

19 Again, we felt that having the
20 traffic ingress and egress off of Dunbar would
21 provide signalize access to MLK that would be
22 safer than what the Applicant's proposed

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1 without incurring undue cost or hardship given
2 their current design.

3 CHAIRMAN HOOD: Mr. Turnbull?

4 COMMISSIONER TURNBULL: Thank you,
5 Mr. Chair.

6 I guess, Mr. Rybeck, I would -- I
7 guess I would put your comments sort of like
8 an ultimatum to the Applicant. Either do this
9 or we're not going to approve it. And I think
10 that's a little unfair. I mean, you're asking
11 them almost to go in through the back door --
12 the back door to either church, to their
13 house. I think that's a little unfair.

14 MR. RYBECK: Well, I think --

15 COMMISSIONER TURNBULL: We all
16 understand the concerns. But I think you need
17 to look at the infrastructure that's there,
18 and realize that the Applicant should not be
19 able to have to bear the cost on an existing
20 condition.

21 MR. RYBECK: Well, there are
22 different types of access and egress. And

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1 certainly the pedestrian access and egress
2 would be off of Martin Luther King Avenue.
3 And for people using transit, we feel that the
4 ingress and egress will be very convenient,
5 very safe, very commodious. In fact, we want
6 to make it more so.

7 COMMISSIONER TURNBULL: You just
8 told me that going in through that to Dunbar
9 Road will --

10 MR. RYBECK: Not people on foot,
11 and not people using public transit.

12 COMMISSIONER TURNBULL: But people
13 are --

14 MR. RYBECK: Now people who are in
15 a car -- people who are in a car, yes, it's
16 less direct. It's not a high profile
17 entrance, if you will. But they are in a car.
18 And --

19 COMMISSIONER TURNBULL: Well, I
20 think here's -- I think you ought to take the
21 direction of the Chair, step out of the box,
22 meet with the Applicant and come to something

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1 that everybody can agree on as fair and
2 reasonable.

3 MR. RYBECK: We're certainly
4 willing to do that.

5 COMMISSIONER TURNBULL: Thank you.

6 CHAIRMAN HOOD: Okay. Any other
7 questions?

8 (No audible response.)

9 CHAIRMAN HOOD: Again, Mr. Rybeck,
10 we want to welcome you.

11 (LAUGHTER.)

12 MR. RYBECK: I feel embraced.

13 CHAIRMAN HOOD: Great. Great.
14 Okay.

15 All right. Does the Applicant have
16 any cross examination -- either for DDOT or
17 Office of Planning?

18 MS. PRINCE: I believe I completed
19 my cross examination of DDOT. And no cross
20 examination for Office of Planning.

21 CHAIRMAN HOOD: Okay. Okay.

22 BISHOP HUDSON: Am I allowed to

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1 speak?

2 CHAIRMAN HOOD: You have some cross
3 examination? Okay.

4 Let the record reflect that both
5 our Chairs of both ANC 8-C and 8-A have left
6 the room. So they will not be cross
7 examining.

8 Let me look at what I have. And my
9 colleagues, you can help me.

10 Testimony has been given that the
11 former Mayor and Councilman of Ward 8 supports
12 this project, even though we don't have a
13 letter. And we understand possibly why.

14 Also, we have a letter from the
15 Anacostia Coordinating Council in support from
16 Philip Purnell.

17 Also, we have a letter from Ward 8
18 Business Council from Mr. James Bun in
19 support.

20 Also a letter from Councilman Kwame
21 Brown in support.

22 And I think that's all I have in

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1 support. Am I missing anything? Okay.

2 I have a list with two names. And
3 looking at the number of the folks who are in
4 the audience, I thought it was going to be
5 much more. That's why we were trying to
6 expedite and move fast.

7 But I see Sarah Story from Bowman
8 and Walter Sewell here to testify. But you
9 don't want to talk to us after that with Mr.
10 Rybeck?

11 Okay. With that, do we have any
12 person -- organization or persons -- that
13 would like to testify in support?

14 (No audible response.)

15 CHAIRMAN HOOD: Organizations or
16 persons who would like to testify in
17 opposition?

18 (No audible response.)

19 CHAIRMAN HOOD: Ms. Prince, if we
20 can do the rebuttal, or any closing?

21 MS. PRINCE: I would like Pastor
22 Hudson just to address some of the traffic

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1 issues on rebuttal.

2 CHAIRMAN HOOD: Okay.

3 BISHOP HUDSON: Thank you so much.

4 I wanted to say if I could, I
5 proudly live right here on Stanton Road --
6 2511 Stanton Road. And in an effort to take
7 care of myself to keep living, I often run and
8 walk in this neighborhood.

9 I wanted to say that all of the
10 accidents that have occurred in the last three
11 years have actually been on Stanton Road and
12 Martin Luther King corner. It is not coming
13 now. We've never had a problem with traffic
14 coming down here. They just put a new traffic
15 light right by St. Elizabeths that just --
16 that actually doesn't work. They just have
17 not made it work.

18 The problem that we have is that
19 our wonderful police officers have not
20 enforced the traffic speed limit which is 30.

21 Just recently, they have started parking the
22 police car on Martin Luther King, and it has

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1 helped tremendously because when you see the
2 police car, you slow down. So it has helped
3 tremendously.

4 And I just wanted to say that we
5 don't have a problem. We've never had a
6 problem with traffic going in and out of our
7 church. And we are very busy. We are very
8 busy. We have cars come in and out everyday
9 because our community actually uses our
10 facility because we're the only ones that have
11 a parking space. I think we have the largest
12 parking lot for churches in the District of
13 Columbia. And our facility is very pleasing
14 to everyone. So we've never had a problem in
15 terms of traffic in this area.

16 And I'm not a traffic expert. But
17 I would say that if the traffic light that
18 they just put there for St. Elizabeths would
19 work, it would undoubtedly slow the traffic
20 down that comes through here.

21 But the problem is -- the reason
22 why we as a congregation -- you heard them say

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1 Amen -- this has been a problem for us. The
2 truth is that barrier that they have, we have
3 to clean this place up just to get in our own
4 parking lot. So we have to keep it clean
5 because our community persons, they come and
6 dump their trash there.

7 So -- and if you were to revert all
8 traffic back there -- and I really appreciate
9 the Commissioner saying that -- the idea of
10 having persons go in the back door to their
11 residence is not fair. And it would cause a
12 bottleneck right here because you have the
13 entrance to Suitland Parkway, and the problem
14 is when people come and turn that corner from
15 here to go -- they just start speeding because
16 they know that the entrance is there. So if
17 we were to revert all traffic this way, it
18 would be a bottleneck all up and down here.
19 And it certainly would annoy Ms. Moore who we
20 call her the mayor of Stanton Road because she
21 wants speed bumps on Stanton Road because she
22 doesn't want people -- all this traffic going

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1 down Stanton Road. And she certainly would
2 not want it -- the church traffic going that
3 way.

4 But I just really wanted to make a
5 point that all of the accidents that have
6 happened since I've been there, they've been
7 right on -- in fact, they had one yesterday,
8 sir. They had a traffic -- they had an
9 accident right there because people who are
10 turning from Howard Road -- turning here do
11 not pay attention. And it has nothing to do
12 with the area that we are talking about in
13 this area. Because our senior center is right
14 there. And we already drop off our seniors
15 right there. They walk into the senior center
16 everyday. And people already know that this
17 is an entrance to the church. And so we don't
18 have a speeding problem in that area.

19 VICE CHAIRMAN JEFFRIES: So Bishop,
20 are you saying that the accidents that are
21 happening at the intersection of Stanton and
22 MLK are not based on speeding? What's the

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1 nature of the accidents? Or can someone speak
2 to that?

3 BISHOP HUDSON: In my opinion, from
4 -- I've seen several accidents there. They're
5 coming up from -- again, I'm not an expert at
6 traffic -- but they're coming up from Howard
7 Road and they are turning to get onto the
8 highway. And the people who are sitting here
9 are not paying attention. Bam! Every
10 accident that I've seen happened from them
11 coming from this direction.

12 VICE CHAIRMAN JEFFRIES: So those
13 people are actually being hit by ongoing
14 traffic coming from --

15 BISHOP HUDSON: Coming -- coming
16 from right here.

17 The accident that just happened
18 yesterday, the person was sitting right here
19 at Martin Luther King. And this person was
20 making that turn trying to turn quick. The
21 light went, and I'm -- either they ran that
22 light or they ran into the person from there.

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1 And so all I'm saying is the
2 accidents that have been happening, they've
3 been happening right here. Why? I just would
4 say it's not because of this area here.
5 Because if they were -- if that light worked
6 -- the traffic light that they just put there
7 -- it would slow people down.

8 And I just want to say this. We do
9 the best we can to really service our
10 community. The needs are so great. It would
11 be unfair for us trying to build affordable
12 housing, a community center that would service
13 the social ills of our community, and then to
14 have to fix the traffic situation. That's not
15 fair to us when they are going to build 14,000
16 office space -- St. Elizabeth -- right
17 diagonal from us. Surely the federal
18 government could put a traffic light if they
19 needed a traffic light. For us to be
20 penalized when we're trying to help our
21 community is unfair.

22 CHAIRMAN HOOD: Bishop, I think, if

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1 I can just add -- I think you've heard our
2 comments to the District Department of
3 Transportation. So I think we realize that.
4 And without saying it exactly like you did, I
5 think that was already said up here.

6 VICE CHAIRMAN JEFFRIES: And I just
7 would put on the record that I concur with the
8 comments of Commissioners Keating and Turnbull
9 as it relates to sort of undue burden on this
10 Applicant as it relates to traffic issues.
11 It's absolutely just not practical it seems to
12 divert this traffic onto Dunbar based on what
13 I've heard. And I think it is burdensome to
14 this Applicant. And my hope is that DDOT can
15 sort of work with them.

16 To treat it almost like a sort of
17 suburban site plan, I mean, that's just I
18 don't think in keeping with what we're looking
19 at here in terms of the site plan. I mean, it
20 needs to have direct access for the people who
21 are living here.

22 And I think we're all in agreement

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1 that this is an absolutely important
2 development with all the various uses that are
3 occurring here. And I do think that we really
4 need to be as accommodating as possible to
5 ensure that it's successful. It's just
6 absolutely -- it's just impractical in terms
7 of what's being recommended here.

8 So I just want to add to the chorus
9 of my fellow Commissioners here.

10 CHAIRMAN HOOD: Okay. I think we
11 are in so much agreement that everything is
12 outstanding and would my colleagues entertain
13 us with a bench decision tonight and possibly
14 getting everything before final. Does anyone
15 have any objections?

16 COMMISSIONER MAY: I think there
17 are a fair number of things that need a little
18 bit of exploration. I would be comfortable
19 deferring decision making until we've actually
20 seen it. That's just me.

21 CHAIRMAN HOOD: Okay. That's fine.
22 I've heard one person. And that's the way we

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1 move. I don't think this is just going to be
2 a showstopper for any of us. But we can wait
3 and err on the side of caution. We can move
4 forward at that time when we get everything
5 that satisfies. Okay?

6 All right. Ms. Prince, did you
7 want to close, or have you already -- or did
8 the Bishop close for us?

9 MS. PRINCE: I think the Bishop
10 closed for me.

11 I just want to thank you for your
12 time and your patience. And we're happy to
13 address these additional comments. But we can
14 turn around material very quickly to keep this
15 project on track schedule wise. And I just
16 want to make sure you're aware of that.

17 CHAIRMAN HOOD: Let me see how
18 quick you are. We have a meeting Monday. Can
19 you --

20 (LAUGHTER.)

21 MS. PRINCE: You have another one
22 the 30th though.

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1 CHAIRMAN HOOD: You know when we
2 meet. Okay. We can't even do that.

3 But anyway, Ms. Schellin, can we
4 come up with some dates?

5 MS. SCHELLIN: Yes. The 30th, we
6 can't do it on the 30th. But our next meeting
7 after Monday would be April 13th. So we can
8 shoot for that.

9 We can have the Applicant respond
10 by March 26th, and allow the ANC until April
11 2nd. And then take this up on April 13th.

12 CHAIRMAN HOOD: Okay. Do we have
13 dates?

14 VICE CHAIRMAN JEFFRIES: Ms.
15 Schellin, April 13th?

16 CHAIRMAN HOOD: Oh, that's your
17 birthday. Are we coming in, or are we going
18 to take off on your --

19 COMMISSIONER TURNBULL: I'll be
20 here. I'll be here.

21 CHAIRMAN HOOD: No, I'm talking
22 about the rest of us. You'll be here and the

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1 rest of us will take off.

2 Okay.

3 COMMISSIONER TURNBULL: You just
4 have to sing.

5 CHAIRMAN HOOD: Oh, I'll remember
6 that. Ms. Schellin, help me remember that I
7 need to sing on the 13th.

8 MS. SCHELLIN: Okay.

9 CHAIRMAN HOOD: Maybe I can get in
10 the choir. I don't know.

11 All right. You can tell it's
12 getting late.

13 MS. SCHELLIN: Also, if the
14 Applicant chooses to do so, if we could have
15 proposed findings of facts by April 2nd?

16 VICE CHAIRMAN JEFFRIES: So, Mr.
17 Chair, is the Applicant comfortable with the
18 level of changes that are being requested onto
19 the drawings?

20 MR. GOINS: Yes, we're fine.

21 VICE CHAIRMAN JEFFRIES: Okay. I
22 mean, there was a lot that was brought up.

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1 MR. GOINS: Yes.

2 VICE CHAIRMAN JEFFRIES: Did you
3 not write them down?

4 MS. SCHELLIN: No. Because I know
5 Mr. Goins is going to take care of it.

6 VICE CHAIRMAN JEFFRIES: Oh, okay.
7 Okay. I just thought it might be helpful at
8 least for the rest of the Commissioners that
9 if we had a list of the -- you will take care
10 of that. I just wanted to make certain we're
11 all clear that they have the right directions.

12 MS. SCHELLIN: The transcript will
13 be available in ten days.

14 VICE CHAIRMAN JEFFRIES: Okay.

15 CHAIRMAN HOOD: Okay. With that,
16 if everything is in order, we have our dates.

17 Ms. Prince, are we good to go? Okay.

18 With that, I want to thank everyone
19 for their participation and for their
20 attendance tonight.

21 And with that, this hearing is
22 adjourned.

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1 (Whereupon, at 9:43 p.m., the
2 hearing was adjourned.)

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