

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

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=====┐
IN THE MATTER OF:      :
                        :
Abdo development, LLC and :Case Nos.
The Trustees of the      :08-24 and
Catholic University      :08-24A/04-25
of America                :
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Monday,
October 5, 2009

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

The Public Hearing of Case Nos. 08-24 and 08-24A/04-25 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.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairman
- WILLIAM W. KEATING, III, Vice Chair
- KONRAD SCHLATER, Commissioner
- PETER MAY, Commissioner (NPS)
- MICHAEL G. TURNBULL, FAIA, Commissioner (AOC)

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OFFICE OF ZONING STAFF PRESENT:

JAMISON WEINBAUM, Director of the Office
of Zoning
SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

MATT JESICK
JOEL LAWSON

The transcript constitutes the
minutes from the Public Hearing held on
October 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: Good evening,
4 ladies and gentlemen. This is the public
5 hearing of the Zoning Commission of the
6 District of Columbia for Monday, October the
7 5th, 2009.

8 My name is Anthony Hood. Joining
9 me are Vice Chairman Keating, Commissioner
10 Schlater, Commissioner May and Commissioner
11 Turnbull.

12 We are also joined by the Office of
13 Zoning Staff. Our new Director, Director
14 Weinbaum. Ms. Sharon Schellin will be joining
15 us shortly. Also the Office of Planning, Mr.
16 Lawson and Mr. Jesick.

17 This proceeding is being recorded
18 by a court reporter. It is also webcast live.

19 Accordingly, we must ask you to refrain for
20 any disruptive noises or actions in the
21 hearing room.

22 The subject of this evening's

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1 hearing is Zoning Commission Case Number 08-24
2 and 08-24A. This is a request by Abdo
3 Development and Catholic University for
4 approval of a consolidated PUD and related map
5 amendment and amendment to an approved campus
6 plan for property located in Squares 3654,
7 3657 and 3831.

8 Notice of today's hearing was
9 published in The D.C. Register on July the
10 31st, 2009 and copies of that announcement are
11 available to my left on the wall near the
12 door.

13 The hearing will be conducted in
14 accordance with the provisions of 11 DCMR 3022
15 as follows: Preliminary matters, applicant's
16 case, report of the Office of Planning, report
17 of other government agencies, report of ANC 5C
18 which is the affected ANC in this case all,
19 organizations and persons in support,
20 organizations and persons in opposition,
21 rebuttal and closing by the applicant..

22 The following time constraints will

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1 be maintained in this meeting: The applicant
2 60 minutes, organizations five minutes,
3 individuals three minutes.

4 The Commission intends to adhere to
5 the time limits as strictly as possible in
6 order to hear the case in a reasonable period
7 of time. The Commission reserves the right to
8 change the time limits for presentations if
9 necessary and note that no time shall be
10 ceded.

11 All persons appearing before the
12 Commission are to fill out two witness cards.

13 These cards are located to my left on the
14 table near the door. Upon coming forward to
15 speak to the Commission, please give both
16 cards to the reporter sitting to my right
17 before taking a seat at the table.

18 When presenting information to the
19 Commission, please turn on and speak into the
20 microphone first stating your name and home
21 address. When you are finished speaking,
22 please turn your microphone off so that your

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1 microphone is no longer picking up sound or
2 background noise.

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

10 The staff will be available
11 throughout the hearing to discussion
12 procedural questions.

13 Please turn off all beepers and
14 cell phones at this time so not to disrupt
15 these proceedings.

16 Would all individuals wishing to
17 testify please rise to take the oath?

18 Ms. Schellin, would you please
19 administer the oath?

20 MS. SCHELLIN: Please raise your
21 right hand. Do you solemnly swear or affirm
22 the testimony you'll give this evening will be

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1 the truth, the whole truth and nothing but the
2 truth? Thank you.

3 CHAIRMAN HOOD: Okay. At this
4 time, the Commission will consider any
5 preliminary matters. Does the staff have any
6 preliminary matters?

7 MS. SCHELLIN: The staff would
8 advise that we have received the affidavit of
9 maintenance from the Applicant and it is in
10 order.

11 We did have one request for party
12 status. However, they have withdrawn that
13 request and other than that just the expert
14 witnesses that the Applicant is proffering.

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

17 So, colleagues, as stated by Ms.
18 Schellin, there's no need for us to take
19 action on Exhibit 29, 27 -- 29 and 27 because
20 that has been withdrawn.

21 Okay. Good evening, Mr. Tummonds.

22 MR. TUMMONDS: Good evening. We

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1 are proposing three expert witnesses. We've
2 previously submitted their résumés into the
3 record. All three of these witnesses have
4 been admitted as experts previously by the
5 Zoning Commission.

6 The first is Cheryl O'Neill of
7 Torti Gallas. We would ask that she be
8 admitted as an expert in architecture.

9 The second is Maurice Walters of
10 Maurice Walters Architects. We would also
11 request that he be admitted as an expert in
12 architecture.

13 And our third and final expert
14 witness is Jami Milanovich of Wells and
15 Associates and we request that she be admitted
16 as an expert in traffic engineering.

17 CHAIRMAN HOOD: Okay. Thank you
18 very much. We do know that two have been
19 accepted previously and you're telling me now
20 that Cheryl O'Neill has been accepted
21 previously by the Zoning Commission?

22 MR. TUMMONDS: That's correct.

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1 CHAIRMAN HOOD: Okay. All right.
2 Members, any issues? Okay. So, they will be
3 accepted as expert witnesses and you may begin
4 I guess. If everything's in order, you may
5 begin.

6 MR. TUMMONDS: Great. Good
7 evening, Mr. Chairman, Members of the
8 Commission.

9 I am Paul Tummonds with the Law
10 Firm of Pillsbury Winthrop. Christine Roddy
11 of Pillsbury is also with me here this
12 evening.

13 We are here this evening to prevent
14 the PUD and Zoning Map amendment of
15 Application of Abdo Development and the
16 Catholic University of America as well as the
17 campus plan amendment application of Catholic
18 University.

19 We believe that the information we
20 have presented in the record to date, the
21 information that we will present this evening,
22 detail how these applications fully satisfy

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1 the standards for PUD approval enumerated in
2 Chapter 24 of the Zoning Regulations. This
3 information shows the granting of approval of
4 the PUD and Zoning Map amendment applications
5 is not inconsistent with the comprehensive
6 plan and is fully consistent with the
7 Brookland CUA Metro Station small area plan.

8 And finally, we believe that the
9 information provided shows that the proposed
10 campus plan amendment is entirely consistent
11 with previous decisions of the Zoning
12 Commission regarding development of the
13 Catholic University.

14 We have a number of witnesses here
15 this evening to present our case. We have a
16 full 60-minute presentation and I'll just give
17 you a brief overview of who we have.

18 First, Jim Abdo of Abdo Development
19 will discuss the Applicant's vision for the
20 project and will highlight the major
21 components of the project.

22 Father David M. O'Connell,

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1 President of Catholic University will discuss
2 the proposed campus plan amendment as well as
3 Catholic University's decision-making process
4 in selecting Abdo Development.

5 Cheryl O'Neill will discuss the
6 architectural details of Blocks A-1, B, E and
7 A-2.

8 Maurice Walters will discuss the
9 architectural details of Blocks C and D.

10 And Jami Milanovich will address
11 the proposed intersection reconfigurations and
12 transportation demand management plan.

13 Finally, Toby Millman of Abdo
14 Development will discuss the significant
15 community outreach process that has occurred
16 through this process as well as the
17 significant community amenities package that
18 is being proposed.

19 As noted in its September 25, 2009
20 report, the Office of Planning fully supports
21 this application. The additional information
22 requested by the Office of Planning in

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1 attachment 1 of its report will be presented
2 this evening.

3 The District Department of
4 Transportation also submitted a report on
5 October 1st, 2009 in this case which supports
6 the application with conditions. Our
7 testimony this evening will address the areas
8 of DDOT's conditioned support.

9 As a result of the very significant
10 community outreach that has occurred in this
11 public hearing process, we are pleased that
12 this project has received the unanimous
13 support of ANC 5C. Commissioner Tim Day of
14 ANC 5C is here this evening to present ANC
15 5C's resolution.

16 With that, I would like to now ask
17 Jim Abdo to introduce Reverend O'Connell.

18 MR. ABDO: Thank you, Paul. Thank
19 you, Mr. Chairman, distinguished Members of
20 the Commission. It's always an honor to be
21 here and it's certainly an honor to have
22 Father O'Connell from Catholic University here

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1 with us. I'd like to introduce him now.

2 FATHER O'CONNELL: Good evening,
3 Commissioners. My name is Father David
4 O'Connell. I am the 14th President of the
5 Catholic University of America and have been
6 so for the last 12 years.

7 I thank you for this opportunity to
8 be here to speak with you tonight.

9 The University is a co-applicant
10 with Abdo Development in this PUD application
11 since the PUD site is currently the
12 University's south campus.

13 The University decided many years
14 ago to phase its resident life activities off
15 of the south campus. We identified demotion
16 of the south campus residence halls and
17 removal of the property from the campus in our
18 2002 campus plan.

19 Since then, we have taken steps to
20 replace the south campus dormitories with new
21 buildings on the main campus. Appearing
22 before the Commission several times in recent

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1 years for that purpose. That process is
2 nearly complete and now, we are asking the
3 Commission to formally remove the south campus
4 from the jurisdiction of the University's
5 campus plan.

6 Our goals in developing the south
7 campus rest on our belief that a successful
8 financially strong and attractive Catholic
9 University is vital for our future and for the
10 Edgewood and Brookland communities as well.

11 In addition to completing the
12 transition of resident students onto our main
13 campus, these goals include, first,
14 transforming the entry to CUA giving us a
15 Michigan Avenue front porch that we've never
16 had and solving several vehicular and
17 pedestrian public safety problems.

18 Second, developing a vibrant
19 streetscape to attract more students and
20 faculty to CUA, to bring amenities to the area
21 that are not now present or available, to
22 strengthen connections to 12th Street and to

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1 make the Metro Station a more attractive
2 destination.

3 Third and finally, enhancing our
4 ability to build state-of-the-art residence
5 halls on the campus and to compete
6 successfully in a shrinking undergraduate
7 market and provide long-term support for the
8 University's academic mission.

9 The PUD project meets these goals
10 for CUA and does so in a way that makes
11 positive and lasting contributions to the
12 Edgewood and Brookland neighborhoods and
13 please permit me to finish with a word about
14 Jim Abdo.

15 This PUD is the most important
16 project that University has had in many, many
17 decades. We screened more than 40 major
18 developers and after extensive due diligence,
19 we made a carefully considered choice of Jim
20 Abdo.

21 Jim stood out because we think his
22 vision meets the University's goals and

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1 respects the unique character and history of
2 our neighborhoods. As a developer who is
3 local and has serious stake in his work, his
4 track record reflects a commitment to working
5 within and transforming communities.

6 I think we've made a great choice
7 and have the greatest confidence in the
8 quality of his work and in his vision for our
9 south campus.

10 Thank you very much.

11 MR. ABDO: Thank you, Father
12 O'Connell.

13 Members of the Commission, if it's
14 okay with you, I'm going to stand. It's a
15 little easier for me to kind of see what I'm
16 doing here.

17 What I thought we'd do very
18 quickly, we've been before you before, is give
19 you a real quick overview of a few projects
20 that we've done that I think will demonstrate
21 to you that we do have a capacity and
22 capability to exercise on our vision.

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1 This is a project that many of you
2 remember because you were with us through this
3 approval process. This is Senate Square over
4 on H Street, East Capitol Hill. This is a PUD
5 that allowed us to preserve and protect and
6 maintain two very historic buildings that
7 ironically were built by the Catholic Church
8 in the 1870s and we transformed these
9 distressed buildings and at the same time were
10 able to bring substantial amount of new
11 housing to the H Street corridor and as a
12 result of our success there, this is a \$250
13 million project. The very first project
14 brought to H Street.

15 We bought the largest on-site
16 affordable housing component in the city's
17 history at the time. We did all of this with
18 no subsidy of any kind and as a result of us
19 bringing this level of investment to H Street,
20 it is now one of the most sought after retail
21 corridors in the city and we feel very proud
22 about the catalytic affect that this project

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1 had.

2 We also understand and know retail.

3 While we didn't bring retail to H Street, we
4 saw retail stimulated. We saw it transform
5 before our eyes as we completed the project.
6 These are projects and buildings that we have
7 over on 14th Street where we brought eclectic
8 neighborhood serving retail to a former
9 distressed riot corridor. We were the first
10 developers to go into 14th Street. Now,
11 again, a very sought after retail corridor.

12 We brought the first hardware store
13 there in 75 years. We brought the first
14 pharmacy there since the 1940s. We brought
15 the first Caribou Coffee to Washington, D.C.
16 and all of this retail that we've brought to
17 the 14th Street corridor, we brought there as
18 a result of outreach to the community. We met
19 with the community and we talked to them about
20 what kind of retail they wanted to see and
21 this is the same spirit and the same vision
22 and commitment that we intend to bring to the

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1 Catholic University Brookland area.

2 Which brings us now to what our
3 vision is for this site and the first thing
4 I'd like to do is sort of orient you to what
5 -- to where we're going and the land area that
6 we're looking at addressing.

7 This is Catholic University right
8 here. This is the Dominican House of Studies
9 which is adjacent to our site. This is
10 Michigan Avenue. This is the Brookland
11 Catholic University Metro stop which is right
12 at our site.

13 Our site encompasses about 8.9
14 acres of land and one of the key things that
15 we wanted to do was create connectivity,
16 connectivity to the neighborhood, to this
17 wonderful stable neighborhood that exists in
18 Brookland with the 12th Street retail corridor
19 and create connections to that and the
20 Catholic University as well as to the retail
21 main street that we intend to bring as part of
22 our vision and the additional housing that we

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1 intend to bring here.

2 If you go out there today, again,
3 this is land that belongs to Catholic
4 University. This is not public property.
5 This is private property. It's Catholic
6 University's land and you have some very
7 challenging intersections that exist there and
8 you have an area that's somewhat desolate. It
9 sort of lacks a sense of place.

10 This is Monroe Street. This is a
11 building that no longer exists here and this
12 is a dorm that will be coming down and you can
13 see Catholic University off in the distance.

14 This is our Metro stop. Catholic
15 University with a cold concrete viaduct and
16 nothing there. No sense of place. No
17 activity and this is what we had to look at
18 and formulate our vision from.

19 But, while we were formulating our
20 vision, concurrently, the Office of Planning
21 was doing the same thing. They were thinking
22 what could be? What should and could happen

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1 at the Brookland CUA Metro Station? And they
2 came up with their own small area plan and
3 again, this was happening at the same time we
4 were coming before Catholic and competing with
5 other groups on what we thought could happen
6 there.

7 And if you look at the small area
8 plan, you're going to see similarities. What
9 they're looking for along Monroe Street? This
10 is their text. A revitalized street lined
11 urban street with retail and residential and
12 cultural and arts uses. If we go on further,
13 looking at mixed-used development with
14 community-serving retail, cultural used and
15 public spaces.

16 They're looking at reestablishing
17 the street fabric which you'll see in our plan
18 is exactly what we do by correcting. We
19 believe correcting some very challenging
20 intersections and aligning them with our
21 neighbors at Catholic University.

22 And creating a gateway to Brookland

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1 and to Monroe Street and to Michigan Avenue.
2 Announcing the sense of place that we intend
3 to create and these are all objectives of the
4 small area plan and creating civic open
5 spaces. Again, something that we also embrace
6 and are part of what our plan is all about.

7 Quickly now, we'll show you our
8 site plan and this is our 8.9 acres. It
9 features buildings that are mixed use with
10 retail and residential townhouse development
11 and again, directly across from Catholic
12 University with Monroe Street with its
13 reconfigured intersection. Getting away from
14 a very challenging Y intersection to a T
15 intersection as well as reconfiguring the
16 intersection along 7th Street to dovetail
17 directly to the entrance of Catholic
18 University.

19 It's a multitude of buildings.
20 Residential with retail happening at the base.
21 There's an arts use that we're going to talk
22 to you about. There's community use that

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1 we're going to talk to you about and there's
2 townhouse development that we'll be showing
3 you.

4 I see the term here architectural
5 precedence and I really think the right term
6 should have been architectural inspiration.
7 We had a -- when we started formulating ideas
8 for what could happen directly across the
9 street from Catholic University, we recognized
10 that this was not only a big honor but
11 something we had to take on very carefully.

12 Catholic University is a beautiful
13 institution, beautiful buildings. It's an
14 institution that's been around in excess of
15 100 years with a gothic historic design to it
16 and we wanted to come up with an architectural
17 statement that talked of buildings of
18 substance, buildings that would endure, but
19 not buildings that tried to mimic what was
20 happening at Catholic University. But,
21 something that would stand separate from that.

22 So, we drew that inspiration from

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1 what we thought were good examples of
2 architecture that was built all -- of
3 buildings that were built all at the same
4 time. We were trying to acknowledge the fact
5 that this was being built all at the same time
6 by the same developer and not try to create
7 some fake historic main street like you find
8 at Disneyland or Epcot Center, but acknowledge
9 buildings of character, solid that will stand
10 the test of time and we've found good examples
11 of this in Lake Forest, Illinois as well as in
12 Forest Hills, New York.

13 And what we liked about this
14 architectural design is while it acknowledges
15 that it was all built at the same, there's
16 wonderful animation that takes place within
17 this architecture and that's what was some of
18 our inspiration to bring you what we're going
19 to show you tonight.

20 We also have one building on our
21 site that we call internally our flatiron
22 building because it's on a pie-shaped site

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1 along Michigan Avenue and Monroe.

2 We looked for good examples of pie-
3 shaped structures that exist all over this
4 country and one of the best examples that we
5 found was right here in Washington, D.C. at
6 Thomas Circle. This building, unfortunately,
7 was demolished in 1962. We love this
8 building. We thought this was an excellent
9 building to draw some of our inspiration from
10 and you'll see how we did that with the
11 building on the site.

12 And then the last inspiration we
13 got was from looking within our own portfolio.

14 These are buildings that we designed and we
15 built, warehouse structures and there is a
16 portion of this site that lends itself to this
17 type of architecture and we've already shown
18 that we cannot only design, but we can build
19 this very effectively.

20 So, now, I want to walk you
21 through, sort of take you on a tour of our
22 plan if you will.

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1 The first thing I want to show you
2 is our public square and I actually want to
3 name this square the Father O'Connell Square
4 particularly since we all just found out that
5 Father O'Connell's going to be retiring. So,
6 that's just something I'm throwing out there
7 and I want to make sure goes on the public
8 record.

9 Square comes out -- square
10 transforming this intersection from a Y
11 intersection to a T intersection. So, as a
12 result, we're able to take and create public
13 space in an area where we can create something
14 very special which will also include a clock
15 tower and again, a much safety pedestrian
16 access onto Catholic University.

17 The public square, we took our
18 inspiration for that from good piazzas that
19 you'd seen in Europe with cobblestones and a
20 fountain and heavy plant material and the
21 ability to have tables and chairs and
22 restaurant and café access going right out

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1 onto the square. This is something that we
2 think creates a destination place. It creates
3 an iconic beginning to Brookland, to our
4 project and the Catholic University. This is
5 where people from the community and people
6 from the University and students and parents
7 and professors and neighbors can meet and
8 congregate.

9 This is that intersection today.
10 Again, a very challenging Y intersection.
11 This is that Catholic University security car
12 parked right in the center of this helping
13 students navigate this very challenging
14 intersection, getting from dorms over to the
15 University. This is what you see there today.

16 With our vision, you see something
17 that is far more pedestrian friendly, that
18 calms the traffic and that creates this
19 wonderful place where neighbors can meet and
20 where the University and the neighborhood can
21 sort of come together.

22 We're now going to walk our way

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1 down Monroe Street which is becoming our
2 retail mainstream. This is mixed-used
3 buildings and what you see highlighted in red
4 represents the retail component along Monroe
5 Street. It's a total of about 80,000 square
6 feet of retail.

7 We're looking at small eclectic
8 retail not big box. Nothing -- nothing junior
9 big box or otherwise. This is all small
10 eclectic retail and we've deliberately set the
11 retail -- the housing that's above this back
12 off the street edge and off the frontage of
13 the retail. So, this retail has the ability
14 to sort of have a stand-alone presence at the
15 pedestrian experience.

16 This is what the buildings look
17 like along the south edge. This is an
18 elevation of that. You can see how the fabric
19 of the building changes at the lower level
20 where the retail is, how we've created these
21 sort of bookends on either side to announce
22 the beginning and the end of our retail main

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1 street.

2 How do we create good vibrant
3 active retail that doesn't create problems?
4 Well, we looked at a lot of different examples
5 of retail done right and we recognize the fact
6 that we have an empty canvas here. We're
7 starting from nothing. So, we really wanted
8 to make sure we programmed it right. We
9 didn't want this to become a situation like
10 Adams Morgan where you have a very active
11 retail corridor but not room and you have
12 people flowing out into the streets.

13 So, what we did is we set our
14 building way back and created zones for all of
15 this to take place and function very well.
16 There is a curb zone here of 2 feet. There's
17 6 feet for deep tree planter boxes that can
18 exist here, for nice tree canopies. There are
19 8 foot wide sidewalks that are dedicated in
20 our plan and then we have café zones that are
21 from 12 to 18 feet in depth. So, we have a
22 wonderful, wonderful street sidewalk café

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1 experience that happens all up and down the
2 entirety of our retail main street and we have
3 no curb cuts that take place anywhere on our
4 main street.

5 If you go back one, Toby, I can
6 show you how along here we have a continuous
7 storefront experience to take place. There's
8 no parking garage entrances. There's no curb
9 cuts of any kind. This is truly a quality
10 main street that we will be creating.

11 We looked at a variety of different
12 retail uses. These are just some photographs
13 of what sort of we see happening there with
14 nice trees, sidewalks. We're looking at
15 eclectic retailers. We're looking not at
16 national franchises to be lining these
17 streets, but we're working with Asidoorian
18 Retail Solutions to bring local, small, mom
19 and pop eclectic retailers to this area.
20 Cafès, coffee shops, bookstore, bicycle shops.
21 Those are the types of things that we intend
22 to bring here and those are the types of

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1 retails that Catholic University is embracing
2 in our plan and part of the reason why we were
3 picked. We're not coming here to just rammed
4 a bunch of big franchises down the
5 neighborhoods' throats. We are looking to
6 expand on quality local retail.

7 If you look at Monroe today, it's
8 barren. There's really no activity happening
9 there. Open space. Dorms that are going to
10 be removed. This is what you see today.

11 Through our vision, we create a
12 wonderful retail experience at grade with
13 residences happening up above.

14 The last component -- well, one of
15 the last components I want to show you is our
16 arts walk. This is an area that extends down
17 up against our Metro stop, up against that
18 cold hard viaduct that you saw earlier and
19 right up against the railroad tracks. I also
20 extends across Monroe Street on to 8th Street
21 which is evolving as an arts sort of corridor
22 all on its on and we intend to sort of embrace

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1 that with some ideas that we have with the
2 small building here.

3 What we intend to do along the
4 railroad tracks here going down towards our
5 Metro is create artist studio spaces. Now,
6 these are not live-in art studio spaces.
7 These are artist's work spaces that include
8 roll-up glass doors all the way along this
9 open piazza that runs right down to this
10 wonderful area and to the entrance of the
11 Metro.

12 If you look at what these artist's
13 space looks like, they have shared -- can you
14 -- they have shared vestibules that go in and
15 this is where the glass roll-up doors would
16 be. So, you can watch artists doing their
17 work throughout the day and on weekends, we
18 can hold art fairs along here where all these
19 doors would roll open and there would be
20 kiosks and art uses happening permanently at
21 this location. We are bringing a permanent
22 art use to Metro and to Catholic University

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1 with the arts walk plan.

2 If you went out there today, this
3 is what is taking place. Again, a Metro stop.

4 A smart growth development opportunity with
5 nothing there. A cold viaduct wall, raw land
6 with chain-link fences around it. That is
7 what you see today.

8 With our vision, we see buildings
9 of a warehouse style and design with these
10 wonderful roll-up art studio spaces that
11 dovetails into a retail main street with
12 retail happening along here.

13 We talked about that cold viaduct
14 that happens right along the railroad
15 tracks where the bridge for Michigan goes over
16 the tracks. What do we see there? What do we
17 do to deal with that?

18 Well, we're creating a wonderful
19 arts plaza. This is the place where there
20 will be bicycles parked underneath the trees
21 that we intend to put in there because we are
22 right along the metropolitan bike trail which

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1 runs right on our site and feeds right into
2 the Metro entry.

3 We want to put fountains. That's
4 something that the neighborhood told us about.

5 Wow, could you put fountains in that the
6 children could play in? Absolutely.

7 We embrace that idea and we embrace
8 the idea of putting in a sound stage here
9 where you could come off of that Metro on
10 weekends and hear a jazz trio playing and go
11 right out into this wonderful arts experience
12 that we see programming on the weekends.

13 And this is what that site will
14 look like when it's completed. Sound stage.
15 Direct access to Metro. A green wall where a
16 cold concrete viaduct exists today. Feeding
17 right into the arts walk and then onto our
18 retail.

19 The last thing I want to show you
20 is our Arts Flex building. This is this
21 little site that exists right across Monroe
22 Street on 8th and like I said, 8th Street is

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1 sort of emerging as sort of an arts use area,
2 dance places there. Other arts uses are
3 happening up along 8th Street.

4 And what our idea was was to take
5 the small area and build a 3,000 square foot
6 building and this is a building that we're
7 basically making a community building. This
8 is a building where ANC meetings can take
9 place. This is a building where a chamber
10 music recital with Catholic University
11 students could take place. This is a place
12 where you could watch artists at the end of an
13 arts weekend give demonstrations on their
14 work. Any type of thing like that can take
15 place in this area and again, it has the roll-
16 up glass doors that flow right out to the
17 front of the building. This has a catering
18 kitchen. It has a rest room. It has the
19 ability for the community to use it and be
20 involved in the programming and the use that
21 takes place there.

22 So, that is our Arts Flex building

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1 and it ties in very well. We're putting in I
2 think something that's call -- what's that
3 flooring system that we're putting in this? A
4 sprung floor in here. So, the Dance Place
5 which is a nonprofit down the block can use
6 this for dance recitals as well.

7 So, that's sort of what is in our
8 line of thinking as a way for everyone in the
9 community to have participation in this and
10 allow it to be used and again, allow the
11 community and Catholic to sort of come
12 together over this project.

13 With that, I am going to turn this
14 over now on sort of a building-by-building
15 basis to two of our architects on this and
16 I'll start off with Cheryl.

17 MS. O'NEILL: Thanks you, Jim.
18 It's a pleasure to be here tonight.

19 I'd like to talk in a little bit
20 more detail about four of the blocks within
21 the project to kind of clarify the workings of
22 the buildings themselves.

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1 The first one I'd like to talk
2 about is Block A-1 here and if I could. This
3 is the partial ground floor of Block A-1.
4 This is one of the blocks that has the most
5 significant change in grade across the site.
6 So, there's actually two ground floor plans
7 for this building, but as Jim stated earlier,
8 in the red here, you see all of the retail
9 fronting onto Monroe Street creating that
10 wonderfully active streetscape.

11 We've taken the loading and the
12 garage access directly off of Monroe Street.
13 Both of those are accessed directly off of 7th
14 Street. This building also functions to
15 accommodate all of the parking for all of the
16 retail in the site concentrating all of that
17 activity within this one block. The first
18 major level of the parking garage is
19 predominately all of the retail parking and
20 then there's one level below that accessed
21 directly from the entrance down this ramp that
22 contains the overflow retail parking as well

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1 as all of the residential parking for the
2 building.

3 Moving just south to the block,
4 housing units then surround the remainder of
5 the site. Those housing units as you can see
6 front onto the streets and also encircle these
7 two interior courtyards which are
8 fundamentally green roofs built on top of the
9 parking garage creating wonderful open-space
10 amenities for all of the residential units
11 within the block.

12 This is a typical residential level
13 within the overall development. As you can
14 see, many of the outside and inside corners of
15 these will contain occupiable balconies
16 providing substantial amount of access to open
17 space for many of the residents within the
18 building. Also, these upper-level terraces
19 which are located above the retail also will
20 contain wonderful green amenities, private
21 terraces for the units immediately abutting
22 them and passive open space fronting onto the

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1 street and also relative to the massing along
2 Monroe Street, this creates a wonderful kind
3 of variety of the massing that's very much in
4 keeping with the architecture that Jim was
5 talking about earlier.

6 This architecture particularly
7 within A-1 and Block E is very linked to the
8 inspiration of the Forest Hills precedence
9 that Jim was talking about and creates a
10 wonderful cohesion to the blocks but also an
11 enormous amount of variety and incident that
12 will create really, really wonderful sets of
13 place along Monroe Street and the adjacent
14 streets.

15 These are two of the typical
16 building elevations. This is the elevation
17 along Monroe Street. The significant tower
18 that establishes a very powerful marker for
19 our wonderful public square and then moving
20 down Monroe Street, a very variegated
21 architecture full of incidents with the two
22 major courtyards recessed from the street.

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1 Turning down 7th Street, this is
2 the elevation here. This centralized bay and
3 the opening below is the entrance into the
4 parking. Adjacent to it is a pedestrian
5 entrance from the parking making a nice
6 connection up to Monroe Street. Loading is
7 located right here.

8 Retail use is fronting on and
9 making the corner at Monroe Street and then
10 just south of the parking we transition to a
11 completely residential building stepping down
12 very gracefully with the grade and the massing
13 of the roof to make an appropriate transition
14 to the neighborhood beyond.

15 This is the front looking onto
16 Lawrence Street. Here we have chosen to
17 articulate particularly this portion of the
18 building almost in a townhouse like character
19 because on Block A-2, there are townhouses
20 immediately across from it and we've also
21 equipped all of these ground floor units with
22 front entrances into the units so that that

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1 street becomes activated in a very similar way
2 to the townhouses across the street and again,
3 creates a kind of wonderful public realm
4 across -- around the building.

5 Block B, as Jim was talking about,
6 has this wonderful kind of pie-shape
7 configuration that really celebrates the
8 entrance and the gateway perspective of this
9 block within the site. This building is
10 almost completely surrounded by retail on its
11 three sides. Here again, loading and entrance
12 to the garage are removed from the two primary
13 streets, Michigan Avenue and Monroe Street,
14 and placed on 7th Street. Again, retail
15 almost surrounding it. The primary
16 residential entrance into the building is off
17 of Michigan Avenue directly opposite from the
18 University and then one and a half levels of
19 parking below the building. Again, entirely
20 for the residential uses.

21 Typical residential layout here,
22 the building pretty much completes the block

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1 and makes kind of wonderful street frontage.
2 Significantly, along Monroe Street, we have
3 chosen to recess the building back to create a
4 wonderful kind of café zone that again will
5 create this wonderful activity along Monroe
6 Street.

7 The inspiration for this building
8 because of its very, very unique position
9 relative to the overall plan is somewhat more
10 diverse. For one end of the building, we've
11 look at this building in Staunton, Virginia
12 with its tower-like corner that makes
13 wonderful features on the corner, the curved
14 corners of the building.

15 And then next and then again
16 Portland Flats which Jim talked about earlier
17 is the real inspiration for the prow of the
18 building. Obviously, this tower feature
19 creates a wonderful end and celebration of the
20 corner of the site and works very nicely with
21 the tower on the public square creating a
22 wonderful gateway feature into the Monroe

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1 Street itself.

2 These are the complete elevations
3 of the building. Michigan Avenue elevation
4 here with an articulated piece at the entrance
5 into the residential lobby. Again, retail use
6 is entirely down at the bottom. Breaking up
7 the larger scale of this building into two
8 slightly distinct languages again to break
9 down the scale and create enormous variety
10 within the architecture.

11 Moving to Block E, this is a block
12 like A-1. Fronts onto Monroe Street and
13 transitions around the corner of it to 7th
14 Street. An L-shape building.

15 Again, all of the frontage along
16 Monroe Street is continuously lined with
17 retail. Here loading and entrance to the
18 parking garage is located off of 8th Street.

19 On the opposite 7th Street side is
20 the entrance -- the primary residential
21 entrance into the lobby and then transitioning
22 beyond that into a completely residential

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1 building. This time stepping down to four
2 stories. Again, making an appropriate
3 transition to the existing houses on Lawrence
4 Street.

5 This is a typical residential
6 floor. A kind of conventional double-loaded
7 courtyard wrapping -- double-loaded corridor
8 building wrapping around this internal
9 courtyard again. Which is a green roof above
10 the parking garage equipped with open-space
11 amenities and a pool and then many recesses
12 which contain occupiable terraces for the
13 residents and help to break down the mass of
14 the building.

15 These are the two lower levels.
16 This has one and a half levels of parking
17 located completely below grade. Again,
18 entirely residential parking for the
19 residential buildings.

20 Also in order to make an
21 appropriate transition to the existing
22 residential lots adjacent to this building,

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1 we've chosen to elaborate the side of the
2 raised port that contains the pool with a
3 wonderful kind of berm-like element and at the
4 request of OP, have actually expanded that to
5 also happen on the northern side of the
6 building so that the lower element will be
7 entirely screened by a wonderful new landscape
8 component.

9 The inspiration in terms of the
10 language of this building is very similar to
11 A-1 creating that very powerful sense of
12 place. This is a detail the tower at the end
13 of the block that, as Jim said, is one of the
14 bookmarks that marks the beginning and the end
15 of our new Monroe Street.

16 Elevations of the building in a
17 little bit more detail. This is the Monroe
18 Street elevation again with the tower marking
19 the corner. The recessed courtyard back a
20 nice feature at the corner of 7th Street and
21 the next one, I think we can begin to see how
22 the building starts to break down and change

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1 in scale as it gets closer and it goes around
2 7th Street and towards Lawrence Street and
3 this is the Lawrence Street elevation showing
4 the four-story buildings transitioning down to
5 the smaller scale of the existing houses.

6 This is a photo-simulation of the
7 view of the building as it exists in the
8 neighborhood. That shows you again the
9 breakdown and scale of the building as you
10 transition towards the existing housing and
11 also some similarity of languages in terms of
12 the gable features and whatnot that helps to
13 marry our new building with the existing
14 streetscape.

15 And lastly Block A-2, entirely
16 composed of 45 rowhouses which makes a really
17 wonderful transition to the existing single-
18 family neighborhood. A significant number of
19 changes have happened to this layout. Some of
20 them at the request of Zoning Commission.
21 That previously there was a setback of the
22 units along 7th Street. Now, all of the units

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1 are aligned along 7th Street and we've looked
2 at adding additional units with rear yards.
3 Currently, there are about 21, I think, which
4 makes about half of all of the units have rear
5 yards.

6 And secondly, we can begin to look
7 at some of the elevations of these units.
8 Some diversity of style. Many, many of the
9 units with front porches in the kind of
10 Brookland tradition and again, differentiation
11 of the massing and the materials and the
12 languages of the houses to create the kind of
13 idiosyncracies that you find in great rowhouse
14 neighborhoods.

15 And with that, I'd like to turn it
16 over to Maurice Walters to talk about C and D.

17 MR. WALTERS: Thanks, Cheryl.

18 Building C, the arts walk as was
19 mentioned earlier is arranged in two pieces,
20 the east building and the west building, to
21 form the arts walk. Additionally, it's pulled
22 back on the north end from the property line

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1 to create the arts plaza that Jim mentioned.

2 The other move we've made on the
3 site is that the west end of the site we've
4 created an alley that leads from Monroe up to
5 Bunker Hill. That allows access to a ramp
6 down to a single level of below grade parking
7 for use by this building as well as having
8 loading facilities, platforms along here and
9 then back in here and then those will lead
10 into service corridors that'll feed into the
11 retail and lead back out to the arts walk.
12 They also continue along the back of the
13 studios and then have access back out to the
14 arts walk.

15 We have about 6,000 square feet of
16 retail on the ground floor to continue the
17 retail nature of Monroe Street and then we
18 have 27 artist studios that Jim described
19 earlier that continue along both sides of the
20 arts walk and then turn around in front onto
21 the plaza.

22 We also have the main entrance into

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1 the residential building here and then we have
2 second entries down lower into the east
3 building and then lastly, we've pulled the
4 building back from the east property line to
5 create room for the bike trail that Jim
6 mentioned coming up as well as some rear
7 porches on those portions of the studios so
8 that artists can come out and have an outdoor
9 area to gather.

10 Next. The upper level, the west
11 building is more of a typical double-loaded
12 building. The east building that sits up on
13 the tracks is a single-loaded building. So,
14 we have the corridor against that wall.
15 That'll have windows. It'll be illuminated in
16 the evening. It'll provide a really kind of
17 nice focal point when you're arriving on the
18 train into Brookland.

19 And then here, you can see on the
20 bottom that elevation on the east side where
21 we have the corridors with the windows. Those
22 will be illuminated at night. We also have

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1 some doors and windows down for the artists
2 and their porches at the lower level and then
3 we propose stenciling Brookland onto the
4 building to give it kind of a unique place-
5 making aspect.

6 The rhythm of piers then picks up
7 to create that kind of warehouse aesthetic
8 that Jim had described earlier. This is an
9 elevation along the arts walk going from
10 Monroe up to Michigan and you see where
11 Michigan rises up.

12 The artist studios with the roll-up
13 doors and canopies on the lower level and then
14 four-stories of apartments and in the arts
15 walks, we want to build a tower that will have
16 changeable kind of graphics and signage to
17 identify seasonable events that may be going
18 on within the arts plaza.

19 The west facade along the alley,
20 virtually the same architecture. Just some
21 incidental things happening down there and
22 then the west elevation of the arts walls

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1 again seeing the roll-up glass doors and the
2 four stories of housing above.

3 Next. The end elevations -- this
4 is the elevation along Monroe. You get a
5 narrow aspect to the east building and then a
6 wider aspect to the west building giving them
7 visual interest.

8 The north on the plaza again seeing
9 the tower situated with lots of trees and more
10 -- the artist studios fronting onto the plaza
11 and just the details here. We have about an 8
12 foot wide by 12 foot high roll-up door on each
13 of the studios. The shared door that Jim
14 mentioned and then the other door. A canopy.

15 Predominately brick facades with cast-stone
16 detailing, decorative spandrels and then
17 gathered windows in between to kind of pick up
18 that warehouse pier rhythm.

19 Moving onto Block D, the Arts Flex
20 building. Next. There is approximately 2100
21 square feet of open space in here that will
22 have the roll-up doors that were mentioned

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1 that open up onto a plaza so events can flow
2 out to the outdoor or you can see in and then
3 on the southern end of the building, there
4 will be a vestibule, some toilets and a
5 kitchen area and then the southern portion of
6 the site contains four parking spaces, one of
7 them handicapped with access from a ramp, back
8 up to the main entry.

9 This is a section running
10 north/south through the building. You can see
11 the parking lot at the lower level. The large
12 open area with the north facing light, clear
13 story, monitor windows bringing light,
14 flooding the space with light. The lower
15 space with the service areas and then there is
16 -- due to the grade, there's a little kind of
17 crawl space and some additional utilities on
18 the south side.

19 You can see where Monroe Street
20 bridge is rising up and starting to overlap a
21 bit of the north facade of this building.

22 And then just quickly going through

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1 the facades. This corner would be the facade
2 along the tracks as you approach on the train.

3 You can see Monroe Street here. Three
4 pavilions with brick echoing or picking up on
5 the rhythm of the monitor lights. Concrete
6 foundation where the grade's falling down and
7 wrapping around to the north facade, Monroe --
8 the line of Monroe, it's removed so we can see
9 it, but it would track along like here --
10 right here and then the large north facing
11 light, monitor light bringing light into the
12 gallery space.

13 Going around corner onto 8th
14 Street, the roll-up doors, a strong canopy
15 cantilevering out and then the skylights, the
16 monitor skylights.

17 And then going around to the south
18 facing facade in the parking lot, it's an
19 opaque facade with the brick continuing around
20 and we propose interrupting the brick and
21 introducing a green screen material just to
22 grow some vines to get a little bit of a

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1 different character to the south face with the
2 parking.

3 That completes the buildings. I'll
4 hand it over to Jami Milanovich to talk about
5 traffic.

6 MS. MILANOVICH: Thanks, Maurice.

7 From a transportation perspective,
8 the site is ideally situated. It is located
9 adjacent to the Brookland CUA Metro Station
10 which is served by red line. It also is
11 served by ten Metro bus routes.

12 The proposed development will be
13 served by a network of streets, sidewalks and
14 trails that will connect the surrounding
15 neighborhood and the site to the Metro
16 Station.

17 Because of the prevalence of public
18 transportation options, the number of vehicles
19 generated by the site will be reduced. We
20 estimate that approximately 45 percent of
21 residential trips and approximately 30 percent
22 of all retail trips will be made on Metro

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1 rail, Metro bus, on foot or by bike.

2 Accordingly, we forecast that the
3 redevelopment will generate 385 a.m. peak hour
4 vehicle trips and 350 p.m. peak hour vehicle
5 trips upon full build-out and occupancy.

6 The level of additional trips will
7 increase traffic at the study intersections by
8 approximately 5 percent or less with the
9 exception of the Monroe Street/7th Street
10 intersection which will increase by
11 approximately 15 to 17 percent.

12 In this slide, the volume of
13 existing traffic at Monroe Street and Michigan
14 and at Michigan and 7th Street is indicated by
15 the yellow bar. The green bars represent the
16 increase in traffic at the intersections by
17 other sources. The blue bars represent the
18 increase in traffic associated with the
19 subject PUD application and this slide shows
20 the same thing for the intersections of Monroe
21 and 7th and Monroe and 8th.

22 The Applicant has proposed a

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1 comprehensive series of transportation
2 improvements including transportation
3 management strategies, geometric improvements
4 and operational improvements.

5 In order to reduce the number of
6 auto trips and to minimize the impact in the
7 study area, the Applicant has agreed to a TDM
8 plan that would include designation of an on-
9 site transportation coordinator and an on-site
10 freight manager, provision for SmartTrip cards
11 for each residential unit at the time of
12 initial sales or lease, allotment of a number
13 of parking spaces for car sharing service in
14 the public garage and provision of space for a
15 potential bike station on-site should DDOT
16 elect to construct one in the future.

17 The Applicant also is proposing two
18 significant geometric improvements both of
19 which are recommended in the Brookland Small
20 Area Plan.

21 The first is the realignment of the
22 Michigan Avenue/Monroe Street intersection.

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1 You can see in this aerial the Y configuration
2 of the intersection. You've got Michigan
3 Avenue running east/west and then Monroe
4 Street here.

5 What is proposed is for the
6 intersection to be realigned at a 90 degree
7 angle. This will significantly reduce the
8 speeds of traffic turning from Michigan onto
9 Monroe. That right-hand turn. It'll slow
10 that traffic down. It'll significantly
11 improve pedestrian crossings at the
12 intersection. Particularly on this approach
13 and it'll improve the overall operation of the
14 intersection by simplifying the signal timing
15 and signal phasing.

16 The other geometric improvement is
17 at the intersection of Michigan Avenue and 7th
18 Street. Today, you can see Michigan Avenue
19 here. This is 7th Street and then north of
20 Michigan Avenue is the driveway to Catholic
21 University and you can see there's an off-set
22 between those two intersecting points.

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1 The proposal is to realign 7th
2 Street to the west to align better with the
3 driveway to Catholic University. Again, this
4 will improve vehicular safety by eliminating
5 the off-set between the Catholic University
6 driveway and 7th Street, provides simplified
7 signal timings and significantly improve
8 pedestrian operations at the intersection.

9 Finally, with regard to loading
10 DDOT recommended that the 55-foot loading
11 berth be removed from Block C. Per DDOT's
12 request, the berth will be removed. In the
13 absence of an on-site 55-foot loading berth,
14 the Applicant will make a formal written
15 request to DDOT to establish a permanent
16 loading space on Monroe Street in front of
17 Block C.

18 Additionally, signage will be
19 provided at the alley entrances prohibiting
20 trucks larger than 30 feet from entering the
21 alley. Rules and regulations regarding the
22 operations of loading for Block C will be

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1 provided to all tenants of Block C. These
2 rules and regulations will inform tenants that
3 trucks larger than 30 feet are prohibited from
4 using the alley and are required to use the
5 loading space on Monroe Street.

6 With that, I'll turn it back over
7 to Toby to conclude.

8 MR. MILLMAN: From the very
9 beginning when Catholic University selected us
10 as the developer of the south campus property,
11 we undertook an extensive community outreach
12 program dating all the way back to -- almost
13 18 months back to May of last year.

14 We met with the ANCs in some form
15 whether it was full ANCs or with single member
16 districts a total of eight times. ANC 5C
17 which covers our site, but also the
18 neighboring ANC 5A.

19 We also held two large scale
20 community meetings at Catholic University.
21 They were widely attended and widely
22 advertised. The meeting that we had in

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1 September of last year we sent 1700 flyers to
2 residents within a certain radius. I believe
3 it was about a quarter of a mile radius of the
4 site and then our effort, our community
5 outreach effort culminated just last week with
6 ANC 5C voting unanimously in support of the
7 project.

8 Correct. Yes, 5C is the ANC that
9 covers our site.

10 As part of this effort as well, we
11 worked very closely with the community.
12 Particularly ANC 5C and the Single Member
13 District ANC 5C10 to come up with our
14 community amenities package.

15 And we really felt as we had with
16 the development that -- the design of the
17 development that there was really an
18 opportunity here to connect the east and west
19 sides of the tracks, the Edgewood community
20 with the Brookland community and our community
21 amenities package reflects this as well.

22 We are committing to \$50,000 worth

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1 of improvements to the Monroe Street bridge.
2 That includes planters and improved fencing
3 and lighting that would improve the experience
4 along Monroe Street.

5 We are contributing \$25,000 to the
6 existing 12th Street retail facade program.
7 This is an existing program. That the dollars
8 that were within the program have been tapped
9 out it was so successful. We're going to put
10 more dollars into it to continue that program.

11 Again, that's all happening on the
12 east side of the tracks in the Brookland
13 neighborhood.

14 We're also going to be contributing
15 \$25,000 to commission a retail strategy study
16 and what that really is going to do is look at
17 making sure that the retail that we're
18 bringing to Monroe Street won't undermine or
19 compete with the retail that's on 12th Street
20 and really understand what's 12th Street's
21 role in the retail district and what's Monroe
22 Street's role.

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1 We're also going to be looking at
2 4th Street in the Edgewood community.

3 We will be contributing \$75,000
4 towards scholarships to attend both Catholic
5 University and Trinity College. Both
6 obviously located in the neighborhood. These
7 scholarships would be dedicated and committed
8 to Ward 5 only residents who wish to attend
9 either of those universities.

10 Dance Place is our neighbor just to
11 the south and is really a key member of the
12 community. Has been for many, many years
13 particularly dealing with and teaching
14 children. As Jim mentioned earlier, we're
15 going to be installing a \$40,000 sprung floor
16 in the community center that will allow for
17 dance recitals and dance classes that
18 primarily will be used by Dance Place.

19 In addition, we'll be contributing
20 \$15,000 towards Dance Place's youth program.

21 And then finally, we'll be
22 contributing \$45,000 to the HELP Foundation

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1 which is an Edgewood-based organization,
2 nonprofit organization that would be running a
3 fatherhood and career development program at
4 the Luke C. Moore Academy which is in
5 Brookland. So, here's another opportunity.
6 An Edgewood-based organization delivering
7 services in the Brookland neighborhood.

8 So, in total, \$275,000 of off-site
9 amenities to the neighborhood.

10 MR. TUMMONDS: Thank you very much.
11 We've now concluded our presentation and we
12 look forward to answering any questions you
13 may have.

14 CHAIRMAN HOOD: Okay. Thank you.
15 Thank you very much for that well done
16 actually presentation. We greatly appreciate
17 it.

18 What I'm going to ask is that my
19 colleagues -- Ms. Schellin, I'm going to ask
20 that we do 10-minutes rounds and I'm going to
21 ask my colleagues to be succinct. Let's ask
22 our questions because I'm not -- I have not

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1 seen the roster for those who want to testify,
2 but I want to make sure that we hear from
3 those in the community tonight without having
4 to do a second night.

5 So, we're going to go ahead and
6 start. At this point, I'm going to open it up
7 to one of my colleagues. Again, we're going
8 to do 10-minute rounds and I would ask you to
9 keep an eye on the clock and as we get close,
10 that you wind down your questions so that we
11 can move expeditiously.

12 We will also, if need be, do
13 another round. I think we'll probably have to
14 do at least two rounds I'm sure.

15 So, who would like to start us off.

16 COMMISSIONER SCHLATER: I will.

17 CHAIRMAN HOOD: Okay. Commissioner
18 Schlater.

19 COMMISSIONER SCHLATER: Thank you
20 for your presentation tonight. I really think
21 it's -- there's a lot of great things in this
22 submission and you put a lot of thought into

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1 the planning clearly and so, thank you for
2 that and thank you for the presentation.

3 I wanted to talk a little bit first
4 about one of the aspects of your request to
5 the Commission is -- it's a single-phase PUD.

6 Correct? And it's for a ten-year approval
7 for that single-phase PUD.

8 Maybe you could talk about the
9 anticipated phasing. What your thinking is
10 behind the approach on the approval one step.

11 MR. MILLMAN: I'll bring up the
12 plan here so that we can talk about it a
13 little more. Here I'll use this one.

14 The project, it's contemplated to
15 be phased in three primary phases. The first
16 phase would be Blocks C and B. We were very
17 interested in making sure that we get the arts
18 walk up and running to create a destination
19 and to really treat the area around the Metro
20 to make sure that's a pedestrian-friendly
21 environment from the very beginning.
22 Obviously, the arts walk is a key component to

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1 the project.

2 Block B, we also targeted as part
3 of phase one because it's unencumbered right
4 now by any buildings. So, we wanted to get
5 that up and running.

6 The second phase would be Block A-
7 1. That's the block that currently has the
8 dormitories on it. Catholic University's
9 dormitories. So, we need those to be
10 demolished. The new dormitories to be built
11 on the University campus. Block A-1 does
12 include the retail parking. So, that would be
13 built as part of that.

14 And then the final phase would be
15 Block E. The townhouse block we see as kind
16 of a floating phase that could happen anytime
17 during one of the other three phases.

18 Block D would be part of the arts
19 walk, too. Block C. Be both at the same
20 time.

21 COMMISSIONER SCHLATER: How about
22 the phasing of the public spaces and the

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1 infrastructure improvements? I think one of
2 the really interesting parts of this plan is
3 the realignments of the street grid and really
4 -- we've seen a few other projects come before
5 the Commission in recent months. We saw
6 Conference Center Associates which is the
7 hotel. There's some infrastructure
8 realignment going on over there and also Dance
9 Place. So, just it is definitely a sort of
10 highway oriented street grid up there. So,
11 when would those improvements be made?

12 MR. MILLMAN: Those would be
13 happening -- certainly commence with our -- or
14 simultaneous with the adjacent block
15 development. So, the realignment of block --
16 of 7th Street would happen as part of phase
17 one with Blocks B and C.

18 The realignment of Monroe Street I
19 think likely would happen as well with that
20 phase, but the improvement of the public
21 square there would probably happen as part of
22 the development of Block A-1. As part of

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1 phase two. Correct.

2 COMMISSIONER SCHLATER: Part of
3 phase two and the entire -- you're
4 anticipating -- I know it's hard to predict in
5 this economic environment, but a 10-year
6 build-out?

7 MR. MILLMAN: I think that's, you
8 know, just to give us the flexibility just
9 given the economic climate right now so that
10 we know we have the time to do it and not have
11 to keep coming back to you all to get
12 extensions.

13 But, obviously, our goal is to
14 build it out sooner as the market would allow.

15 COMMISSIONER SCHLATER: I think I'm
16 going to leave it. In terms of the
17 architecture and the planning, I think the
18 arts walk itself is a really exciting part of
19 the plan. I think it's a place I would, you
20 know, certainly like to live. I think it's
21 got a lot of character. I love the signage
22 denoting your entrance. I like your efforts

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1 there to make it more industrial in character
2 right along the tracks and so, I find those
3 buildings in Block C very interesting and they
4 work for me and I think -- I don't know -- the
5 public space, it's a tough space there because
6 you're below the street level and you wonder
7 if there's going -- is there a walkway from
8 the Metro right through that space?

9 MR. MILLMAN: Yes.

10 MR. ABDO: Yes, there's -- where's
11 the -- show it. There's access going right
12 underneath the bridge from the Metro right
13 here and there's also an area right parallel
14 to Michigan Avenue that comes down that you
15 can access the arts plaza from.

16 MR. MILLMAN: Let's back up here.
17 I think this is probably --

18 COMMISSIONER SCHLATER: Yes, right
19 there.

20 MR. MILLMAN: -- the best view.
21 This is probably the best view where you can
22 see. This is the railroad tracks in the

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1 foreground. So, this is -- the Metro entrance
2 is under the bridge here. So, people coming
3 out of the Metro would be streaming out of
4 here into this arts plaza.

5 We really feel like we're actually
6 creating an -- you know, it is a -- the
7 constraints based there today, but we do feel
8 like we can create what almost would feel like
9 an outdoor room there with the buildings and
10 then using the viaduct as kind of to help
11 enclose the space and make it comfortable.

12 COMMISSIONER SCHLATER: Is that the
13 Metro entrance? So, there's a lot of people
14 coming out of that.

15 MR. ABDO: Yes, that's the Metro.

16 MR. MILLMAN: It's the primary
17 entrance on the west side of the tracks.

18 MR. ABDO: Does it show in that
19 picture of the lot?

20 MR. MILLMAN: Yes.

21 MR. ABDO: You can see it. There
22 you go. There it is.

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1 MR. MILLMAN: That canopy is the
2 Metro entrance on the west side.

3 COMMISSIONER SCHLATER: In terms of
4 the planning for the retail and making Monroe
5 Street your main retail spine, I saw in your
6 submissions you're trying to make that into a
7 college main street and I just wanted -- I
8 know you're going to do a retail study to try
9 to figure out what that means in terms of
10 complimenting the other retail. I know what
11 my college main street was like in Madison,
12 Wisconsin and that was sort of a place where
13 college kids went to bars and clubs and stuff
14 like that. Is that what you're anticipating
15 here?

16 MR. ABDO: Well, just remember who
17 our co-applicant is. It's Catholic University
18 and I can assure that while Father O'Connell
19 will enjoy a beer now and then, the last thing
20 you're going to see there is nightclubs.
21 That's not what this is all about.

22 We studied what we thought were the

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1 best college main street experiences around
2 the country and what we think really makes
3 sense and the best examples of them are ones
4 that create eclectic retail that is frequented
5 not just by University and students, but also
6 by professors, parents and the community.

7 We looked at Princeton. We looked
8 at Harvard Square. We looked at University of
9 North Carolina Chapel Hill. All of these we
10 felt were very good examples of college main
11 streets that coexist very well within the
12 community and serve the neighborhoods.

13 COMMISSIONER SCHLATER: Great.
14 Just other stuff I noticed reviewing your
15 application.

16 In terms of amenities that you're
17 offering to the community, I think the project
18 is certainly an amenity and you've come up
19 with a community benefits package that seems
20 to have met with the approval of the ANC which
21 is great that we're at that point even before
22 the hearing. So, is there going to be -- your

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1 CB Incubator is right down the street. Is
2 that correct?

3 MR. ABDO: Yes, it's right down 8th
4 Street.

5 COMMISSIONER SCHLATER: What are
6 going to be the opportunities for local
7 businesses to participate in the building out
8 and --

9 MR. ABDO: Right.

10 COMMISSIONER SCHLATER: --
11 operation of the retail spaces?

12 MR. ABDO: Well, it's something
13 that we've prided ourselves on from day one
14 within the company and it certainly is
15 wonderful for us to have these incubator
16 companies right literally on the doorsteps of
17 this projects. Those are the groups that we
18 hope to use and intend to use.

19 If you look at what we did at
20 Landmark Lofts at Senate Square at the
21 beginning, we had a 35 percent LSDB
22 requirement on that project. We hit over 55

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1 percent participation.

2 At another PUD we did up in Capitol
3 Hill at the Bryant School Lofts, we had a 35
4 percent LSDB requirement. We hit over 75
5 percent participation.

6 So, we don't just, you know, talk
7 the talk. We walk the walk when it comes to
8 participation, creating apprenticeship
9 programs. We love the idea of finding mom and
10 pop operators like we did on 14th Street to be
11 a part of the retail experience that's there
12 and we look forward to working with the
13 existing retail that's on 12th Street.

14 There may be opportunities for
15 people to expand on ideas that they have there
16 and have complementary businesses that could
17 take place and that's part of the reason why
18 we're putting real dollars into a study to
19 make sure that we are reinforcing the existing
20 retail that's there and creating new
21 opportunities for residents.

22 COMMISSIONER SCHLATER: That's

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1 great. The last question I have is just
2 related to the mix between residential rental
3 and homeownership. The townhomes are going to
4 be homeownership.

5 MR. ABDO: Yes.

6 COMMISSIONER SCHLATER: How is it
7 going to be mixed up on the rest of the site?

8 MR. ABDO: Well, some of that's
9 going to be sort of market driven and we have
10 to be sort of sensitive to what the
11 marketplace is demanding.

12 Some of the sites are extensive
13 long-term land leases with Catholic University
14 and that's where we know we will be
15 identifying rental.

16 COMMISSIONER SCHLATER: Which sites
17 are those?

18 MR. MILLMAN: They are Block C and
19 Block A-1 and Block D are land lease parcels.
20 The rest of them are feast and pull
21 acquisition.

22 COMMISSIONER SCHLATER: Okay. I'm

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1 out of time. Thank you very much.

2 MR. ABDO: Thank you.

3 CHAIRMAN HOOD: Commissioner

4 Schlater, we will have another round.

5 Commissioner Turnbull.

6 COMMISSIONER TURNBULL: Thank you,

7 Mr. Chair.

8 I want to echo Commissioner
9 Schlater's comments that this is a really well
10 integrated project. That there was a lot of
11 nice aspects to this the way it's been
12 designed and the way it lays out.

13 My question -- like I say, one
14 question is Lake Forest, Illinois and Forest
15 Hills? Wow. Those are pretty well-heeled
16 communities. How did that come out? I'm
17 just curious. I mean they have great design,
18 but just fascinated.

19 MR. ABDO: I was just adamant on
20 identifying architect that absolutely
21 acknowledged that it was all built at one time
22 and it was built by the same group or

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1 development firm and not to allow this to turn
2 into sort of a hodgepodge of buildings that
3 didn't really speak to one another.

4 But, we wanted buildings that
5 really would stand the test of time and really
6 sort of be timeless and those were examples
7 that really spoke to us as we looked at things
8 all over the country really. That's it.

9 And we're not trying to mimic
10 what's happening across the street. We
11 acknowledge it's a significant departure, but
12 by the same token, we think it is
13 complementary to a fabric that exists well
14 into the neighborhoods, but it is a departure
15 from that as well.

16 So, you know, it really -- some of
17 it's sort of just an intrinsic reaction. We
18 said okay, we found it. That's the spirit of
19 what we've been trying to find. There's
20 enough animation within these buildings that
21 we're not creating something that's just
22 monolithic that looks like, you know, the

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1 refrigerator aisle at a Best Buy.

2 It's unique. It's different enough
3 that it makes the right complement to
4 Catholic.

5 And then, you know, we went up
6 against a lot of different firms and when
7 Catholic saw this, they understood what our
8 vision was and they believe that this was
9 exactly what would complement their
10 university.

11 COMMISSIONER TURNBULL: Okay. I
12 guess going on to the -- getting back to the
13 affordable. What AAMI are you looking at?
14 What's the range here?

15 MR. MILLMAN: Yes, we're going --
16 it's 8 percent at 80 percent AMI which is
17 consistent with the inclusionary zoning
18 regulations for this zone. It's about 63,000
19 square feet of total affordable housing that
20 will be committed.

21 COMMISSIONER TURNBULL: And three
22 of the rowhouses I was reading will be

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1 affordable?

2 MR. MILLMAN: Correct. That's the
3 proportionate share of the rowhouses.

4 COMMISSIONER TURNBULL: Okay.

5 MR. ABDO: And that, of course, is
6 excluding the artist studio space which is
7 arguably affordable. Even through they're not
8 live-in space, if you -- you could call it
9 affordable retail space because that will all
10 be provided at substantially below market to
11 allow artists --

12 COMMISSIONER TURNBULL: Yes, how
13 would that work? First come or a lottery or
14 how does that work?

15 MR. ABDO: Right now we're working
16 with a cultural development corporation here
17 in D.C. It's a nonprofit that's going to help
18 us either through managing the space or use
19 them as consultants to distribute the space.

20 We know that they have currently a
21 thousand artists on a wait list through their
22 organization for artist studio space. So, we

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1 know that the demand is there without
2 question, but that's how we plan on, you know,
3 programming that and having them assist us in
4 that program. Because they have experience in
5 that.

6 But, I guess to speak to
7 affordability again, it's not just housing.

8 COMMISSIONER TURNBULL: Right.

9 MR. ABDO: It's also these arts
10 uses as well that don't even count in those
11 numbers.

12 COMMISSIONER TURNBULL: Yes.

13 MR. ABDO: But, they are
14 significant.

15 COMMISSIONER TURNBULL: One of the
16 questions that DDOT brought up was the amount
17 of parking. They're looking for less. What's
18 driving you for your numbers?

19 MR. ABDO: Well, I think it's two
20 things. One, we don't want to have a negative
21 impact on the neighborhood where suddenly
22 people are competing deep into the

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1 neighborhoods for parking whether it's retail
2 destination or use of the arts walk.

3 Number two, as much as we are huge
4 proponents of smart growth and we'd just as
5 soon never build housing for cars and just
6 build housing for people, the reality is that
7 people, particularly if you're going into a
8 for sale condominium development, really
9 demand that there is. Even if they don't have
10 a car, they want to buy a condominium knowing
11 that they have a set aside space for a car to
12 insure that they're maintaining their values
13 going forward.

14 The other thing is we met with
15 retail consultants to talk about what would be
16 needed for retail. We took -- you know, we
17 took a number that we felt was just meeting
18 the standards for retailers to make this -- to
19 make the decision to want to locate here and
20 all of that, we very strategic placed in one
21 building. So, you don't have fragmented
22 retail parking happening throughout our plan.

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1 We have an entire level of the largest
2 building dedicated just for retail.

3 And the other thing that we did is
4 we made sure that the access to the public
5 parking garage was not happening on our retail
6 main street. You don't have a curb cut. You
7 don't have a break in that rhythm. You
8 actually have the entrance of that happening
9 off of 8th Street.

10 So, we've put a lot of thought in
11 how to program this to provide the adequate
12 amount of parking for the retail if people
13 elect to use vehicles to come to it as opposed
14 to, you know, the direct access to Metro.

15 MR. TUMMONDS: One additional
16 follow-up to that as well. In the DDOT
17 report, it noted that we're providing 904
18 spaces. That was actually the old number
19 prior to use knocking the building heights
20 down. So, in effect, we are providing 853
21 spaces. Fifty less than what they had noted
22 in their report.

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1 COMMISSIONER TURNBULL: But, based
2 upon what you're -- so, 7th Street becomes a
3 pretty -- well, it becomes a main access for
4 people coming off of Michigan to go park then.

5 MR. ABDO: Off of Michigan or
6 Monroe. Just -- yes, we would have signage
7 here indicating parking and this is sort of
8 the entry feature for the public parking
9 garage on 7th Street. That is correct.

10 COMMISSIONER TURNBULL: Okay.

11 MR. ABDO: And that's the only
12 place that, you know -- while each one of
13 these buildings has dedicated parking, it
14 would strictly be for the residents only and
15 again, we did that on purpose so you didn't
16 have a lot of different activities happening
17 where people are coming in and jockeying for
18 parking for retail. It's happening in one
19 place.

20 COMMISSIONER TURNBULL: Okay.
21 Thank you.

22 MR. ABDO: Thank you.

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1 CHAIRMAN HOOD: Okay. Like to go
2 next, Vice Chairman Keating?

3 VICE CHAIRMAN KEATING: Yes. I
4 don't want this to turn into too much of a
5 love fest, but this is a fantastic project.
6 Very impressed with the presentation. Love
7 what I see up here.

8 I can remember when I was younger
9 going to that -- it used to be a Pizza Hut.
10 It still has a red roof, but they're no longer
11 serving pizza.

12 So, I just very excited about this
13 project and about this type of development in
14 this neighborhood. I'm impressed with the
15 community outreach that has been done. I'm
16 glad you presented that to us. We sometimes
17 don't get that succinctive presentation on
18 that and I appreciate that.

19 The Pizza Hut question really did
20 lead me to another question. The block that's
21 in between B and C, what is happening with
22 that? What communication has there been with

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1 those folks and what's the vision there?

2 MR. MILLMAN: There's two property
3 owners there. I'm sorry. I'm like twisting
4 myself around here.

5 The northern property is owned --
6 it's in a trust and the souther property is
7 the Bennett School of Beauty or Bennett Beauty
8 School which is a separate owner. It's owned
9 by the folks who run the beauty school.

10 We've met with both the Bennetts
11 and the Basilica trust. At this point, there
12 really wasn't the ability to make something
13 happen with them now, but they're both
14 supportive of the project and of our
15 development. Want to see that go forward.

16 MR. ABDO: One of the things that
17 we look at as a positive is the fact that the
18 beauty college building fortunately comes
19 right up to the street edge along Monroe.
20 That was important to us.

21 We are going to be addressing that
22 area in front of it anyhow. We're going to

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1 continue with our street work and tree
2 plantings and all of that to create this level
3 of consistencies anyhow even though that's not
4 part of our plant, but we were just grateful
5 of the fact that that building holds the
6 street edge as opposed to being, you know, set
7 back where you suddenly get that gap. So, the
8 rhythm will continue and we don't look at it
9 as a negative.

10 VICE CHAIRMAN KEATING: Thank you.

11 And the ownership of that won't have any
12 impact on the realignment of 7th Street as far
13 as you can tell?

14 MR. MILLMAN: No, in fact, we'll be
15 dedicating property to that side of the
16 street.

17 VICE CHAIRMAN KEATING: Just again,
18 I just want to make sure I was clear on the
19 timing. Did you say that -- I know C and D
20 were going at the same time. Is B going at
21 the same time as well? Did you say B, C and D
22 was phase one?

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1 MR. MILLMAN: Correct. C, D and B
2 are all in the same first phase.

3 VICE CHAIRMAN KEATING: Okay.

4 MR. ABDO: These three buildings
5 right here and again, the goal is to create
6 the sense of place right off the bat. Not
7 just have a single building standing alone.
8 This allows us to start the programming of our
9 retail main street. Because the whole base of
10 this building is basically retail and then
11 most importantly from our perspective is we're
12 getting that arts walk happening right off the
13 bat.

14 VICE CHAIRMAN KEATING: Right.

15 MR. ABDO: And utilizing that Metro
16 stop.

17 VICE CHAIRMAN KEATING: Yes, which
18 is great. And you did say the infrastructure
19 was going in in the earlier phase of the
20 project. So, we would see the 7th Street
21 realignment of Monroe Street. We may not see
22 the park there at the corner, but we'll see

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1 most of the other public amenity kind of
2 happening there.

3 What about the community -- sorry.

4 What are those? Community amenities. Do you
5 envision those coming into play at the
6 beginning of the project, throughout the
7 project?

8 MR. MILLMAN: They're phased out
9 over time. Some of them and I don't -- I
10 apologize. I don't have it in front of me
11 right now, but some of them -- Mr. Tummonds,
12 thank you.

13 Some of them will be contributed
14 early on in the process with building permits.

15 So, for instance, let's see, the Dance Place
16 contributions will be made prior to receipt of
17 the first building permits. The contribution
18 for the Luke C. Moore program, we made prior
19 to the first building permits and the
20 Brookland Edgewood retail strategy study would
21 be completed as part of the building permits
22 for Block A-1.

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1 The other ones -- I'm sorry. Also
2 the 12th Street retail facade grant would also
3 be made prior to issuance of above grade
4 permits for the first building.

5 The other ones will be phased in
6 over time and with the final contribution for
7 the Monroe Street bridge improvements made
8 with the certificate of occupancy for Block E
9 and that was primarily because we didn't want
10 to do -- make improvements to the bridge only
11 to have them damaged due to construction
12 activities on the site.

13 In addition, the Ward 5
14 scholarships would also be coincident with the
15 C of O for Block E.

16 VICE CHAIRMAN KEATING: So, those
17 are coming year ten?

18 MR. MILLMAN: Well, hopefully, it
19 wouldn't be all the way out in year ten, but
20 around that -- the last phase.

21 VICE CHAIRMAN KEATING: The last
22 phase. Okay. And the retail strategy, I

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1 assume that's something that's going to be
2 shared with the community, the civic
3 association, the folks there to kind of be
4 able to take advantage of an understanding of
5 kind of how the economic area's changing and
6 what they can anticipate?

7 MR. MILLMAN: Yes, we've committed
8 in our amenities, our documented amenities
9 package that we will be releasing the report
10 to the Office of Planning, ANC 5A, ANC 5C and
11 the Edgewood Civic Association and honestly,
12 anybody else who would like a copy of it, but
13 that's who we've committed to deliver it to.

14 VICE CHAIRMAN KEATING: Okay. I
15 think that was it for me. Thank you. Thank
16 you very much.

17 MR. MILLMAN: Thank you.

18 CHAIRMAN HOOD: All right. Thank
19 you. Commissioner May.

20 COMMISSIONER MAY: Thanks. I'll
21 continue the drum beat a little bit.

22 I do really like this project for a

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1 lot of reasons. Maybe not exactly the same
2 reasons that have been cited so far, but I
3 particularly appreciate the statement that you
4 made at the very beginning that the image of
5 the buildings would be buildings all built at
6 the same time.

7 We've seen too many projects where
8 people falsely try to make it seem like it was
9 some sort of an additive thing and buildings
10 are built over time and I just -- I'm not a
11 big fan of that and I think that it's quite
12 possible with large block buildings to make
13 the buildings interesting enough without
14 making them seem like they're buildings built
15 at separate times or something like that. So,
16 I really do appreciate that.

17 And I'm not sure that I'm totally
18 in love with the styles that have been chosen
19 for the architecture. It's a little bit more
20 historic looking than I would probably prefer,
21 but I don't think that that's really the big
22 issue here and I'm not suggesting that it

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1 needs to change.

2 I think some of your past projects
3 have been very successful in blending historic
4 buildings with newer buildings that are
5 clearly much more modern and there is some of
6 that here. You'll see some buildings that
7 have much more modern statements to them, but
8 particularly in Block C, I think, but -- where
9 it looks like it will be rendered very
10 differently.

11 But, the other buildings are kind
12 of a -- well, as I said, a bit more historic.

13 Now, I think that the -- there are
14 other aspects of this project that I really
15 think are very -- really terrific and show a
16 sophistication about the experience of the
17 space, of being in the street and appreciating
18 things like the arts walk and that angle of
19 the buildings and the crank in the building in
20 the middle. Things like that that are just
21 sort of subtle moves that imply that or that
22 give you, I think, a better experience for the

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1 pedestrians who are going to use it and the
2 people who are going to live there.

3 Having said all that, there are a
4 few questions. The -- I guess one of my big
5 questions is -- the different buildings are
6 going to be -- they're clearly very unique
7 buildings and some of them it looks like are
8 going to have centralized HVAC systems and the
9 some of them might have condenser farms on the
10 roof. Is that right? Am I understanding that
11 correctly?

12 Okay. The reason I ask this I'm
13 always fearful with large buildings where
14 things -- where I don't necessarily see
15 everything very clearly. I'm always concerned
16 that we're going to wind up seeing ventilators
17 popping out of the sides of the buildings and
18 things like that.

19 We're not going to see anything
20 like that. Right? What we have is --

21 MS. O'NEILL: No.

22 COMMISSIONER MAY: It's all up on

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1 the roof --

2 MS. O'NEILL: Correct.

3 COMMISSIONER MAY: -- in one form
4 or another and then with the various roof
5 structures, some of them are kind of
6 uncomfortably close to the edge of the
7 building. Not that I'm not suggesting that
8 you necessarily need relief because you're
9 below the heights, but you have 18 foot 6
10 penthouse structures set back 14/15 feet from
11 the facade lines and I'm wondering if that's
12 -- you're just doing that now to be safe or
13 you really figured it out and that absolutely
14 has to be that way. Because it would be --
15 it's showing up as sort of a -- an unpleasant
16 sight in some of the elevations seeing these
17 things that close.

18 MS. O'NEILL: I mean some of it
19 simply has to do with the configurations of
20 the buildings. Block B, for instance, because
21 of its wedge-shaped configuration, there's
22 kind of a limited manner in which you can

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1 manipulate the penthouse to get it far enough
2 away from the edges of the buildings.

3 I mean to our minds give how tall
4 the buildings and the width of the streets,
5 you know, we don't think the penthouse
6 structures themselves are going to be
7 omnipresent to anybody as they're standing on
8 the street looking at the buildings.

9 COMMISSIONER MAY: Okay. Have they
10 been really accurately sized? Is there some
11 hope that they might actually get smaller?

12 MS. O'NEILL: There's a
13 possibility. I can't at this stage commit to
14 it. You know, we did have kind of preliminary
15 run throughs with an MEP engineer to make sure
16 that they were at least adequately sized.
17 There's a possibility, but I can't kind of
18 commit to that at this point.

19 COMMISSIONER MAY: Okay. Because
20 they -- I mean I do think there are going to
21 be some spots where they're going to be fairly
22 noticeable and some of those roof structures

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1 have been kind of fancied up in the
2 elevations. Is that -- but, not in all of
3 them. Now, is that -- are they just at
4 differing levels of development or is it a
5 deliberate decision that they're going to look
6 like these sort of frame structures in some
7 buildings, but they're going to look just like
8 flat in other buildings?

9 MS. O'NEILL: Well, I think our
10 intention is that there is kind of a subtle
11 diversity amongst them because some of them
12 belong to buildings with different languages.

13 You know, I think we want them to
14 be kind of background components and not, you
15 know, significant structures that you would
16 definitely start to notice up in the sky.

17 COMMISSIONER MAY: Okay. Well, I'm
18 glad you say that because that's what I'm
19 worried about because sometimes people want to
20 try to make something out of the penthouse
21 that it really should be a background piece.
22 So, I would urge you in that direction.

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1 For the Block C with the letters
2 Brookland I think stenciled in, is that
3 different color brick or is it painted on or
4 what is it?

5 MR. WALTERS: The intention was we
6 would paint it onto the brick like you see on
7 older kind of warehouses.

8 COMMISSIONER MAY: So, after awhile
9 it might actually start to fade and look like.

10 MR. ABDO: Well, we -- yes, we want
11 to actually put it on in a faded sort of
12 patina right from day one. We don't want it
13 to be -- that's what we want it to look like.

14 COMMISSIONER MAY: Right. Well,
15 yes, I figured there were kind of two ways you
16 could go with it. You could do something like
17 that or you could do something where it
18 literally is the -- I mean it's a different
19 brick like a ceramic --

20 MR. ABDO: Right. Right.

21 COMMISSIONER MAY: -- covering on
22 the brick and that's also I think an authentic

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1 kind of historic approach, but I think it's
2 perfectly reasonable to paint it in that way.

3 We talk about the roll-up doors in
4 lots of circumstances. Those are all -- I see
5 a note on at least some of the drawings
6 indicating that it's actually glass in those
7 doors.

8 Are they all that way? They're all
9 going to be glass?

10 MR. ABDO: Uniformly, they'll be
11 all glass.

12 COMMISSIONER MAY: All right.
13 What's driving the very tall extensions of the
14 columns of the plasters in the -- on the top
15 of this building? Is there a design idea
16 behind that? Because it seems -- it seemed
17 just a little tall.

18 MR. WALTERS: We were trying to
19 give the building some rhythm. Otherwise,
20 it's very horizontal. So, there's about 20 --
21 approximately 26 foot rhythm of those majors
22 piers and by bringing them -- it's really just

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1 about a foot and a half above the main
2 parapet. It's helps to accentuate that rhythm
3 other than just being kind of chopped off at
4 the top.

5 COMMISSIONER MAY: Okay. I'm not
6 entirely sold, but that's okay.

7 Then the -- what's the ceiling
8 heights in that building?

9 MR. WALTERS: On the residential or
10 the ground floors?

11 COMMISSIONER MAY: Residential.

12 MR. WALTERS: The residential will
13 be 9-foot ceiling.

14 COMMISSIONER MAY: Okay. Those are
15 going to be really -- the one back building,
16 that long corridor with the windows in it,
17 that's going to be pretty long with an 8-foot
18 ceiling height.

19 MR. WALTERS: Nine-foot ceiling.

20 COMMISSIONER MAY: Well, I'm sorry.
21 Is it 9-foot ceiling or 9-foot floor to
22 floor?

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1 MR. WALTERS: Nine-foot ceiling.

2 COMMISSIONER MAY: Nine-foot
3 ceiling. Okay. All right. All right.

4 Let's talk about the townhouses for
5 a second. I'm trying to get this all out in
6 ten minutes.

7 Why do we have 14-foot-wide
8 townhouses four stories tall? I don't -- I'm
9 -- I've lived in a 14-foot-wide townhouse and
10 they don't furnish very well. So, I'm
11 wondering. I mean is there really a great
12 market for that particular unit? Is it -- do
13 you have some flexibility? Can you make them
14 a little bit bigger and have a few less or
15 something?

16 MR. MILLMAN: I mean I think what
17 we wanted to do is provide a diversity of unit
18 types and primarily a diversity of unit sizes
19 to try to bring in a -- you know, a range of
20 price points.

21 I personally used to work for an
22 urban in-fill townhouse developer and we

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1 delivered 14-foot townhouses and there's a
2 market for them primarily for the -- because
3 of the price point and we have been able to
4 make them work.

5 The reason they're four stories
6 obviously is those particular units there's an
7 integral garage on the ground floor. So, that
8 pushes the building up.

9 But, we did try to maximize the
10 number of units that had parking that was
11 detached and provided for bigger yards and
12 living space on the ground floor.

13 COMMISSIONER MAY: Okay. I got 20
14 seconds.

15 MR. MILLMAN: Yes.

16 COMMISSIONER MAY: Like I've told
17 that other developer, I'm not a big fan of the
18 narrow townhouses, 14 feet wide, particularly
19 when it's four stories tall. It seems really
20 awkward.

21 I do like the fact that there are
22 some rear yards. I think that's great. I

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1 wish that there was more done when you turn
2 the corners because these townhouses -- even
3 though you've done a good job of designing
4 that end facade for what it is, you still
5 don't have the same sort of care and
6 understanding of the circumstance when you
7 come to the edge.

8 On one of them, you've got a turret
9 and it's the one that I -- that probably needs
10 the turret the least. It's the angled ones
11 that I think really need the special treatment
12 when you come to the corner and the
13 straightedge ones wind up with them.

14 Last question is materials board.
15 Did you bring a materials board? We have the
16 brick. Okay. I'll take it in any form.

17 MR. TUMMONDS: Great.

18 COMMISSIONER MAY: I'm done.

19 CHAIRMAN HOOD: Well, have another
20 round if need by.

21 Let me just ask a few questions.
22 First, I wanted to say and if you could send

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1 this back to President O'Connell, we want to
2 thank him for coming down and taking the time
3 to come down and testify. Sorry I didn't say
4 that before he left, but I guess he must have
5 got excited about the square that you're going
6 to do for him. So.

7 MR. TUMMONDS: Thank you.

8 CHAIRMAN HOOD: The other thing is,
9 Ms. Milanovich, let's talk about that Michigan
10 Avenue/Monroe Street right angle or 90 degree
11 angle. However, it's going to -- can you put
12 that back up and show me how it's going to
13 work both ways. It kind of went kind of fast
14 for me.

15 Okay. I understand how it works
16 now. I mean I understand that. I want to see
17 how the proposed -- what's proposed and this
18 is where all those lines late at night get a
19 little dizzy, but --

20 MS. MILANOVICH: Right. Right.
21 The red lines obviously represent what's being
22 proposed. So, you can see right now it comes

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1 in -- Monroe Street comes in perfectly
2 horizontally.

3 What we're going to do is bring it
4 up so that it -- put a little curve in there
5 so that it intersects Michigan at a 90 degree
6 angle.

7 CHAIRMAN HOOD: Can you show --
8 with your light, your arrow. I mean with the
9 dot. Can you show me how I'm coming off of
10 Michigan Avenue turning into Monroe under
11 what's being proposed?

12 MS. MILANOVICH: Right. If you're
13 heading northeast bound on Michigan Avenue,
14 you come up here and you make a right turn
15 here.

16 CHAIRMAN HOOD: So, basically,
17 we're just making a right angle. Now, show me
18 how I'm going to come out of Monroe Street and
19 make a left onto --

20 MS. MILANOVICH: Sure. If you're
21 heading westbound on Monroe? I'm sorry. Is
22 that what you asked?

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1 CHAIRMAN HOOD: Right. If I'm
2 going to westbound. I'm coming on Monroe
3 making a left onto Michigan.

4 MS. MILANOVICH: Making a left onto
5 Michigan like this.

6 CHAIRMAN HOOD: I will tell you,
7 maybe I'm not understanding that, but I don't
8 -- I see the right angle going into Monroe.

9 MS. MILANOVICH: Um-hum.

10 CHAIRMAN HOOD: But, I don't see
11 much of a difference coming out of Monroe
12 going into Michigan.

13 MS. MILANOVICH: The left turn from
14 Monroe onto Michigan is not significantly
15 different than how it's occurring today.

16 CHAIRMAN HOOD: Okay. Okay. Okay.

17
18 MS. MILANOVICH: The real problem
19 out there today -- there's actually two
20 problems. One is this very high speed right
21 turn. You know, it's almost straight.
22 There's really no turn at all.

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1 CHAIRMAN HOOD: Then that right
2 turn is on a right -- an arrow only I believe.
3 Am I correct?

4 MS. MILANOVICH: Right. Right.

5 CHAIRMAN HOOD: So, if it's on an
6 arrow only and I frequent that. That's why --
7 you know, I don't see -- I don't understand
8 the speed and I'm just trying to understand
9 exactly what are we accomplishing by making it
10 a right angle.

11 MS. MILANOVICH: Well, when you
12 make it a right angle, that's going to
13 significantly slow down those right turns from
14 Michigan because they're going to have to slow
15 down to negotiate the turn as you do at most
16 intersections in the city.

17 The other benefit is right now,
18 you've got this island in there and the way
19 the signal's configured because of the
20 geometry it almost acts, if you will, as three
21 intersections kind of grouped together.

22 CHAIRMAN HOOD: Excuse me one

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1 second. Ms. Schellin, could you please put me
2 on the clock? Because my colleagues will say
3 that I was not on the clock and I'm sure I
4 would have heard that because I've heard it
5 before. Okay.

6 MS. MILANOVICH: So, the way the
7 signal actually works today, you actually have
8 -- it's almost like three smaller
9 intersections that are grouped together. So,
10 there's -- an intersection here, an
11 intersection here and intersection here and
12 the way the signal is configured, those all
13 are interconnected by providing the 90 degree
14 angle. If you can go to the -- yes. What
15 this allows us to do is install a signal that
16 operates with one controller, one
17 intersection. So, there's not the
18 complication because it's three separate
19 entities. It all acts as one together. So,
20 you really can optimize the efficiency of the
21 intersection by doing that.

22 CHAIRMAN HOOD: Okay. Let's look

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1 at the loading dock concern. I think it was
2 behind building -- was it on Building C --
3 Block C? I'm sorry.

4 I'm looking at the DDOT report
5 which mentions about accommodating 30-foot
6 delivery vehicles instead of 55.

7 Then I'm also looking at what was
8 submitted by the Applicant, by you all. It
9 says the Applicant will make a formal written
10 request to DDOT to establish a permanent 55-
11 foot loading space on the north side of M
12 Street in front of the Block C.

13 First, do we have anything showing
14 us that in the submittals that we've been
15 given? Do we have anything showing us that
16 loading berth?

17 MS. MILANOVICH: On Monroe Street?

18 CHAIRMAN HOOD: On Block C. I
19 guess that's -- unless I'm getting -- yes,
20 Monroe Street in front of Block C. That's the
21 one that you're proposing to ask DDOT.

22 MS. MILANOVICH: Right. That --

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1 CHAIRMAN HOOD: But, then -- did
2 you see the DDOT report that says Building C
3 building does not have a single family
4 dwelling that may warrant 55-foot delivery
5 vehicles.

6 MS. MILANOVICH: Right.

7 CHAIRMAN HOOD: So, I'm trying to
8 understand. DDOT's saying that you don't have
9 anything to warrant it. You're saying you're
10 going to do a formal request.

11 MR. TUMMONDS: But, what's
12 interesting is that we had proposed -- prior
13 to the issuance of the DDOT report, we had
14 proposed that we would seek formal written
15 request to do that loading berth. Then
16 subsequently, the DDOT report came out. We
17 haven't -- you know, DDOT may say you don't
18 need that 55-foot loading berth anymore.
19 That, you know, what we're proposing now is
20 sufficient. We're not sure. We still think
21 it makes sense to provide what would, in fact,
22 be loading zone so that in those rare

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1 instances where there may be a larger truck,
2 they can utilize that right near our site, but
3 then also in the evenings when it's off-
4 loading peak times, that could go back to on-
5 street parking.

6 CHAIRMAN HOOD: So, this request --
7 I mean what DDOT has in their report stems --
8 they probably anticipate or maybe you
9 mentioned that you were going to ask for that.

10 MR. TUMMONDS: We certainly believe
11 that.

12 CHAIRMAN HOOD: And now these 30-
13 foot delivery loading berths, they have to be
14 managed. We've had cases where, you know, a
15 55-foot truck won't show up, but apparently
16 it's going to have to do an education process
17 and we've had this in the past. You know, to
18 let whoever's coming in know look, we can't
19 accommodate this and that's needs to be done
20 far in advance and I think -- is that what
21 you're anticipating doing?

22 MR. TUMMONDS: Absolutely.

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1 CHAIRMAN HOOD: Okay. The issue
2 about the Brookland. I mean Brookland going
3 across on the -- I think that it's great.
4 Obviously, there's going to be a screened
5 effect. It's not going to be -- because this
6 issue actually came up when we did the
7 stadium. The person who really pushed that
8 issue is not here. Nationals I don't think is
9 as big as they actually wanted it and I guess
10 you still would have to find out the --
11 there's some signage regulations I believe
12 here in the city that you have to. Well, do
13 you have to file through that with this piece?

14 MR. TUMMONDS: No, I think -- I
15 mean we hadn't thought about that. Maybe.
16 Perhaps, but you know what we'll -- part of
17 what we have to do with the reconfiguration of
18 the intersections is we have filed an
19 application with the City Council for street
20 closing dedications and then also to create
21 the plaza at the end of the arts walk. We
22 have to go to the City Council. Truthfully,

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1 if need be, we could have the City Council
2 address that in that legislation.

3 CHAIRMAN HOOD: And I'm not against
4 it. I'm just saying I'm just wondering how
5 big the letters are going to be and --

6 MR. TUMMONDS: Right.

7 CHAIRMAN HOOD: -- making sure it's
8 not intrusive of the community.

9 The community outreach, I read
10 somewhere where ANC 5C and 5A would be able to
11 use the room -- there was a room, I think,
12 designated. Was it minimal cost or no cost?
13 And the way I read it appears to have been
14 minimal cost. But, is that minimal cost or no
15 cost?

16 MR. MILLMAN: For the ANCs, it's no
17 cost. I believe for the civic associations it
18 was no cost as well. I don't recall. I think
19 it was no cost.

20 CHAIRMAN HOOD: So, the ANCs and
21 the civic associations --

22 MR. MILLMAN: Correct.

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1 CHAIRMAN HOOD: -- in that area no
2 cost.

3 MR. MILLMAN: Correct.

4 CHAIRMAN HOOD: Okay.

5 MR. MILLMAN: Correct.

6 CHAIRMAN HOOD: Okay. And I would
7 just -- depending upon which way this goes, I
8 would think that it needs to be addressed and
9 spelled out exactly who it is in the order.

10 MR. MILLMAN: Okay.

11 CHAIRMAN HOOD: I really do like
12 the design of the art use and how you open the
13 glass doors and you're able to have I guess an
14 art market. I kind of like that concept.

15 Could we go to Block E looking
16 west? There was a slide of Block E looking
17 west and I'm particularly interested in the
18 white home that was next to the proposed
19 development.

20 That white -- who owns that white
21 home? I mean is that --

22 MR. MILLMAN: The tall one or the

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1 shorter one?

2 CHAIRMAN HOOD: The one that's
3 closest to what's proposed.

4 MR. PELOQUIN: That's Sureia's
5 Coffee Shop.

6 CHAIRMAN HOOD: We can't have any -
7 - if you don't know, I'll ask somebody else,
8 but I can't have anybody speaking from the
9 audience. I'm asking the Applicant. We're
10 going to run an organized hearing. We don't
11 have outbursts.

12 Okay, Mr. Abdo, if you could help
13 me. If not, I know somebody who can because
14 they just told me.

15 MR. ABDO: Yes, I don't know. Yes.

16

17 CHAIRMAN HOOD: You don't know.
18 Okay. We'll --

19 MR. TUMMONDS: In fact, it's Sureia
20 Ahmed and she owns the coffee store on 12th
21 Street and she is the person that I know that
22 Toby has had numerous discussions with about

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1 the project.

2 CHAIRMAN HOOD: Is she in support?

3 Is that person in support or --

4 MR. TUMMONDS: I don't know.

5 CHAIRMAN HOOD: Okay.

6 MR. MILLMAN: Don't know what her
7 position is, but we have spoken to her.

8 CHAIRMAN HOOD: Okay. She's here.

9 I will ask the question. Okay.

10 One of the other things that I
11 noticed in the amenities package, you're doing
12 some redevelopment on 12th Street. I guess
13 the traffic patterns and there's been a lot of
14 conversation prior about the way things were
15 structured. Does that add to what's going on
16 on 12th Street?

17 MR. TUMMONDS: What we're proposing
18 for 12th Street just in regards to retail
19 study, there's a lot of concerns in the small
20 area plan, the Brookland Metro Station Small
21 Area Plan, about making sure that whatever new
22 retail development that occurs on Monroe

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1 Street doesn't detract or diminish the ability
2 for the retail on 12th Street. So, this --
3 our proposal doesn't have really any impact on
4 the undergrounding of the utilities which I
5 know is a big issue on 12th Street or any
6 physical changes.

7 CHAIRMAN HOOD: So, that amenity is
8 going towards a study?

9 MR. TUMMONDS: A study, but then
10 actually, I'm sorry, there is then -- the
11 facade is an existing facade program.

12 CHAIRMAN HOOD: Right. Okay.

13 MR. TUMMONDS: And, Toby, do you
14 have more?

15 CHAIRMAN HOOD: Some additional
16 improvements for the facade program on 12th
17 Street, N.E.?

18 MR. MILLMAN: Right. There's an
19 existing program. It's run by DSLBD that's
20 tapped out. I think they had \$85,000. It's
21 all been used or most of it's been used and we
22 thought -- you know, in speaking with the

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1 community and speaking with DSLBD, they would
2 love to have additional dollars to fund
3 additional facade improvements.

4 CHAIRMAN HOOD: And I would just
5 say this -- let me just say this. I think
6 that when we're doing these amenities, and I'm
7 getting ready -- I'm going to be right on
8 time, that we need to make sure that we have
9 those administered and know exactly how these
10 amenities are going to be administered.
11 Typically is how we've done it in the past.

12 My time is up. Set the example.

13 Okay. Let's do another round of,
14 what do you guys think, eight minutes? Okay.

15 Let me start. Any further questions? If
16 not, we can just pass and just start off --
17 Commissioner Schlater.

18 COMMISSIONER TURNBULL: I just have
19 one quick question. On the --

20 CHAIRMAN HOOD: Commissioner
21 Turnbull, I have an order. We're going to go
22 with Commissioner Schlater if you don't mind.

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1 COMMISSIONER TURNBULL: Oh, I'm --
2 no.

3 CHAIRMAN HOOD: And then we're
4 going to go with Commissioner Turnbull second
5 and then we're going to go with the Vice
6 Chairman and then we're going to go with
7 Commissioner May who I'm sure won't need his
8 time and then we'll go right on into hearing
9 cross examination.

10 COMMISSIONER TURNBULL: Very good.

11 CHAIRMAN HOOD: Okay.

12 COMMISSIONER TURNBULL: Thank you.

13 CHAIRMAN HOOD: You don't mind. Do
14 you?

15 COMMISSIONER TURNBULL: No, I don't
16 mind.

17 CHAIRMAN HOOD: Commissioner
18 Schlater.

19 COMMISSIONER SCHLATER: Sure. A
20 couple of design questions and a couple of
21 questions on amenities.

22 First design question, we were just

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1 talking -- looking through your materials box
2 and it raised the question of what are the
3 backs of these townhouses going to look like?

4 Are we talking about any vinyl being used
5 here? Hardy plank or is it all brick
6 buildings?

7 MR. MILLMAN: I think it's going to
8 be a mix. You know it'll be some masonry,
9 some -- and some siding. To be honest, I
10 don't think we had determined what the
11 material of the siding was going to be.

12 COMMISSIONER SCHLATER: Could you
13 maybe think about that some more and get back
14 to us with what your approach is going to be?

15 I think in many respects you've got
16 a lot of four-sided buildings here that you're
17 doing. High quality materials on all sides of
18 the buildings and you're to be commended for
19 that, but I have seen a few townhouse
20 developments around town where they'll slap
21 the siding on the back and it seems like a
22 lost opportunity. Arthur Kaper comes to mind

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1 --

2 MR. MILLMAN: Okay.

3 COMMISSIONER SCHLATER: -- on that
4 one. In terms of Building C, how wide is that
5 pedestrian walkway, the 8th Street pedestrian
6 walk and how far apart are the residential
7 buildings? I mean the residential units. Are
8 we going to have people staring at one another
9 through the windows there.

10 MR. WALTERS: Possibly. At the
11 narrowest point where it pinches, I think
12 Commissioner May was noticing the way it kind
13 of is very picturesque, it's 36 feet and then
14 it opens up to about 50 feet at the southern
15 end.

16 COMMISSIONER SCHLATER: Um-hum.

17 MR. WALTERS: So, it's a varied
18 width and it's not constant and the building
19 faces are kind of canted towards each other.
20 They're not always parallel.

21 COMMISSIONER SCHLATER: What are
22 the court -- you're not asking for any court

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1 relief or anything like that?

2 MR. WALTERS: No. No.

3 COMMISSIONER SCHLATER: That meets
4 the --

5 MR. WALTERS: It's meets the
6 requirements.

7 COMMISSIONER SCHLATER: Given the
8 narrowness and that's a north/south alley and
9 street way, whether that's going to be a dark
10 space. Any concerns about that?

11 MR. WALTERS: Well, actually,
12 during the midday, it will be flooded with
13 light. The sun will come right down it in the
14 middle of the day. So, it will enjoy light.

15 MR. MILLMAN: We'll also have
16 lights. You can see that in some of the
17 elevations. We did lights strung across the
18 space. So, on the ground level, it'll be very
19 well lit certainly in the evening and then the
20 -- the lights will be downcast so they won't
21 shine into the units.

22 COMMISSIONER SCHLATER: Okay. A

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1 question just -- a big question about the
2 amenities. I think I was reading the OP
3 report. It said the FAR of the overall
4 project over all the different lots was 2.31.

5 One thing I'm not sure about and I
6 guess I could ask OP, but I'll ask you guys if
7 you know it. To what density could you build
8 under current existing zoning?

9 MR. TUMMONDS: I think what's --
10 what's difficult to answer that question, we
11 have a series of different existing zones and
12 a large part of the Monroe Street corridor is
13 a residential zone. So, that was obviously --
14 yes. So, that's -- the existing zoning is
15 certainly not in keeping with the results of
16 the small area plan which calls for mixed use
17 along Monroe Street. So, one of the issues
18 that we have is not an FAR issue, but a use
19 issue to allow commercial zoning so that you
20 can have mixed use along Monroe Street.

21 There is some existing C-M-1
22 zoning. We're keeping some C-M-1 for the Arts

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1 Flex building, but then also for the building
2 on Block C, that's existing C-M-1. C-M-1
3 would not allow residential use.

4 COMMISSIONER SCHLATER: Yes.

5 MR. TUMMONDS: The flip side. So,
6 we need the zoning there for the use. Again,
7 not as much for the density.

8 COMMISSIONER SCHLATER: Not as
9 much. Can you get back to me with the answer
10 of what density you could achieve under
11 existing zoning?

12 MR. TUMMONDS: Absolutely.

13 COMMISSIONER SCHLATER: And then we
14 can also understand what kind of relief you
15 need in terms of the use and we can do that
16 all with the understanding that the small area
17 plan called for this changes. But, I think
18 when we consider the value of your amenity
19 packages, we have to consider the amount of
20 relief that you're requesting and that --

21 MR. TUMMONDS: Absolutely. And I
22 would note I know we haven't brought it up

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1 tonight, but obviously a significant cost to
2 this Applicant is the reconstruction of the
3 intersections.

4 COMMISSIONER SCHLATER: Um-hum.

5 MR. TUMMONDS: And the new
6 signalized intersections and the construction
7 of the Metropolitan Branch Trail.

8 COMMISSIONER SCHLATER: Yes.

9 MR. TUMMONDS: Now, we haven't
10 added that into our community amenities
11 package, but we think that is a -- you know,
12 if we're going to do that -- now, we'll also
13 put that into the mix.

14 COMMISSIONER SCHLATER: We saw that
15 exercise when we did Conference Center
16 Associates. I think it's helpful just to
17 understand what's being offered. Because on
18 the surface, you could look at the affordable
19 housing amenity.

20 MR. TUMMONDS: Right.

21 COMMISSIONER SCHLATER: You're
22 meeting basic MIZ guidelines, but in many

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1 cases, we ask through the PUD process to
2 provide even more affordable housing as an
3 amenity.

4 There are other things going on
5 here, but we need to know what the value of
6 those things are. So, if you could get back
7 to us on that, it would be helpful.

8 In terms of your LEED commitment.
9 Are you making a LEED commitment in
10 association with the amenity package that
11 you're providing here?

12 MS. O'NEILL: Yes, the buildings
13 will be designed to be LEED certified.

14 COMMISSIONER SCHLATER: Okay. Will
15 they be LEED certified or will they -- I guess
16 they're designed to be LEED certified. Are you
17 going to go through that process of actually
18 getting them certified?

19 MR. MILLMAN: I think we can
20 obviously. There's a commissioning process.
21 We can't guarantee that it'll be LEED certs.
22 They will certainly be designed to be LEED

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1 certified.

2 What we'll actually likely be
3 pursuing is the new LEED ND, the LEED for
4 neighborhood development certification which
5 they're rolling out I think this year, the
6 early part of next year. So, we don't have
7 all the details on that, but we will be
8 designing to meet that standard.

9 COMMISSIONER SCHLATER: In terms of
10 the reduced rates for the affordable artist
11 work space, is that something that you're
12 going to be outlining? You're presenting it
13 as an amenity. I just don't know what it
14 means, you know.

15 MR. MILLMAN: Some numbers behind
16 that.

17 COMMISSIONER SCHLATER: I think it
18 would probably be good to do that and offer
19 that up just to get the details on it.

20 The last question I have is more of
21 a Catholic University question. I know Father
22 O'Connell isn't here.

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1 MR. MILLMAN: There's others here
2 from Catholic that may be able to answer.

3 COMMISSIONER SCHLATER: The
4 question I have is you've got dorms on the
5 existing site right now. Those dorms are
6 going to be demolished and there's going to be
7 new dorms built on the University.

8 How many units are being demolished
9 and how many new units are being constructed
10 as part of this overall effort?

11 MS. WOOD: I'm Cathy Wood. I'm the
12 Vice President for Finance at Catholic
13 University.

14 There are currently three building
15 on the south campus. One of them is not in
16 use, but two are in use.

17 We'll be demolishing all three
18 buildings and we have a plan to put two more
19 residents halls in our master plan. We just
20 built Opus Hall and we have plans for two
21 other ones.

22 Now, that's going to be dependent

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1 upon our enrollment and that's what we're
2 waiting to see, but the plan is to replace
3 those and build for future growth. Okay.

4 COMMISSIONER SCHLATER: And I'm
5 sure you anticipate some of the students
6 living in some of these new units that are
7 being constructed?

8 MS. WOODS: It's hard to say what
9 our students are going to do.

10 COMMISSIONER SCHLATER: Fair point.
11 Okay. Thank you very much.

12 CHAIRMAN HOOD: Okay.

13 COMMISSIONER SCHLATER: I'm going
14 to have no further questions.

15 CHAIRMAN HOOD: Okay. Great.
16 Thank you. Commissioner Turnbull, hopefully,
17 you haven't forgot what you started of --
18 hopefully, you wrote it down.

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

21 My questions should be very short.
22 Just going back and looking at the townhouses

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1 which Commissioner May brought up, we didn't
2 see -- there's no elevations of the rear of
3 the townhouses as far as materials and I think
4 when we looked at the -- we saw brick and I
5 guess the feeling is is there going to be
6 hardy plank at the rear of those?

7 I guess we'd -- I would like to see
8 some elevations of the rear of those
9 townhouses and I wouldn't mind a perspective
10 looking into that courtyard at the back. A
11 view -- of the townhouses.

12 Because -- and I think Commissioner
13 May was getting on it. The way you come in it
14 looks a little forced. I mean I think it's
15 the geometry you're dealing with of the site,
16 but, you know, there's some -- there's -- some
17 of the townhomes have garages. Some have
18 backyards. Some have a driveway and some have
19 a mix of both. I wouldn't mind seeing how
20 that really plays out and what kind of details
21 and what that really look like.

22 It's almost like when you look at a

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1 development like this and you see the -- you
2 almost want to see an entrance going into the
3 back like some of the pictures you showed from
4 Forest Hills and Lake Forest with an arch and
5 cars going through it, but obviously, that's
6 not quite what you're going to be able to do
7 here.

8 But, I just think the townhouses
9 from your original design premise that you're
10 going by falls off here a bit in the townhouse
11 design as an organizational -- you look at
12 some of those things from Lake Forest where
13 obviously, it's commercial, but you almost
14 want to see some kind of motif brought into
15 here that's -- and I -- it looks like you're
16 still designing this. That you really haven't
17 got it worked out and you've drawn it. I'm
18 just wondering if there's other ideas that
19 you're thinking of how to make that rear
20 courtyard really work.

21 MR. ABDO: Okay. Yes, we'll come
22 back to you with that.

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1 COMMISSIONER TURNBULL: Okay.

2 MR. ABDO: That's fine.

3 COMMISSIONER TURNBULL: Thank you.

4 MR. ABDO: Thank you.

5 CHAIRMAN HOOD: Vice Chairman, you
6 have any questions?

7 VICE CHAIRMAN KEATING: Just one.
8 I just want to see an illustration that you
9 had up there before. Block C. It was a
10 visual where you're looking down from Monroe
11 towards Michigan between the buildings.

12 I just had a -- it just kind of
13 struck me. No. From Monroe. That. I guess
14 the thing that struck me about it was it
15 suddenly looked very cavernous and I don't
16 know how -- what can be done about that or
17 not, but I had this feeling if you had a band
18 playing down at one end, music just echoing
19 down between those buildings. Just -- all of
20 a sudden, I'm just struggling with that. I
21 don't know why.

22 MR. ABDO: So, that's feeding down

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1 into that.

2 VICE CHAIRMAN KEATING: Um-hum.

3 MR. WALTERS: I think that's kind
4 of the -- part of the charm of that building.

5 When you -- there are some narrower streets
6 that have been built recently and they've got
7 a sense of intimacy that you don't get in
8 other parts of the city. That's what will
9 help to make this a unique space. It is kind
10 of adjacent. You know, when you go to Europe,
11 the older parts of towns where you get those
12 narrower streets.

13 VICE CHAIRMAN KEATING: Um-hum.

14 MR. WALTERS: That's what's really
15 appealing and it's probably not for -- not
16 something you'd want to do everywhere, but I
17 think it's what's going to make this area kind
18 of unique and to get that sense of kind of
19 intensity of that space and also the people
20 that live up above will look and kind of
21 visually supervise that space so people will
22 feel safe in there.

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1 MR. MILLMAN: If I could just add
2 to that real quick. Because we really did try
3 to think through the space. We looked at
4 other places that had tried to achieve this or
5 have achieved this historically. Where the
6 experience would be to come through the space
7 here and it kind of does narrow down. You
8 can't really see around that corner. You
9 don't really quite know what's over there.
10 That draws you in and when you get to the end,
11 it opens up into this wonderful outdoor room,
12 this performance area.

13 So, this was kind of thought
14 through. The experience of how you experience
15 this place -- this space.

16 VICE CHAIRMAN KEATING: I see where
17 you're trying to go with it. I just wonder if
18 there's enough space there to achieve what
19 you're trying to achieve. Because that wall
20 is pretty daunting and whether you put a green
21 facade on it or not, it's still a large wall
22 going up that ramp next to the street and I

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1 just -- maybe put a little more thought into
2 it. I don't know if it's going to achieve --
3 I hear what you're trying to get to. I'm not
4 sure if it gets there and as I look at the
5 images, I don't know if you don't end up with
6 somewhat of a dead-end space in some ways that
7 is not appealing because it dead ends
8 somewhere and doesn't have enough to draw
9 folks in.

10 I heard you talk earlier about the
11 fountain for the children to play in that the
12 community was talking about. You know, which
13 would be a draw in that area, but again, it's
14 kind of -- you're in that narrow alley and I'm
15 not -- how you get that.

16 MR. WALTERS: There's a project
17 that both Cheryl and I had worked on recently
18 that's been completed in the Washington area
19 that's very successful and we can send you
20 pictures of that. Because --

21 VICE CHAIRMAN KEATING: Sure.
22 Which one's that? I may have been there.

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1 MR. WALTERS: It's in Bethesda.
2 It's Bethesda Lane. It's recently completed
3 by Federal Realty and that's about a 40-foot
4 clear dimension that's a common between the
5 two streets. So, it's virtually identical.
6 Pedestrian only street.

7 VICE CHAIRMAN KEATING: Bethesda
8 Lane runs straight through. Right?

9 MR. WALTERS: Um-hum. It's new.

10 MR. ABDO: It's pedestrian only and
11 this 50 feet at the opening area.

12 MR. WALTERS: That's kind of a
13 constant 10 feet. We actually --

14 VICE CHAIRMAN KEATING: Right.

15 MR. WALTERS: -- vary from 58 down
16 to 40.

17 VICE CHAIRMAN KEATING: Down to 40.
18 So, that's 40 at its narrowest point there
19 before the bend.

20 MR. WALTERS: Yes, where you're
21 seeing on the end there, that's 40.

22 VICE CHAIRMAN KEATING: Yes, I've

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1 walked through there myself.

2 MR. WALTERS: Do you get a sense
3 what I mean about the kind of intimacy and --

4 VICE CHAIRMAN KEATING: I do right
5 up to the bend in the building and then I
6 think I get lost because I can picture from
7 one side to the other what you're describing
8 in Bethesda and I see again where you're
9 going, but if you back up one photo from this,
10 you'll see where -- that. You see when you
11 look through Bethesda, you don't see that turn
12 right there where it looks like a --

13 MR. WALTERS: Different devices
14 there than ours, but what we were trying to do
15 as Toby described --

16 VICE CHAIRMAN KEATING: Yes.

17 MR. WALTERS: -- is kind of get
18 that kind of theatricality of it.

19 VICE CHAIRMAN KEATING: Right.

20 MR. WALTERS: Where you don't quite
21 see what's going on at the end of it. As you
22 move down it, it gradually will open up.

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1 VICE CHAIRMAN KEATING: Okay.

2 MR. WALTERS: And just like when
3 you are walking. You know --

4 VICE CHAIRMAN KEATING: Maybe
5 change this photo from like 10:00 to like noon
6 or something. You'd get more light down
7 there.

8 MR. MILLMAN: Commissioner Keating,
9 one thing I want to just also add again is a
10 reminder that if this was a dead-end space you
11 were coming to I'd absolutely agree. This
12 probably did not function well, but the
13 primary activity generated is people coming
14 off the Metro here. So, this is -- anybody
15 coming off the Metro has to go through this
16 space and that will be a real, I think, source
17 of pedestrian activity. Guaranteed source of
18 pedestrian activity.

19 CHAIRMAN HOOD: Okay. Thank you.
20 Commissioner May.

21 COMMISSIONER MAY: Okay. I lied.
22 I had one more question. But, it was only

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1 after I saw the box and I didn't see a sample
2 of the roof shingles and I don't know if it's
3 the same one or they were different buildings,
4 but just tell me what it would be.

5 MS. O'NEILL: You're talking about
6 he Mansard roofs?

7 COMMISSIONER MAY: Yes, I mean --
8 yes.

9 MS. O'NEILL: They would be likely
10 asphalt singles, but with the kind that appear
11 to be slate. So, in keeping with the kind of
12 character of the architecture.

13 COMMISSIONER MAY: Thicker material
14 and --

15 MS. O'NEILL: Right.

16 COMMISSIONER MAY: Okay. Yes, I
17 was just kind of hoping maybe it was going to
18 be something different, but that's okay. I
19 understand that.

20 I think that's all. Thanks.

21 CHAIRMAN HOOD: Okay. Any close-
22 out questions?

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1 Okay. I think it's Commissioner
2 Day from ANC 5C. ANC 5C is -- you know what?
3 I just thought about something. I want to do
4 cross examination. Are you representing ANC
5 5C? Okay. If you can come forward. Do you
6 have any cross examination?

7 If you all could maybe hold your
8 seats. Maybe clear one space and I'm sure --
9 since 5C is in support, I'm sure you all will
10 make a place for him to be able to sit.
11 Sometimes we have to ask people to move.

12 Commissioner Day, do you have any
13 cross examination? At this time, this is time
14 to cross. Any questions for the presentation
15 you've heard tonight? Do you have any
16 questions? Any further clarification needed?

17 COMMISSIONER DAY: No, sir.

18 CHAIRMAN HOOD: Okay. Thank you.
19 We'll call you back up at the appropriate
20 time. They even made a seat for you right
21 there. You must be in support. You're doing
22 all right.

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1 Okay. We'll now go to the report
2 of the Office of Planning. Mr. Jesick.

3 MR. JESICK: Thank you, Chairman
4 Hood and Members of the Commission. My name
5 is Matt Jesick.

6 The Office of Planning just has a
7 few updates since the time of the set down
8 report. We have continued to work with the
9 Applicant to work out any issues that were
10 raised at the time of set down and generally
11 arrive at further clarification of the plans
12 and we've arrived at a point where we just
13 have a few issues that were noted in our
14 report and we think that those can be resolved
15 and we appreciate hearing tonight that the
16 Applicant is willing to work on those.

17 I'd just like to bring a few of
18 those to the Commission's attention. One is
19 the location of the affordable rowhouses. The
20 last information that the Office of Planning
21 received was that the rowhouses were somewhat
22 clustered in the southwest part of Block A-2

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1 and we would like to see those affordable
2 rowhouses distributed a little better in that
3 block.

4 The issue of the parking ratios was
5 discussed and DDOT has a concern about that as
6 does the Office of Planning. On Blocks B and
7 E, the residential parking ratios is over 1.0.

8 I believe they're both around 1.1 and we feel
9 that that is a little bit high anywhere in the
10 city, but especially in a transit oriented
11 development with lots of transit access both
12 Metro rail and Metro bus.

13 The Applicant has stated that they
14 would provide a shorter loading dock in Block
15 C, but we would still like to see the truck
16 turning diagrams for trucks going into Block
17 C.

18 The reason is there are two
19 different directions for the loading docks.
20 There's the northern loading dock on Block C
21 and the souther loading dock and what we don't
22 want to have happen are trucks backing down

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1 the alley either into the site or out of the
2 site. So, we want to see how those trucks can
3 turn around in the back of the block so they
4 can have easy access when they get to Monroe
5 Street.

6 We would also like to see a little
7 bit more information about the appearance of
8 the rooftop structures especially in Blocks B
9 and C. We feel that these might be visible
10 from points east and the Commission discussed
11 this a little bit. We would just like to be
12 sure that they don't stand out visually and in
13 regards to the HVAC equipment, it might be
14 useful to just be sure that the different
15 systems are shown accurately on the plans as
16 they're proposed before the Commission takes
17 any final action on the project.

18 But, we do feel that the design has
19 made significant improvement since the time of
20 set down and I can get into more of those if
21 the Commission would like.

22 Overall, we find that the project

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1 is not inconsistent with the Comprehensive
2 Plan including the Brookland Small Area Plan
3 that the City Council adopted this spring.

4 And the Office of Planning also
5 finds that the amenity package is commensurate
6 with the amount of flexibility sought in the
7 PUD. In terms of density, the FAR would go
8 from a potential matter of right density of
9 1.46 we estimate to as has been noted, a
10 proposed density of 2.31 over the entire site.

11 So, OP, therefore, recommends
12 approval of the campus plan amendment and the
13 necessary zoning relief and we can recommend
14 approval of the PUD and related map amendment
15 once the issues identified in the OP report
16 have been addressed.

17 So, I'd be happy to take any
18 questions.

19 CHAIRMAN HOOD: Okay. Mr. Jesick,
20 I'm going to start off and I actually meant to
21 ask this question when the Applicant was doing
22 their presentation.

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1 In the back of your report, you
2 have a letter from the fire department and it
3 specifically says that the -- basically, it
4 mentions that the International Fire Code --
5 specifically we note that the roadway with an
6 aerial clearance are not in conformance with
7 the International Fire Code.

8 Have you discussed this with the
9 Applicant?

10 MR. JESICK: I did bring that up
11 with the Applicant and the Applicant has
12 contacted the Fire and Emergency Medical
13 Services Department. I don't think they
14 reached a resolution on that issue.

15 It's unclear from the memo where
16 they're exactly talking about. From what I
17 understand, all of the clearances meet the
18 International Fire Code but that's something
19 we'll have to be sure with FEMS and the
20 Applicant that their design is meeting all the
21 safety parameters.

22 CHAIRMAN HOOD: I know some of

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1 these issues are may be addressed in another
2 form, but I want to make sure we complete our
3 due diligence.

4 Also, the DC WASA. They basically
5 went block by block with water mains and what
6 they thought the issues. However the water
7 mains should be extended in a 12-inch main and
8 I guess has that conversation also been had
9 and I'm asking you because I forgot to ask
10 them.

11 MR. JESICK: That's fine.

12 CHAIRMAN HOOD: I ran out of time.
13 One or the other, but anyway.

14 MR. JESICK: Yes, we have, you
15 know, made the Applicant aware of this. They
16 have this memo. DC WASA always likes to bring
17 up these issues, you know, at this stage in
18 the development process. They will do a more
19 detailed review at the time of the building
20 permit, but it just kind of puts the Applicant
21 on notice that these improvements will have to
22 be made before, you know, any building permits

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1 will be approved.

2 CHAIRMAN HOOD: Now, the WASA issue
3 probably be another forum during the building
4 permit as you stated, but the IFC, I think we
5 have to go -- maybe a change in the road or
6 there may be some design alternations. So, I
7 guess we'll be looking to see what the
8 Applicant has to say on that towards the end
9 of this -- either this hearing or at a later
10 date.

11 MR. JESICK: Okay.

12 CHAIRMAN HOOD: Okay. Let me open
13 up. Any questions, colleagues? Commissioner
14 May.

15 COMMISSIONER MAY: Yes, where are
16 the affordable townhouses?

17 MR. JESICK: The information that
18 we received is that all the affordable
19 rowhouses would be I believe type A which I
20 think is in the southwestern corner of the
21 rowhouse block.

22 COMMISSIONER MAY: The 14-foot wide

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1 townhouses?

2 MR. JESICK: Right. I asked our
3 housing expert in the Office of Planning about
4 this issue. He wasn't concerned about the
5 width, but he was concerned about the
6 clustering on that block.

7 COMMISSIONER MAY: Yes, I'm --
8 well, I would agree with that, too. It's yet
9 another reason for me not to particularly care
10 for that unit.

11 And I would endorse the request for
12 the truck diagrams and more information on the
13 rooftop structures as well. So, hopefully,
14 we'll get all that before we take action.
15 Thanks.

16 CHAIRMAN HOOD: Okay. Any other
17 questions for the Office of Planning? Okay.
18 No other questions.

19 Commissioner Day, do you have any
20 cross examination for the Office of Planning?
21 Okay.

22 COMMISSIONER DAY: No.

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1 CHAIRMAN HOOD: Okay. Let's move
2 right along with the agenda report of other
3 Government agencies. I think all of them have
4 been mentioned with the exception of -- oh,
5 okay. We also have a letter in the
6 submissions from DACD. One thing about Mr.
7 Jesick, he always gets those reports from
8 those Government agencies. I want to commend
9 him for that. So, we have that in our file.

10 Next we do to the report of ANC 5C.
11 Mr. Day, you can come up and give us your
12 presentation.

13 COMMISSIONER DAY: Good evening.
14 My name is Commissioner Timothy Day and I
15 represent ANC 5C.

16 At our regularly scheduled and
17 properly noticed meeting on September 29th,
18 2009, our Commission ANC 5C voted unanimously
19 in support of the above-referenced applicants.

20 A local amenities package totaling \$275,000
21 has been adopted and supported as a condition
22 and as part of the requested application and

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1 agreement for the support and was so voted on
2 in a quorum of commissioners.

3 Prior to the vote, discussion
4 amongst our fellow commissioners insured it
5 was also duly noted for the record that in
6 relation to future requests brought before ANC
7 5C, that an increase in the value of further
8 amenity package should be the norm in ANC 5C
9 noting larger further development and projects
10 and amenity packages should be reflective of
11 more generous amenities to investment ratios
12 currently being seen in the ANC 5C area.

13 The Applicants Catholic University
14 and Abdo, Inc. has met several times with the
15 community. Specifically, have met on several
16 occasions with the ANC of 5C about this
17 project and with respect to the Catholic
18 University of America's campus future plans,
19 we are pleased at this time to be able to
20 support these cases and applications.

21 CHAIRMAN HOOD: Thank you very
22 much, Commissioner Day.

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1 We're going to leave the record
2 open because in reviewing the letter, your
3 letter doesn't state how many members
4 constitute of quorum and how many were present
5 at the meeting. You know, those are some of
6 the things we have to do to make sure it's
7 granted a great weight and I'm sure that Mr.
8 Tummonds will assist with that especially if
9 it's a letter in support.

10 See some things you just know. If
11 it's a letter in opposition, I'm sure you
12 wouldn't get no help. You can call the
13 office, but since you're in support, Mr.
14 Tummonds will make sure that we're able to
15 complete the file and we appreciate it.

16 Let's see. Do we have any
17 questions for Commissioner Day? Any
18 questions?

19 And again, colleagues, we have this
20 Exhibit 38. It came in, I believe, this
21 evening. So, we have it for our review.
22 Okay.

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1 All right. Do we have any cross
2 examination from the Applicant?

3 MR. TUMMONDS: None.

4 CHAIRMAN HOOD: Okay. Well,
5 Commissioner Day, thank you for coming down.
6 Appreciate it.

7 Okay. I'm going to do
8 organizations and persons in support first and
9 I have a list. You signed in and let me start
10 off with Ms. Cheryl Cort, Coalition for
11 Smaller Group. Thomas Lavash. Theodore H.
12 Brown. Todd B. Zirkle. Anne Corbett. And I
13 think that's probably going to fill our table
14 up. Let's see.

15 Or if not, if the HELP Foundation
16 wanted to come up in the next -- because I
17 have one person I'm leaving out and I hate to
18 leave him out because he's part of your
19 foundation. Okay. We only have one person
20 representing the HELP -- so, the other two did
21 not show?

22 Oh. Okay. So, let me see. George

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1 William. Is George William here? Also from
2 the HELP Foundation.

3 Okay. Do we have any other person
4 or organization that is here in support other
5 than the names I've just called? Okay. So,
6 this will be our support panel and we'll go to
7 the next after that.

8 Let's start off with Ms. Cheryl
9 Cort who have five minutes. Coalition for
10 Smarter Growth.

11 MS. CORT: Thank you, Chairman.
12 My name is Cheryl Cort. I'm the Policy
13 Director for the Coalition for Smarter Growth.

14 We are a regional organization based in the
15 District of Columbia focused on transportation
16 and development decisions that are made with
17 genuine community involvement and accommodate
18 growth while revitalizing communities,
19 providing more housing and travel choice while
20 conserving our natural and historic areas.

21 I'm very happy to be here tonight
22 testifying in support of this project. We

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1 have tracked the planning efforts around the
2 Brookland Metro Station over many years and
3 are eager to see the Brookland Small Area Plan
4 implemented.

5 We think that this PUD is an early
6 part of moving forward with implementation of
7 the Brookland Small Area Plan and really will
8 help contribute to making Brookland a
9 neighborhood that is an even better place to
10 live and to work. We think it's a great
11 example of transit-oriented development.

12 I would, however, like to make a
13 couple of specific comments and
14 recommendations.

15 First, regarding the street
16 connections, I just want to recognize the
17 investment that the developer has proposed
18 especially in terms of fixing the turn where
19 Monroe comes into Michigan Avenue and also
20 connecting 7th across Michigan. Both of these
21 are -- these are important benefits for
22 pedestrian safety. Slowing down turning

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1 movements is extremely important for
2 pedestrian safety. Speed kills basically in a
3 nutshell and improving these turning movements
4 will very much improve pedestrian connections.

5 I urge that the designs and single timing,
6 everything continue to emphasis really good
7 pedestrian access across Michigan Avenue.

8 I wanted to make a note about the
9 extension of 8th Street as a pedestrian
10 street. I think this can work as long as we
11 really animate the ground floor uses. I would
12 say that probably the most challenging thing
13 about the site is to connect to the Metro
14 entrance and create as a good a site lines as
15 possible for a very difficult site in terms of
16 about how the Metro Station is buried
17 underneath the viaduct and everything -- I
18 really urge that we look at animating the uses
19 and sort of create eyes on the street
20 connecting from the building to the -- facing
21 the Metro Station entrance. So, that's
22 critically important.

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1 Regarding affordable housing, I've
2 had a discussion with Office of Planning about
3 this in terms of what's being provided and
4 they've sort of done these calculations
5 showing that because of the types of zoning --
6 underlying zoning that if it were matter of
7 right it's possible that less than what is
8 being offered would be provided. So, the 8
9 percent I can live with.

10 I actually would really ask that
11 the Commission consider providing some of
12 these housing units at 50 percent of area
13 median. Half of the area's median rather than
14 the 80 percent AMI. Eighty percent AMI is
15 above what the D.C. family median income is
16 and so, to get some of those units which would
17 be typical of inclusionary zoning for stick-
18 built construction, I would ask that we
19 consider providing some units at that lower
20 income level because they're very much needed
21 throughout the city.

22 Regarding the parking supply, I

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1 concur with DDOT and Office of Planning's
2 recommendation to reduce the parking supply.
3 This is directly adjacent to a Metro Station
4 with I believe ten bus lines. This is a great
5 opportunity to provide lots of great housing
6 opportunities and retail and we don't need to
7 put in this much parking. I think that the
8 Transportation Demand Management Program is
9 actually -- I really want to applaud the
10 developer for proposing this. This is really
11 helpful. I'd like to see a lot more of this
12 in other PUDs and other projects, but I really
13 want to recognize what the developer's put on
14 the table. It would be possible to actually
15 provide a more aggressive TDM Program and be
16 able to reduce the parking and also provide
17 more affordable housing in the cost savings.

18 For bicycle parking, I think that
19 it would be helpful to -- since we are going
20 to consolidate the indoor bike parking to
21 provide showers and changing rooms for
22 workers, that would be a great benefit if

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1 we're going to consolidate and also to require
2 a lot of bike parking in front of stores as
3 part of the overall transportation plan and to
4 have that required.

5 It's suggested by Office of
6 Planning, but I think it would be very helpful
7 to require it and that would be helpful for --
8 help the developer fulfill the proposal or the
9 goal that's stated in the Transportation
10 Demand Management Program saying that they're
11 going to encourage walking and biking. So,
12 great way to encourage it is to provide those
13 facilities. Both the changing facilities
14 inside and the bike racks outside.

15 I'm glad to hear that the project
16 will be at least LEED certified. I think that
17 it would be great if we could go beyond LEED
18 certification.

19 Thank you.

20 CHAIRMAN HOOD: If you can just
21 give us a closing thought. I'm going to do
22 that with --

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1 MS. CORT: It's a great project.
2 I'm very excited about it.

3 CHAIRMAN HOOD: Okay. Thank you.
4 If you can just hold your seat. Thomas
5 Lavash. Lavash.

6 MR. LAVASH: Lavash.

7 CHAIRMAN HOOD: Lavash. Mr.
8 Lavash.

9 MR. LAVASH: Okay. Thank you.

10 CHAIRMAN HOOD: Can you -- Mr.
11 Lavash, can you turn your microphone on?

12 MR. LAVASH: That's better? Okay.
13 Great. Thank you, Commissioner Hood.

14 I am Tom Lavash. I'm a resident
15 and a homeowner at 4235 South Dakota Avenue in
16 Michigan Park. I'm not too far from the
17 project.

18 I'm also a senior partner with the
19 Washington Office of ERA. ERA is an
20 international real estate and economic
21 development consulting firm. I've got 23
22 years of professional practice assisting

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1 municipalities across the country in very
2 similar urban redevelopment projects like this
3 from both the market and financial and
4 economic perspectives in terms of examining
5 the benefits and the costs to municipalities.

6 I'm a 23-year resident of the
7 District including 17 years in Adams Morgan
8 and more recently 6 years in Michigan Park.

9 I would strongly support this
10 project. Our household is in complete and
11 full support of the project I think for the
12 following reasons and I'd like to briefly go
13 through them if I could.

14 Obviously, the population of
15 Brookland has declined over the last 50 years
16 much like that of the city. I think in brief
17 several hundred new housing units will clearly
18 attract new taxpaying residents to the
19 neighborhood. That's not only good for the
20 neighborhood. It's good for the city as a
21 whole.

22 The second point, according to the

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1 retail action strategy project or study
2 prepared by the D.C. Office of Planning, about
3 \$1.1 billion in disposable retail income,
4 household retail income is spent outside the
5 city. That's a phenomenal number and I would
6 dare say that that includes our household's
7 retail spending because of the quality of
8 retail offerings on 12th Street and Brookland
9 is so poor that we spend little, if any, of
10 our money on 12th Street.

11 I think that it's important to note
12 that the project's arts and retail component
13 will certainly result in better quality
14 destination and supporting retail businesses
15 in Brookland and importantly obviously
16 producing new jobs and new retail sales tax
17 receipts. I think that's a benefit not only
18 to Brookland. It's a benefit to the city as a
19 whole and everybody in this room.

20 The third point I'd like to make is
21 that as the nation's capital some of the
22 numbers that we're hearing are that 36 to 42

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1 percent of the land area in the city is tax
2 exempt. From a real estate consultant's
3 perspective, that's an extraordinary number
4 that is unmatched anywhere in the country.

5 Obviously, the project will create
6 new property tax revenues. That, of course,
7 is a benefit to the city, to the neighborhood
8 in a city where the ability to raise revenues
9 is hamstrung because of the amount of tax
10 exempt land.

11 Fourth point, I think given the
12 environmental challenges such as climate
13 change, focusing on new development
14 surrounding the city's Metro Rail Stations is
15 only appropriate. The project protects
16 Brookland's low density single-family
17 neighborhoods by clustering, I think,
18 appropriately scaled moderate density and a
19 mix of uses on those vacant parcels.

20 Our household would urge that the
21 Zoning Commission support removing vacant
22 unproductive parcels from our neighborhood by

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1 approving this project.

2 CHAIRMAN HOOD: Just give us your
3 final thought.

4 MR. LAVASH: In very strong support
5 of it. I think the most important thing is
6 the mix of uses, the ability to keep our
7 retail dollars in the neighborhood instead of
8 having to go to northwest once a week or twice
9 a week and we are totally in support of the
10 project and very excited by it.

11 Thank you.

12 CHAIRMAN HOOD: Thank you, Mr.
13 Lavash. If you can just hold your seat. Ms.
14 Brown.

15 MS. BROWN: Thank you. Good
16 evening, Commissioners.

17 My name is Theodora Brown and I
18 serve as a consultant to the HELP Foundation
19 and appear before you on behalf of Mr. Marty
20 Shivas, the Chief Executive Officer of HELP,
21 who is recovering from the flu and unable to
22 testify tonight.

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1 The HELP Foundation supports the
2 application of Abdo Development and the
3 President and Trustees of the Catholic
4 University of America.

5 I just want to begin my testimony
6 tonight by offering some background
7 information about the organization. They're
8 Helping Everybody Live Prosperously Foundation
9 was founded in 2006 and established offices in
10 the Edgewood neighborhood of Ward 5 here in
11 D.C.

12 The mission of the organization is
13 to improve the family self-sufficiency and
14 standard of living through innovative
15 training, education, employment, health and
16 links to community development programs.

17 Additionally, the foundation
18 promotes community service as a life-long
19 pursuit through opportunities for family and
20 extended family involvement in community
21 building and other civic activities.

22 The foundation invests in the

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1 potential of the families it serves.
2 Particularly focusing on youth as the key
3 component of family and community
4 revitalization.

5 Toward this end, the foundation has
6 built relationships with a variety of local
7 businesses, government agencies, schools and
8 civic organizations committed to empowering
9 youth and families to be healthy, productive
10 and engaged citizens.

11 Essentially, the HELP Foundation
12 serves as a catalyst of change that helps
13 young people obtain a quality education, gain
14 employability skills, make healthy life
15 choices and improve their communities.

16 Specially, the HELP Foundation has
17 played a major role in transforming youth in
18 the Edgewood and surrounding neighborhoods.
19 As you know, these areas have high rates of
20 teen pregnancy, deaths, drug abuse and arrests
21 for violent crimes.

22 The HELP Foundation has provided

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1 structured activities to these youths. It
2 promotes self-sufficiency through job skills
3 development and preparation, shadowing and
4 job-related activities with a particular focus
5 on teen runaways and those who are aging out
6 of the foster care system.

7 Moreover, the HELP Foundation
8 provides financial assistance to low-income
9 families through rental, energy, food and
10 emergency disaster assistance. It is
11 currently building capacity to offer HIV/AIDS
12 counseling and testing and case management,
13 drug prevention, drug treatment referral and
14 foreign language classes.

15 The HELP Foundation strongly urges
16 the Zoning Commission to approve the
17 application of Abdo and Catholic University of
18 America and it's consolidated plan unit
19 development to construct more than 800
20 residency units and up to 85,000 square feet
21 of retail space.

22 The HELP Foundation believes that

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1 approval of their application and completion
2 of the construction project will accomplish
3 the following: provide jobs for neighborhood
4 residents, increase the economic vitality of
5 the neighborhoods, offer additional and much
6 needed retail services to all of the
7 surrounding neighborhoods and the District of
8 Columbia as a whole and create a sense of
9 safety with the additional pedestrian traffic
10 in the area.

11 The HELP Foundation intends to work
12 with the Applicant to insure that their stated
13 commitment of connecting to and revitalization
14 of the neighborhood surrounding the project is
15 fulfilled which commitment is aligned with the
16 mission and goals of the HELP Foundation.

17 The HELP Foundation is particularly
18 encouraged and inspired by the desire of the
19 President and Trustees of Catholic University
20 to connect the University to the surrounding
21 neighborhoods.

22 So, I thank you for allowing me to

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1 speak today and I certainly will welcome any
2 questions by the Commission.

3 CHAIRMAN HOOD: Okay. Thank you,
4 Ms. Brown. Mr. Zirkle. Hopefully I
5 pronounced that correctly.

6 MR. ZIRKLE: Yes. Yes, correct.
7 Thank you very much.

8 I'm basically here just to talk --
9 am I on?

10 CHAIRMAN HOOD: Yes.

11 MR. ZIRKLE: Talk about --

12 CHAIRMAN HOOD: You were on. It
13 seems to be going in and out. I'm not sure.

14 MR. ZIRKLE: How am I doing?

15 CHAIRMAN HOOD: There we go.

16 MR. ZIRKLE: Am I in?

17 CHAIRMAN HOOD: Yes.

18 MR. ZIRKLE: All right. The HELP
19 Foundation works in the Edgewood and in the
20 Brookland community with -- basically with
21 young people particularly at the Luke C. Moore
22 Academy and I don't know how many of the Board

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1 Members are familiar with Luke C. Moore. It's
2 basically a D.C. public school which is about
3 100 yards away continuing east on Monroe.
4 Just over the bridge.

5 It deals with a very special
6 population. It's mostly high school age and
7 young adults who have had interaction with the
8 juvenile justice system. There are a lot of
9 parents in the group and we're -- we currently
10 have a number of grants pending related to
11 working with these kids to set up classes.
12 Basically, to try to mainstream these kids and
13 get them on the right path in life. Get them
14 involved in the community. Get involved
15 thinking about work, thinking about how
16 they're going to make it in life and, you
17 know, moving forward instead of where they've
18 been.

19 There isn't a closer facility that
20 deals with this population and there isn't a
21 more central population to the real -- the
22 biggest problems in the neighborhood. These

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1 are kids that can be the worse problems or the
2 biggest success stories.

3 And I'd like to take this
4 opportunity to really thank Jim Abdo for his
5 support for our program at Luke C. Moore and,
6 you know, personally for his commitment and
7 the commitment of Abdo Development because
8 they have really made a big difference in what
9 we can do for these kids and, you know, it's
10 right there. It's about the closest community
11 facility you could get and it's also right at
12 the heart of what the community really needs.

13 So, I just wanted to simply
14 introduce that program to you. Let you know
15 that it's going on there and that you know
16 their support has just been really critical
17 and it's a been a huge boost and we're super
18 grateful for that and I just want to let you
19 know that and we're in support of the project,
20 of course, on its own merits, but we just
21 wanted to thank him for his support for that
22 and that's it.

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1 CHAIRMAN HOOD: Thank you. If you
2 could just hold your seat. Ms. Corbett.

3 MS. CORBETT: Good evening. My
4 name is Anne Corbett. I'm the Executive
5 Director of Cultural Development Corporation.
6 We make space for art.

7 I want to thank you for the
8 opportunity to testify in the planned unit
9 development hearing for the Catholic
10 University of America South Campus
11 Redevelopment Project.

12 I've submitted my testimony in
13 writing and I'm going to be briefer than that
14 and just hit a few high points.

15 One is that our organization gets
16 called on by developers frequently to help
17 them with arts components of mixed-use
18 developments. Rarely do we get called on by a
19 developer who authentically passionately gets
20 art space and the role of artists in our city
21 and is authentically trying to create
22 functional space that's good not only for

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1 artists, but for the community at large.

2 We rarely get called on in a time
3 when there's appropriate lead time in advance
4 of design development and construction to make
5 sure that that space is functional physically,
6 price economically and carried out in a manner
7 when it really works.

8 So, it was a pleasure to hear from
9 Abdo development, gosh, I guess over a year
10 ago and be involved in the process that
11 they've put in to plan this really dynamic
12 neighborhood center.

13 There were questions earlier about
14 the selection process and pricing of the art
15 space and it is our intent to work with Abdo
16 on figuring out an appropriate business model
17 for those spaces and competitive -- perhaps
18 competitive. If not, definitely open broad-
19 based process to get dedicated committed
20 artists into those spaces.

21 I don't have too much more detail
22 than that other than it would be my intention,

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1 one, to look to support residents of Ward 5 in
2 the Brookland area who don't have appropriate
3 creative space and can contribute to the
4 neighborhood they already live in. To then
5 support artists already living in the District
6 of Columbia as such. As well as, weighing in
7 artists who can really contribute to what the
8 neighborhood goals are in general.

9 So, for instance, it might make
10 sense to work with the Luke C. Moore Academy
11 to find artists who are also teaching artists
12 who may be able to support the work that
13 they're trying to do with kids.

14 Every process, every space might be
15 a little bit different. The nice thing about
16 this project is that Abdo has set aside a
17 significant amount of square footage so that
18 there will be a pretty broad opportunity for
19 artists of all walks of life, types, et
20 cetera. Not to mention space in the public
21 realm for vendors on the weekends, performance
22 artists and that sort of thing as well as the

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1 community space that was mentioned that will
2 have a sprung floor and could be used for
3 everything from a meeting like this to a dance
4 rehearsal to a neighborhood party to a private
5 corporate reception.

6 We plan to spend at least the next
7 year figuring out exactly what those processes
8 are going to look like and we'll be doing so
9 making lots of outreach into the community and
10 insuring that the artists and the community
11 members are engaged in those spaces and you
12 see something that's really reflective of the
13 neighborhood.

14 I think that does it. Thanks.

15 CHAIRMAN HOOD: Great. Thank you.

16 Colleagues, you have any questions? Any
17 questions? Does the Applicant have any cross
18 examination? Commissioner Day, do you have
19 any cross examination of any one of these
20 witnesses?

21 Okay. I want to thank you all very
22 much for your testimony.

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1 Do we have anyone else who would
2 like to testify in support? Organization or
3 person? Okay.

4 Now, let's go to opposition. We
5 have a request. I'm going to take as I have
6 it here in order and then what I'm going to do
7 I'm going to ask the ANC who has a request
8 from Mr. Feeley ask that they come up as a
9 panel of three.

10 So, what I would like to do is to
11 start with Mr. Jerome Peloquin and if I mis-
12 pronounce your name, forgive me. If it sounds
13 close, just come on up. Linda Yahr and Mr.
14 Edward Johnson.

15 Okay. So, at the table we have
16 Jerome Peloquin, Linda Yahr and Edward
17 Johnson.

18 MR. YAHR: I'm not Linda Yahr
19 obviously.

20 CHAIRMAN HOOD: I was -- you know,
21 I didn't want to ask you that, but --

22 MR. YAHR: She's my mother and

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1 she's out of the country.

2 CHAIRMAN HOOD: Okay.

3 MR. YAHR: And she asked me to read
4 if that's all right.

5 CHAIRMAN HOOD: Okay. Okay. So,
6 Mr. Yahr.

7 MR. YAHR: Yes, Mr. Yahr will be
8 fine.

9 CHAIRMAN HOOD: Okay. Okay. Okay.
10 Let's begin with Mr. Peloquin. Turn your
11 microphone on.

12 MR. PELOQUIN: Is it on? Yes.
13 Thank you. My name is Jerome Peloquin. I
14 reside at 717 Lawrence Street, N.E.,
15 Washington, D.C.

16 And let me say categorically that I
17 am not against development and would welcome
18 any project that would respect the value and
19 quality of our life in Brookland.

20 It is my position and that of my
21 neighbors who speak here today this project
22 does neither.

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1 Let me say that I'm speaking
2 specifically for the 700 block of Lawrence
3 Street.

4 My home is directly adjacent to the
5 proposed project. We've been given to believe
6 that the Commission is to give great weight to
7 our testimony as we are those whose quality of
8 life and property will be most affected by
9 this development.

10 Our home, like others on the block,
11 is a three-story family dwelling. The house
12 was originally built by Colonel Brooks' son
13 circa 1880. It has both a front and backyard,
14 mature trees and a small green lawn.

15 We purchased this home in Brookland
16 four years ago specifically because of the
17 character of the greater Brookland community.

18 The sunny streets, the single-family homes
19 and the green front and backyards.

20 The large building to be built
21 across the street will forever change the
22 quality of our lives and the character of our

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1 home.

2 This Commission in its wisdom
3 recognizing the unique character of the
4 greater Brookland area created the small area
5 plan. That plan addresses the unique
6 character of Brookland and it's environment
7 and it clearly states that this character is
8 to be maintained. In public hearings at
9 Catholic University, I've heard Mr. Abdo say
10 that he has "No intention of following the
11 small area plan."

12 Clearly, this PUD gives action to
13 those words as it violates the spirit and the
14 plan as well as the character of our
15 community.

16 The eight-story building that will
17 sit like a squirting toad between Monroe and
18 Lawrence is bounded on either end by 7th and
19 8th Streets. The PUD attempts to give the
20 illusion of scaling from our traditional
21 three-story height to their larger eight
22 stories. The PUD claims to make gradual

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1 transition. In fact, this is not true.

2 The CUA Abdo's claim that this
3 building is only four stories is simply an
4 untruth. This is a five-story building. That
5 is, of course, assuming four plus one still
6 equals five. I'm sorry. Four stories and a
7 mezzanine is a five-story building.

8 That's two stories above the height
9 of our home and in no way can this be
10 considered gradual scaling up.

11 Then within a short distance, it
12 pops up to eight stories blocking our prized
13 view of the Basilica, blazing our home and
14 yard in shadow and presenting us eight stories
15 of featureless gaping windows, destroying our
16 privacy and robbing us of the full-time
17 enjoyment of our own property.

18 CHAIRMAN HOOD: Can you give us
19 your -- just give us your closing thought.

20 MR. PELOQUIN: Certainly. I
21 respectfully request the Commission to remove
22 this imposing structure to the far side of 7th

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1 Street on land owned by the developer where
2 the developer's own four-story condos can be
3 confronted by an eight-story squatting toad
4 and leave its adjacents to a row of townhomes
5 more appropriate to our community.

6 CHAIRMAN HOOD: Mr. Peloquin -- do
7 we have his testimony? We don't have your
8 testimony? Okay.

9 MR. PELOQUIN: Yes, I have
10 testimony. It's on my seat. I have it here.
11 May I give it to you now?

12 CHAIRMAN HOOD: Okay. All right.
13 Thank you. Okay. Mr. Yahr. Mr. Yahr.

14 MR. YAHR: My name is Joseph Yahr.
15 My mother is a homeowner and resident of the
16 700 block of Lawrence Street, N.E. She's out
17 of the country and she asked me to read her
18 testimony to the Commission.

19 The development proposed in this
20 PUD will lie across the street from our house.
21 The impact on us and our immediate neighbors
22 is unlike that of any other individuals in the

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1 District of Columbia.

2 I believe I speak for all of us
3 when I say that we would welcome some
4 development in our immediate vicinity both
5 residential and commercial and I believe I
6 speak for all of us when I say that we have
7 serious problems with this project as
8 proposed.

9 We live on a street of detached
10 houses. The Brookland CUA Metro Small Area
11 Plan recently completed at enormous effect and
12 expense by the D.C. Office of Planning and
13 passed by City Council recognizes and respects
14 that and envisions a continuation of our block
15 as detached houses.

16 The small area plan also refers to
17 transition of new higher density construction
18 downwards to existing smaller -- downwards to
19 existing smaller residential structures. This
20 proposal ignores that concept and imposes in
21 appropriate height and density right up
22 against existing homes.

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1 This will block our sunlight and
2 our view of the Shrine and will make the
3 backyards on the north side virtually
4 unusable. It also imposes vehicular entrances
5 and traffic patterns that will be destructive
6 to the current quality of neighborhood. This
7 is a unacceptable change to current zoning and
8 I urge you to reject it.

9 Abdo Construction and Catholic
10 University of America have control of a large
11 parcel of land. Many options for land use
12 will contribute to the betterment of the
13 greater Brookland community, would provide
14 transit-based development and would also
15 provide profit to them.

16 Why have they chosen to mass the
17 greatest height and density on the south side
18 of the 700 block of Monroe Street which is
19 closest to existing residences? Why isn't the
20 height and density on the north side of Monroe
21 where it will have no negative impact on the
22 existing neighborhood and will still bring all

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1 the benefits that City Government and the
2 citizens seek? What are the loading docks and
3 parking entrances sited on narrow residential
4 streets that already have problems with
5 congestion and difficult intersections?

6 We are informed that the choices
7 made for land use are only for the most
8 cynical and selfish reasons. CUA has a tax
9 avoidance scheme that gives it an advantage
10 for massing the commercial spaces on this plot
11 and Abdo seeks to locate the highest buildings
12 away from the new townhouses it will build in
13 order to protect their selling price.

14 We feel that as citizens and
15 taxpayers of the District of Columbia our
16 welfare should come first. The Zoning
17 Commission is here to protect our rights. We
18 ask you to discharge that responsibility by
19 proactively supporting our rights as property
20 owners.

21 And just as a closing thought, this
22 project is great and clearly they've spent a

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1 lot of time working on it and have worked very
2 hard and it's great for everybody else except
3 it's lousy for the adjacent residents to the
4 project.

5 Thank you very much.

6 CHAIRMAN HOOD: Thank you. Mr.
7 Johnson.

8 MR. JOHNSON: Members of the
9 Commission and audience, good evening.

10 I'd like to recognize Torti Gallas
11 as a colleague and Cheryl O'Neill and her
12 colleagues have done an amazing job in
13 preparing this presentation.

14 However, let me place this project
15 in a proper context. Within this Brookland
16 greater area community, there are planned
17 Michigan and Irving, the cloverleaf at North
18 Capitol, the Brookland Metro stop, the Rhode
19 Island Avenue Metro stop, 14th and Rhode
20 Island and a number of others. In other
21 words, these major development projects are
22 going to have a major environmental, physical,

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1 social and economic impact on our community.

2 Some of the negative impacts are
3 obviously noise, air pollution, traffic to say
4 the least.

5 Beyond that, land development is,
6 in fact, the only source of serious economic
7 development in America. Through land
8 development projects, the developer buys
9 services in every area where goods and
10 services are purchased in America. As a
11 matter of fact, in the planning stage, in the
12 construction stage, in the operational stages
13 once these buildings are completed. I might
14 mention that probably 200-plus categories of
15 contracts are generated from major land
16 development projects such as the Catholic
17 University PUD.

18 Think about during the operation if
19 two or three of us or one of us in this room
20 had a contract to supply to this project,
21 simply paper towels, copy paper and tissue
22 paper, we'd be millionaires overnight.

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1 The problem with this project is
2 that it is probably going to generate half a
3 billion dollars in expenditures. Little to
4 none of that has been addressed in terms of
5 monies that are going to be invested in local
6 Brookland-based businesses. That's where
7 there is a serious deficiency.

8 This country was built on small
9 communities with a single commercial strip
10 where all of the businesses bought goods and
11 services from each other. That was the
12 backbone of America.

13 Why are we having problems now?
14 Because so many of these development projects
15 bring developers in with their resource
16 construction planning, professional services,
17 nonprofessional services from outside sources.

18 Little or no funds are spent within our
19 community and, therefore, it erodes our tax
20 base and those of us who live and work here
21 are spending more and more money.

22 By the way, I forgot to mention I

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1 am a 38-year Brookland business based along
2 the 12th Street corridor.

3 Interestingly enough, a September
4 10th article in The Washington Post addresses
5 the fact that in a three-block area along
6 Connecticut Avenue at Porter, 64 businesses
7 exist. One in six are failing.

8 Traffic, a major problem. I'm
9 sorry. A deficiency in parking and the
10 recession.

11 At this point in time, if this
12 project is going to be responsive to the needs
13 of the local businesses not only on 12th
14 Street, but Rhode Island Avenue, 4th Street,
15 10th Street and other areas, we need a
16 commitment from this developer to buy goods
17 and services locally and not a one-time shot
18 of \$240,000 or \$250,000 when this project is
19 going to generate millions and millions of
20 dollars in profits for as long as it exists in
21 our community and is going to tax our goods
22 and services from police protection, fire

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1 protection, ambulance service, water and so
2 forth.

3 If that is going to occur at the
4 time when we're experiencing a great
5 recession, then this developer, Catholic
6 University and its associate, needs to make a
7 commitment to us.

8 We want a community benefits
9 agreement created between ANC 5A, 5C, Greater
10 Brookland Business Association in which Abdo
11 and Catholic University commits to increase
12 available green areas, enhance plant material,
13 increase building setbacks from the street by
14 5 feet, reduce density by limiting building
15 heights to five stories, develop purchases a
16 minimum 20 percent and professional services
17 25 percent from Brookland businesses not
18 across the City. Right here in this
19 community. Provide continuous financial
20 support for two schools and one library within
21 the community with the sum of \$100,000 each
22 provided annually. Develop support and

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1 support a marketing program for enhancing 12th
2 Street corridor and other strip businesses in
3 the community. Provide contributions of
4 \$300,000 to support innovative facade
5 improvements along the 12th Street corridor
6 and finally, the community benefits agreement
7 should contain language supporting a
8 monitoring structure to oversee compliance
9 with financial penalties awarded if the
10 developer fails to comply.

11 CHAIRMAN HOOD: Okay. Thank you
12 very much, Mr. Johnson.

13 Colleagues, any questions? Let me
14 just say, Mr. -- well, let me see if there are
15 any questions first. Any questions?
16 Commissioner May.

17 COMMISSIONER MAY: Yes, I heard
18 from two of you that this building that would
19 be on the north side of Lawrence is going to
20 block the sunlight on properties that are on
21 the south side of Lawrence Street. Is that
22 what I understand? Where is your mother's

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1 home?

2 MR. YAHR: My mother's home is on
3 the south side of Lawrence Street and she --

4 COMMISSIONER MAY: And this large
5 building on the north side of Lawrence Street
6 is going to block her sunlight?

7 MR. YAHR: I think she's speaking
8 for houses on both sides of the street as well
9 as the view of the Shrine.

10 COMMISSIONER MAY: I understood the
11 view issue. It was a question of the
12 sunlight.

13 All right. Mr. Peloquin, you're on
14 the south side of Lawrence Street as well?

15 MR. PELOQUIN: Yes, we are.

16 CHAIRMAN HOOD: And this building
17 on the north side is going to block your
18 sunlight?

19 MR. PELOQUIN: I think there's a
20 metaphor there.

21 COMMISSIONER MAY: Okay. So, it's
22 going to block it metaphorically. All right.

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1 That's fine. I just wanted to clarify that
2 because I wanted to understand where the
3 houses were. Maybe -- I thought maybe I was
4 misunderstanding things.

5 MR. PELOQUIN: We're going to
6 change the geography of Brookland. Yes.

7 COMMISSIONER MAY: Okay. The
8 essential difference between this proposal
9 tonight and the small area plan as far as I
10 can tell is the southwest corner of the block
11 that's bounded by Lawrence, Monroe, 7th and
12 8th. Is that right? Is that your
13 understanding of the difference?

14 MR. PELOQUIN: Not really, but for
15 us, yes. I mean there's much greater
16 difference than that. I'm not here to address
17 those. I'm only here to address my own block.

18 COMMISSIONER MAY: This is right
19 across the street from your house.

20 MR. PELOQUIN: Yes, it is.

21 COMMISSIONER MAY: Right. Okay.

22 Thanks.

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1 CHAIRMAN HOOD: Any other questions
2 for this panel? Go ahead.

3 COMMISSIONER SCHLATER: I'm just
4 curious for each of the panelists what their
5 interaction with the developer has been to
6 this point.

7 CHAIRMAN HOOD: It think that's for
8 all of them. Everybody can answer.

9 MR. PELOQUIN: Well, I've been to
10 all of the meetings. Have listened to this
11 developer be called kicking and screaming from
12 a position of not wanting to give any
13 concessions to the community until now he's
14 admitted to providing some.

15 And I've heard -- I've asked the
16 question about community benefits agreement.
17 He categorically refused to negotiate or to
18 discuss it and this was in an open meeting.

19 So, a good deal. I've asked a
20 number of questions at meetings. Participated
21 as openly as possible.

22 MR. YAHR: Yes, to my knowledge, my

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1 mother has been to all these same meetings.
2 My personal experience only has been with her
3 in my ear about it. So, I don't really know.

4 MR. JOHNSON: That's a very
5 interesting question. I didn't bother to say.

6 I am an architect, urban planner and
7 landscape architect. I have been in business
8 on 12th Street for 38 years.

9 I have made presentations before
10 the developer at Catholic University in these
11 public context. I have made presentations in
12 the presence of the Catholic University's
13 lawyer in the presence of a number of public
14 settings. Not once ever has the developer's
15 Abdo's representative ever contacted me for
16 anything and I have an enormous amount of
17 experience that could have been shared on this
18 project. Not once have they given me the
19 courtesy and especially being president of the
20 local business organization which they know I
21 am.

22 CHAIRMAN HOOD: Thank you, Mr.

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1 Johnson. I was going to ask you. Well, I
2 know what you do. I was going to ask you what
3 you do, but you helped my colleagues know that
4 you are an architect and an urban planner.

5 MR. JOHNSON: Thank you. Been in
6 business 38 years.

7 CHAIRMAN HOOD: Been in business 38
8 years.

9 MR. JOHNSON: And nationally as
10 well.

11 CHAIRMAN HOOD: Mr. Peloquin, let
12 me just -- in your submission, you mentioned
13 the Commission in its wisdom --

14 MR. PELOQUIN: Yes.

15 CHAIRMAN HOOD: -- recognizing the
16 nature of the greater Brookland community
17 created a small area plan.

18 I believe you're referring to the
19 Zoning Commission. Are you referring to us?

20 MR. PELOQUIN: I'm referring to the
21 Planning and Zoning combined. You folks.

22 CHAIRMAN HOOD: You're referring to

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1 us. The Zoning Commission.

2 MR. PELOQUIN: Yes, whoever was
3 involved in creating.

4 CHAIRMAN HOOD: Well, let me help
5 you. The Zoning Commission -- since you used
6 the word wisdom, I would like for us to take
7 the credit, but we didn't do that.

8 MR. PELOQUIN: Take the credit
9 anyway.

10 CHAIRMAN HOOD: No. No, we didn't
11 do that one. We try to take credit for things
12 that we do. We did not have anything to do
13 with that.

14 You were one of the people that
15 were very helpful to help want to help me
16 early on to tell me who's white home that was.

17 MR. PELOQUIN: Yes.

18 CHAIRMAN HOOD: Now, that you're at
19 the table, could you help me with that? Help
20 me understand.

21 MR. PELOQUIN: Certainly. The
22 gentleman from Abdo accurately described the

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1 -- it's Sureia Ahmed who's sitting back here.
2 She's the owner of Sureia's coffee shop on
3 12th and Newton and my next-door neighbor.

4 CHAIRMAN HOOD: Okay. And what was
5 the name? Did they testify already?

6 MR. PELOQUIN: I don't believe so.
7 No.

8 CHAIRMAN HOOD: What was the last
9 name?

10 MR. PELOQUIN: Sureia Ahmed I
11 believe.

12 CHAIRMAN HOOD: Okay.

13 MR. JOHNSON: The one adjacent to
14 that is owned by Carlos Miranda.

15 CHAIRMAN HOOD: Okay. Okay. I
16 just was -- had a few questions for that
17 person, but that's okay. I don't see them
18 down for -- I don't see them down to testify.
19 They're not down to testify.

20 Okay. Well, I thank you all and
21 tell your mother we said hello.

22 MR. YAHR: Thanks very much.

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1 CHAIRMAN HOOD: Oh, I'm sorry.
2 Hold on. Did I do cross examination? Let me
3 see. Do we have any cross examination of the
4 Applicant? Commissioner, do you have any
5 cross examination?

6 We want to thank you all for your
7 testimony. Appreciate you coming down.

8 COMMISSIONER MAY: Mr. Chairman,
9 can I ask a follow-up question of the Office
10 of Planning?

11 CHAIRMAN HOOD: Sure. Go ahead.

12 COMMISSIONER MAY: Looking at what
13 was in the report and the diagram that we have
14 of the Monroe Street sub-area of the Brookland
15 plan and what I don't have is any information
16 about building heights. You can sort of --
17 you get a sense of these things from the
18 dimension of the buildings and plan, but were
19 there actually heights assigned to some of
20 these buildings as part of the plan or some
21 suggested density?

22 MR. JESICK: Heights were not

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1 assigned to specific buildings. I believe the
2 plan states that development along Monroe
3 Street west of the tracks may reach a maximum
4 of 70 feet through a planned unit development.

5 COMMISSIONER MAY: Um-hum.

6 MR. JESICK: And the building
7 heights should taper down to -- transition to
8 lower scale structures.

9 COMMISSIONER MAY: Okay.

10 MR. JESICK: But, it doesn't assign
11 specific heights and the illustrations in the
12 plan and that are excerpted to the Office of
13 Planning report are just illustrative and
14 don't necessarily prescribe a form of
15 development for each block.

16 COMMISSIONER MAY: Um-hum. But, it
17 did say 70 feet along Monroe?

18 MR. JESICK: Yes, that's correct.

19 COMMISSIONER MAY: All right.

20 Thank you.

21 CHAIRMAN HOOD: Okay. Commissioner
22 Turnbull.

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1 COMMISSIONER TURNBULL:
2 Commissioner Schlater and I were just doing
3 the same thing, looking at the small area plan
4 and it looks like on Monroe Street between 7th
5 and 8th the plan shows basically retaining the
6 homes that are there.

7 I'm just curious that we're
8 retaining half the homes and the height of the
9 building -- I'm just feeling -- what's your
10 comment on that as far as respecting the small
11 area plan?

12 MR. JESICK: Well, again, I just
13 want to caution that the drawings in the small
14 area plan are illustrative. They don't
15 necessarily prescribe --

16 COMMISSIONER TURNBULL: Right. I
17 know. Agreed.

18 MR. JESICK: -- what you know
19 where. The three homes on the western -- on
20 the northern side of Lawrence at the western
21 end of the block, those don't exist currently.
22 That's vacant.

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1 COMMISSIONER TURNBULL: Well, I
2 guess it goes -- I guess to Commissioner May's
3 comment. Establishing the height of a
4 building, but then there's going to be
5 adjacent to those homes. What's -- you know,
6 we've had this in other PUDs with existing
7 homes next to it and we've had to go back and
8 change some respecting -- because of shadows
9 and we've seen shadow studies on some of these
10 now. But, in this case, the shadow studies
11 will be minimum because they're on the other
12 side of the -- there won't be quite the same
13 impact, but I -- there is a concern I guess
14 about we step down and how we meet the
15 existing building stock.

16 MR. JESICK: Well, on that block,
17 Block E, the tallest part of the building is
18 on Monroe Street and then the building does
19 come down one or two stories when it comes to
20 Lawrence.

21 Now, Lawrence is lower in grade
22 than Monroe. So, the building height does

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1 appear slightly taller than what would
2 normally be the case for a four-story building
3 at that spot.

4 But, we felt that the transition
5 was appropriate and you do see transitions
6 like this throughout the city where smaller
7 residences are near taller building especially
8 in transit-oriented neighborhoods where you're
9 going to have a variety of scales as
10 development proceeds over time.

11 COMMISSIONER TURNBULL: Okay.

12 COMMISSIONER SCHLATER: Has the
13 height of those buildings evolved time I guess
14 would be one question I would have.

15 MR. JESICK: I believe --

16 COMMISSIONER SCHLATER: From the
17 initial concept that was presented to the
18 Office of Planning?

19 MR. JESICK: Yes, I believe when we
20 originally saw this application, the building
21 heights were at 90 feet and we said that
22 that's way outside the bounds of the small

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1 area plan. That the small area plan says 70
2 feet is the max.

3 So, the Applicant revised the
4 application and brought it back to us with the
5 lower building heights.

6 COMMISSIONER SCHLATER: How about
7 on Block E specifically? Has there been
8 evolution in the design of that building?

9 MR. JESICK: I believe Block E was
10 one of the 90-foot buildings originally and
11 then, you know, it is -- now is a maximum
12 height of 70. I can't remember if the
13 transition, you know, towards the south has
14 evolved. I can't remember that level of
15 detail, but I know the overall building height
16 has come down.

17 COMMISSIONER SCHLATER: And again,
18 the Office of Planning feels like this has
19 been treated sensitively? This issue of
20 building next to the townhomes in terms of
21 stepping from these individual townhomes to
22 this taller building.

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1 MR. JESICK: The townhomes or the
2 single-family detached homes?

3 COMMISSIONER SCHLATER: Well,
4 actually they're single-family detached.

5 MR. JESICK: Well, we -- I mean we
6 weren't sold at first. We asked the Applicant
7 to revise some of their elevation drawings
8 which did not include the single-family homes
9 in the foreground. We also asked for the
10 photo-simulation looking down Lawrence Street
11 and based on those revised materials, we were
12 comfortable with the transition.

13 COMMISSIONER SCHLATER: Okay. Very
14 good. Thank you.

15 VICE CHAIRMAN KEATING: Any more
16 questions? No. Satisfied.

17 Okay. Why don't we call additional
18 witnesses? Carolyn Steptoe, if you could come
19 forward. Are you here? The ANC. Pardon me.

20 PARTICIPANT: She is unable to be
21 here tonight.

22 VICE CHAIRMAN KEATING: Okay.

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1 PARTICIPANT: She hoped to be.

2 VICE CHAIRMAN KEATING: Joe Feeley,
3 ANC Representative 5A and Philip Blair also
4 with the ANC. Both could have a seat. Were
5 you both sworn in at the beginning?

6 COMMISSIONER FEELEY: Yes.

7 VICE CHAIRMAN KEATING: Okay.

8 COMMISSIONER FEELEY: We've been
9 here since the beginning. Yes.

10 VICE CHAIRMAN KEATING: Okay.

11 COMMISSIONER BLAIR: We swear a
12 lot.

13 VICE CHAIRMAN KEATING: Just not at
14 the microphone. We're going to start with Mr.
15 Feeley.

16 COMMISSIONER FEELEY: My name is
17 John Feeley. I am Commissioner for 5A06 and
18 my single member district abuts the area where
19 the Abdo project would be built.

20 I'm here to oppose the approval of
21 the Abdo CUA planned unit development
22 application. As Advisory Neighborhood

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1 Commissioner for this abutting district, I'm
2 intensely concerned about this development
3 proposal and its potential damaging affect on
4 my single member district.

5 Over the last three years much of
6 which has been taken up in community meetings
7 surrounding this and other development
8 proposals, I have repeatedly heard the
9 opinions of my constituents and over and over
10 again, they have told me this project is too
11 much particularly based on the feedback that I
12 received throughout the Office of Planning's
13 public meetings concerning the Brookland CUA
14 Metro Small Area Plan.

15 I have no choice but to oppose the
16 Abdo CUA PUD, but I'm must object to any
17 project which is based on the assumptions put
18 forth in that small area plan.

19 When this plan was approved by our
20 City Council in February of this year, it was
21 approved over the objections of Commission 5A.

22 These objections were stated in a resolution

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1 of the 5A Commission as a whole, presented to
2 the Council at the public hearing.

3 In response to those objections,
4 the Council Chair made recommendations that
5 there be some resolution to objections raised
6 by Commission 5A. These objections focused on
7 allowed levels of density, lack of publicly
8 accessible green space and the unaddressed
9 issue of the preservation of our neighborhood.

10 It further recommended that these
11 objections be addressed by the Director of the
12 Office of Planning Harriet Tregoning. The
13 Commission and I are still waiting for this to
14 happen. From May -- I'm sorry. From March to
15 May of this year, Commission 5A Chair and
16 myself as well as Mr. Johnson, the President
17 of the 12th Street Business Association, and
18 several of its members attempted to set up a
19 meeting with Ms. Tregoning and her staff to
20 discuss an adequate response within the scope
21 of the small area plan.

22 It was our goal to assure our

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1 neighbors that their concerns were being
2 addressed when future PUDs were presented.

3 After two meeting to discuss an
4 agenda the second of which only one Office of
5 Planning staff member attended, Ms. Crane, two
6 more dates were suggested, altered and
7 dropped.

8 To this date, Ms. Tregoning has
9 made no efforts to follow the Council Chair's
10 recommendations and meet with the affected
11 Commissions concerning the small area plan.

12 Based on the fact that the Office
13 of Planning has not addressed the Council
14 Chair's recommendations or community concerns
15 brought forward in our resolution from 5A, I
16 oppose the approval of this and any PUD
17 presented for approval in the small area plan
18 jurisdiction.

19 I object to the approval of this
20 PUD in particular which quotes the small area
21 plan as its source of legitimacy.

22 Seven hundred and fifty residential

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1 units, density and height never before seen in
2 the Brookland area and lack of public green
3 space continue to alarm my constituents. Such
4 a large project --

5 CHAIRMAN HOOD: Give us your
6 closing thought.

7 COMMISSIONER FEELEY: This is my
8 closing. Yes. Such a large project done
9 under the aegis of a flawed small area plan
10 with unresolved problems and insufficient
11 planning for the greater Brookland community
12 must not be approved.

13 CHAIRMAN HOOD: Commissioner Blair.

14 COMMISSIONER BLAIR: Hello. My
15 name is Philip Blair. I'm a 20-year resident
16 of the Brookland area and the elected
17 commissioner for 5A10.

18 I am going to take a different
19 rhetorical track. If the small area plan is
20 going to be the basis of what we're doing, I
21 think you have to reject this proposal or at
22 least ask for it to be severely re-

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1 conceptualized because of the deficiencies in
2 following the small area plan itself.

3 I have distributed my testimony
4 which is six pages. I, of course, will not
5 read -- five pages. I will not read all of
6 that, but I will summarize it. The general
7 problem that I would like to focus on is the
8 one of connectivity in the street grid.

9 We have serious problems in
10 Brookland. The red line serves a wall between
11 the east and the west. I'm looking at page
12 two of my testimony which will be on the
13 Brookland listserv tomorrow morning.

14 We have a serious problem of
15 east/west connectivity because of what the red
16 line does to split the community between the
17 University on one side and the bulk of
18 residential Brookland on the other side. It's
19 a social barrier. It is a barrier that
20 everybody in the small area plan process
21 wanted to somehow mitigate or overcome.

22 The small area plan process was a

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1 very interesting thing. I think it was
2 uniquely interesting because so many people
3 participated for so long with the hope that we
4 would have a real say in what was going on.
5 In many respects, it looked like a model
6 exercise and we were very happy to suddenly at
7 the beginning of Harriet Tregoning's
8 administration in the Office of the Planning
9 to have apparently the ear of people who were
10 making decisions.

11 There were always naysayers in the
12 community. They said that this was a set up.

13 That you would never get what they were
14 promising and I think one of our problems is
15 that the naysayers seem to be carrying the
16 day.

17 If you look at every single diagram
18 in the small area plan with a few exceptions
19 I'll address in such a second, they all show a
20 re-connection of 7th Street through to Old
21 Brookland Avenue which is now called McCormack
22 Road. We see that as crucial to the

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1 survivability of our part of town. Otherwise,
2 there is no north to south connection between
3 Harewood Road and 12th Street on the other
4 side of the choke point bridges that cross the
5 red line. Those choke points are at Franklin
6 Street, at Monroe Street and very close by at
7 the Drew Bridge on Michigan Avenue and at
8 Taylor Street.

9 That lack of east/west connectivity
10 makes north/south connectivity very difficult
11 and we wanted to address that. We even came
12 up with, I think, some very interesting and
13 ingenious plans like decking over the Metro
14 Station to consider in that possibility. I am
15 startled that the Office of Planning is not
16 defending its own plan in areas where it calls
17 for north/south connectivity and east/west
18 connectivity that had been taken away from us.

19 CHAIRMAN HOOD: We need your
20 closing thought. Go ahead and give us your
21 closing thought. Okay. We have your
22 submittal --

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1 COMMISSIONER BLAIR: Yes.

2 CHAIRMAN HOOD: -- in front of us.
3 Okay. Any questions of these Commissioners?
4 Commissioner May.

5 COMMISSIONER MAY: Yes, explain
6 that -- what you were just saying? The 7th
7 Street connecting to Old Brookland -- I mean
8 what was it?

9 COMMISSIONER BLAIR: Previously,
10 the road that runs on the west of the red line
11 along the Catholic University campus which
12 traditionally was called Brookland Avenue and
13 is now called McCormack Road, that road
14 connected through to 7th Street. It was the
15 L'Enfant McMillan Plan extended to the
16 northern part of the of the city and it
17 worked.

18 I'm sorry. My wife corrects me. I
19 am saying 7th Street, but I mean 8th Street.
20 I apologize for that.

21 COMMISSIONER MAY: That's what
22 confused.

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1 COMMISSIONER BLAIR: It's a defect
2 in me. Sorry.

3 COMMISSIONER MAY: And the ideas
4 for reconnecting it involved bringing 8th
5 Street up to that higher grade?

6 COMMISSIONER BLAIR: The diagrams
7 all show raising 8th Street there to meet
8 Michigan Avenue at more or less the current
9 grade. Perhaps a little bit lower. We know
10 that Michigan Avenue is going to have to be
11 redesigned. It's part of the reconstruction
12 of the Drew Bridge which is a failing bridge.
13 Dangerous to walk under now.

14 There was also considered the
15 possibility that it could go under the current
16 elevation of Michigan Avenue.

17 There was some consideration of the
18 -- there was language in there where we were
19 considering the decking option which did
20 consider that if you were decking a pedestrian
21 situation there, might not be a bad idea.

22 One of the things we want to do is

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1 to keep the shuttles which now bring people
2 from the west, the Hospital Center, those
3 other centers of employment and the new ones
4 that are proposed, we want to keep them on
5 their side of the tracks so that they don't
6 exacerbate the east/west connectivity
7 problems. Currently, that's impossible. We
8 don't have an ADA compliant Metro entrance on
9 the Catholic University side. It's very badly
10 and nastily and dangerously sited under a dark
11 bridge.

12 There are problem with that whole
13 area and we had several proposals for solving
14 them. All depended on 7th Street being
15 connected on through to McCormack and forgive
16 my mistake. Eighth. Eighth. I'm sorry.
17 When I try to do it right, I do it wrong.

18 COMMISSIONER MAY: Thank you. I
19 think I got it.

20 COMMISSIONER BLAIR: Yes.

21 CHAIRMAN HOOD: Okay. We have
22 Commissioner Schlater.

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1 COMMISSIONER BLAIR: Appreciate the
2 connectivity we got.

3 COMMISSIONER SCHLATER: I just have
4 a quick note on that. I'm looking at the
5 small area plan and the recommendations
6 themselves and so, here are the first three
7 recommendations for this Monroe Street
8 subarea.

9 Realign Monroe Street with Michigan
10 Ave at the western end. Which I believe has
11 been achieved through the plan.

12 COMMISSIONER BLAIR: That's
13 achieved and we're thankful for it.

14 COMMISSIONER SCHLATER: Realign 7th
15 Street north of Monroe Street at Michigan
16 Avenue with the entrance to Catholic
17 University. Which I think has been achieved.

18 COMMISSIONER BLAIR: That is and
19 we're thankful for that.

20 COMMISSIONER SCHLATER: And then
21 the last one is extend 8th Street for
22 pedestrian and/or vehicular access north of

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1 Monroe Street to align with John McCormack
2 Road at Michigan Avenue. So, I see what
3 you're saying. That was one of the desires of
4 some of the community.

5 But, the plan was pretty specific
6 of leaving that as an option of either a
7 pedestrian street which is what is proposed
8 here.

9 COMMISSIONER BLAIR: The problem,
10 sir, and I address this in my testimony, my
11 written testimony, is that people understood
12 that is a promise and it looks like that
13 promise is now being broken.

14 I as an elected official wonder how
15 I am suppose to talk to the people that I
16 represent when the question of a Rhode Island
17 Avenue Small Area Plan comes up. I know that
18 the feeling is out in the community and very
19 strong that a small area plan process writes
20 in stone concessions to the developers and
21 anything that the community wanted out of that
22 that might contradict the desires of a

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1 developer is written in water.

2 That's a very bad situation I think
3 for you all to be in as well as the rest of
4 the Government.

5 COMMISSIONER SCHLATER: Do you
6 recognize some of the infrastructure
7 improvements that are part of this project as
8 benefits to the community?

9 COMMISSIONER BLAIR: Of course I
10 do. I was responding without knowing it to
11 Mr. Keating's call for no more love fest. I'm
12 your man, Mr. Keating.

13 CHAIRMAN HOOD: We out of
14 questions? Okay. Let's see. Have any cross
15 examination? Commissioner Day, you have any
16 cross examination? Come forward.

17 COMMISSIONER DAY: I would just
18 like clarification. Are they testifying as
19 Commissioners or individuals?

20 CHAIRMAN HOOD: They're
21 Commissioners, but they're not testifying like
22 you were for your Commission. They don't have

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1 any weight. Well, they have weight, but they
2 don't have any great -- I mean any great
3 weight in this proceeding.

4 COMMISSIONER DAY: Okay. I just
5 needed clarification.

6 CHAIRMAN HOOD: Okay. Their
7 testimony is basically independent, but they
8 -- you know, I respect them because they are
9 Commissioners, but they're in another ANC
10 Commission. They're in 5A. So, you know,
11 even if you came down, roles were reversed,
12 we'd still call you Commissioner. Okay.
13 Because, you know, you don't get paid for
14 those positions and my colleagues and I
15 understand the hard work that you guys do.
16 Trust me.

17 COMMISSIONER DAY: Okay.

18 CHAIRMAN HOOD: So, that was a
19 cross examination question for me. I've never
20 had that before. Twelve years. Something new
21 everyday.

22 Okay. That's all. Thank you all

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1 for your testimony. Appreciate it.

2 Okay. Let's go back. Ms. Caroline
3 Petti, Richard Houghton and Douglas -- this
4 person I think is undecided, but I'm going to
5 bring him on up. I think it's Douglas Lilley.

6 Hopefully -- Lilley. Douglas Lilley --
7 Lilley. Okay. If it sounds familiar, it
8 sounds like your name, come forward and I
9 apologize for -- okay and then I have one down
10 at the end from the -- a Brookland resident M.
11 J. McGroarty -- McGroarty and is there anyone
12 else who would like to testify in opposition,
13 if you come forward.

14 Ms. Petti, are you representing the
15 Brookland Civic Association?

16 MS. PETTI: I'm here as a private
17 resident.

18 CHAIRMAN HOOD: Private resident.
19 Okay. Thank you. This is the last call.
20 Last call. Anybody else in opposition? Okay.

21 Okay. This is the last call. Anyone else in
22 opposition? Yes, I see you coming. Okay.

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1 MR. MCGROARTY: I put my name on.
2 I didn't know all the procedures about it, but
3 I thought that -- I just don't know all the
4 facts, but I thought it was a good idea to
5 have --

6 CHAIRMAN HOOD: Turn your mike on
7 and just tell me who you are and we'll hear
8 from you once we -- but, tell me who you are
9 so I can --

10 MR. MCGROARTY: I'm just a -- I'm
11 just a regular Brookland citizen and I --

12 CHAIRMAN HOOD: What's your name?

13 MR. MCGROARTY: Michael McGroarty.

14 CHAIRMAN HOOD: McGroarty. Okay.
15 You --

16 MR. MCGROARTY: I'm just a regular
17 Brookland citizen. I live in this -- this --
18 like my parents' home since I was two in that
19 neighborhood, but I just -- I go to community
20 meetings all -- every now and then. I just
21 have basic knowledge of what's going on. Just
22 some idea of this -- I'm just a little

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1 confused about some of the details. Like I
2 heard something about four stories or five
3 stories and then an eight story thing.

4 But, I'm -- I thought that maybe --
5 it seems to me that maybe one thing you could
6 do is if there's a really big high -- high
7 building like eight stories and people say
8 it's obstructing the view maybe -- and you
9 need to have so many people there instead of
10 having one eight-story building, maybe you
11 have two four-story buildings. That's a
12 thought.

13 And I thought that some of the
14 green space ideas were useful.

15 But, also, I thought that some of
16 the ideas about making donations into a
17 community fund were good. I didn't know if
18 that was being done or not, but I just -- I
19 just -- I wasn't sure of some of the details.

20 How they're saying -- talking about tax
21 dollars going out of the city because of --
22 but, I just -- I was a little unsure of the

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1 details and I was a little unsure of the
2 expenditures and all that, but it's -- I
3 thought that -- I just generally think that a
4 modified version was good. I just -- I just
5 didn't know exactly where to stand in all of
6 the issues now.

7 And there's also property tax
8 issues and things like that I think people
9 need to be aware of, but -- and there's budget
10 issues. But, it's very complicated.

11 I have some idea of economics, but
12 it's -- I thought that -- I was just in favor
13 of a modified proposal. I just --

14 CHAIRMAN HOOD: Okay.

15 MR. MCGROARTY: -- I just don't
16 know all the facts. Thanks.

17 CHAIRMAN HOOD: So, you want us to
18 tweak it a little bit and see --

19 MR. MCGROARTY: Yes.

20 CHAIRMAN HOOD: Okay.

21 MR. MCGROARTY: As everyone else --
22 as a lot of people do. Thanks.

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1 CHAIRMAN HOOD: Okay. Well, good.
2 Hold your seat.

3 MR. MCGROARTY: Okay.

4 CHAIRMAN HOOD: Hold your seat. We
5 might have some questions for you.

6 MR. MCGROARTY: All right.

7 CHAIRMAN HOOD: Okay. Thank you
8 very much. That was very helpful.

9 MR. MCGROARTY: Yes.

10 CHAIRMAN HOOD: Okay. Let's go
11 with Ms. Petti. If you can start.

12 MS. PETTI: Okay. My name is
13 Carolina Petti and I'm here to testify as a
14 private citizen who resides in the Brookland
15 neighborhood of northeast D.C. I'm here
16 tonight to speak as a opponent of the proposed
17 development.

18 This is unfortunate to me because
19 up until several weeks ago, I would have
20 counted myself as a proponent of the project,
21 but a PUD approval requires a comprehensive
22 review of the trade-offs allowed under an

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1 alternative zoning approval against the
2 quality of public benefits and amenities
3 offered in return.

4 Under D.C. Municipal Regulations
5 for PUDs, the overall goal is to permit
6 flexibility of development provided that the
7 project offers a commendable number of or
8 quality of public benefits and that it
9 protects and advances the public health,
10 safety and welfare and convenience. In my
11 view, the current amenities package falls far
12 short of this goal.

13 I only recently became aware of the
14 status of project amenities associated with
15 this proposed development. Most of what I now
16 know comes as a result of attending this
17 meeting tonight.

18 Though I am president of an active
19 civic association, the Brookland Neighborhood
20 Civic Association, whose border directly abuts
21 the eastern border of the proposed
22 development, no effort was made to notify me

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1 or the association much less to solicit our
2 views or engage us in the development of the
3 amenities package.

4 I've not seen a copy of the package
5 other than what was presented tonight, but I
6 understand from descriptions of it tonight and
7 previous to tonight that it contains a number
8 of worthy projects. However, I believe many
9 of those projects are self-serving and would
10 do little to benefit the effected community.

11 I would like to mention one thing
12 specifically that I think I find particularly
13 dismaying and that's the \$25,000 that
14 apparently has been planned for a retail
15 strategy study which I think will do nothing
16 to improve the businesses on 12th Street or
17 their appeal to Brookland shoppers.

18 Many more worthy ideas including
19 the creation of an ongoing, not a one-time,
20 but an ongoing, business improvement district
21 proposed by the Edgewood Civic Association has
22 never been discussed.

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1 The goal of an amenities package
2 should be to develop a suite of ideas that
3 benefits Brookland and Edgewood businesses and
4 I include the Abdo CUA development in that and
5 residents alike.

6 I urge the Commission to defer
7 approval of Abdo's application to allow time
8 for the development of an appropriate suite of
9 amenities that should accompany this PUD.

10 Thank you very much.

11 CHAIRMAN HOOD: Thank you. If you
12 would hold your seat. Mr. Houghton, I believe
13 hopefully I'm pronouncing that correct.

14 MR. HOUGHTON: Yes. Yes, Houghton.

15 CHAIRMAN HOOD: Okay.

16 MR. HOUGHTON: Good evening and
17 thank you for the opportunity to comment on
18 Case 08-24 development of the Catholic
19 University former south campus.

20 My name is Richard Houghton and for
21 the record, I'm a 12-year resident of
22 Brookland. Approximately a quarter mile

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1 distance from the epicenter of the proposed
2 development.

3 I'm a member of the Brookland
4 Garden Club, a member of the former Brookland
5 CUA Neighborhood Improvement Partnership and
6 a former member of the 12th Street Main
7 Street. I'm also a member of the Committee of
8 100 on the Federal City although I am not
9 representing the committee this evening nor
10 has the committee yet taken a position on this
11 PUD.

12 I have participated in DDOT
13 streetscape studies and OP small area plan.

14 My testimony this evening will be
15 brief for two reasons. One, the nuance
16 comment and critique of a plan that, in fact,
17 fully desires and is worthy of the same and I
18 would add that there's many, many excellent
19 parts of this plan cannot reasonably be
20 addressed in three minutes and two, more
21 extensive written comments have been submitted
22 to the Commission and I request they be

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1 entered into the record.

2 The Catholic University of America
3 development proposal presents the promise of
4 opportunity. Opportunity for the Applicants,
5 opportunity for the nearby communities and
6 opportunity for the city.

7 These communities include
8 Brookland, Edgewood, Michigan Park and the COA
9 campus population among others.

10 It also presents significant change
11 in the physical fabric of the city. Based on
12 a review of the July 10th prehearing
13 submission, the proposed changes detailed
14 therein are often long on rhetoric both verbal
15 and visual and short on substance.

16 I will add that tonight some
17 questions that I had have begun to be answered
18 by the Applicant, namely, with the questioning
19 by the Commission.

20 To summarize, one concern is the
21 integration of and transition from the
22 proposed development to the existing urban

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1 fabric. This goes to the core of zoning
2 matters and cuts across language that
3 justifies development on the grounds that it
4 is not inconsistent with the comprehensive
5 plan.

6 The more important question is does
7 it fit or as Goldilocks might ponder, is it to
8 big, is it too small or is it just right? The
9 Applicant would have the community and the
10 Zoning Commission believe that the proposed
11 development is just right, but just right for
12 whom? For the community of present and future
13 residents?

14 The four massing diagrams on page
15 76 of the Applicant's submission suggests not.

16 A visual inspection demonstrates that the
17 burden of transition is placed outside the PUD
18 on residential neighborhoods and in existing
19 neighborhoods and stand alone institution use
20 patterns. A visual inspection demonstrates
21 that these buildings are not or are not yet
22 fully integrated into the existing fabric. A

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1 visual inspection demonstrates that these
2 building in their massing are like ocean
3 liners moored in a small harbor and are not or
4 not yet a comfortable fit.

5 I will conclude. Based on the
6 foregoing concerns as well as concerns of --
7 additional concerns of fellow citizens, it is
8 evident that there is significant flaws in
9 this proposal. For these reasons, I urge the
10 Zoning Commission not to approve this PUD
11 submission in its current form and urge
12 restraint in the review of subsequent
13 submissions.

14 CHAIRMAN HOOD: Okay. Young lady,
15 I don't think I called your name.

16 MS. AHMED: Sureia Ahmed.

17 CHAIRMAN HOOD: Turn your
18 microphone on if you're going to identify
19 yourself.

20 MS. AHMED: Sureia Ahmed.

21 CHAIRMAN HOOD: Okay. You can
22 begin.

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1 MS. AHMED: My name is Sureia Ahmed
2 and I reside at 718 Lawrence Street, N.E. and
3 all the development is taking right behind my
4 backyard.

5 I moved to Brookland four years ago
6 because I wanted to live in a city in a
7 single-family home with a nice yard where my
8 kids can go out and play without being fearful
9 for their safety.

10 When I discovered the 700 block of
11 Lawrence Street, the house that I currently
12 live in, the house that -- I'm sorry. The
13 house that I currently live in was the first
14 house that my -- the first house and the only
15 house that my realtor showed me. The first
16 time I saw it, I instantly fell in love with
17 it. I asked my realtor to put a contract on
18 it. He thought -- he thought I was crazy for
19 not wanting to look around at other homes.

20 I enjoyed living at -- I enjoyed
21 living in 700 blocks of Lawrence Street for
22 the last four years. When I heard the

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1 Catholic is planning to revitalize the area by
2 building townhomes, condominiums and shops, I
3 was very excited about the idea. I thought
4 this will be a great -- this will be great for
5 my property value and the neighborhood will
6 look more modern, more attractive. Maybe
7 we'll even have better public schools.

8 My excitement faded away when I saw
9 the plan and the elevation of the condos which
10 is right behind my backyard.

11 This plan will block my view, my
12 sunlight and take away my privacy. The trucks
13 and loading docks which will be placed in the
14 rear of my property will cause an overwhelming
15 amount of traffic and noise. This will take
16 away the peacefulness and the serenity of my
17 home and completely destroy the value of my
18 property.

19 I would welcome Catholic University
20 development plan if it -- if it is done with
21 consideration for the current residents. We
22 need to have our view, our sunlight, privacy

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1 without having loading docks behind our homes
2 and without destroying the value of our
3 properties.

4 I hope the members of Commission
5 see beyond Catholic University and Abdo's
6 financial and political power and protect our
7 lifetime investments and quality of our lives.

8 CHAIRMAN HOOD: Thank you very
9 much. I need you to if you don't mind spell
10 your name for me.

11 MS. AHMED: S-U-R-E-I-A .

12 CHAIRMAN HOOD: Now, there was
13 slide that showed a white home. Was that your
14 home?

15 MS. AHMED: That's my house. Yes.

16 CHAIRMAN HOOD: All right. And
17 have you ever been to any ANC meetings?
18 Because apparently from what we've been given
19 tonight the Applicant has had many -- numerous
20 meetings. I think one of my colleagues, it
21 may have been Vice Chair Keating or one of
22 them acknowledged all the community meetings

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1 and the outreach that the community -- I mean
2 that the Applicant done.

3 Have they reached out to you? Were
4 you a part of those meetings and discussions?

5 MS. AHMED: I attended one meeting.
6 I received a call once from Abdo and that
7 call was -- consisted of -- they asked if I
8 want to sell my property and I said no and at
9 that point, the response was okay, we'll just
10 build around you.

11 CHAIRMAN HOOD: Okay. All right.
12 Thank you and Ms. Petti, I know that you are
13 the new President of the Brookland Civic
14 Association.

15 In your statement, you mentioned
16 that they didn't reach out to you or -- but,
17 let me ask. Were you a part of those -- that
18 long laundry list of community outreach that
19 took place that the Applicant had provided us
20 this evening with ANC 5A, 5C and I think they
21 named some other groups on there?

22 MS. PETTI: No, not the Brookland

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1 Civic Association officially. No.

2 CHAIRMAN HOOD: Okay. Okay. And
3 you mentioned in your testimony, I just put it
4 up somewhere, you mentioned -- you were
5 talking about amenities packages. You're
6 asking us to re-look at that. Because you
7 mentioned you thought what is being done with
8 Edgewood was I guess the way to go and as far
9 as the study for 12th Street, you thought that
10 was just a little --

11 MS. PETTI: I wanted to call that
12 out as an example of something that I think
13 wasn't particularly well thought and that
14 there were other neighborhood civic
15 associations proposing ideas that strike me as
16 having a much greater benefit for businesses
17 and residents in the community and those
18 weren't discussed.

19 My concern is with the process
20 that's been followed or lack thereof in terms
21 of developing the amenities package.

22 CHAIRMAN HOOD: I guess my other

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1 question and I'm not sure. I know where the
2 boundaries are that make the other side of
3 Brookland, but are there -- how much of this
4 project is in the Brookland Civic Association
5 area?

6 MS. PETTI: None of it is directly
7 in it. It directly abuts. The railroad track
8 is the dividing line.

9 CHAIRMAN HOOD: Okay.

10 MS. PETTI: So, we're -- they are
11 on the west side of the track. The civic
12 association borders begin on the east side of
13 the track.

14 CHAIRMAN HOOD: I got you. Okay.
15 All right. Well, I will see if my colleagues
16 have any -- thank you. Let me see if we have
17 any other questions. Any questions? Any
18 questions? Okay. Any cross examination?
19 Commissioner Day, you have any cross
20 examination? Okay. Well, I thank you all for
21 your testimony and anyway, thank you all for
22 your testimony and thank you. You were very

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1 helpful.

2 Did everyone fill out a card? Mr.
3 McGroarty, did you fill out a card? Did you
4 fill out a card and give it -- fill out a card
5 and give it to the reporter -- court reporter
6 to your right. Thank you.

7 Okay. I guess that's it. Mr.
8 Tummonds, if you could come forward and we
9 could do some rebuttal and closing remarks.
10 We may have a few questions.

11 MR. TUMMONDS: Thank you very much.

12 Due to the lateness of the hour, we'll have a
13 very just brief closing statement.

14 We will submit all the information
15 that was requested from the Zoning Commission
16 and from the Office of Planning including a
17 resolution of the issues raised by the Fire
18 and Emergency Management Services.

19 We have had discussions with them.

20 We believe that we have addressed their
21 issues about the width and that there is some
22 remaining issues about utility lines, but we

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1 will have that information. We will present
2 that to the Commission.

3 Previously, we submitted for the
4 record our proposed conditions of approval
5 which we believe are based on the written
6 submissions and testimony presented this
7 evening.

8 Based on the Applicant's written
9 submissions and testimony this evening, this
10 project fully satisfies the PUD evaluation
11 standards enumerated in Section 2403 of Zoning
12 Regulations. This project is consistent with
13 numerous elements and policies of the
14 comprehensive plan and is fully consistent
15 with the Brookland CUA Metro Station Small
16 Area Plan.

17 In addition, the proposed campus
18 plan amendment is fully consistent with
19 previous decisions of the Zoning Commission
20 regarding future development of the Catholic
21 University Campus.

22 We appreciate your time and

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1 comments this evening. We look forward to
2 your approval of these applications.

3 With that we'd like that -- I guess
4 that concludes my statement.

5 Then I guess we would work back
6 with Zoning staff about submission dates for
7 the information that you've requested.

8 We would, if possible, seek to have
9 a decision in your hearing in November. I'm
10 sorry. I should say your public meeting.

11 CHAIRMAN HOOD: Well, before we go
12 too far --

13 MR. TUMMONDS: Sure.

14 CHAIRMAN HOOD: Before we go too
15 far, November might be pushing it for us. Let
16 me see where my colleagues are and make sure
17 we have everything.

18 Let me see if there's anything we
19 need or any additional questions that we would
20 like to ask. Commissioner May?

21 COMMISSIONER MAY: Yes, I was
22 sympathetic to the Office of Planning's

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1 concern about affordable housing and
2 distribution of the townhouses and I was
3 hoping there might be some update in that
4 area.

5 The truck diagrams -- this is again
6 from Office of Planning. I thought that was a
7 good suggestion that we get the turning
8 diagrams for the trucks servicing Block C in
9 particular.

10 Some clarification on the rooftop
11 structures. Again, that was something I was
12 concerned about and Office of Planning picked
13 up on that.

14 And I think that's it. I mean I
15 think that there was some very good testimony
16 about the concern about what's happening on
17 the south side of Block E and I don't know if
18 that resonated with anybody else, but I think
19 there's some real issues to be addressed there
20 in terms of the height of that building and
21 the way it presents itself to the rest of that
22 block which is primarily single-family

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1 residential in character.

2 So, I don't know if the Applicant
3 wants to respond to that or not, but I would
4 -- I'd certainly be interested in seeing
5 something. A response.

6 CHAIRMAN HOOD: Is that the same
7 block with Ms. Sureia? Sureia? Yes, I would
8 agree. I actually have a note and that was
9 Block E. Let me write that down. I actually
10 have a note here to comment on that.

11 I would also -- yes, Commissioner
12 May, it did resonate with me and I'm not sure.

13 I think my other colleagues, but we would
14 like to -- I don't know what we're going to
15 ask. That we do some more investigatory work
16 and look into see what can be done there to
17 maybe accommodate that house -- those houses
18 in that --

19 COMMISSIONER MAY: Yes, I think the
20 key issue there is that the buildings -- that
21 single building on Block E the way it fronts
22 on Lawrence Street, it presents a -- what a

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1 five-story building there that steps up toward
2 the corner and I mean I think it's a pretty
3 significant presence and I think that
4 something smaller in scale might be more
5 appropriate on that side of that block.

6 CHAIRMAN HOOD: Okay. I would
7 agree. Anything else? Comments?
8 Commissioner Turnbull?

9 COMMISSIONER TURNBULL: Yes, I
10 would -- I think maybe we all have the same
11 gut feeling that there's something amiss at
12 that corner proportionately. I think there's
13 this one picture that they show which is a
14 composite. It shows the new building and that
15 really shows -- it looks like her house is
16 almost right up to it. But, if you look on
17 the plans, there is more of a space.

18 I'd like to see a closer study done
19 on how that house integrates next to it.
20 Either perspective straight on or whatever,
21 but I think the height will be an issue. It
22 looks like it is too high.

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1 CHAIRMAN HOOD: I would agree.
2 Anything else, Commissioner Turnbull.

3 COMMISSIONER TURNBULL: No, I just
4 -- but I think we need some better drawings.
5 Some clarification. Some study of how that
6 building impacts that street.

7 CHAIRMAN HOOD: Okay. I would
8 agree. Commissioner Schlater.

9 COMMISSIONER SCHLATER: I think I
10 share the concerns, but I think it's more that
11 we need more information so that we can better
12 understand what's going on there. I think we
13 need to know the dimensions from the townhomes
14 to the actual buildings. I'd like to see what
15 materials are being used on the back of Block
16 E. I'd like to get a better sense of what it
17 looks like looking out the back of those
18 townhouses at that building.

19 It's a tall building, but it's to
20 the north. So, I'm not so much worried about
21 sunlight which is some of the concerns that
22 have been raised.

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1 The building definitely does step
2 down a couple of stories in acknowledgement of
3 the fact that there's lower scale residential
4 there. I think it's made that move. I don't
5 know that it needs to come down any further,
6 but I think it would be helpful to understand
7 the dimensions and exactly how that's working.

8 If the Applicant thinks it's a good idea to
9 lower the scale, they should consider that,
10 but the information would be helpful when
11 making the decision.

12 COMMISSIONER MAY: You know, I
13 would just -- I think it's worth some
14 significant study because there -- there are
15 enough parts of this project. There may be
16 other areas where, you know, the density --
17 the loss of density here might be offset in a
18 different location. I mean it's just worth
19 thinking about because I think this is an area
20 where there's a very significant potential
21 impact on those neighbors and if there's -- if
22 they can find a better way to do it, I think

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1 it would be worth looking at.

2 COMMISSIONER SCHLATER: I think I
3 would just concur with Commissioner May on the
4 fact that this may be driven more by economics
5 than anything else, buy there are areas on
6 this plan that could sustain more density in
7 my opinion. Particularly, the warehouse
8 buildings along the tracks is an area where
9 you could potentially go taller in my opinion.

10 CHAIRMAN HOOD: Okay. Again, it's
11 already been stated. The Office of Planning
12 has some concerns and I actually wrote some of
13 those down and I'm sure that Mr. Tummonds has
14 those. Some things they'd like to see some
15 further information, clarification on.

16 Also, what I would ask that the
17 Applicant re-look at -- I kind of concur with
18 the President of Brookland on the study. I
19 know that those are proffers and I know that
20 Mr. Abdo has done a lot of projects here in
21 the city and the majority of the ones I've
22 seen -- some of them have had issues, but

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1 normally, he has a good rapport in working
2 things out within the community and I've
3 actually seen it since I've been here.

4 One of the things I would ask is
5 that we look at that study on 12th Street.
6 Putting \$25,000 into that study, I don't know.

7 You know, I'm not trying to take anything
8 away, but this may be a good chance and I'm
9 just asking because your case is here. Maybe
10 working with the Commissioners and also
11 working with President Petti of the Brookland
12 Civic Association. Maybe we can re-look at
13 that. Again, amenity for the neighborhood is
14 to offset impacts of a PUD and a study -- and
15 that's why I asked the original question about
16 the study. It maybe valid. I'm not pro or
17 con, but I just ask maybe we re-look at that.

18 And I heard Mr. Johnson loud and
19 clear about using -- I'm not advocating for
20 any developer to go to the neighborhood and
21 use the architect or the person there. I
22 think Mr. Johnson brings up a good idea. That

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1 may be something in the future that Mr. Abdo
2 does.

3 I will tell you that he set the
4 example for the -- I think it was Bryant
5 School some years ago and I'm still consistent
6 and I watched how he went in there and worked
7 with that community and everybody and it was a
8 serious love fest and I think he had raised a
9 PUD -- raised the bar in PUDs that I've seen
10 since I've been down here since 1998 and I'm
11 sure that he can do the same thing with the
12 Brookland community, with the small area plan
13 and all those things encompassing to it. I'm
14 sure that he can go back and I would hope --
15 and I'm just asking. I'm not saying you have
16 to because we're going to judge what you have
17 in front of us and reconcile that with the
18 benefits in the PUD.

19 Anything else? Let's see what we
20 have. Ms. Schellin?

21 MS. SCHELLIN: Mr. Turnbull asked
22 for the Block A-2 elevations of the rear of

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1 the townhouses and perspectives looking into
2 the courtyard and I wrote two things for Mr.
3 Schlater. What density could you get under
4 the existing zoning? You have that one and he
5 made mention of the reduced rate for the
6 artist space. You were going to put something
7 in writing because I think you were -- were
8 you proffering that as an amenity or --

9 MR. TUMMONDS: Put some numbers
10 behind that.

11 MS. SCHELLIN: Some numbers behind
12 it. Okay. And --

13 COMMISSIONER SCHLATER: Just one
14 thing to add was just to put numbers behind
15 all the amenities that they're offering.

16 MS. SCHELLIN: Right.

17 COMMISSIONER SCHLATER: Including
18 the infrastructure improvement.

19 MS. SCHELLIN: And then the other
20 thing that we were leaving the record open was
21 in order to give the ANC the great weight
22 they're entitled to. It was to allow them an

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1 opportunity to supplement their letter so that
2 their letter could state what constitutes a
3 quorum and how many were present at their
4 meeting. Their letter was lacking that
5 information.

6 MR. TUMMONDS: My colleague, Ms.
7 Roddy, also mentioned that -- would it be
8 helpful to address Mr. Keating's issue about
9 his concern about the width on Block C.
10 Providing more information on similar
11 projects. The Bethesda Lane I know Mr.
12 Walters addressed, but also, you know, we'll
13 address that issue as well.

14 CHAIRMAN HOOD: And again, we need
15 to make cognizant of the fire department
16 issue. I'm not sure how we're going to --
17 who's going to work on that, but I would like
18 to have something before final. Okay.

19 And I don't know if WASA -- I think
20 that's during the permitting process, but
21 whatever we need to do for our review, let's
22 try to close the gap so we can make an

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1 informed, intelligent decision. So. Okay.

2 MS. SCHELLIN: Okay. I was working
3 for dates for our November 9th meeting. If
4 the -- keeping in mind all those items that
5 have been asked for, if the Applicant can do
6 that in three weeks, October 26.

7 MR. TUMMONDS: We can do that.

8 MS. SCHELLIN: Okay. And then the
9 ANC would have one week to respond to the
10 submissions which would give them until
11 November 2nd and also if the Applicant could
12 provide their draft findings of facts,
13 conclusions of law by October 26.

14 Then we could have the Commission
15 consider this at their November 9th meeting.
16 Does that work? Okay.

17 CHAIRMAN HOOD: Okay. Is
18 everything in order? That's all we have?
19 Okay. We want to thank everyone for their
20 participation tonight and sticking with us
21 until 10:14.

22 At this time, this hearing is

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1 adjourned.

2 (Whereupon, the hearing was
3 concluded at 10:14 p.m.)

4

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