

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

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 IN THE MATTER OF: :
 :
 SKYLAND HOLDINGS, LLC-CONSOLIDATED: Case No.
 PUD & RELATED MAP AMENDMENT AT : 09-03
 SQUARES 5632, 5633, 5641, 5641N & :
 VARIOUS PARCELS :
 :
 -----:

Thursday,
December 10, 2009

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

The Public Hearing of Case No. 09-03 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
PETER MAY, Commissioner (NPS)

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OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
MAXINE BROWN-ROBERTS

The transcript constitutes the minutes from the Public Hearing held on December 10, 2009.

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

2 6:39 p.m.

3 CHAIRMAN HOOD: Okay. Good
4 evening, ladies and gentlemen. This is the
5 Public Hearing of the Zoning Commission of the
6 District of Columbia for Thursday, December
7 10, 2009.

8 My name is Anthony Hood. Joining
9 me are Vice Chairman William Keating III and
10 Commissioner Peter May.

11 We are also joined by the Office of
12 Zoning staff Sharon Schellin. Also to my
13 right, the Office of Planning, we have Ms.
14 Jennifer Steingasser and Ms. Maxine Brown-
15 Roberts.

16 This proceeding is being recorded
17 by court reporters and is also webcast live.
18 Accordingly, we must ask that you refrain from
19 any disruptive noise or actions in the hearing
20 room.

21 The subject of this evening's
22 hearing is Zoning Commission Case No. 09-03.

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1 This is a request by Skyland Holdings, LLC for
2 approval of Consolidated PUD and Related Map
3 Amendment for property located in Square 5632,
4 5633, 5641, 5641-N, and various parcels.

5 Notice of today's hearing was
6 published in the DC Register on October 16,
7 2009. Copies of that announcement are
8 available to my left on the wall near the
9 door.

10 The hearing will be conducted in
11 accordance with provisions of 11 DCMR 3022 as
12 follows: preliminary matters; applicant's
13 case, or in this case, 60 minutes; report of
14 the Office of Planning; report of other
15 government agencies; report of ANC 7B, and we
16 will also take a note that ANC 8B abuts the
17 boundaries; organizations and persons in
18 support; organizations and persons in
19 opposition; rebuttal; and closing by the
20 applicant.

21 The following time constraints will
22 be maintained in this meeting: the applicant

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1 is 60 minutes, the organization is 5 minutes,
2 the individual is 3 minutes.

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

9 All persons appearing before the
10 Commission are to fill out two witness cards.

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

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

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1 The decision of the Commission in
2 this case must be based exclusively on the
3 public record. To avoid any appearance of the
4 contrary, the Commission requests that persons
5 present not engage the members of the
6 Commission in conversation during any recess
7 or at any time. The staff will be available
8 throughout the hearing to discuss procedural
9 questions.

10 Please turn off all beepers and
11 cell phones at this time so as not to disrupt
12 these proceedings.

13 Would all individuals wishing to
14 testify please rise to take the oath?

15 Ms. Schellin, would you please
16 administer the oath?

17 (Witnesses sworn.)

18 CHAIRMAN HOOD: And let me first
19 apologize. This Commission likes to start at
20 6:30 but I had a previous engagement. So I
21 want to first apologize for starting 15
22 minutes late.

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1 At this time, the Commission will
2 consider any preliminary matters.

3 Does the staff have any preliminary
4 matters?

5 MS. SCHELLIN: Yes, sir. There are
6 a couple of matters. First, to advise that we
7 have received the affidavit of maintenance
8 from the applicant, and it is in order. And
9 as you know, the applicant has brought in a
10 couple of experts. And also, we have one
11 party status request from a group of
12 homeowners who are represented by Marty
13 Sullivan, ESQ.

14 CHAIRMAN HOOD: Okay. Thank you,
15 Ms. Schellin. Let's deal with the party
16 status.

17 And then Mr. Tummonds, we'll come
18 to you and we'll deal with the expert
19 witnesses.

20 I have in my notes Hillcrest
21 Community Civic Association. I think they
22 have asked us to present presentations as an

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1 organization in support.

2 But we also have Exhibit 29,
3 colleagues. There are four resident owners
4 that have identical interests, and they are
5 going to be represented by Attorney Martin P.
6 Sullivan. And if you look at the application
7 on submission on the second page of Exhibit
8 29, it tells how they are uniquely affected.

9 Let me ask Mr. Tummonds. Do you
10 have any objection, Mr. Tummonds?

11 MR. TUMMONDS: No objection.

12 CHAIRMAN HOOD: Is Mr. Sullivan
13 here?

14 MR. SULLIVAN: Yes, I'm here.

15 CHAIRMAN HOOD: Mr. Sullivan,
16 according to the submittal you will be
17 representing the four on this, correct?

18 MR. SULLIVAN: Yes, I'll be
19 representing the four, and four of them will
20 testify.

21 CHAIRMAN HOOD: They'll testify but
22 you'll do the cross examination and everything

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1 else?

2 MR. SULLIVAN: That's correct.

3 CHAIRMAN HOOD: Okay. We will call
4 this the Fort Baker Drive party. Okay?

5 MR. SULLIVAN: Yes.

6 CHAIRMAN HOOD: We usually try to
7 give them names to help us. And I appreciate
8 them working together to unite that.

9 So Ms. Schellin, help me remember,
10 that's the Fort Baker Drive party.

11 And that's the party in opposition,
12 correct, Mr. Sullivan?

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

14 CHAIRMAN HOOD: Okay. Let me also
15 mention that ANC 7B, they have outlined how
16 they're going to do their presentation,
17 colleagues.

18 This is Exhibit 33 that says, "We
19 designate Mr. Robert Richards to do the cross
20 examination."

21 Is Commissioner Richards here?

22 MR. RICHARDS: Yes.

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1 CHAIRMAN HOOD: Okay. I just
2 wanted to make sure you were here,
3 Commissioner Richards. Thank you.

4 Okay. Commissioner Richards is the
5 Vice Chairman and ANC Commissioner for Single
6 Member District 5B07. Mr. Richards is a
7 retired trial lawyer. All right.

8 So we have our two parties: the ANC
9 which is in support, I think with a few
10 conditions; and the Fort Baker Drive party,
11 which is in opposition.

12 And Mr. Tummonds, you have a few
13 expert witnesses?

14 MR. TUMMONDS: Yes, sir. On
15 November 20th, we submitted the resumés of four
16 proposed expert witnesses.

17 Cheryl O'Neill, to be admitted as
18 an expert in architecture; she has been
19 admitted by the Zoning Commission previously
20 as an expert.

21 Doug Hays, to be admitted as an
22 expert in landscape architecture; this is his

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1 first time in presenting before this Board.

2 Erwin Andres is an expert in
3 traffic engineering; Mr. Andres has been
4 admitted as an expert.

5 And finally, Dan Duke, to be
6 admitted as an expert in civil engineering.

7 CHAIRMAN HOOD: I think, unless I
8 hear any objection from my colleagues, Ms.
9 O'Neill, Mr. Andres, and Mr. Duke, who we've
10 already previously accepted --

11 Let's look at Mr. Hays. His resumé
12 is in Exhibit 25. Any concern, any issues?
13 All right.

14 So Mr. Tummonds, everyone that you
15 proffered will be an expert witness. Well,
16 not everyone, but the ones you've asked to be
17 expert witnesses.

18 MR. TUMMONDS: Yes.

19 CHAIRMAN HOOD: Mr. Tummonds,
20 whenever you're ready.

21 MR. TUMMONDS: Good evening, Mr.
22 Chairman and members of the Commission. I am

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1 Paul Tummonds with the law firm Pillsbury
2 Winthrop.

3 Cary Kadlecek of Pillsbury is also
4 with me this evening to present the PUD and
5 Zoning Map Amendment Application of Skyland
6 Holdings, LLC.

7 The Skyland Holdings team is
8 excited to present to you this evening a PUD
9 and Zoning Map Amendment Application that will
10 create the first mixed-use residential and
11 retail pedestrian-oriented town center in
12 Wards 7 and 8.

13 All of the Skyland team members are
14 proud to be part of a project that will have
15 such a positive and transformative impact on
16 the surrounding community and will result in a
17 vibrant living, shopping, and gathering
18 experience.

19 The information that we have
20 presented in the record to date and the
21 information 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, and also
3 show the granting approval of these
4 applications is not inconsistent with the 2006
5 Comprehensive Plan.

6 We have a number of witnesses here
7 this evening to present our case. They
8 include Gary Rappaport to my right of The
9 Rappaport Companies. We will discuss The
10 Rappaport Companies' experience in the DC area
11 and its history with the Skyland property.

12 Brad Fennell of William C. Smith
13 will discuss this company's role in the
14 development team and its vision for the
15 proposed residential units in the project.

16 Cheryl O'Neill of Torti Gallis, our
17 project architect, will walk through the
18 project plans.

19 Doug Hays of Michael Vergason
20 Associates will discuss the project's
21 landscape design.

22 Erwin Andres of Gorove/Slade will

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1 address the existing and proposed traffic
2 systems surrounding the property and important
3 aspects of the applicant's proposed
4 Transportation Management Plan.

5 Carrie Thornhill of the Washington
6 East Foundation and member of the Skyland
7 Holdings team will describe the community
8 dialogue process that the applicant has
9 undertaken for this project.

10 And finally, Steve Green, also of
11 William C. Smith, will describe the proposed
12 project benefits and amenities, the existing
13 phasing of this project, the proposed Parking
14 Assessment Matrix, and the steps that will be
15 taken during the period of construction
16 activity to present adjacent properties.

17 The Office of Planning has
18 concluded that this project satisfies the
19 requirements of the Zoning Regulations
20 regarding PUD and Zoning Map Amendment
21 Applications.

22 In addition, the Office of Planning

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1 concluded that, "The project would be at a
2 scale compatible with surrounding residential
3 and commercial developments. The proposal is
4 not inconsistent with the 2006 Comprehensive
5 Plan Future Land Use Map that recommends
6 moderate density commercial for the majority
7 of the property, and the Generalized Land Use
8 Policy Map recommendation for a multi-
9 neighborhood center for this property."

10 In the materials and testimony that we
11 will present this evening, the applicant and
12 its development team will address the issue of
13 the proposed number of parking spaces noted in
14 the Office of Planning's report.

15 I'm not sure if someone from DDOT
16 will be here; DDOT submitted a report on
17 December 7, 2009 which offered conditional
18 support for the project. In testimony this
19 evening, the applicant will address the
20 pertinent issues raised by DDOT.

21 Before we have our first witness
22 present his testimony, I'd like to note the

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1 materials that we have filed for the record
2 this evening.

3 We have submitted a document that
4 fully describes the project benefits and
5 community amenities; a document which outlines
6 the Parking Assessment Matrix for the later
7 phases of development; and a proposed
8 Conditions of Approval which includes, per our
9 most recent standards, a chart that details
10 the proposed conditions with our proposed
11 amenities. The final document we submitted is
12 a hard copy of the PowerPoint presentation we
13 are making this evening.

14 I'll now ask Gary Rappaport to
15 present his testimony.

16 MR. RAPPAPORT: I would like to
17 thank you for your time this evening and for
18 the opportunity to discuss Skyland Town
19 Center. We are very excited about this
20 project and truly believe it will transform
21 the Skyland neighborhood.

22 Before we talk about the details of

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1 Skyland Town Center, I would like to tell you
2 about The Rappaport Companies and our goals
3 for the project.

4 For 25 years, we have provided the
5 Washington DC area with retail real estate
6 services. Our company owns and develops
7 shopping centers and provides a full range of
8 retail services including leasing, tenant
9 representation, property management,
10 construction management, and development for a
11 portfolio that totals approximately 11 million
12 square feet.

13 Our team includes the region's top
14 experts with experience with all retail
15 property types including mixed-use lifestyle
16 neighborhood, big box, and town center, as
17 well as development and redevelopment
18 projects. We have vast experience in both the
19 urban and suburban markets.

20 This map illustrates a portion of
21 our presence within Washington. We are
22 currently leasing approximately 2.5 million

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1 square feet of retail space in the city.

2 I think what really sets us apart
3 is the considerable knowledge our leasing
4 agents have of the DC market and contacts they
5 have within the retail community. We have
6 about 1,000 retail tenants and these
7 relationships are what make our leasing
8 efforts successful.

9 One of our first development
10 projects was the H Street Connection at 8th and
11 H Streets NE, a very successful property we
12 have owned for over 20 years. We are
13 presently working on a mixed-use development
14 for the site to complement the exciting growth
15 occurring presently on 8th Street NE.

16 Here are some examples of ground
17 floor retail and mixed-use projects the
18 Rappaport team has been involved with in urban
19 areas: Gallery Place in Chinatown, 1841
20 Columbia Road NW; we are also working on a
21 town center development project in
22 Hyattsville, Maryland, which has many

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1 similarities to the Skyland Town Center
2 project University Town Center.

3 Our involvement with Skyland Town
4 Center began in 2002 when the National Capitol
5 Revitalization Corporation, under Mayor
6 Williams' administration, selected the Skyland
7 development team assembled by The Rappaport
8 Companies, and developed Skyland Town Center.

9 But the vision for the project was actually
10 conceived by the residents of Ward 7 in the
11 late 1980s when the 18 acre site was declared
12 a Redevelopment Zone.

13 The Skyland development team is
14 comprised of The Rappaport Companies William
15 C. Smith and Company, Harrison Malone
16 Development, LLC., Marshall Heights Community
17 Development Organization, and Washington East
18 Foundation.

19 We are extremely proud to be part
20 of this exciting project. Skyland Town Center
21 will be the first mixed-use pedestrian-
22 oriented town center in Wards 7 and 8.

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1 Our goal is to enhance the quality
2 of life by offering quality housing,
3 beautifully landscaped public spaces, new
4 jobs, and retail choices to a traditionally
5 underserved area.

6 We believe the development will be
7 the impetus for continued growth and
8 transformation of the community, and look
9 forward to celebrating completion of this
10 prominent living, shopping, and gathering
11 place. Thank you.

12 MR. FENNEL: Good evening. My
13 name is Brad Fennell and I'm the Senior Vice
14 President for William C. Smith and Company.
15 I'm pleased to be here this evening to
16 introduce our firm.

17 William C. Smith and Company is a
18 District-based owner and manager of real
19 estate investments, primarily consisting of
20 multi-family residential buildings in and
21 around the Washington metropolitan area.

22 The company was founded in 1968 and

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1 has become recognized and respected as one of
2 the city's largest and most experienced
3 development and property management firms.
4 With just under 12,000 rental, condominium,
5 and co-op units, the company operates a wide
6 range of product type and income mix.

7 Over the past 40 years, the company
8 has expanded the services offered through its
9 subsidiaries and affiliated entities to
10 include real estate development, sales
11 brokerage, mortgage finance, general
12 contracting, and construction management.

13 Through its development division,
14 the company has earned national awards and
15 reputation for exceeding expectations.

16 Examples of past projects completed
17 in proximity to the Skyland development
18 include the Skyland apartments, a 224 unit
19 rental community with two-story townhomes and
20 a small retail center facing Good Hope Road.

21 New Horizon and Hillside Terrace
22 are also two additional communities the WCS

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1 has renovated and well maintained for over 25
2 years.

3 On a larger scale, WCS has guided
4 the transformation of the villages of
5 Parklance, a 15 year endeavor encompassing
6 1770 units, where we executed an extensive
7 rehabilitation program that offers a range of
8 housing options and amenities such as a
9 shuttle bus service, a splash park, and on-
10 site day care.

11 Other examples include home
12 ownership communities like Oxen Creek, a 220
13 unit ULI Award winning townhome community
14 marketed to first time home buyers, where we
15 created a home ownership/home buyer's club to
16 support our residents and a larger community.

17 The homes originally sold at prices between
18 \$100,000 and \$160,000. Today they trade
19 between \$225,000 and \$300,000.

20 Camp Simms is the redevelopment of
21 25 acres that the District purchased from the
22 federal government in the early 1980s. Today

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1 it is home to a 65,000 square foot Giant
2 supermarket, a locally owned IHOP restaurant,
3 and a great mix of additional neighborhood-
4 serving retail.

5 Ashford Court is the residential
6 component to Camp Simms. The 75 lot community
7 offers well appointed single family detached
8 homes.

9 The Town Hall Education Arts and
10 Recreation campus, the ARC, also a ULI Award
11 winner, exemplifies the dedication and vision
12 of our Chairman and CEO Chris Smith, and
13 demonstrates the commitment to community that
14 we share as employees of William C. Smith and
15 Company. The \$27 million facility was built
16 without debt and provides space for a
17 collection of partner organizations focused on
18 bringing arts and educational opportunities to
19 the neighborhood.

20 Additionally, William C. Smith and
21 Company is active in the office market, having
22 developed a 300,000 square foot building in

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1 the Capitol Riverfront near the ballpark. A
2 second office building has recently been
3 designed and approved on an adjacent parcel.

4 What sets William C. Smith and
5 Company apart from other firms is our
6 integrated and holistic approach to project
7 development and community building. We are
8 committed to the District, we invest in
9 projects for the long term, and we care deeply
10 about the viability and sustainability of the
11 neighborhoods we work in and the people who
12 inhabit them.

13 We are delighted to be a partner
14 with The Rappaport Companies, our other
15 partners, and the Hillcrest community to bring
16 about the long awaited revitalization of
17 Skyland.

18 MS. O'NEILL: Good evening. It's a
19 pleasure to be here before you to present what
20 I think is a very exciting proposal for the
21 master plan and the architecture of the
22 Skyland Town Center project.

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1 Just to orient you, the site is
2 located in southeast Washington, near the
3 intersection of several major roads. Good
4 Hope Road, Alabama Avenue, Naylor Road all
5 come together at the intersection of the site,
6 providing it wonderful access to major
7 arteries coming in and out of Washington.

8 As you'll hear later in the
9 testimony, the site is also at the locus of 11
10 different bus lines, providing good public
11 transportation to and around the site.

12 These are some photographs of the
13 existing conditions of the site itself.

14 The site is almost entirely
15 occupied by an existing shopping center that's
16 developed over time that has a more suburban
17 type characteristic, largely freestanding
18 buildings sitting surrounded by parking lots
19 in various states of use and conditions.

20 The larger neighborhood around the
21 site is somewhat varied. Almost directly to
22 the east of the site is the Hillcrest

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1 neighborhood, which is largely a single family
2 neighborhood, with some variety in the
3 architecture, scale, and character, as you see
4 in the images on the righthand side.

5 On the other side of the site the
6 residential fabric is somewhat more densely
7 developed, often with three to four-story
8 garden apartment buildings, which is typical
9 of the larger arteries, Good Hope Road and
10 Naylor Road, coming into and surrounding the
11 site.

12 Immediately to the south of the
13 site just off that little slide is the Good
14 Hope Shopping Center which houses a Safeway
15 and various other neighborhood-serving retail
16 uses.

17 The site plan for the Town Center
18 is really to create a wonderful place for this
19 part of the city that not only provides needed
20 shopping and retail uses to the site, but also
21 provides additional residential uses, creating
22 a really vibrant mixed-use environment.

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1 But equally important as the
2 building program that is housed on the site is
3 the creation of a series of public spaces that
4 become wonderful gathering spaces and
5 pedestrian experiences for the entire
6 neighborhood and the broader community.

7 Central to that concept is bringing new
8 streets into the site. The primary street is
9 Main Street, as you'll see later, which
10 subdivides the site in the center,
11 continuously aligned with retail with
12 residential uses above. This will be a
13 wonderful public space articulated by some
14 very nice open spaces, as you'll see a little
15 bit later in the testimony.

16 Residential Street is another new
17 street that is also provided into the site
18 that will create new addresses for new
19 townhomes that make a nice transition to the
20 Hillcrest neighborhood to the east.

21 And those public spaces really will
22 be the center of the neighborhood, the center

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1 of the development, and really animate this
2 and create the kind of wonderful outside
3 experience that is so important to the town
4 center concept.

5 These are some images that provide
6 a more concrete vision of how we perceive
7 those exterior public spaces.

8 This is the small plaza that
9 terminates Main Street. On the righthand side
10 is the entrance into the large format retail
11 store, the kind of anchor of the development.

12 And we've chosen to embellish that with a
13 very significant kind of architectural
14 gesture.

15 This is another view of Main Street
16 at the Good Hope Road entrance. The small
17 tower articulates this space as a place.

18 We've been carefully looking at the
19 characteristics of the architecture within
20 Main Street, and have given it some variety to
21 create the kind of animation and activity that
22 we think is important to creating a wonderful

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1 and vibrant pedestrian environment.

2 This is another view of a mid-block
3 plaza along Main Street.

4 Again, utilizing the architecture
5 to create significant places and really create
6 a variety of experiences, both architectural
7 and in terms of the public realm, that happen
8 along the street.

9 As I've been saying, the creation
10 of new streets and new infrastructure is a
11 central component of the plan. The diagram
12 that you see here in a more analytical way
13 shows you those.

14 The two blue elements that you see
15 here are the new private streets that are
16 created into the development. These are
17 important public amenities, and also subdivide
18 the entire site in to a series of reasonably
19 sized mixed-use blocks.

20 The larger, wider street, the F36
21 there, is Main Street. And then Residential
22 Street, which is a kind of L shaped street

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1 above it, is smaller in scale and more
2 appropriate to the uses that are located
3 there.

4 The kind of green color there is
5 the loading that is provided in each of the
6 individual blocks. And the blocks are self
7 sufficient, both in terms of their parking and
8 in terms of their loading characteristics.

9 The yellow indicate the car
10 accesses to either the parking which is
11 located above the large format retail store or
12 to the parking garages that are located
13 internal to Blocks 2, 3, and 4. And the
14 yellow also provides access to private alleys
15 that are located behind the town houses,
16 providing parking spaces for those buildings
17 and removing the parking from the streets.

18 This is an overall plan of the
19 overall development. This is the ground floor
20 of the development. Everything that you see
21 in red here is retail so that you can see not
22 only the internal streets of the site, but

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1 also the external streets are continuously
2 lined with retail uses.

3 Moving upwards on the plan, the
4 kind of grey blue that you see up there are
5 the residential town houses. These are two
6 and a half story townhomes as perceived from
7 the street. And these make an appropriate
8 transition from the taller mixed-use buildings
9 within the Main Street area to the Hillcrest
10 neighborhood to the north.

11 And then immediately to the right
12 of the town houses, you see a kind of tan
13 building there. And that's an RCN switching
14 facility housed in a Tudor-like building that
15 is integrated very much architecturally with
16 the adjacent townhomes.

17 Above all of those retail uses,
18 what you see in blue here are residential
19 uses, predominantly three stories, creating
20 what we think is a nice space to sit. It's
21 got size and scale of character to the
22 buildings along Main Street and along the

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1 perimeter.

2 Blocks 3 and 4, as you can see
3 here, have green roofs above their parking
4 garages, providing a wonderful amenity not
5 only in terms of sustainable concepts for the
6 site, but a wonderful amenity for the units
7 overlooking those roofs. The top of Block 1,
8 as you can see, is also the majority of the
9 parking for that block.

10 And since the last submittal we've
11 also looked more carefully at the roof of that
12 structure, and have added additional green and
13 trellis-like elements to provide some relief
14 from the parking that is on that roof.

15 To take you through the blocks a
16 little bit more specifically, this is the
17 ground floor plan of Block 1. The bulk of
18 this plan is obviously composed of the large
19 format retail store of about 120,000 square
20 feet.

21 We've also chosen to line the
22 perimeter of the large format retail store

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1 along Naylor Road and along Main Street with
2 in-line retail. And that will provide for
3 additional neighborhood-serving retail, and
4 really help to animate those streets in an
5 appropriate way.

6 And then the blue that you see in
7 that ground floor plan is the lobby that
8 provides an entrance into the large format
9 retail store, and also connects to the parking
10 located predominately on the roof, and then a
11 smaller portion of the parking located below
12 the store.

13 There are two access ramps to the
14 parking that is housed on the roof of the
15 store. One is off of Main Street; the other
16 is off of Naylor Road. Both of those ramps
17 are two-ways, providing good and convenient
18 access to the parking.

19 And then the loading for the store
20 is off of Naylor Road. It is a very large
21 loading bay that houses four large trucks
22 which can back up within the loading bay,

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1 which will provide for convenient loading
2 access to the store.

3 This shows you our revised concept
4 for the roof of the store. Again, the
5 majority of the parking is located up on the
6 roof, but many green elements at the perimeter
7 of the store and along trellises located every
8 other parking bay within the store will
9 relieve the large, expansive concrete up
10 there, provide a nice green amenity, and also
11 provide some of the lighting for the parking
12 that will occur up on the roof.

13 These are the elevations of the
14 large format retail store. The one on the top
15 is the elevation along Main Street where you
16 can see the articulation of the entrance into
17 the large format retail store, with a very
18 significant architectural feature that
19 terminates Main Street.

20 Immediately adjacent to that is a
21 two-story structure. The ground floor of that
22 houses the in-line retail.

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1 And then above that, we've created
2 a very nice architectural screen that is
3 composed of masonry and metal elements, as
4 well as Greenscreen, that will help screen the
5 parking and create the image of a fully
6 integrated two-story building appropriate to
7 the Town Center.

8 The corner of Naylor Road and Main
9 Street is also articulated with a significant
10 tower feature that helps to mark a significant
11 entrance into the development, and also helps
12 to make a nice scale relationship with Block 2
13 immediately adjacent to it.

14 Down below is the Naylor Road
15 frontage. Again, continuous retail on the
16 ground floor, with an architectural treatment
17 to the second level screening the parking.
18 Again, with brick and precast features, metal
19 screening, and green screen along this
20 frontage that will have, we think, a really
21 wonderful kind of quality on this south facing
22 facade.

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1 The images for these and all of the
2 additional blocks provide some little bit more
3 definitive architectural detail of the more
4 specific characteristics of a typical bay of
5 those two facades.

6 Moving on to Block 2, this is the
7 largest of the two blocks. It's actually
8 composed in two slightly distinct elements: a
9 triangular mass that you see on the righthand
10 side, and then a larger building that you see
11 immediately adjacent to it.

12 Between those two, I neglected to
13 mention in the earlier discussion of the new
14 streets, is a new pedestrian street that we
15 think will be a wonderful place for
16 restaurants and smaller scale retail uses that
17 makes a nice connection from 25th Street and
18 Naylor Road directly into Main Street.

19 This block has a somewhat more
20 unique layout. Again, retail on all of the
21 fronts on the ground floor. Internal to the
22 block, then, is located the parking garage, a

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1 multi-level garage that houses the retail
2 parking on the ground floor levels and
3 residential parking up above.

4 Because of that condition, the
5 upper levels of the building are predominately
6 single loaded, and this creates --

7 CHAIRMAN HOOD: Excuse me. You
8 know what I think would probably help us is if
9 you use your pointer. Do you have a pointer?

10 If not, we may be able to come up with one up
11 here. And I know you've been through it for a
12 while, but I was kind of waiting for the
13 pointer to come out. That's all right. We
14 may have one. We have one architect up here
15 tonight.

16 MS. O'NEILL: Could someone point
17 at the screen?

18 CHAIRMAN HOOD: Okay. Thank you.

19 MS. O'NEILL: Thank you,
20 Commissioner May.

21 The residential uses are located
22 all in the blue here.

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1 This is the triangular portion of
2 the block that I was talking about earlier.

3 This is the paseo in between the
4 two blocks.

5 Then this is all of the residential
6 uses located within Block 2.

7 This is the interior parking garage
8 here, with a speed ramp on the left side that
9 allows you to get to all of the various level
10 of the garage.

11 A series of courtyards are created
12 along the perimeter facing Naylor Road and
13 along the paseo, this one containing a pool
14 that is an amenity for all of the residents,
15 and then a larger one fronting onto Good Hope
16 Road in the triangular portion of the building
17 that provides a nice passive open space. And
18 also, the units abutting it will have their
19 own private terraces.

20 The layout of this building, this
21 lighter element that you see here, is the
22 quarter for the building. So you can see that

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1 a lot of the building is a single loaded
2 configuration, which means that from an
3 interior perspective, it is the courtyard that
4 abuts the space in between the building and
5 the parking garage, and not any residential
6 units.

7 And as you'll see in the next
8 slide, that allows the building to function
9 really as a kind of normal apartment building,
10 where the courtyard is an interior condition,
11 and the units are accessed from the courtyard
12 and have views looking out onto the street.

13 This is a couple of examples of
14 this building type that we've built in the
15 metropolitan area. This one in Wheaton,
16 Maryland.

17 And from these photographs, you can
18 see a little bit more clearly how the type
19 works with the internal parking garage. The
20 bulk of the quarters then surround the parking
21 garages, and the units are beyond that. So it
22 really functions like a normal apartment

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1 building.

2 This is a typical view of an
3 interior courtyard.

4 One of the benefits of this
5 situation is that sometimes you can get
6 windows along the quarter, providing some nice
7 relief.

8 And then this is a couple of
9 typical apartments where you can see they're
10 laid out very much like conventional
11 apartments.

12 These are views of some of the
13 facades of Block 2.

14 As I said earlier, we were very
15 careful in considering in this large
16 development how often we should vary the
17 languages of the buildings. And because many
18 of these blocks are the scale of city blocks,
19 they're not the scale of individual buildings.

20 And therefore, we felt it very appropriate to
21 articulate them as a series of buildings,
22 rather than as one monolithic edifice.

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1 This is the elevation along Naylor
2 Road; this is the elevation along Main Street.

3 Particularly you'll see in all of
4 the Main Street facades, we've chosen to
5 subdivide the facade in to a series of
6 distinct languages that run about the scale of
7 a kind of small scale commercial building.
8 That diversity of language we think helps
9 create the kind of events that will really
10 animate Main Street and make it a wonderful,
11 exciting kind of space to be in.

12 Conversely, on the outside of Block
13 2 where we have a lot of different
14 articulations of the massing created by a
15 series of courts, we've chosen to articulate
16 it as a single language. And we think there's
17 enough richness in the inherent diversity of
18 the massing to be able to do that along that
19 facade.

20 Then these are some of the facades
21 of Block 2B, the small triangular portion of
22 the block.

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1 This is the Naylor Road frontage
2 with the courtyard; looking onto it, a
3 significant tower feature that articulates the
4 entrance into Main Street.

5 And here, again partly because of
6 the unique shape of that block, we've chosen
7 to articulate it with a single language.
8 Again, slightly diverse in character from the
9 adjacent larger expanse of the larger block.

10 These are some additional details
11 that give you a sense more specifically of the
12 character of those two languages. These two
13 belong to the two different Naylor Road
14 identities. And then this is just a couple of
15 the samples of the languages that belong to
16 portions of the building along Main Street.

17 Next, moving on to Block 3. This
18 block sits along Main Street. This is Alabama
19 Avenue here, and this is Residential Street
20 coming in and intersecting at Main Street at
21 that very significant intersection. Similar
22 to Block 1, this has a parking garage internal

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1 to the block.

2 And then these blue grey elements
3 here are the town houses surrounding the edge
4 of that that create a really wonderful street,
5 working with the town houses on the other side
6 of Residential Street. Retail use is
7 continuously along the Alabama Avenue frontage
8 and along Main Street.

9 What is different about this block,
10 and you'll find this also in Block 4, is that
11 because of the less amount of parking that's
12 required here, the top level of the parking is
13 at the lowest level of the residential.

14 And we've chosen to put a green
15 roof over that parking, which then creates a
16 wonderful amenity for the units looking into
17 the parking garage. Essentially, this stops
18 above the retail, so this operates more like a
19 conventional apartment building with wonderful
20 views into that green landscape.

21 This block is also equipped with
22 outside amenity spaces which also include a

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1 pool.

2 And again, these are the town
3 houses on the other side of the block,
4 fronting onto Residential Street.

5 These are the elevations of that
6 block. This is the view of the Main Street
7 portion of the block.

8 And again, we've chosen to
9 subdivide it in to a series of buildings, and
10 here have created a more unique kind of town
11 house language that we think creates a very
12 special event middle of this block.

13 And then these are the two
14 outermost elevations of the block.

15 Moving on to Block 4, it's very
16 similar conceptually to Block 3. Again,
17 retail use is located continuously along the
18 ground floor.

19 This is the loading bay for that
20 building, entered off of Residential Street.
21 And again, a parking garage to the rear.
22 Again, a green roof above this parking garage,

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1 creating a really wonderful amenity for the
2 units looking over it. And these additional
3 units then front onto Main Street.

4 These are the elevations of that
5 block. This is the tower feature that you saw
6 earlier in the perspective, creating a very
7 significant mid-block event that we think
8 creates a wonderful plaza there in front of
9 the two blocks. Three different languages,
10 again, subdividing the larger scale of the
11 building in to something we think is more
12 appropriate for Main Street.

13 Additional architectural details of
14 both Block 3 and Block 4, which give you a
15 better sense of the diversity of characters
16 that we're striving for.

17 We know that this portion of the
18 block faces into the existing residential
19 fabric. Fort Baker Drive is just to the north
20 of this slide.

21 And so we've been very carefully
22 looking at the characteristics of this portion

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1 of the site. Not only for the kinds of
2 landscaping that we can introduce here that
3 will create an appropriate green buffer to the
4 Fort Baker Drive lots and residences, but also
5 that will deal with a very considerable grade
6 change that happens between this portion of
7 the site, down into what is essentially a
8 ravine here, and then rising back up to Fort
9 Baker Drive, just to the east.

10 So you can see in this diagram,
11 we've chosen to include some very large willow
12 oak plantings, particularly here, shielding
13 the view of the parking garage from Fort Baker
14 Drive.

15 Additional plantings running down
16 the slope comprised of both spruces and some
17 ornamental plantings, as well as some
18 ginkgoes, will help to screen the lower
19 portions of the development, and a series of
20 retaining walls that are required, from views
21 from Fort Baker Drive, and make them
22 appropriately landscape views as opposed to

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1 structural views.

2 These are two site sections taken
3 through Block 1. Essentially this one right
4 here is on this side of the block, and this
5 one right here is on that side of the block.
6 This begins to show you the extent to which
7 the grade falls around the back of the site.

8 In all of these conditions, we've
9 chosen to tier the series of retaining walls
10 that are required, and plant in front of those
11 retaining walls either evergreen plantings or
12 taller shrubs, as well as to hide the
13 retaining walls with plantings that will
14 either grow down from the wall, as you see in
15 the photograph right here, or plantings that
16 will grow up from the walls. Again, trying to
17 create a very nice landscape condition on that
18 side of the site.

19 This is a view from one of the Fort
20 Baker Drive residences that begins to show you
21 what we think the view will ultimately be.

22 Again, all of the plantings screen

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1 the back of Block 4 here and the parking
2 garage and the various retaining walls from
3 view. And some of the upper levels of the
4 buildings will be able to be seen, but again,
5 it's through some fairly extensive landscape
6 screening.

7 And then lastly, in Block 5, this
8 is the series of town houses that exist on
9 Residential Street. There is a total of 20
10 town houses in all. All of them access from
11 the rear into integral garages that take the
12 private parking off the streets.

13 Adjacent to them is the RCN
14 building which, again, houses an RCN switching
15 facility, but is characteristic of the
16 architecture of the town houses and, we hope,
17 is integrated with them.

18 These are views of the town houses
19 on either side of Residential Street. Picking
20 up on the kind of Tudor language that you find
21 in much of Hillcrest dwellings that we thought
22 was a nice language to introduce and make it

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1 very compatible with the rest of the
2 development.

3 And lastly, sustainability, as you
4 can see in the amount of acreage that we have
5 in green roofs and other features of the site,
6 is a core part of the site. We are looking at
7 two different LEED systems, trying to find the
8 one most appropriate for the different kinds
9 of dwellings. Currently we're thinking LEED
10 for homes for the mixed-use buildings, and
11 LEED corn shell for the large format retail
12 store.

13 I think with that, I'll turn it to
14 Doug Hays to talk about the landscape.

15 MR. HAYS: Good evening. My name
16 is Doug Hays. I'm a landscape architect with
17 Michael Vergason Landscape Architects. I'll
18 be presenting the landscape concepts --

19 CHAIRMAN HOOD: I think you turned
20 your mic off. Is it on?

21 MR. HAYS: Can you hear me now?

22 CHAIRMAN HOOD: Yes, I can hear

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1 you.

2 MR. HAYS: Okay. Skyland is
3 perched on the crest of a hill which is part
4 of the topographic bowl that surrounds
5 Washington. Along it sits Washington's ring
6 of forts built during the Civil War that forms
7 part of the open space system of this region
8 of Washington. With it, Fort Stanton to the
9 south and Fort Davis, Fort Dupont, Fort
10 Chaplin to the north up in this region here.

11 The middle aerial shows a
12 relationship of the project site to the
13 steeply sloped wooded crest that links the
14 open space between historic fort parks, which
15 is along there. You can see the woodland edge
16 there.

17 I'd like to draw your attention to
18 the landscape concept drawing diagram in the
19 lower righthand corner of the slide, showing
20 the organization of our streetscapes in to
21 five sections:

22 1) the perimeter streets;

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1 2) the central shopping streets,
2 which is down Main Street;

3 3) the Residential Street; and the
4 two gathering spaces,

5 4) the retail plaza to the left,
6 and

7 5) the Main Street plaza in the
8 center.

9 There's the retail plaza and then
10 the Main Street plaza there.

11 The streetscapes and plantings were
12 developed to expand and contract
13 differentiating streets from pedestrian
14 gathering areas, creating flexible spaces for
15 multiple uses.

16 Next slide.

17 This is an existing Vegetative
18 Evaluation Plan prepared by Wetland Studies
19 and Solutions. There are three types of
20 forest cover within the study area.

21 Type A, slippery elm and black
22 locust is the largest, and occupies about five

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1 acres. It is a young stand with tree sizes
2 ranging from 4 to 10 inches DBH. And that's
3 area A there.

4 Type B, slippery elm, is about 2
5 acres. It is also a young to medium aged
6 stand, ranging from 5 to 23 inches DBH.

7 Cover type C consists of elms,
8 maples, big tooth aspen. And it is a medium
9 aged stand from 5 to 9 inches.

10 There's B and then C down at the
11 lower end.

12 The understory throughout the stand
13 consists of exotic species of honeysuckle and
14 English ivy. No specimen trees were observed
15 in the study area.

16 The overall health of the stand is
17 deemed poor, with dead standing trees and
18 dense vine growth. The stand also contains
19 piles of fill material and a significant
20 amount of trash.

21 Therefore, based on the composition
22 of these forest communities, no noteworthy

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1 vegetative community is present that would
2 restrict the removal of vegetation on this
3 site subject to the requirements of the
4 District of Columbia codes and related
5 municipal regulations.

6 However, every reasonable effort
7 will be made to preserve the existing trees on
8 the property, where practical and
9 arboriculturally advisable.

10 Along Alabama Avenue and Good Hope
11 Road, we will retain and protect the healthy
12 existing American elm street trees. There is
13 about five of them located along this zone in
14 here.

15 Along the rear portions of the
16 site, we will protect and preserve the
17 vegetative slopes and special trees.

18 Next slide.

19 Our overall landscape plan
20 illustrates the streetscapes and recommended
21 street trees for the project. Our primary
22 criteria for street tree selections were

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1 indigenous trees that exhibited outstanding
2 urban tree characteristics.

3 We recommend American elms along
4 Alabama Avenue and Good Hope Road, willow oaks
5 along Naylor Road, London Planetrees along the
6 main shopping streets, riparian trees such as
7 river birch and red maple along Residential
8 Street.

9 And special places would have
10 Century ginkgoes in the retail plaza, and a
11 grouping of specimen trees punctuating the
12 Main Street plaza. So there is the ginkgoes
13 in the retail plaza and a specimen tree
14 centering the Main Street plaza.

15 Next slide.

16 This slide shows our typical street
17 sections along the shopping streets. For
18 reference, the street light is 12 feet in
19 height. The top section is a retail plan.
20 The lower left is the Main Street plaza. The
21 center left is a paseo. The right is a
22 perimeter street. And the far right is a

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1 typical section along Main Street. That's the
2 section along the perimeter with the mature
3 American elm.

4 Average sidewalk widths would range
5 from 18 feet along Main Street, with an 11
6 foot walkway width, a 7 foot planting zone,
7 and 20 foot walkway widths along the perimeter
8 streets.

9 Next slide.

10 This slide presents images of our
11 recommended street trees, ground plane
12 plantings, and typical paving types.

13 Next slide.

14 We have prepared detail plans
15 showing enlargements of the retail plaza, Main
16 Street plaza paseo, and typical Main Street.

17 Next slide.

18 The retail plaza on the left would
19 be paved with unit pavers, with pedestrian
20 areas contained by ballards. Again, the
21 center area of Main Street, intersection of
22 Good Hope Road and the paseo, and a typical

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1 section of Main Street.

2 Next slide.

3 Images of typical street
4 furnishings are shown here. A small fountain
5 or water feature will mark the central plaza.

6 One important aspect of our street
7 tree plantings will use continuous or
8 interconnected solar panels to increase solar
9 volumes for improved urban tree growth, as
10 shown on the sketch in the upper right. You
11 can see the connecting of the trees with
12 plantings.

13 We'll be using infiltration
14 planters along the residential streets as part
15 of our storm water management strategies.

16 Next slide.

17 The project has two green roof
18 areas. The top level of the parking
19 structure, as mentioned earlier, in Blocks 3
20 and 4 will be using primarily an extensive
21 type roof system, which has a shallow soil
22 section of less than 12 inches, which will be

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1 planted with sedums and perennial grasses.
2 The rooftop above Block 3 will have an
3 accessible swimming pool.

4 MR. ANDRES: Good evening Chairman
5 Hood, members of the Commission. My name is
6 Erwin Andres. I'm principal of Gorove/Slade
7 Associates.

8 I'd like to just briefly go through
9 the transportation overview, which will
10 consist of going through existing conditions,
11 proposed conditions, and the Transportation
12 Management Plan.

13 With respect to the site location,
14 it has good regional access with access to
15 major highways. That includes I-295, Branch
16 Avenue, Naylor Road, Good Hope Road, and
17 Alabama Avenue. There is also access to
18 Pennsylvania Avenue.

19 Its location is convenient not only
20 to some of the local residents, but it's
21 actually close to the Maryland border. As a
22 result, the project would draw from Prince

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1 George's County, given its proximity and its
2 access.

3 With respect to the local traffic
4 conditions, we've studied seven intersections
5 as part of our initial scoping and
6 coordination with DDOT. And through that,
7 we've identified two intersections that are at
8 capacity or experiencing capacity conditions.

9 The first is Branch Avenue and
10 Alabama Avenue, and the other is Good Hope
11 Road and Naylor Road.

12 The existing conditions related to
13 those two intersections are a result of the
14 heavy commuter volumes that traverse through
15 those intersections.

16 Next slide.

17 The site, however, is served by
18 good transit service. There are nine bus
19 routes in the area, with two stops that are
20 actually on-site where the buses turn onto
21 site, circulate, and come back out. As part
22 of the proposed condition, we're actually

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1 maintaining the on-site bus routes.

2 In addition to that, the existing
3 bus routes provide connections to several
4 Metro stations in the area. The closest is
5 actually the Naylor Road Metro Station, which
6 is approximately a mile away.

7 The current site access consists of
8 11 driveways, most of which are unsignalized.

9 And they actually interfere with some of the
10 maneuvers that occur in the parking fields.
11 Many of the areas on-site are undefined and
12 are not conducive to good pedestrian
13 circulation internally.

14 As part of the proposed program and
15 the proposed site access, those 11 driveways
16 are reduced to six. And through the site
17 development process, those six driveways have
18 specific and particular reasons and purpose.

19 Just going through them briefly,
20 number 6 will serve as primarily the
21 residential. And then you have the retail
22 driveways, both along Alabama Avenue, Naylor

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1 Road, and Good Hope Road. And in addition to
2 that, there is also access to service and
3 loading.

4 The proposed condition also
5 provides better pedestrian circulation, both
6 externally and internally. With the
7 development of the individual blocks that
8 replace surface parking, the pedestrian paths
9 are better defined compared to the existing
10 condition.

11 The existing condition has
12 pedestrians walking through the surface
13 parking lots, which is not an optimal
14 condition. With the creation of the retail
15 frontages internal to the site, the pedestrian
16 circulation is significantly improved.

17 With respect to the external
18 pedestrian circulation, we are looking to
19 address several of the DDOT concerns by
20 providing a signalized intersection on Alabama
21 Avenue at our easternmost driveway.

22 Because of the fact that the

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1 current condition is an unsignalized condition
2 where there are residents in the area that
3 cross at that location at an unsignalized
4 location, by providing that signal, we are
5 giving positive control of that pedestrian
6 activity.

7 In addition to that, all of our
8 turning radii were reduced in order to
9 minimize the distances that pedestrians have
10 to cross. In certain locations, we did
11 enlarge some of those radii to accommodate the
12 truck turning and the emergency vehicle
13 access. So in instances where we could not
14 minimize the turning radii, the reason for it
15 was to accommodate both fire service and truck
16 service.

17 As part of the overall plan and in
18 doing the capacity analysis related to our
19 study, we've identified several elements that
20 include improvements along Naylor Road, which
21 are identified in the figure above, which
22 include restriping of some approaches.

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1 We have a new traffic signal. We
2 are also implementing new high visibility
3 crosswalks, which currently do not exist.

4 And along Alabama Avenue, we are
5 modifying one signal to provide a fifth leg
6 into that intersection which ties into Main
7 Street.

8 And, as I mentioned earlier, there
9 will be a new signal near the residential
10 component of the town houses along Alabama
11 Avenue, not only to provide access for the
12 vehicles, but to provide, again, a safe
13 pedestrian crossing along Alabama Avenue.

14 In the Transportation Management
15 Plan we've identified several elements that
16 include transportation services of
17 coordinating a new commuter store. In
18 addition to that, we've identified other
19 elements including a car sharing program, and
20 improved on-site bus circulation and
21 pedestrian circulation.

22 MS. THORNHILL: Mr. Chairman,

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1 members of the Commission, I am Carrie
2 Thornhill, resident of the Hillcrest community
3 for 24 years. I am president of the
4 Washington East Foundation.

5 There are three points I want to
6 make. We want you to know that the Washington
7 East Foundation is an integral member of the
8 development team, as all of the partners are.

9 Two, that there has been extensive
10 community dialogue related to this
11 development.

12 And three, that this project enjoys
13 broad community support.

14 Washington East Foundation is an
15 alliance of Ward 7 and 8 residents working
16 together to promote a sense of community
17 between these east Washington areas, and to
18 improve the quality of life of its residents.

19 We are a 501(c)3 not for profit
20 organization which operates a limited number
21 of projects, serves as a judiciary agent for
22 charitable civic groups, and engages in grant

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1 making to benefit primarily east Washington
2 and the areas of community economic
3 development, environmental education, and stem
4 education.

5 My active involvement in this
6 project began when I helped my Hillcrest
7 neighbors successfully make the case to Mayor
8 Anthony Williams for a new Skyland shopping
9 center, rather than the vision of a renovated
10 one, at his first Citizen's Summit in 2000.

11 WEF is a valued partner integral to
12 the development team and has been at the table
13 for major decision making related to every
14 dimension of this project.

15 In addition, we have been pleased
16 to provide leadership and community outreach
17 and engagement, and are also the designated
18 compliance officer and advisor on charitable
19 giving.

20 During the seven year life of this
21 project, the development team has been open,
22 assessable, straightforward, and responsive to

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1 community issues, input, and feedback.
2 Extensive opportunities have been provided for
3 neighbors and interested partners to weigh in
4 on and help shape this project.

5 The development team has attended
6 numerous standing community meetings,
7 including those of the Hillcrest Community
8 Civic Association, ANC 7B, ANC 8B and 8A, NCRC
9 sponsored town halls and jurats, and other
10 community gatherings.

11 The development team has also
12 sponsored several community wide gatherings
13 and a Skyland task force to collect input on
14 the architectural design, housing component,
15 general retail mix, landscaping, lighting,
16 traffic, buffers, and the like.

17 Many modifications have been made
18 as a result of thoughtful of spirited input
19 and feedback on many dimensions of the
20 project. The height of the buildings and the
21 number of housing units were reduced,
22 architectural design enhancements made,

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1 extensive buffering added, and community
2 benefits proposals increased, just to name a
3 few.

4 The Principals of the development
5 team have been generous in their time and
6 resources, and have become a valued community
7 partner participating in community
8 celebrations, and donating to many community
9 causes and events.

10 And finally, as you review the
11 record in this case and listen to the
12 testimony, you will learn that this project
13 enjoys broad-based support from civic
14 organizations including the Hillcrest
15 Community Civic Association, ANC 7B and 8A,
16 City Council members including Council members
17 Yvette Alexander, Kwame Brown, Marion Berry,
18 and individual residents including the
19 immediate past President of HCCA.

20 In addition, this project also has
21 been sustained as a priority investment by two
22 mayoral administrations.

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1 I'll be happy to answer any
2 questions when you are ready.

3 MR. GREEN: Good evening,
4 Commissioner Hood, Commissioner Keating,
5 Commissioner May. My name is Stephen Green.
6 I'm a Senior Vice President of William C.
7 Smith and Company.

8 I'd like to address this evening a
9 couple of issues, the first of which is the
10 proposed community benefit you see on the
11 screen to my right as a summary of those
12 benefits. I'll talk a little bit about each
13 one of those.

14 Some of this is putting dollars and
15 cents to some of the things that you've heard
16 from previous testimony this evening,
17 including the \$715,000 for the traffic
18 improvements that we have proposed to help
19 create a safer environment and address some of
20 the traffic mitigation issues that we think
21 are necessary to fully integrate the
22 development into the surrounding neighborhood.

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1 In addition to that, a public space
2 improvement of over \$1.4 million that include
3 sidewalks, granite, curbs, gutters, etcetera.

4 And most importantly, the pavers and
5 crosswalks in the surrounding area along
6 Alabama Avenue and Naylor and Good Hope Road.

7 I think one of the things that's
8 most important about the area adjacent to it
9 is it's not a particularly safe pedestrian
10 area. And one of the things we'd like to do
11 as part of the project is enhance the
12 pedestrian safety, not only just for the pure
13 safety. But also obviously just to make
14 access to the retail development there unlike
15 what it is today, as Erwin pointed out, a
16 vehicular access, to as much as possible make
17 this a pedestrian access center, as well.

18 We spent a significant amount of
19 time talking about the LEED and green elements
20 to the development. These elements will cost
21 over \$5.6 million. As a matter of law, we are
22 required to do some of them, but we are

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1 proposing to go significantly past what is the
2 minimum requirement, and make this as
3 sustainable and low impact as is reasonably
4 possible.

5 We are also proposing to do
6 \$675,000 worth of neighborhood financial
7 contribution, some of which we have made to
8 date already. That includes over \$200,000 in
9 funding to the local school, largely through
10 the participation in the Buff and Scrub effort
11 that we have done for two years running, and
12 that we propose to do at least through the end
13 of the development phase.

14 Sponsorship of local community
15 events and programs of \$25,000 would be
16 holiday food drives, festivals, and other
17 events to promote the surrounding community.

18 We are proposing \$75,000 for job
19 preparedness training to train nearby
20 residents so that they are prepared to apply
21 and interview for jobs with the retailers in
22 the Skyland Center.

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1 We are also proposing a \$300,000
2 contractor loan fund, to be accessed by small
3 contractors who have the skill and ability to
4 participate in the project, but don't have the
5 financial capacity to wait for the funding
6 cycles to happen that are typical in this kind
7 of a project. This would be a fund to advance
8 money to a small subcontractor so they would
9 be able to work on the project.

10 Lastly in this category was \$75,000
11 to sponsor a home ownership/home buying
12 counseling, or club as it is sometimes called.

13 We've done it in the past and we've found it
14 enormously successful. We will train folks
15 that want to buy here as well as other folks
16 that are interested buying elsewhere.

17 We are also proposing a \$500,000
18 retail build-out subsidy so we can attract
19 local and small retailers who often have the
20 ability to run the retail but don't have the
21 financial capital available to do the build-
22 out. So we would propose to make a fund

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1 available of half a million dollars to do that
2 so that, again, paying the rent isn't so much
3 the issue as accessing the capital necessary
4 to do the build-out.

5 Lastly is the bus commuter store.
6 We've been asked by the District to sponsor
7 this as an 800 to 1,000 square foot facility
8 that would be located near or adjacent to the
9 primary bus stop along Naylor Road. That
10 would be a place where maps are accessible,
11 SmarTrip cards could be added to or purchased,
12 etcetera.

13 So those are the community benefits
14 that we're proposing.

15 I'd like to also address for a
16 minute the parking assessment issues. We've
17 spent a lot of time working on parking.
18 Parking is critical to the project.

19 It's also critical to us that we
20 provide the minimum amount of parking
21 necessary. It's one of those elements that's
22 very expensive to build, but one that is

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1 necessary. So our objective is to hit the
2 minimum number of parking spaces as necessary
3 to make it a successful project. We're
4 committed to minimizing this number of spaces.

5 I'd like to read for a minute for
6 you from our parking space assessment matrix
7 to sort of frame the issue.

8 "The applicant is committed to
9 minimizing the number of parking spaces that
10 are provided in the PUD project. However, to
11 in order to attract the dynamic and vibrant
12 retail tenants that the applicant envisions
13 for this project, it is necessary to provide
14 parking on the entire site that will provide a
15 minimum of four spaces for every 1,000 square
16 feet of retail space.

17 "The applicant has already reduced
18 the number of parking spaces from our initial
19 submission by 9 percent. In addition, the
20 applicant has agreed to unbundle the
21 residential parking spaces from the sale of
22 the residential units. That is, the parking

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1 spaces and the residential units will be sold
2 separately.

3 "In order to obtain financing for
4 this project and to further pursue lease
5 negotiations with the larger retail tenants,
6 the applicant needs a level of certainty
7 regarding the approved number of spaces in
8 this project.

9 "The applicant understands the
10 desire of the Office of Planning and the
11 District Department of Transportation to have
12 the ability to limit the number of parking
13 spaces in the latter phases of the development
14 of this project if earlier parking projections
15 for parking demand are not reached.

16 "Therefore, we propose the
17 following Parking Assessment Matrix."

18 And basically, what we are
19 proposing to do is grant the right to build
20 the retail parking we've identified, and the
21 ability to build the amount of parking in the
22 first phase of the project as proposed.

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1 And then in the subsequent phases,
2 we would build only the residential parking
3 that was commensurate with that which we sold
4 in the first phases of the project.

5 I will address for a second the
6 whole phasing concept of the project. As you
7 can see, it's a fairly large project when
8 fully built out; 460 plus units on
9 approximately 300,000 square feet of retail.
10 It is not commercially feasible to build all
11 of this at one time.

12 What we would propose to do is
13 build the big box, large format retail anchor
14 that is in Block 1.

15 If we could go to a site plan, that
16 would be helpful. It's hard to get good help
17 here. There we go.

18 This is the large format retailer.
19 The first phase of the project will most
20 likely be what we call Block 4, right here.
21 It is 80 units; it is adjacent to this. It
22 would create a sense of place.

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1 And then likely after that would be
2 either what we call Block 3 or Block 2. This
3 Block 2 would probably be built in two phases
4 itself, though the parking is provided all at
5 one time for both phases of that block.

6 We would like to maintain the
7 flexibility of phases in terms of market
8 sensitivity. When we first looked at this
9 project, we thought we'd build Block 2 as the
10 first phase of the project. The market being
11 what it is today, that is no longer feasible.

12 And we're looking at building this 200 units,
13 plus this 80 units, plus the retail on the
14 ground floor.

15 So we'd like to maintain that
16 flexibility to help with negotiations with the
17 retailers. But as we've said, it will most
18 definitely be built in multiple phases.

19 I'd lastly like to address the
20 construction activity and the impact on
21 adjacent properties. We are very much
22 concerned about any potential impact upon

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1 adjacent properties.

2 Could you go to the first site plan
3 you had in there? Yes, that's right.

4 As you can see, the property abuts
5 what is Fort Baker Drive. There are the
6 properties right here that are represented
7 this evening, and the surrounding immediate
8 single family neighborhood in this area.

9 We are very concerned. We've
10 reached out; we've provided a construction
11 mitigation agreement. We are happy to take
12 responsibility for, but don't believe there
13 will be, any damage to any of the adjoining
14 properties, as far as to the best of our
15 knowledge.

16 We will continue to, as we work
17 through this, develop the means and methods
18 that will have the minimum amount of impact.
19 And we accept full responsibility for any
20 impact that we might have on the adjoining
21 property.

22 We will not proceed with a means

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1 and method approach that we believe will have
2 any impact on it. That's not say we don't
3 accept responsibility in the event that it
4 does, but we are committed to proceeding with
5 a methodology that has minimal, if any, impact
6 on the adjoining property owners.

7 MR. TUMMONDS: That concludes our
8 presentation. We're here to answer any
9 questions you may have.

10 CHAIRMAN HOOD: I want to thank you
11 for a very detailed and thorough presentation.
12 We really appreciate it.

13 Let me find out first some of the
14 submittals that we have tonight.

15 Mr. Green, you spoke about the
16 Parking Assessment Matrix. I believe we
17 received that tonight.

18 Is this in response to some of the
19 concerns of DDOT about parking spaces? I
20 think in one of the reports it talks about the
21 methodology of how it's going to work with
22 parking spaces in different blocks. Is that

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1 what this is a response to?

2 MR. GREEN: Yes, it is.

3 CHAIRMAN HOOD: Okay.

4 MR. TUMMONDS: It is in direct
5 response to the Office of Planning's report.

6 CHAIRMAN HOOD: Okay. I knew it
7 was somebody's.

8 MR. TUMMONDS: In previous
9 submissions, we had said that that was
10 forthcoming to address this issue.

11 CHAIRMAN HOOD: Okay. I guess I'll
12 start off and give my colleagues a chance to
13 get their questions lined up and come back.

14 Ms. Thornhill, approximately how
15 long has this project with Skyland been going
16 on? I think I heard you say seven years. I
17 have someone up here that says one of my
18 former colleagues worked on it for 20 years.
19 And I'm just curious. If you've been living
20 in this city, you've been hearing about
21 Skyland for a long time. How long has this
22 been going on?

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1 MS. THORNHILL: Absolutely. And
2 I'm just so happy that you asked me that
3 question, because there is a lot of confusion.

4 Let me just say that the Hillcrest
5 community established a Skyland Revitalization
6 Task Force right after it was formed in 1989.

7 That Task Force of residents
8 attempted to work with the property owners of
9 the shopping center to get major improvements
10 in terms of the physical, environmental
11 conditions at that site, health and safety
12 issues. And to think about, you know,
13 renovations and making major improvements.

14 And that went on for quite a number
15 of years, and our neighborhood leadership was
16 frustrated because the owners were not
17 forthcoming. And that's based on monthly and
18 other regular meetings taking place over many,
19 many years.

20 So then in 2000 when Mayor Williams
21 had his first Citizen's Summit, Hillcrest
22 convened a few meetings a few days before that

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1 event. And we decided that what we wanted was
2 a new shopping center, rather than the
3 renovated shopping center that we had been
4 talking about and trying to get the private
5 property owners to work with us for so many
6 years.

7 You might remember that process.
8 It was very high tech. We had our Smartsheets
9 so that all of our residents knew exactly what
10 to plug into that technology so that we could
11 begin to make our case.

12 And then we continued in a series
13 of meetings and interactions over the next
14 several years to get the city to support that
15 effort. And Mayor Williams did in fact
16 support that effort for a renovated shopping
17 center.

18 And it was in 2002, as Gary
19 mentioned, that NCRC under Mayor Williams'
20 leadership selected The Rappaport Companies
21 and Partners to develop a new shopping center.

22 So it's been nine years in terms of

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1 vision for a new shopping center, and seven
2 years that the NCRC and the developer have
3 been working toward that goal, along with the
4 neighbors, because I want you to be very
5 clear; this has been a very community driven
6 process from the very beginning and
7 throughout.

8 CHAIRMAN HOOD: Great. Thank you
9 for the history.

10 You mentioned about the different
11 jurats. And community meetings, I think, was
12 your portion. I'm particularly interested in
13 the community meeting on August 24, 2009, the
14 Fort Baker Driver residents' meeting.

15 How did that meeting go and what
16 were some of the issues? I know about the
17 slope and the buffer. What were some of the
18 issues that you may recall at that meeting on
19 August 24th?

20 MS. THORNHILL: Sure. The primary
21 issues are the same ones that are being
22 discussed, and will be discussed today,

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1 related to the view of those neighbors of the
2 shopping center.

3 It also related to four of the
4 neighbors who felt that any construction would
5 result in damage to their particular homes
6 that are in closest proximity to the site.

7 And then there were traffic issues.

8
9 Those were the three primary issues
10 that were raised on August 24th. And then we
11 had several conversations, and we had a
12 subsequent meeting, I think on November 16th.

13 CHAIRMAN HOOD: Okay. Mr. Andres,
14 if we could just find a site plan?

15 I see here in your presentation you
16 spoke about the circulation. Just show me how
17 all that is going to flow if I'm in my car or
18 walking. Walk me through it as though I was a
19 pedestrian walking. And then also, how would
20 I be driving? Just how would I circulate
21 through that whole project?

22 That probably would do it.

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1 MR. ANDRES: This will work for
2 you?

3 CHAIRMAN HOOD: Yes. That will
4 work. I can't see it that well; I'm getting
5 older. But that will work. I can see the red
6 light, unless we need the lights out. That's
7 fine, we'll leave them on.

8 MR. ANDRES: Okay. With respect to
9 the access into the site, all of these access
10 points are full access. Let me go through the
11 signalized access points first.

12 CHAIRMAN HOOD: Okay. Let's do it
13 like I'm in a vehicle.

14 MR. ANDRES: If I'm driving
15 eastbound, I would have the opportunity to
16 turn left if I wanted to. But for the most
17 part, that doesn't really get you anywhere.

18 The first real major entrance would
19 be number 2, which we are actually proposing
20 to be signalized because currently right now
21 there is a stop sign condition for this leg.
22 Heading westbound it's one-way in this

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1 direction, and then there's a spur that is
2 one-way in the southern direction. Can you
3 see that?

4 So at this point, I would have the
5 opportunity to turn left into the site. Once
6 I'm in the site, this stretch of roadway is
7 two-way, and then Main Street itself is two-
8 way all the way through. Then also, the
9 roadway that serves the future residential
10 component is also two-way.

11 So in essence, the internal
12 circulation works very well.

13 MR. GREEN: Could I add to that a
14 second?

15 Part of it, Commissioner, depends
16 on where you're going. If you're going to the
17 big box retailer, this would actually be a
18 primary access. Because this would take you
19 to the parking garage on the upper level of
20 it. The parking is on the roof of it, and
21 then it's also half a floor below; most people
22 tend to go to the roof.

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1 So if you're going to the big box
2 retailer and you're coming from anywhere to
3 the west or south of it, you'll probably end
4 up coming through here.

5 You can also, as Erwin said, come
6 in this way and get to this ramp, which will
7 take you up and down. And so that would be
8 the primary access for that. It all depends
9 on which way you're coming from.

10 The other primary access to the
11 site is 5, where you'd come in and either
12 access the parking garage here, or access the
13 parking garage there, or continue down Main
14 Street and go here, and access the big box
15 parking.

16 So I think those are two primary
17 accesses by vehicle to the site. This
18 Residential Street would be a one-way street
19 that we would access primarily the town houses
20 on that side.

21 CHAIRMAN HOOD: Okay. All right.
22 And Mr. Green, since you have the microphone,

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1 let me ask you. You spoke about the public
2 benefits, I think, didn't you Mr. Green?

3 MR. GREEN: Yes, I did.

4 CHAIRMAN HOOD: I saw in ANC 7B's
5 letter that they had like 20 items. Were some
6 of the items that you had here in summation
7 taking into consideration some of the items
8 that ANC 7B had in their letter submission to
9 us?

10 MR. GREEN: Yes, they were. I
11 don't have a direct comparison in front of me.

12 We've been in interaction with ANC 7B since
13 the summer of 2007, and as recently as last
14 month, got a letter that was a significantly
15 reduced letter or draft. We've received this.

16 There is some overlap. Some of
17 this is sufficient litter control measures on
18 the street; I think that's a relatively easy
19 one to agree to.

20 There are the transportation
21 enhancements and to mitigate reduced traffic
22 flow on streets in a general area; we're

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1 trying to do that now. So there is a fair
2 amount of overlap.

3 CHAIRMAN HOOD: I think there was
4 about 20. It's not necessary to go through
5 all 20.

6 MR. GREEN: Yes. I was just trying
7 to give you an example.

8 CHAIRMAN HOOD: Okay. Good.

9 MR. GREEN: There are some that
10 aren't in there though.

11 CHAIRMAN HOOD: Okay. I
12 understand. Thank you very much.

13 The other issue, and Mr. Tummonds,
14 I'm not sure who would address this. Ms.
15 Brown-Roberts was so diligent. The Fire Chief
16 sent an issue, and I will read it.

17 It says, "Based on site plans
18 submitted, we recommend the applicant address
19 fire and life safety issues with respect to
20 fire apparatus rollway access. Specifically,
21 we know the rollway width in an aerial
22 clearance in the location and quantity of the

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1 fire hydrants are not in conformance with the
2 IFC," which is I guess their manual, "of the
3 section."

4 Has that been addressed?

5 MR. TUMMONDS: We think it has, but
6 I think there's also a broader permitting issue
7 that, truthfully, this Commission addressed
8 that in the Abdo Catholic University South
9 Campus, where there was I think a distinct
10 difference between what the Fire Marshal was
11 citing.

12 And if you remember, he is citing
13 Appendix D to the International Fire Code as
14 requiring two fire access roads. The District
15 never adopted Appendix D to their National
16 Fire Code.

17 So while we will be able to address
18 the issues of access and that there's an
19 appropriate turn radii for fire vehicles to
20 make the turns on the streets, some of the
21 questions that he has about the ability to
22 satisfy IFC, we'll be able to do that in the

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1 permitting stage. And we'll be able to talk to
2 him in a setting that allows us to debate the
3 merits of Appendix D or not Appendix D.

4 But I think we will be able to
5 address the concerns, from a site plan
6 perspective, of this site plan we're proposing
7 by having appropriate turn radii to allow all
8 fire emergency management vehicles to access
9 all parts of the site.

10 CHAIRMAN HOOD: Okay. The other
11 question is he mentions also about private
12 fire hydrants and public fire hydrants.

13 MR. TUMMONDS: Yes.

14 CHAIRMAN HOOD: I guess all of that
15 will be --

16 MR. TUMMONDS: Exactly. And
17 obviously, fire hydrants and water flow are
18 significant issues. That is something that
19 will absolutely be addressed.

20 CHAIRMAN HOOD: I think he mentions
21 about the private ones' upkeep, who is going
22 to be in charge of them, who is going to make

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1 sure they're cared about.

2 MR. TUMMONDS: Right. Or the idea
3 of easements for them to come in. Yes. That
4 will be addressed. We think that's probably
5 the pertinent issue to address during the
6 permitting process.

7 CHAIRMAN HOOD: Okay. And I'm sure
8 the Office of Planning may allude to some of
9 this, but since we are on now, I forgot what I
10 asked.

11 The other issue is the District
12 Department of the Environment. I will read
13 one sentence that really popped out.

14 It says, "This is not to suggest
15 that any action by the Commission should be
16 delayed."

17 I definitely understand that. But
18 what I'm looking at is some of the issues that
19 they have. We are aware of the green building
20 and the storm water management in particular.

21 It says, "However, DDOE would like
22 to express concern regarding the removal of

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1 trees from a wooded portion of the site near
2 the area of the steeper slope."

3 And I think they're talking about
4 the slope between where the site is and the
5 Fort Baker Drive, correct? So what are we
6 doing about the trees? Have we changed it,
7 are we going to leave the trees? They are
8 also saying not to delay it.

9 And as you mentioned, Mr. Tummonds,
10 in the permitting process I think some of this
11 will be handled.

12 MR. TUMMONDS: Right.

13 CHAIRMAN HOOD: But I think for a
14 site perspective for us, we'd like to know
15 what is going on with those trees that they're
16 concerned about being removed.

17 MR. TUMMONDS: Right. I think that
18 Mr. Hays addressed some of this issue when we
19 went through and we did the site, the first
20 plan that talked about the different types of
21 vegetation.

22 He referred to the A group, the B

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1 group, the C group; what that entailed, the
2 type of tree specimens that existed in those
3 areas; and whether or not they were a healthy,
4 vibrant tree canopy.

5 I think our conclusion is that
6 generally, it wasn't.

7 I think it's interesting to note
8 that a lot of that area of vegetation is newer
9 vegetation. There were discussions about
10 finding the soil conditions to be a lot of
11 construction fill. The trees that are there
12 are not tremendously long standing trees; they
13 are trees that have come there in the
14 relatively recent past.

15 As Mr. Hays said, we will
16 diligently look to save the trees we can. But
17 on some of these slopes with the soil
18 conditions that exist there, some of these
19 trees will be removed.

20 But with regards to the other DC
21 Building Code, the Tree Act recommendations,
22 we'll have to address that in the permitting

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1 process.

2 CHAIRMAN HOOD: I'm not being an
3 arborist, but I just read it and it's just so
4 clear what they're concerned about. And I
5 know the difference between different types of
6 trees. But they seem to be concerned about
7 tree removal, period.

8 And I think that's one of the
9 things that at least I would like further
10 clarification on, to find out if they have a
11 problem with any of the trees moving moved, or
12 a few.

13 I understand what your presentation
14 is. But the way I read this letter, it says
15 they have a problem with tree removal.

16 MR. GREEN: One of the things we
17 wanted to address that Paul referenced is that
18 on this portion of the site right in through
19 here, this has all been created as a result of
20 fill primarily, as the neighborhood residents
21 tell us, from the Metro activity. It's a
22 great deal of construction debris. It's

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1 unstable from a tree point of view; obviously
2 concrete slabs are not unstable.

3 Certainly, when we are finished
4 there will be retaining walls, etcetera. So
5 there won't be any erosion that I think DDOE
6 is particularly concerned about. And a lot of
7 what I think these trees are is not
8 significant trees, and are a significant
9 amount of vine covered trees now.

10 So while some of the scrub trees
11 will be removed, there won't be any erosion
12 that will happen as a result. In fact, quite
13 the contrary; the amount of erosion will
14 decrease substantially.

15 MR. TUMMONDS: We can provide
16 additional information on that for you.

17 CHAIRMAN HOOD: Okay. That's fine.

18 MR. HAYS: The other thing I want
19 to mention is that the woodland is in very
20 poor condition. We plan to supplement a lot
21 of the additional plantings along the buffer
22 in that zone. And there will be obviously

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1 improved varieties and cultivars that we will
2 be planting that will be much more long-
3 living, and provide a much more improved
4 landscape condition than what is currently
5 there now.

6 CHAIRMAN HOOD: Okay. Thank you
7 very much.

8 Michelle, I didn't put myself on
9 the clock. So we're not going to do the clock
10 tonight, even though I was only five minutes.

11 But I'm going to turn it over to my
12 colleagues.

13 Commissioner May?

14 COMMISSIONER MAY: Following up on
15 the same line of questioning with regard to
16 the wooded area at the rear of the site. I
17 assume that right now all that area, the whole
18 site, is in one ownership or it's been
19 consolidated to some extent. But over the
20 years, who has actually owned that forested
21 area?

22 MR. GREEN: Excuse me. Currently,

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1 the District of Columbia has acquired all of
2 the site.

3 COMMISSIONER MAY: Right. But who
4 was it acquired from in the last nine years or
5 something?

6 MR. GREEN: That particular area
7 back in this area I believe belonged to a
8 woman by the name of Mary Green.

9 COMMISSIONER MAY: Okay. So that
10 was --

11 MR. GREEN: No relationship, by the
12 way.

13 COMMISSIONER MAY: -- relatively
14 recently acquired?

15 MR. GREEN: I don't know the date
16 of her acquisition of the property.

17 COMMISSIONER MAY: Yes. What I'm
18 trying to get at is whether that was at some
19 point District of Columbia public land.

20 MR. GREEN: Not to my knowledge,
21 but we can check into it. I don't think there
22 was.

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1 COMMISSIONER MAY: There is a
2 stretch of undeveloped land between the
3 property line here and Fort Baker Drive toward
4 the northern end there. Is that part of the
5 right of way or is that --

6 MR. GREEN: Could you go back to
7 the previous?

8 COMMISSIONER MAY: You can see it
9 kind of there.

10 MR. GREEN: Well, I can't see the
11 property line.

12 COMMISSIONER MAY: It's the reddish
13 line there. That's it.

14 MR. GREEN: Yes. There is Austin
15 Place, which is a paper street that comes off
16 of 31st Street, that comes down here and then
17 just sort of dies, as I recall, right here.

18 COMMISSIONER MAY: Yes.

19 MR. GREEN: And then I believe the
20 residents own from their property, houses
21 obviously, to that right of way.

22 COMMISSIONER MAY: Paper street?

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1 Okay. But above that, between the property
2 line and Fort Baker Drive?

3 MR. GREEN: I'm not sure who the
4 owner is.

5 MS. O'NEILL: The private lots.

6 MR. GREEN: Right here, what's this
7 area?

8 MS. O'NEILL: The private lots in
9 the vicinity of Block 1, towards there, the
10 private lots abut our property line.

11 MR. GREEN: But who owns this
12 stretch of property?

13 COMMISSIONER MAY: There's a
14 roadway between the private.

15 MS. O'NEILL: It stops.

16 COMMISSIONER MAY: Oh, it stops?

17 MS. O'NEILL: Austin Place stops
18 kind of where the site bends. And then
19 there's a small couple of lots that abut our
20 property line.

21 COMMISSIONER MAY: All right. I'll
22 look at that more carefully.

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1 And you mentioned the Metro as
2 being the source of some of the fill that
3 landed there. Where was the Metro excavation,
4 was that far away or right nearby?

5 MR. GREEN: Honestly, I don't know.
6 I'm just repeating what's been told to us by
7 probably 10 different individuals that said it
8 was just 'round the clock trucks coming in and
9 dumping.

10 And it extended, as you can see,
11 the original land here. At that point, it
12 dropped off. Well, the drop-off now is way
13 back over here if you look at a current
14 contour.

15 COMMISSIONER MAY: Okay.

16 MR. GREEN: So it just extended the
17 point at which the property dropped off.

18 COMMISSIONER MAY: Okay. And the
19 nature of that, of the land, there is actually
20 a ravine that falls off the end of the
21 property and then comes back up to Fort Baker
22 Drive?

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1 MR. GREEN: It comes back up not
2 nearly as high.

3 COMMISSIONER MAY: Right.

4 MR. GREEN: This property sits a
5 good -- Dan, do you know? It's a good 50 or
6 75 feet higher than Fort Baker Drive.

7 COMMISSIONER MAY: So that's the
8 existing grade?

9 MR. GREEN: Correct.

10 COMMISSIONER MAY: Okay. That was
11 one of my questions because the lovely
12 rendering of the view from the homes on Fort
13 Baker Drive made it seem like they were
14 relatively close in elevation, but that didn't
15 seem to make sense based on some of the other
16 information.

17 MS. O'NEILL: If I could add, Fort
18 Baker Drive has quite a slope on it. So the
19 further east you go on Fort Baker Drive, there
20 are points at which there's almost the
21 relationship you spoke of between our
22 development and the existing houses.

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1 But as you drop down Fort Baker
2 Drive, as you drop down the street, and
3 particularly as you get in the area that you
4 were talking about where there aren't existing
5 houses, the grade drops considerably and you
6 are considerably lower.

7 COMMISSIONER MAY: So it's very
8 low. Show me where it's low and where it's
9 high.

10 MS. O'NEILL: It's probably roughly
11 equal at about here. But it drops
12 precipitously as you go down.

13 COMMISSIONER MAY: Okay. And
14 that's where we see the 75 foot difference,
15 right?

16 MR. GREEN: Yes.

17 COMMISSIONER MAY: Okay. And just
18 to confirm with regard to the trees
19 themselves, no large trees subject to the Tree
20 Preservation Act?

21 Come to the table please and
22 answer.

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1 MR. HAYS: Not according to the
2 tree survey that we received.

3 COMMISSIONER MAY: Okay. And who
4 performed the tree survey, do you have an
5 arborist?

6 MR. HAYS: It was Wetland
7 Solutions.

8 COMMISSIONER MAY: And I assume
9 they had an arborist --

10 MR. HAYS: Yes.

11 COMMISSIONER MAY: -- who did that?
12 Because I think the Preservation Act calls
13 for decisions like this to be rendered by a
14 certified arborist.

15 MR. HAYS: I believe it was
16 performed by a certified arborist on that.

17 COMMISSIONER MAY: I don't know
18 what the real qualifications are. Okay.

19 MR. HAYS: The report cited that
20 there was no specimen trees in that zone.

21 COMMISSIONER MAY: Right.

22 MR. HAYS: There are some special

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1 trees that are there, but there are no
2 specimens. But almost all of the stands in
3 all three of those zones are in poor
4 condition.

5 COMMISSIONER MAY: And as I recall,
6 the Act doesn't go to whether or not it's a
7 specimen tree, but goes specifically to the
8 size.

9 MR. HAYS: Right.

10 COMMISSIONER MAY: So at 23 inches
11 DBH, I thought they were getting close.

12 MR. HAYS: I think the largest size
13 based upon the plan was a 17.5 DBH.

14 COMMISSIONER MAY: I thought you
15 said 23. Okay.

16 And Mr. Tummonds, do you happen to
17 know what the low end is?

18 MR. TUMMONDS: Yes. A special
19 tree, I believe, is 55 circumference.

20 COMMISSIONER MAY: Okay. Seventeen
21 2 Pi R, who can do that?

22 MR. TUMMONDS: Yes. Right.

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1 COMMISSIONER MAY: I'll do that
2 during my break.

3 MR. TUMMONDS: Yes. Okay. If
4 you'd like, we can provide additionally the
5 Wetland's study.

6 COMMISSIONER MAY: I'm not sure
7 that that's necessary. Sometimes we've
8 entered too far into those areas. But let me
9 just ask a couple more questions.

10 Since this is a ravine of some
11 sort, is there any kind of water flow through
12 it, even during storm events?

13 MR. TUMMONDS: Dan Duke, our civil
14 engineer, is here to answer just those types f
15 questions.

16 MR. DUKE: Good evening. My name
17 is Dan Duke with Bohler Engineering. To
18 answer the question, I've been out in-site
19 numerous times. I have not seen water flowing
20 through that channel except for during rain
21 events.

22 COMMISSIONER MAY: Has there been a

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1 general survey or any attempt at a
2 delineation?

3 MR. DUKE: The actual channel is
4 not on the Skyland property. It's actually
5 off the Skyland property.

6 COMMISSIONER MAY: I see. Okay.
7 That also helps a little bit.

8 What about storm water management
9 on-site? We didn't really talk about that to
10 a great extent. I mean, I know there are
11 infiltration basins on the residential streets
12 and some other measures that do a little bit.

13 But there's a lot of impervious surface. So
14 are you going to have some significant
15 structures underground to --

16 MR. DUKE: Yes, sir.

17 COMMISSIONER MAY: -- hold that
18 water, and so on?

19 MR. DUKE: Absolutely. We've done
20 numerous studies for storm water management
21 for the property. In addition to the
22 extensive amount of green roofs that are

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1 already provided on the site, there will be
2 structural facilities including pipe detention
3 and filtration systems that are proposed for
4 the property.

5 This site will be designed in full
6 compliance with all applicable District WASA
7 and DOE requirements.

8 COMMISSIONER MAY: Okay. As I
9 recall, we have a requirement that the Civil
10 Plans actually be submitted for the record.
11 Either that or a lot of people have been
12 wasting paper giving them to us on every other
13 PUD.

14 MR. DUKE: That's correct.

15 COMMISSIONER MAY: And I don't
16 recall seeing them here. Were they submitted?

17 MS. O'NEILL: Yes.

18 COMMISSIONER MAY: They were
19 submitted?

20 MR. TUMMONDS: Yes. They should be

21 --

22 COMMISSIONER MAY: All the way at

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1 the back.

2 MR. TUMMONDS: -- all the way at
3 the back of our package.

4 COMMISSIONER MAY: Oh, I see.
5 Okay. Got it. I don't know how I missed that
6 one. All right.

7 Let's talk for a second about the
8 retaining walls. I saw one or two sections
9 through the retaining walls. At the back,
10 what's the total height that we're retaining
11 at the highest point there? The one on the
12 left there is pretty severe. So how far is
13 that grade above the existing grade?

14 MS. O'NEILL: It's about 60 feet.

15 COMMISSIONER MAY: About 60 feet?
16 I don't suppose, by any chance, in calculating
17 lot occupancy percentage, you included that
18 retaining wall structure as part of it?

19 The reason I ask this is that this
20 was an issue in a BZA case that the Park
21 Service was involved in. And it was
22 determined that a retaining wall at a rear

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1 yard like that constituted a structure.

2 MR. TUMMONDS: I'm not sure, but we
3 could analyze that.

4 COMMISSIONER MAY: Okay. I would
5 like to see the existing grade on that drawing
6 reflected so we have a sense of how big that
7 is. And then I think some analysis of it is
8 appropriate, because if there is some relief
9 that's required as a result, we need to be
10 explicit about it.

11 MR. TUMMONDS: Sure.

12 COMMISSIONER MAY: It's an
13 important principle for us. Do you have
14 material boards?

15 MS. O'NEILL: We have a box.

16 COMMISSIONER MAY: You have a box?
17 Okay. Great. If we can just pass the box?
18 I'll ask a few questions and if you can give
19 me the box when I stop talking.

20 I do appreciate getting the more
21 detailed axonometric drawings that show those
22 sections of the facade. I think that was very

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1 helpful, and you get a sense of what the
2 material is without it actually being labeled.

3 But then there are some areas where
4 I do want it to be labeled and it's kind of
5 hard to tell. And flipping back and forth
6 between the other pencil drawings, it's a
7 little bit hard to tell what's what. So I'll
8 ask you a couple of these questions.

9 There are some spandrel panels
10 between windows on at least one of the units.

11 Are those typically a metal panel? They look
12 like they're decorated with some sort of a
13 starburst, kind of.

14 MS. O'NEILL: You're talking about
15 the kind of art deco portions of Block 4?

16 COMMISSIONER MAY: Yes. I can't
17 remember the block numbers. I can flip
18 through and find it.

19 MS. O'NEILL: Is this the one you
20 were looking at before, Commissioner May?

21 COMMISSIONER MAY: No.

22 MS. O'NEILL: No? Okay. Those

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1 would likely be some kind of metal panel, the
2 decorative portions there.

3 COMMISSIONER MAY: Yes. What
4 decorative -- oh, you mean on the right side
5 there?

6 MS. O'NEILL: On the righthand
7 side.

8 COMMISSIONER MAY: Yes. Okay.
9 That wasn't the one I was asking about, but
10 that makes sense. The other ones I assume are
11 a metal panel, as well.

12 There's a projecting balcony -- not
13 this one, which looks to be a metal -- but
14 there's another one that's rather stout,
15 square columns. Yes, on the left side there.

16 What is the material of that balcony?

17 MS. O'NEILL: You do have to
18 remember that this is wood framed
19 construction.

20 COMMISSIONER MAY: Right.

21 MS. O'NEILL: So all of these would
22 be structurally wood frame, and then disguised

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1 with some other kind of material. The
2 columns here would likely be GFRC or some kind
3 of equivalent system. And then some kind of
4 fascia would be wrapping the bottom of the
5 porch to make it look cohesively as one
6 system.

7 COMMISSIONER MAY: Okay. And for
8 the decorative cornice, is that going to be
9 expanded foam kind of thing?

10 MS. O'NEILL: Precast.

11 COMMISSIONER MAY: Oh, precast?

12 MS. O'NEILL: Precast.

13 COMMISSIONER MAY: Precast. Okay.
14 That's better. I was picturing Fypon or
15 something like that.

16 Did you give us a sample of the
17 Greenscreen material by any chance?

18 MS. O'NEILL: We did not, but we
19 could provide that.

20 COMMISSIONER MAY: Okay. I don't
21 necessarily need to see a sample of it, but it
22 would be good to see that in a little bit more

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1 detail than what we have in the drawing.

2 And is the Greenscreen just a
3 screen on that second floor, and so you'll be
4 able to look through it completely except for
5 whatever foliage is on it?

6 MS. O'NEILL: Typically, the
7 foliage can grow sufficiently that it does
8 provide a somewhat opaque surface. And that's
9 really the goal, that you see the foliage and
10 not the screen.

11 COMMISSIONER MAY: Not through?

12 MS. O'NEILL: Yes.

13 COMMISSIONER MAY: Well, I'm not so
14 much worried about that. I don't mind it
15 being kind of see-through. I was just
16 wondering if there was some other material
17 behind it, or anything. But there's nothing
18 there, it's just --

19 MS. O'NEILL: It's the screen.

20 COMMISSIONER MAY: -- just the
21 mesh?

22 MS. O'NEILL: Yes.

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1 COMMISSIONER MAY: Okay. And did
2 we have -- I was flipping back and forth and
3 back and forth; I thought I saw them but I
4 couldn't find them again -- the detail
5 elevations of the row houses?

6 MS. O'NEILL: There's one large
7 blowup of a front of a town house.

8 COMMISSIONER MAY: Okay. But we
9 don't have any indication of what the
10 materials are there.

11 MS. O'NEILL: It's brick.

12 COMMISSIONER MAY: It's all brick?

13 MS. O'NEILL: Yes.

14 COMMISSIONER MAY: Okay. So then
15 that gives me the question, where is the
16 cementitious siding?

17 MS. O'NEILL: It would be the rear
18 of the town houses and the rear of Block 4.

19 COMMISSIONER MAY: Okay. So is it
20 a shingle type profile or panel?

21 MS. O'NEILL: I think it's more
22 panel, slightly more abstract than shingle.

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1 COMMISSIONER MAY: Okay. Sometimes
2 we ask to see those. I'm not sure it's worth
3 seeing that in this case.

4 You have the picture up there on
5 the lefthand side. I guess it's a little bit
6 of the inspiration for the town house, but
7 then also you have that row of buildings that
8 have that same kind of peaked form.

9 MS. O'NEILL: Yes. That's correct.

10 COMMISSIONER MAY: Okay. The
11 precedent that you showed there, the Ellen
12 Wilson Development. The precedent for that
13 was actually Dutch.

14 MS. O'NEILL: Bruges, I believe.

15 COMMISSIONER MAY: Bruges, yes.
16 We're tracing these things a little far back;
17 it brings back memories.

18 I have one last question, loading
19 for retail spaces. It seems that most of the
20 boxes have rear quarters that connect to
21 loading docks.

22 MS. O'NEILL: That is correct.

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1 COMMISSIONER MAY: The space where
2 I didn't see that was in Block 1 for the
3 retail that fronts along Alabama Avenue.

4 MS. O'NEILL: That is correct.

5 COMMISSIONER MAY: And is there any
6 thought of trying to incorporate that there?
7 Because I imagine that loading from the front
8 is not going to be a really great thing there.

9 MS. O'NEILL: No. I think we
10 thought that, particularly for the ones on
11 Naylor Road, that they would utilize the large
12 loading dock that's adjacent to that, and then
13 load from the front of the store.

14 COMMISSIONER MAY: I see. I'm not
15 sold on that idea. Okay.

16 CHAIRMAN HOOD: I see we have Mr.
17 Jennings from DDOT. I want to acknowledge
18 him.

19 Vice Chairman?

20 COMMISSIONER KEATING: While I have
21 the box, the stickies are coming off. Which
22 of these go with Block 4, the colors of that?

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1 MS. O'NEILL: If you give me a
2 minute, I'll pull them out.

3 COMMISSIONER KEATING: Okay. While
4 we're doing that, I can get into some of my
5 other questions, I think.

6 I guess one of my initial thoughts
7 about the project really center around
8 integration with the neighborhood. We started
9 earlier in our questions here from my fellow
10 Commissioners about the views from Fort Baker
11 Drive.

12 And I apologize if this is
13 repetitive, but I'm still trying to formulate
14 a picture of what it looks like to be standing
15 on Fort Baker Drive looking back at this
16 project, and I'm having trouble doing it.

17 So could you help me? I've got
18 lots of diagrams here; I've opened up a number
19 of different pieces. Could you tell me what's
20 the best piece to look at to give me the
21 impression of what I would see if I was
22 standing on Fort Baker Drive looking back at

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1 the project?

2 MR. TUMMONDS: I think I'll have
3 our architect here in a second.

4 COMMISSIONER KEATING: Okay.

5 MR. TUMMONDS: So this would be in
6 the PowerPoint presentation?

7 COMMISSIONER KEATING: Yes.

8 MR. TUMMONDS: You're going to talk
9 about that?

10 MS. O'NEILL: So this is a view
11 from up the hill on Fort Baker Drive. It
12 shows you the relationship between the side of
13 one of the yards looking towards the
14 development. This is a point. There's a
15 little diagram up here in the corner which
16 helps to show you what the view shed is there,
17 where you're looking more directly at Block 4.

18 So this is the rear of Block 4 that
19 you're seeing here. Down below here would be
20 behind the landscaping. The parking garage,
21 which is effectively screened by the
22 landscaping, and the level of the green roof

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1 is about here.

2 And then it's a little bit hard to
3 see in this, but the ravine drops pretty
4 steeply down, and then comes back up almost to
5 the elevation of this yard along Fort Baker
6 Drive.

7 COMMISSIONER KEATING: So in that
8 image, am I standing in the back yard of the
9 last house on Fort Baker Drive?

10 MS. O'NEILL: No. You're further
11 up the hill.

12 COMMISSIONER KEATING: Further up
13 the hill?

14 MS. O'NEILL: You're four houses
15 up.

16 COMMISSIONER KEATING: Okay.

17 MR. TUMMONDS: I think you're three
18 houses up.

19 COMMISSIONER KEATING: Sorry, I
20 apologize. Maybe it's just been a long week.
21 I'm just having trouble visualizing, I'm
22 usually pretty good at this.

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1 In the front portion of the
2 rendering here, I see something that looks
3 kind of transparent. Am I supposed to be
4 seeing through that? It kind of goes up to
5 the --

6 MS. O'NEILL: Yes. There are
7 substantial stands of trees on the Fort Baker
8 Drive portion of the property. This is a
9 photograph portion on the upper lefthand
10 portion here --

11 COMMISSIONER KEATING: Okay.

12 MS. O'NEILL: -- which gives you a
13 sense of some of that. We wanted to
14 artistically allow you to be able to see what
15 actually you would be able to see if you were
16 looking through those trees.

17 COMMISSIONER KEATING: Okay.

18 MS. O'NEILL: So some of them are
19 ghosted in. And then the landscaping that's
20 shown here against the parking garage is the
21 landscaping that's shown on the Landscape
22 Plan.

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1 COMMISSIONER KEATING: And is this
2 where we have the tiering?

3 MS. O'NEILL: The tiering is
4 actually further down this portion of the
5 site.

6 COMMISSIONER KEATING: Okay. He
7 shook his head yes and you said no.

8 MR. TUMMONDS: Listen to the
9 architect.

10 COMMISSIONER KEATING: Okay. So
11 the tiering is further down. Just bear with
12 me, here. What page am I on here? Okay.

13 So as you said, the road slopes
14 down and away from the site. So that's where
15 the tiering comes into play. And at that
16 point, if I'm looking at this correctly, there
17 aren't any homes directly behind this tiering?

18 MS. O'NEILL: That's correct.

19 COMMISSIONER KEATING: There are
20 not?

21 MS. O'NEILL: For the majority of
22 Block 1, there are not.

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1 COMMISSIONER KEATING: Okay.

2 MR. GREEN: In the presentation on
3 the slide that has the retaining walls, it's
4 the lefthand. The righthanded one is the
5 diagram of the retaining wall on the building
6 that faces Fort Baker Drive. There aren't any
7 houses across from that. The other one, which
8 is the steeper one, is the retaining wall that
9 is on the east face of it. So it doesn't face
10 the Fort Baker Drive road at all.

11 COMMISSIONER KEATING: Right. It
12 comes back along.

13 MR. GREEN: It can only be seen
14 from one place on 28th Street, I think.

15 COMMISSIONER KEATING: Okay. I'm
16 starting to put this image together. I like
17 what I see here in terms of what's being done
18 with the landscaping. It looks fairly
19 extensive.

20 My only question about it would be
21 how does it get maintained? Is this something
22 that the property owner will maintain over

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1 time?

2 MR. GREEN: Yes. The Rappaport
3 Companies will be the property management
4 company for the retail.

5 The residential units that are
6 envisioned as a condominium, the Smith Company
7 would start off as the condominium property
8 manager, but we can't guarantee that over the
9 long term because it's the choice of the
10 condominium owners ultimately who becomes
11 their property manager.

12 But through the retail, we very
13 much think maintaining the exterior is
14 critical to the retail success. And I think
15 Gary's firm has done an extraordinary job in
16 some of their work showing that. It's clean,
17 it's the landscaping, it's keeping the gum off
18 the sidewalks. It's all of that; it's a
19 package which makes the retail environment
20 that which is successful. And that is what he
21 is enormously successful at doing in over
22 about 8 or 10 million feet across the region.

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1 COMMISSIONER KEATING: And I
2 absolutely agree with you how important that
3 is except for the fact that this is on the
4 backside of the property where no one who is
5 visiting the retail is going to see, except
6 for those folks who are neighbors here. And I
7 want to make sure that what we see here along
8 Block 1 and 4 is what is actually going to be
9 there.

10 One of the things I hate sometimes
11 seeing on properties is that evergreen tree,
12 in the middle of the 10 evergreen trees that
13 are planted out front, that's dead and brown
14 and sitting there and hasn't been removed.

15 MR. FENNELL: Let me say that in
16 managing the suburban area around Washington
17 right now, 46 shopping centers and 8 million
18 feet besides what we do downtown, many, many
19 of our properties have this type of condition.

20 COMMISSIONER KEATING: Okay.

21 MR. FENNELL: And when you manage a
22 center and you make your contract with your

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1 subcontractors, there's no question whether
2 it's difficult to get into. And this is not
3 as difficult as some of the experiences that
4 we've had.

5 I can assure you that that
6 contractor will be required to take every
7 piece of paper that might blow on the backside
8 of that, let alone maintaining the
9 landscaping, as they would in the front of
10 that property. And that would be absolutely
11 part of the requirement.

12 COMMISSIONER KEATING: Okay. So
13 we've got a commitment that the beauty of this
14 will be maintained over time. Great.

15 MR. FENNELL: Yes, sir.

16 COMMISSIONER KEATING: My fellow
17 Commissioner mentioned about the DDOE report
18 and their concern about the trees. And he
19 said that there would be the attempt to retain
20 some of the trees. I'm not quite sure how
21 that gets done.

22 MR. TUMMONDS: The short term, yes.

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1 But I think as Mr. Hays said, the elm trees
2 along Alabama, those can be maintained. But
3 yes. This sunken area, to create a level
4 surface, will most likely not be.

5 COMMISSIONER KEATING: Okay. And
6 the construction plan, I assume, will have
7 proper structure to ensure there's not runoff
8 into the gully? I'm not sure where it leads,
9 but particularly down into that gully area.

10 MR. GREEN: Proper erosion control?

11 COMMISSIONER KEATING: Yes.

12 MR. GREEN: Correct.

13 COMMISSIONER KEATING: That's what
14 I was looking for. Thank you.

15 I want to go back to the traffic
16 control measures out front. There was a
17 discussion here about installation of traffic
18 lights. I have a page that had traffic
19 signals identified on it, and now I can't find
20 it. Can anybody help me with that? Twenty
21 seven? It's the same page that has the
22 identification of the crosswalks along Naylor

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1 and Alabama. I apologize for not being able
2 to find it more quickly.

3 MR. ANDRES: Are there particular
4 intersections?

5 COMMISSIONER KEATING: Well, my
6 first question was the number of traffic
7 lights that were going to be installed along
8 Alabama and --

9 MR. ANDRES: There are two new
10 traffic signals and one modified signal. If
11 you look at the screen above, what we have is
12 we're installing a new signal at this
13 location, and also a new signal right by the
14 town houses. And the modified signal is the
15 one just below it, because we're putting in a
16 fifth leg which currently doesn't exist.

17 COMMISSIONER KEATING: Okay. I've
18 got 27 here; is that 27 up there?

19 MS. O'NEILL: Yes.

20 COMMISSIONER KEATING: Okay.

21 MR. ANDRES: Yes.

22 COMMISSIONER KEATING: So at the

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1 upper right there where I see the four
2 crosswalks --

3 MR. ANDRES: Upper right?

4 COMMISSIONER KEATING: -- going
5 into the residential -- yes. Is there a
6 traffic light there?

7 MR. ANDRES: Yes, there is.

8 COMMISSIONER KEATING: There is
9 currently?

10 MR. ANDRES: No.

11 COMMISSIONER KEATING: No? That
12 will be new?

13 MR. ANDRES: That will be a new
14 signal.

15 COMMISSIONER KEATING: Okay. And
16 coming down at the next intersection there?

17 MR. ANDRES: We're adding a fifth
18 leg to that signal.

19 COMMISSIONER KEATING: Okay.

20 MR. ANDRES: So we need to modify
21 the signal so that there's a fifth head on
22 that traffic signal.

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1 COMMISSIONER KEATING: Okay. And
2 then coming around the front there?

3 MR. ANDRES: Around the front?

4 COMMISSIONER KEATING: The next
5 intersection of crosswalks there? Back up
6 one, sorry. Back up. Right there. Is there
7 a signal there or no?

8 MR. ANDRES: No.

9 COMMISSIONER KEATING: No signal
10 there? Okay. Any traffic calming? How are
11 the pedestrians going to move across at that
12 location?

13 MR. ANDRES: I'm sorry. At that
14 location there is a signal.

15 COMMISSIONER KEATING: There will
16 be a signal there?

17 MR. ANDRES: There's an existing
18 signal there.

19 COMMISSIONER KEATING: Okay. All
20 right. I will draw that on here.

21 MR. ANDRES: And then as you come
22 around the front --

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1 COMMISSIONER KEATING: Yes.

2 MR. ANDRES: -- the next driveway
3 is unsignalized, but that is right turn in,
4 right turn out only. Because that segment of
5 the roadway is actually one-way.

6 COMMISSIONER KEATING: Okay. I see
7 that.

8 MR. ANDRES: And then as you get to
9 the next driveway after that driveway, where
10 currently it's stop controlled --

11 COMMISSIONER KEATING: Yes.

12 MR. ANDRES: -- what we're doing is
13 we're installing a new signal.

14 COMMISSIONER KEATING: Okay. I see
15 that.

16 MR. ANDRES: So the summary is two
17 new signals and one modified traffic signal.

18 COMMISSIONER KEATING: Okay.

19 MR. ANDRES: In addition to that,
20 we're also retiming some of the signals to
21 operate better, because they haven't been
22 changed in years.

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1 COMMISSIONER KEATING: Okay. That
2 makes a lot of sense. And the entrance to the
3 parking garage, is there any signal there?

4 MR. ANDRES: On this block, that is
5 unsignalized.

6 COMMISSIONER KEATING: Okay. Is
7 there a signal further down the road on that
8 part of the street?

9 MR. ANDRES: On this road, no.

10 COMMISSIONER KEATING: No? Okay.
11 Doesn't that go down a hill there?

12 MR. ANDRES: It starts to go down,
13 and then eventually there's a slip-off to get
14 to Pennsylvania Avenue.

15 COMMISSIONER KEATING: Okay. So if
16 there's a car coming up Naylor that wants to
17 make a left into the parking garage, there's a
18 single lane there, right?

19 MR. ANDRES: Yes, it is.

20 COMMISSIONER KEATING: So they're
21 going to stop all the traffic coming up behind
22 them?

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1 MR. ANDRES: Well, yes. But
2 however, there are going to be breaks that are
3 going to be generated by this signal. So
4 those left turns in will happen efficiently.
5 And although there is a grey differential, the
6 sites of synthesis are fairly clear in both
7 directions.

8 COMMISSIONER KEATING: Okay. And
9 you feel that what we've got here is adequate
10 to address the substantial amount of traffic
11 that moves through this area?

12 MR. ANDRES: Yes. If anything,
13 we're not only addressing the demands
14 associated with the development, but, again,
15 by providing active stop control, especially
16 at the two locations that we're adding new
17 signals, those are opportunities for two
18 controlled locations for pedestrian crossings,
19 as well.

20 COMMISSIONER KEATING: Okay. You
21 mentioned that there were two Metro bus stops
22 that you were, it looks to me here, adding to?

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1 MR. ANDRES: The existing situation
2 is the bus pulls into the lot, stops in front
3 of CVS, and then stops again in front of
4 AutoZone before leaving the site.

5 COMMISSIONER KEATING: Okay.

6 MR. ANDRES: In this instance, the
7 green bus stops on this graphic identifying
8 proposed bus stops. So we are allowing for
9 the opportunity for the buses to come on-site
10 and then turn onto Main Street, where we are
11 providing bus stops on Main Street in front of
12 some of the retail shops to provide direct
13 access to those retail shops.

14 COMMISSIONER KEATING: Okay. So
15 coming off of Alabama on Main Street, come
16 through the property, and then come back out
17 onto Naylor is a route, perhaps?

18 MR. ANDRES: Yes.

19 COMMISSIONER KEATING: I know the
20 fire department raised this issue about
21 adequate turn space inside of these inner
22 streets, and I don't have the dimensions here.

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1 But there's adequate space in here for the
2 buses to move?

3 MR. ANDRES: Well, what we've done
4 is, in instances where we can tighten those
5 radii up, we did, in order to facilitate
6 pedestrian crossings.

7 COMMISSIONER KEATING: Yes.

8 MR. ANDRES: But in instances where
9 the radii lead to -- yes. Yes.

10 COMMISSIONER KEATING: Okay. I
11 think I got that.

12 And again, in terms of access and
13 connection to the community, I'm pleased with
14 all the crosswalks. It sounds like we've got
15 quite a bit of signaling here; some great
16 attention has been paid to that.

17 Is there any way for the neighbors
18 who are behind the center, either on Fort
19 Baker Drive or any of the other streets behind
20 there, to access the facility without going
21 out to Alabama or Naylor and walking around?

22 MR. ANDRES: It would be very

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1 difficult, but not from Fort Baker Drive
2 because of the slope alone. Akron Place,
3 which comes right down there --

4 COMMISSIONER KEATING: Right. I
5 was looking at that.

6 MR. ANDRES: -- the residents have
7 specifically requested that we not provide
8 access, I think largely out of an issue of
9 safety concern, so that people on the site
10 aren't running down there. And so that folks
11 don't come down and park on Akron Place and
12 get off and walk. So we've agreed to provide
13 ornamental fencing all along that perimeter,
14 so as to block that kind of access.

15 COMMISSIONER KEATING: Okay. And
16 that was part of your discussion with the
17 neighborhood?

18 MR. ANDRES: Absolutely.

19 COMMISSIONER KEATING: Okay.

20 MR. GREEN: I want to make one
21 other minor revision to a previous comment.

22 There is a place behind Akron Place

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1 residences where a small bit of water that
2 runs down actually is on the site. And we
3 would be taking it where it is currently and
4 just letting it swing around the site at the
5 furthest tip of that, and into the swale that
6 goes down behind Fort Baker Drive, just as it
7 currently does.

8 It was brought to our attention
9 that it currently ponds there periodically and
10 creates a mosquito pond. So we would do it in
11 a way so that the water ran positively and
12 there wasn't any opportunity for there to be
13 the current ponding that's going on now.

14 COMMISSIONER KEATING: Okay. Just
15 a couple more thoughts. Can you remind me
16 again of the phasing? I believe that before
17 we said the current site would be taken down,
18 and that Block 1 and Block 4 would be the
19 first to go up, is that correct?

20 MR. GREEN: That's our current
21 expectation, yes.

22 COMMISSIONER KEATING: Okay. Would

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1 Main Street go in at the same time?

2 MR. GREEN: Yes. That's our
3 expectation. There's a significant amount of
4 site work that needs to be done. The site
5 drops about 25 feet from up at Alabama where
6 the new signal is, down to where the other new
7 signal is. And yet, it's not even sloped.

8 So our view is we've got to get the
9 infrastructure in. We've got to get the Main
10 Street in; we've got to put in the water
11 retention system. And then do those buildings
12 and create attractive pads so that you can
13 actually mark the residential and the retail
14 opportunities.

15 COMMISSIONER KEATING: Okay. So
16 similar to University Town Center, Hyattsville
17 perhaps? Because if I remember this site
18 correctly, the back office buildings went in
19 first. The front was left vacant and had open
20 parking on it, right?

21 MR. FENNEL: This one, I'm not
22 sure we would do open parking. We're going to

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1 do all of the development and put the streets
2 in.

3 COMMISSIONER KEATING: Okay.

4 MR. FENNEL: We might have some
5 type of border with nice pictures on it or
6 something, but I think it'll be sitting there
7 where it's better that we built the back
8 building first and the front building second.

9 COMMISSIONER KEATING: So if I'm a
10 resident in the area -- I don't know what's
11 going into Block 1; I don't know if you have a
12 tenant there or not. But I'm assuming that
13 tenants in Block 4 would be operating. The
14 other portion of the site you're saying would
15 basically be fenced where Block 2 and 3 are?

16 MR. GREEN: Yes. I think fenced
17 in, and fenced attractively with mural type
18 things. So it doesn't become an attractive
19 nuisance; it actually becomes attractive --

20 COMMISSIONER KEATING: Okay.

21 MR. GREEN: -- and doesn't invite
22 people onto that site. We would actually have

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1 to provide security for it.

2 MR. FENNEL: And it all depends on
3 what height that is. The mural could be 4
4 feet, not 8 feet. It could be just enough.
5 Because you don't want to detract from the
6 retail in the back; the retail in the back has
7 to be seen from the main roads, as well.

8 There's two major anchors that obviously
9 everyone has been talking about, and we've
10 been doing this since the beginning of 2002
11 now. So we all know it's either going to be
12 Walmart or Target, and one of those will be
13 the anchor. And the other major tenant that
14 will be there will be CVS. And then we will
15 complement, obviously.

16 You can see how we've tentatively
17 laid out all the different blocks. We could
18 have 40 or 50 different retailers eventually
19 within the Skyland development.

20 COMMISSIONER KEATING: Okay. It's
21 always a concern of mine during the phasing,
22 because I don't know when you expect Block 2

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1 or Block 3 to go in. It all depends on the
2 economy and a whole lot of other factors. But
3 having 10 years of fencing up, and I hope
4 that's not the case, clearly, but I just want
5 to make sure that's going to look right for
6 whatever that time frame is.

7 MR. FENNEL: Obviously we all want
8 the same, and the success of the retailers are
9 surely going to require us to do that.

10 COMMISSIONER KEATING: Okay. I
11 think that's it. I don't think I have any
12 other questions. Thank you.

13 COMMISSIONER MAY: I just had one
14 follow-up on the courtyards, if you will, the
15 areas behind the buildings that are formed by
16 the parking and the buildings themselves.

17 I think it's Block 3 that shows the
18 interior elevations of that courtyard, and it
19 shows windows in a regular pattern. And then
20 the other sections through there do not show
21 any kind of window treatment.

22 And I'm wondering, are they all

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1 going to get the same kind of window
2 treatment? Is that the right window
3 treatment? I guess this isn't so much about
4 the courtyard as it is about what windows
5 there are going to be onto those courtyards.

6 MS. O'NEILL: I think ideally, we
7 would like to animate the hallways with
8 windows.

9 COMMISSIONER MAY: Yes.

10 MS. O'NEILL: Is that your
11 question? So yes.

12 COMMISSIONER MAY: Yes. But the
13 one that's shown for Block 3, is that correct?
14 Because I think that is an elevation that's
15 just on a quarter as opposed to --

16 MS. O'NEILL: Yes.

17 COMMISSIONER MAY: -- housing
18 units.

19 MS. O'NEILL: Yes. That's correct.

20 COMMISSIONER MAY: So that's the
21 theoretical, what you'd like to do?

22 MS. O'NEILL: Condition?

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1 COMMISSIONER MAY: Yes.

2 MS. O'NEILL: Correct.

3 COMMISSIONER MAY: Okay. I know
4 that Commissioner Turnbull had questions about
5 the quality of that space back there. And I
6 think having the sections, and knowing there
7 are going to be windows into it, helps a fair
8 amount. But it still does look kind of stark
9 back there, and he may still have issues with
10 that when he has a chance to review the
11 record.

12 I think it's probably a much more
13 important issue for the units where there are
14 actual living quarters that are facing onto
15 the courtyard. But it seems where you have
16 that, as I understand it, you're always
17 looking out over a green roof or the pool, or
18 something like that, right?

19 MS. O'NEILL: That's correct.

20 COMMISSIONER MAY: Okay. I think
21 that was it for me.

22 CHAIRMAN HOOD: No other questions.

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1 Let me just interrupt. I see we
2 have some young folks and I know tomorrow is a
3 school day, and I think we're going kind of
4 late. And I'm going to take the people who
5 have the young folks out of order if they want
6 to come and testify.

7 I see a young person there.
8 Whoever is with the young person, I'm going to
9 take them out of order.

10 Hopefully nobody will take us to
11 court, but I would ask the indulgence of
12 everyone else because we have young folks that
13 need to go home and go to bed, get a good
14 night's sleep, and be able to pay attention in
15 class. So if you can come forward only if you
16 have a young person.

17 Okay, you have two babies at home?
18 Okay. Let's do that. I'm going to take you
19 on face value. I believe that.

20 I saw a stroller. Is she going to
21 testify? Okay. All right.

22 COMMISSIONER MAY: I think anybody

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1 who is here with a child, whether it's yours
2 or somebody else's. If you have a child here
3 and the child has to get home, I think now is
4 the opportunity. Otherwise you're not going
5 to testify for a long time.

6 CHAIRMAN HOOD: It may be another
7 night. Exactly as Commissioner May said, a
8 young person waiting on someone or whatever
9 the case is. Okay. That's it, last call.

10 You sure? She looks like she's
11 doing her homework now anyway.

12 Okay. You may begin. Give us your
13 name; let us know if you are a proponent or
14 opponent.

15 MS. BROWN: Good evening. My name
16 is Tiffany Brown and I reside at 2918 Akron
17 Place SE, Washington DC. I have been a
18 lifelong resident of southeast Washington and
19 a 12 year homeowner in Hillcrest.

20 I am here today to express my
21 opposition to the current proposed plan of
22 Skyland Holdings, LLC.

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1 As you know, the applicant wishes
2 to build a town center that would consist of
3 mixed-use retail and residential dwellings
4 along with townhomes.

5 When this property was originally
6 rezoned, the understanding was that it was to
7 be redeveloped as a shopping center or some
8 other retail outlet. It did not involve
9 housing of any kind. It is my understanding
10 that this change was made some time in early
11 2006 to include the housing aspect.

12 I would like to officially go on
13 record to oppose any redevelopment that
14 involves any type of housing, be it townhomes
15 or low-end affordable dwellings. The area
16 does not need another housing project of any
17 kind. And with the recent renovated
18 apartments on Naylor Road and other housing in
19 the area, there is not a need for more
20 housing.

21 With this type of proposed
22 development, the area cannot sustain the

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1 traffic, nor the area noise pollution. As one
2 of the residents that this development would
3 most affect, I am asking the question, does it
4 need to consume all of the 18.7 acres of land?

5 What will happen to the natural
6 buffers that shield the residents from the
7 commercial use on Alabama Avenue, Good Hope
8 Road, and Naylor Road?

9 As a child, I remember how the
10 Skyland Shopping Center once looked, with the
11 Safeway on one side and the Giant on the
12 other.

13 I would like to see this area
14 redeveloped, but not at the cost of my home.
15 As a resident of Akron Place I have concerns
16 as to what the construction would do to the
17 foundation of my home, what is going to happen
18 to the natural spring that flows behind my
19 property, and the noise from the construction.

20 We, the neighbors of Akron Place,
21 have asked developers for specific things and
22 to this day have not received clear answers.

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1 We still have questions about the
2 environmental impact study that was completed
3 and not shared with us.

4 What about the runoff that flows
5 down 28th Street SE? And where is the funding
6 for this project? And finally, how are they
7 able to build such a massive project with \$256
8 million?

9 I would ask that before a project
10 of this magnitude and size is approved that
11 all funding be secured and disclosed.

12 I would further ask that the
13 proposed site for the RCN diesel generator be
14 moved to the retail end of the development.
15 The proposed plan now has this building less
16 than 100 feet from our homes. The effects of
17 those emissions will be long lasting on our
18 health and the health of our children.

19 Thank you for allowing me to share
20 my concerns at this time.

21 CHAIRMAN HOOD: Thank you very
22 much, Ms. Brown.

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1 Any questions for Ms. Brown?

2 Commissioner May?

3 COMMISSIONER MAY: Yes. You
4 mentioned the stream that flows behind your
5 home?

6 MS. BROWN: That was what they were
7 talking about, that natural spring.

8 COMMISSIONER MAY: There's a
9 natural spring?

10 MS. BROWN: It's a natural -- it's
11 the waterway. And according to my neighbors
12 who have been there longer than I have, it's a
13 spring, some sort of spring.

14 COMMISSIONER MAY: It's a spring.
15 And is it flowing all the time or is it only
16 flowing after storms?

17 MS. BROWN: I believe it flows most
18 after storms. I don't go back there; I don't
19 walk back in that ravine because it kind of
20 slopes down.

21 COMMISSIONER MAY: Okay. I think
22 that's it. Thanks.

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1 COMMISSIONER KEATING: Have you had
2 any conversations with the applicant?

3 MS. BROWN: Yes.

4 COMMISSIONER KEATING: Okay.

5 MS. BROWN: We've had meetings.

6 COMMISSIONER KEATING: As part of
7 the Akron --

8 MS. BROWN: Akron Place Group.

9 COMMISSIONER KEATING: Akron Place
10 Group?

11 MS. BROWN: Yes.

12 COMMISSIONER KEATING: And what was
13 your take away from those meetings?

14 MS. BROWN: That we hadn't gotten
15 full disclosure of what's going to happen with
16 our concerns, the environmental impact.
17 There's the urban legend that Metro dumped
18 back there and that the land behind there is
19 contaminated, but no one can seem to find a
20 report about that.

21 We've asked about what was the
22 environmental impact. It was like, "Well,

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1 we've sort of -- we're doing that, and you
2 have to do this in order to build." But we
3 want to know what has been done, succinctly
4 know what has been done.

5 COMMISSIONER KEATING: What about
6 the questions of connectivity to the project?

7 I got this impression that there was a
8 dialogue and that the folks on your street
9 said they didn't want to be connected.

10 MS. BROWN: They didn't want to be
11 connected to what?

12 COMMISSIONER KEATING: To the
13 project in any way, be able to access it from
14 your street. I didn't hear any mention about
15 a diesel generator; this is new to me.

16 MS. BROWN: The RCN building --

17 COMMISSIONER KEATING: Yes.

18 MS. BROWN: -- has a diesel
19 generator in it. We don't want it close to
20 our homes at all. Whether or not the
21 townhomes are there in that building, we would
22 like for that building to be somewhere else on

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1 the property.

2 COMMISSIONER KEATING: This is the
3 emergency backup generator, as I understand?

4 MS. BROWN: Yes.

5 COMMISSIONER KEATING: Okay.

6 That's all.

7 CHAIRMAN HOOD: Okay. Thank you.

8 Do you happen to have any cross
9 examination? Okay.

10 Commissioner Richards, do you have
11 any cross examination?

12 MR. RICHARDS: No.

13 CHAIRMAN HOOD: And Mr. Sullivan,
14 do you have any cross examination?

15 MR. SULLIVAN: No.

16 CHAIRMAN HOOD: Okay.

17 Thank you very much, Ms. Brown.

18 MS. BROWN: Thank you.

19 CHAIRMAN HOOD: Okay. Let's go
20 back. I'm going to ask the applicant if they
21 can come forward. I'm sorry to keep having
22 musical chairs, but we want to make sure we

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1 look out for our young folks. Let's go to
2 cross examination by ANC 7B of the applicant.

3 Commissioner Richards, do you have
4 any cross examination of the applicant?

5 MR. RICHARDS: I do have a few
6 questions.

7 CHAIRMAN HOOD: Okay. You can come
8 forward, and I'm sure Mr. Green doesn't mind
9 if you sit by him. Whenever you're ready.

10 MR. RICHARDS: I just have a few
11 questions. The first goes to the Residential
12 Street. I wasn't clear from the original
13 testimony, is that one-way or two-way?

14 MS. O'NEILL: It's two-way with
15 parking on one side.

16 MR. RICHARDS: Okay. Now, what
17 provisions did you make for moving van access
18 for the residents in that area as well as the
19 other residential areas?

20 MS. O'NEILL: Each of the blocks
21 have loading bays to accommodate vans for
22 people moving into the residential units. The

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1 loading bays are off street, so there would
2 not be vans parked on the street.

3 MR. RICHARDS: Okay. You testified
4 that the building is wood frame construction.

5 Since we really build for the future, why did
6 you select wood frame construction for such a
7 large site rather than metal studs?

8 MR. GREEN: The wood frame
9 construction is the least expensive and it's a
10 building type that's conventionally done.
11 Mostly what's important is the structural
12 system as a wood structural system, whether
13 you actually use metal studs or wood studs in
14 it.

15 I'm not sure of the cost
16 differential there, and I'm not sure there's a
17 material, so to speak, no pun intended,
18 difference between a steel stud and a wood
19 stud. But the wood frame is much more cost
20 effective than building out of concrete or
21 steel. And hence it makes it a much more
22 viable project. It wouldn't be even close to

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1 being viable if it was a steel or concrete
2 structure.

3 MR. RICHARDS: Okay. With regard
4 to the maintenance on the retaining wall,
5 would you be willing to put your commitment to
6 that maintenance in writing?

7 MR. GREEN: Yes. We would.

8 MR. RICHARDS: Okay. And will you
9 also provide for the Commission the expert's
10 qualifications on the selection on the removal
11 of trees on that back site along Fort Baker
12 Drive?

13 MR. TUMMONDS: I guess I'm not sure
14 what you're asking. Do you want the report of
15 the Wetland study?

16 MR. RICHARDS: Yes. That will do.
17 It's certified and the person who prepared it
18 will meet the standards for qualification,
19 because that's not in your qualifications
20 list.

21 MR. TUMMONDS: We'll submit that
22 for the record.

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1 MR. RICHARDS: Okay.

2 MR. RAPPAPORT: Commissioner
3 Richards, are you referring to the
4 arborists --

5 MR. RICHARDS: Yes.

6 MR. RAPPAPORT: -- Commissioner May
7 asked about? The qualification? Okay.

8 MR. RICHARDS: With regard to the
9 community benefits, you're probably aware that
10 the ANC Commission's position on those is
11 somewhat different than yours, at least in the
12 interpretation. Although, there seems to be
13 some overlap on items and things. And you've
14 done many of the things that have been asked
15 by the community, and I want to thank you for
16 that.

17 But one of the things that I would
18 like to see as we go forward with this process
19 is, from your testimony you indicated that
20 some of these items are required by law, and
21 that in some instances, you chose to go beyond
22 what was required by law.

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1 Would you be willing to work with
2 us to delineate the difference and explain
3 which of these are required by law and where
4 you have gone beyond it? Because the PUD
5 process really talks in terms of going beyond
6 the matter-of-right and things that are
7 required by law as a part of both the
8 amenities package and as a part of the
9 benefits package.

10 MR. GREEN: To answer your question
11 about working with you, absolutely. That
12 issue about what's required by current law or
13 regulation is really related to the low-impact
14 LEED and green features. There's a
15 requirement there; the Green Building Act
16 requires certain things of us. So that's
17 where my reference was in that line item right
18 there.

19 MR. RICHARDS: Okay.

20 MR. GREEN: That comment does not
21 apply, to my knowledge, to any of the other
22 subcategories.

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1 MR. RICHARDS: Okay. And you'd be
2 willing to work on those other subcategories?

3 CHAIRMAN HOOD: Commissioner
4 Richards, you've been here all night and
5 you've been waiting, and I want to be very
6 respectful. I think you're asking some
7 dynamite questions.

8 But when we get to the question,
9 typically by law, the cross examination should
10 be a question. I see where you're going and
11 it seems like you're making some headway. But
12 I would ask you to just narrow the scope and
13 ask the question, because it seems like you're
14 doing fine in getting whatever you're trying
15 to get. So just ask the question.

16 MR. RICHARDS: As a matter of fact,
17 I wasn't, as long as he is going to continue
18 working. We've been working; we've had
19 meetings in their offices. And I just wanted
20 to put it on the record that they've agreed to
21 work with us with regard to these items.

22 And I only had one more question,

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1 and that's really just a follow-up on your
2 answer to that. And that was in your
3 community benefits list, you talk about
4 employment somewhere. I guess we don't need
5 to get to it right now. But we need to talk
6 more about the employment.

7 CHAIRMAN HOOD: Do you have a
8 question for him, Commissioner?

9 MR. RICHARDS: Yes. We would like
10 to see some written commitment to get your
11 tenants to participate in the city's programs
12 that would work with that.

13 MR. GREEN: Our retail tenants?

14 MR. RICHARDS: Yes.

15 MR. GREEN: We'd be happy to --

16 MR. RICHARDS: Right. I'm only
17 talking about commercial tenants.

18 MR. GREEN: All we can do is commit
19 to beg, borrow, cajole, and threaten the
20 retail tenants. We can't really make them,
21 but we can lead them up the water. And we'll
22 do everything reasonably possible to get them

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1 to work with us on the hiring.

2 We did this in the development of
3 the Camp Simms Shopping Center. Giant's
4 initial hiring was over 200, and I think 90
5 percent of the residents that were hired there
6 were Ward 8 residents.

7 So not only are we committed to it
8 but we have a track record of it, and believe
9 very strongly that that's in fact what this
10 ought to be. In addition to providing
11 services, it ought to be an employment
12 opportunity for neighborhood residents.

13 MR. RICHARDS: I have no further
14 questions. Thank you very much.

15 CHAIRMAN HOOD: Thank you very
16 much, Commissioner.

17 Mr. Sullivan?

18 MR. SULLIVAN: I have a question
19 about the site plan. Can we see the site
20 plan, one of the earlier ones that we saw that
21 show the relative location of the Fort Baker
22 Drive homes and Block 1? There was one that

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1 actually showed the four homes without the
2 vegetation. That's close enough.

3 Somebody said that the Fort Baker
4 Drive homes weren't next to Block 1, is that
5 right? Are those the four Fort Baker Drive
6 homes right there?

7 MS. O'NEILL: That is correct.
8 I'll correct my statement, which is that the
9 one at the end is in proximity to Block 1,
10 which would be this one right here. This is
11 Block 1 right here. But beyond this home,
12 this stretch here which looks onto Block 1,
13 there are no homes.

14 MR. SULLIVAN: So that first home
15 doesn't look onto Block 1.

16 MS. O'NEILL: I'll also clarify the
17 dimension between the homes and our
18 development. From the edge of the ramp here
19 to the parking garage and the rear of this
20 house, it's approximately 100 feet.

21 MR. SULLIVAN: Okay. Yes. That
22 was one of my later questions, so thanks for

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1 answering that ahead of time.

2 Can I see the picture of the
3 existing condition showing the trees in the
4 R5A area?

5 MS. O'NEILL: You want the aerial
6 photograph?

7 MR. SULLIVAN: Yes. The aerial
8 photograph. It seemed like there was a bigger
9 one before that. The trees in the R5A in
10 between the Fort Baker residents and Block 1,
11 the real life photo. That's a good one.

12 Somebody said that you would save
13 as many healthy trees as possible. So how
14 many of those trees between the Fort Baker
15 Drive residences and the property would
16 remain? How many of those will be saved? I'm
17 not looking for a number, just a general area.

18 MR. TUMMONDS: There is
19 approximately an acre of trees within that
20 wooded area that would remain post-
21 development.

22 MR. SULLIVAN: Do you have a

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1 drawing of that?

2 MR. GREEN: Let me help try to
3 clarify it. There's two fingers of property
4 here that will remain completely untouched
5 from our perspective. That's this finger
6 right here.

7 I think what we're talking about is
8 the trees at the very low end, right at the
9 very bottom, prior to the retaining wall.
10 Though not many, and I don't know how many of
11 them are significant, but to the extent they
12 can be, they will be retained.

13 MR. SULLIVAN: Do we have a before
14 and after that we could show the trees?

15 MR. GREEN: Well, if you'd let me
16 finish first.

17 CHAIRMAN HOOD: Here is what we're
18 going to do, Mr. Sullivan. You're going to
19 ask a question. We're going to let them
20 finish answering it. When they finish
21 answering it, then you can ask another
22 question. So we're going to work like that,

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1 okay?

2 MR. GREEN: This finger property
3 here also is not going to be developed. And
4 we were specifically asked by the Akron Place
5 residents if we were going to do anything in
6 there. And I said, "Not if you don't want us
7 to." It's treed and I doubt an arborist
8 thinks they're significant, but the residents
9 think they're significant, so we're happy to
10 leave it.

11 My recommendation is that we would
12 clean it out of the scrub growth, try to clean
13 the vines out of the trees. To the extent
14 that folks want it left, we were going to
15 leave it.

16 So areas that are specifically
17 untouched are right in this area here, a
18 little bit of an edge of the property right
19 along there, and this finger of property right
20 back here. I think it's fair to say that the
21 majority of the wooded area in here, where the
22 buildings are going to go, will be taken down.

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1 MR. SULLIVAN: So just to clarify,
2 because my question was a lot more narrow than
3 that, between the homes on Fort Baker Drive
4 and Block 1, how many of those trees remain?

5 Is there a before and after
6 rendering from the current situation to show
7 how many of those healthy trees will remain
8 between the four homes and Block 1?

9 MS. O'NEILL: There is not a before
10 and after.

11 MR. TUMMONDS: There is not a
12 before and after.

13 MR. SULLIVAN: There's a rendering?
14 Okay. Well, maybe this question. Can I see
15 the elevations again for Block 1? Do you have
16 an east elevation?

17 MS. O'NEILL: Not in this
18 PowerPoint.

19 MR. SULLIVAN: There's one in the
20 booklet.

21 MS. O'NEILL: Right. There's one
22 in the book.

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1 MR. SULLIVAN: You can't bring it
2 up?

3 MS. O'NEILL: I cannot.

4 MR. TUMMONDS: This is cross
5 examination, so you're supposed to cross to
6 what we testified to. We didn't --

7 COMMISSIONER MAY: He can cross to
8 what's been presented in the case. So if he
9 wants to cross on a piece of paper, he can do
10 that.

11 MR. TUMMONDS: Okay.

12 MR. SULLIVAN: Yes. I think what
13 I'm getting at is, I'm going to actually show
14 the picture of where these homes are and what
15 the buffer, or lack thereof, is.

16 There's an east elevation on page
17 44, I think it is.

18 MR. GREEN: We can follow that. We
19 have page 44.

20 MR. TUMMONDS: I'm sorry. Mr.
21 Sullivan, the question again?

22 MR. SULLIVAN: Might this be an

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1 accurate representation of how many trees will
2 remain between the Fort Baker Drive homes and
3 Block 1?

4 MS. O'NEILL: To a certain extent,
5 yes. Although this elevation, to show more of
6 the architecture of the building, is taken at
7 our property line. It's not taken from Fort
8 Baker Drive.

9 MR. SULLIVAN: Right.

10 MS. O'NEILL: And there is
11 landscaping outside of our property that will
12 remain on Fort Baker Drive. So I don't think
13 that's a completely accurate depiction of what
14 you will actually see from Fort Baker Drive.

15 MR. SULLIVAN: Do you have a
16 depiction of what you will see from Fort Baker
17 Drive, Block 1?

18 MS. O'NEILL: At this moment, no.

19 MR. SULLIVAN: Why not?

20 MS. O'NEILL: We have a depiction
21 from further up on Fort Baker Drive, adjacent
22 to Block 4. But at this point in the area of

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1 Fort Baker Drive, where there is the one house
2 but then there aren't abutting properties, we
3 chose not to present one.

4 MR. GREEN: I draw your attention
5 to page 36 of the booklet. You can see there
6 a very clear delineation of the trees that are
7 not on the property that are the two houses on
8 Fort Baker Drive. And you can see the amount
9 of existing trees that would remain. And then
10 from the property line in is the landscaping
11 that we have addressed. But there's a fairly
12 significant swath of existing trees that would
13 remain.

14 Again, I believe this is probably
15 more accurate than the line drawing that was
16 up here, in terms of the location of the house
17 relative to the development, since this is, in
18 fact, superimposed over the existing satellite
19 image.

20 So you can see in this drawing that
21 the one building, the westernmost house on
22 Fort Baker, it may or may not -- well, anyway,

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1 in that you can see the trees that will
2 remain.

3 MR. SULLIVAN: Regarding the
4 relative elevations of the first home on Fort
5 Baker Drive with Block 1, you said they're
6 even? Is that right?

7 MS. O'NEILL: No. Further up the
8 street they're roughly even. So not the first
9 house that's adjacent to Block 1, but if you
10 go three or four houses up the street east,
11 then you are more or less equivalent.

12 MR. SULLIVAN: Do you know what the
13 change in elevation is from the first home on
14 Fort Baker Drive to ground level of the
15 Target, Block 1?

16 MS. O'NEILL: Not at the moment,
17 but I could find that out for you.

18 MR. SULLIVAN: I think I have a
19 question for the landscape architect. And I'm
20 sorry, I don't remember your name.

21 You described the trees that are
22 currently in the existing buffer area in R5A

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1 as not long-standing. How do you define not
2 long-standing?

3 MR. HAYS: Well, I have in front of
4 me the notes from the Wetland Studies and
5 Solutions, and if you want me to I can read
6 exactly what each stand is comprised of and
7 what they say.

8 MR. SULLIVAN: Is there a year or a
9 period of time that makes a tree not long-
10 standing?

11 MR. HAYS: I am not sure I
12 understand your question. You mean in terms
13 of how long it lives?

14 MR. SULLIVAN: I think you said
15 that the trees that are there were not long-
16 standing and were not significant. And they
17 grew up in fill, and therefore they weren't
18 significant and they weren't long-standing.
19 So I was just trying to understand what time
20 period is not long-standing.

21 MR. HAYS: Well, I think what
22 they're referring to is that these are trees

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1 that are more or less pioneer plants that grow
2 up quickly in these kinds of conditions. And
3 they do not grow to large sizes.

4 For example, black locust is a
5 pioneer plant. You have slippery elm; you
6 have Norway maple, which is invasive. So you
7 have a lot of trees in here that are fast
8 starting trees.

9 And then eventually the longer-
10 lived trees, such as the oaks and hickorys
11 that would be growing in the site, would come
12 up later. And those are the kinds of trees
13 that we would be planting as part of the
14 landscape plan.

15 Specifically, just let me go ahead
16 and read, "Forest Cover A has slippery elm,
17 black locust, and occupies about 5 acres."
18 That's the very top layer that would be mostly
19 impacted by the development.

20 CHAIRMAN HOOD: I think he got the
21 answer.

22 MR. HAYS: Okay.

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1 CHAIRMAN HOOD: Did you get the
2 answer to your question?

3 MR. SULLIVAN: No, not really. I
4 just asked if there was -- is 20 years not
5 long-standing, or is that long-standing? Or
6 is 10 years long-standing? How long would a
7 tree be there before you would say that's a
8 long-standing tree?

9 MR. HAYS: I would probably defer
10 to the arborist. But in my experience,
11 generally speaking, trees that are of long-
12 standing monarch trees grow 100 to 200 years
13 in terms of their growth cycle.

14 MR. SULLIVAN: Okay.

15 MR. HAYS: So these are trees that
16 grow up very quickly. They may grow 20 to 30
17 years, maybe 50 years at the most, before they
18 would be overtaken by succeeding climax forest
19 vegetation.

20 MR. SULLIVAN: So these trees are
21 healthy, though?

22 MR. HAYS: They're not healthy.

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1 MR. SULLIVAN: They're not healthy?

2 MR. HAYS: They're not healthy.

3 MR. SULLIVAN: So they should all
4 come down regardless of the project?

5 MR. HAYS: I think that where we
6 have a tree, we could --

7 MR. GREEN: He just said they're
8 not healthy.

9 MR. SULLIVAN: Okay. So I'm asking
10 a question. Would they --

11 MR. GREEN: We wouldn't make a
12 representation one way or the other as to
13 whether they should come down.

14 MR. HAYS: The report says that the
15 overall health of the stand is poor, with a
16 high amount of woody debris, dead standing
17 trees, and dense vines. There is also present
18 piles of fill material and significant trash
19 in that A portion of the canopy.

20 MR. SULLIVAN: But for the project,
21 would these trees remain?

22 MR. HAYS: Not in Zone A, because

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1 that's where some of the development will be
2 placed.

3 MR. SULLIVAN: Okay. Can I see the
4 east elevation again? Or actually, east
5 elevation is on page 44. If we could look at
6 that again?

7 I'm trying to understand the
8 buffer. The Comprehensive Plan states that
9 there should be a buffer, a sound buffer, a
10 security buffer, a vision buffer, between the
11 Fort Baker Drive residents and the Skyland
12 Town Center.

13 So does this represent the buffer
14 on elevation D?

15 MS. O'NEILL: No. It represents
16 more the architectural character of the
17 building at the property line.

18 If you look at the slide that's on
19 the screen now, this represents the
20 characteristic of the landscaping that is in
21 front of the architecture that is providing an
22 additional green buffer between the property

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1 and the Fort Baker Drive houses.

2 In this drawing, the yellow is
3 generally indicating the ginkgoes. The big
4 green is the larger willow oaks, which will
5 grow to a mature height of 50 or 60 feet. And
6 beyond those is a series of evergreens and
7 ornamental trees.

8 MR. SULLIVAN: Is there a side
9 view? Is there an elevation view of the
10 buffer? Because I can't tell what the buffer
11 covers. Is there anything that shows the
12 building in Block 1 buffered or covered?

13 MS. O'NEILL: There is not an
14 elevation drawing at this point that shows
15 that.

16 CHAIRMAN HOOD: That was good, you
17 asked the question.

18 MR. SULLIVAN: So how do we know?

19 CHAIRMAN HOOD: Hold on. That's
20 how we're going to do it from here on. You
21 asked the question; she gave you an answer.
22 Now go back to your question.

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1 MR. SULLIVAN: How do we know
2 what's buffered? How do we know that there's
3 buffering, that there's landscape cover?

4 MS. O'NEILL: This shows the
5 characteristic of it in plan. And the images
6 of the trees are an attempt to show you three-
7 dimensionally what the characteristic of that
8 green buffer would be. Is there a little
9 drawing at this point that represents it? No.

10 MR. SULLIVAN: Because of the
11 change in elevation, wouldn't that drawing
12 give us some more information about what is
13 actually covered by this buffer?

14 MS. O'NEILL: A combination drawing
15 showing the architecture and the landscaping,
16 yes.

17 MR. SULLIVAN: Could we see
18 drawings like that at some point?

19 MS. O'NEILL: Yes. We could
20 provide that.

21 CHAIRMAN HOOD: That was good.
22 That saved us from having to ask for it.

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1 That's one of the things that we're going to
2 be looking for anyway, I can tell you all
3 that. Thank you.

4 MR. SULLIVAN: Can you describe the
5 sound buffering that's part of the buffer?
6 How are the Fort Baker Drive residents
7 buffered against sound and noise?

8 MS. O'NEILL: Well, I think in our
9 mind, a considerable amount of the noise from
10 the site would be generated along Main Street.

11 And the existence of the buildings and the
12 parking garages there buffer that noise from
13 Fort Baker Drive.

14 Some noise will be generated from
15 cars going up the ramp to Block 1. The
16 activity that happens on the rooftop of Block
17 4, which is closest to the Fort Baker Drive
18 residences, is the green roof and a small
19 exterior play space. And the willow oaks that
20 are along the length of that we feel will
21 provide some appropriate buffering for the
22 sound.

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1 MR. SULLIVAN: Willow trees provide
2 sound buffering, then?

3 MS. O'NEILL: The buildings
4 themselves are the largest because the
5 majority of the activity on that block will be
6 internal to the buildings.

7 MR. SULLIVAN: So no sound
8 buffering because there's no sound?

9 MS. O'NEILL: Block 4, it's pretty
10 limited the amount of exterior sound generated
11 on the Fort Baker Drive side of the
12 development.

13 MR. SULLIVAN: What about Block 1?

14 MS. O'NEILL: Block 1, there will
15 be some of cars going up the ramp to the
16 rooftop.

17 MR. SULLIVAN: What will be the
18 sound buffering for that noise?

19 MS. O'NEILL: It is limited.

20 MR. SULLIVAN: Does it exist?

21 MS. O'NEILL: To the extent that
22 the landscaping will provide some buffering,

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1 it exists.

2 COMMISSIONER MAY: Can I ask a
3 question? Is there a solid wall between the
4 cars going up the ramp and the --

5 MS. O'NEILL: Yes. There's a 3
6 foot wall.

7 COMMISSIONER MAY: Only 3 foot high
8 though?

9 MS. O'NEILL: Yes. It's not a tall
10 wall, at this point. That provides some
11 limited sound buffering.

12 COMMISSIONER MAY: Okay. If I
13 recall my acoustics correctly, a higher wall
14 would provide more buffering there, right?

15 MS. O'NEILL: That's correct. It
16 will also make the building taller
17 conceptually.

18 COMMISSIONER MAY: I understand.
19 But along the ramp, not necessarily.

20 MS. O'NEILL: Yes.

21 MR. GREEN: We'd be happy to make
22 it taller, it just is more mass.

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1 COMMISSIONER MAY: Right.

2 MR. GREEN: So it would even out
3 the effect of the mass. It's a trade-off.
4 But I don't think there's any objection on our
5 part to making it slightly taller.

6 COMMISSIONER MAY: Okay.

7 MR. GREEN: Maybe the height of a
8 car? Most of the noise comes from fairly low
9 to the ground.

10 COMMISSIONER MAY: Right. Thanks.

11 MR. SULLIVAN: Forgive me if I'm
12 redundant, but I'm still trying to get at the
13 buffering from the site of Block 1.

14 There's a large format retail store
15 100 feet away and higher in elevation than the
16 homes on Fort Baker Drive. Buffering is key
17 to this. It's what was talked about in the
18 meetings with the Fort Baker Drive residents.

19 So I don't understand why --

20 CHAIRMAN HOOD: Mr. Sullivan,
21 you're testifying. Let's go to a question.

22 MR. SULLIVAN: My question is, how

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1 do we get some indication of where the buffer
2 -- can you explain the ground level, how tall
3 the trees are when you put them in, and how
4 tall the building is?

5 For instance, on elevation D, east
6 elevation on page 44. Will the trees be
7 taller than the building?

8 MR. HAYS: No. Not initially.

9 MR. SULLIVAN: Okay. I have a
10 question for Ms. Thornhill, please.

11 There was a meeting on August 24th
12 with the Fort Baker Drive residents, at which
13 time the developers said they would prepare
14 perspectives and exhibits to present at the
15 next meeting to offer a better idea of a
16 visual impact. Were those better perspectives
17 presented at that next meeting on November
18 18th?

19 MS. THORNHILL: The model was
20 brought to that.

21 MR. GREEN: Yes. We did; we
22 provided a perspective that was much of what

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1 was presented in the PowerPoint today that
2 wasn't developed at the time.

3 MR. SULLIVAN: So we've seen that?
4 So maybe that's what I'm looking for. Did
5 that perspective show the visual impact on
6 Fort Baker Drive from Block 1?

7 MR. GREEN: It shows --

8 MS. O'NEILL: It shows the
9 relationship to Block 4. A similar construct
10 could be done to show the relationship to
11 Block 1.

12 MR. GREEN: I think we picked Block
13 4 because the Block 1 would be such an angled
14 view, you would see a very narrow slice of it.

15 MR. SULLIVAN: Were there changes
16 made between the meeting on August 24th and
17 November 18th? Were there changes in the
18 visual, in the landscaping and the buffer
19 area?

20 MS. O'NEILL: Some additional
21 landscaping was added, which is represented in
22 the Landscape Plan in this drawing. The

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1 additional evergreens and the ornamentals were
2 thickened. Some additional planted trees, the
3 ginkgo trees, were added at the end of Block
4 1. And additional plantings were introduced
5 at the retaining walls and on top of the
6 retaining walls.

7 MR. SULLIVAN: Mr. Andres, a couple
8 questions. I believe your report says that 35
9 percent of the traffic approaches from Naylor
10 Road, from the north.

11 MR. ANDRES: Yes. That's correct.

12 MR. SULLIVAN: Did you study any
13 intersections coming up Naylor?

14 MR. ANDRES: No. We did not.

15 MR. SULLIVAN: Why not?

16 MR. ANDRES: At the beginning of
17 all of the projects that our firm does, we
18 normally meet with DDOT to scope out the
19 project. So we don't select any random
20 intersections to study.

21 MR. SULLIVAN: One last question,
22 and I don't know who will answer this.

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1 Minutes from a meeting, the August 24th
2 meeting, state that at the next meeting,
3 Rappaport will show residents what the
4 retaining walls will look like from specific
5 points of view.

6 Do we have those specific points of
7 view, and were they shown at the November 18th
8 meeting?

9 MS. O'NEILL: These side sections
10 were prepared to show the extent of the
11 retaining walls around Block 1. So they
12 delineate the size of the retaining walls, the
13 spacing of them. And then the combination of
14 the plans and the photographs are attempting
15 to portray the kind of landscaping that will
16 be used.

17 MR. GREEN: But the perspective
18 that we showed earlier, which is that, was
19 presented, or something -- I presented a
20 picture that looked very much the same thing,
21 that showed the view angle of what the view
22 was and what that was.

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1 I think, as Cheryl testified, since
2 then, at the request or what we believed was
3 the intent of the request, we added
4 landscaping to it to further enhance it. But
5 we did provide a perspective that was very
6 much this same perspective.

7 MR. SULLIVAN: Mr. Andres, did you
8 study cut-through traffic on Fort Baker, or
9 the potential for cut-through traffic on Fort
10 Baker Drive?

11 MR. ANDRES: Our study included
12 traffic that may have cut through on Fort
13 Baker Drive. That's picked up on counts on
14 Alabama Avenue.

15 MR. SULLIVAN: Okay. So that's in
16 the report; we'll find that in the report?

17 MR. ANDRES: Well, the counts on
18 Alabama Avenue would pick up at any traffic on
19 30th Street that leads to Fort Baker Drive.

20 MR. SULLIVAN: Okay. Thank you.
21 No further questions.

22 CHAIRMAN HOOD: What we are going

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1 to do, we are going to take a five minute
2 break, and we are going to come right back.
3 And we are going to probably try to see how
4 far we are going to go tonight. And then we
5 will try to come up with another day.
6 Obviously, we are not going to finish tonight.

7 Okay. Thank you. We'll be back in
8 five minutes.

9 (Whereupon, at 9:33 p.m. off the
10 record until 9:38 p.m.)

11 CHAIRMAN HOOD: Okay. Let's go
12 ahead and reconvene. Can I have your
13 attention?

14 What we're going to try to do, and
15 we've done enough of these to know how far and
16 how long certain aspects of this hearing will
17 last. We're going to actually stop now and
18 ask for some things.

19 We don't want to go into the Office
20 of Planning's report and go through cross
21 examination. That will take us well into
22 probably 11:00 or 11:00, possibly going into

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1 12:00. And we don't want to run that risk.
2 We also want to make sure that we don't break
3 things up. We could hear the Office of
4 Planning's report, but the cross examination
5 -- it just won't flow right.

6 So I think it's better for -- in
7 the sake of moving efficiently, we will pause
8 at this point. We have a few things that
9 we're going to ask for.

10 And I apologize for those who came
11 down. As we stated earlier, I think this has
12 been a 20 year project. So maybe if it takes
13 us two hearings, forgive us. But there's some
14 things we're going to ask for.

15 We will begin the next hearing with
16 the Office of Planning's report and District
17 Department of Transportation.

18 So I beg you, forgive us for
19 tonight, but we're looking forward to seeing
20 you at our next -- hopefully, everybody can
21 make the next hearing. So let's go for some
22 dates. Well, let's do this before we do the

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1 dates. Yes, let's do the dates first.

2 MS. SCHELLIN: January 21st.

3 CHAIRMAN HOOD: January 21st at
4 6:00?

5 MS. SCHELLIN: 6:30.

6 CHAIRMAN HOOD: 6:30?

7 MS. SCHELLIN: Yes.

8 CHAIRMAN HOOD: Is anybody
9 interested in 6:00?

10 MS. SCHELLIN: No.

11 CHAIRMAN HOOD: Okay. Forget I
12 even asked. I was just thinking maybe so we
13 won't have a third night. Okay. Let's open
14 it up. So January --

15 MS. SCHELLIN: Twenty-first.

16 CHAIRMAN HOOD: -- Twenty-first at
17 6:30, we will reconvene. Let's open up.

18 Mr. Tummonds, we may have a few
19 things that we want to ask for. And I'll
20 start off with Commissioner May.

21 COMMISSIONER MAY: Yes. I was
22 wondering if, in the process of studying this,

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1 whether you've actually made some effort to
2 study the height of the building and the
3 visibility of it from Fort Baker. Have you
4 done a balloon test or anything like that to
5 show the height of the building?

6 MR. TUMMONDS: We have not done a
7 balloon test, no.

8 COMMISSIONER MAY: Okay. I think
9 it would be very useful to have a balloon
10 test. I assume you know what that is, right?
11 Have that or have something like that.

12 It could also be done with
13 photographs taken along Fort Baker Drive,
14 maybe even stitched together with a line
15 showing the height of the building, so we get
16 a sense of where it is and its visibility from
17 Fort Baker Drive.

18 And I think that right now is a
19 good time of year to be able to take that
20 photo because you'll be able to see it. It
21 may not be exactly what you'd like to see
22 because you'd like to see it in full foliage,

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1 but I think that we're pretty good at sort of
2 imagining what the foliage would do to the
3 view.

4 MR. TUMMONDS: It would not be the
5 worst case scenario.

6 COMMISSIONER MAY: Right. And we
7 can get a good sense of it there.

8 I think the other thing that we
9 need is we need sections, maybe two or three
10 points along the back side of the site, that
11 go all the way through the ravine up to where
12 there are houses on Fort Baker Drive.

13 So toward the low end of Fort Baker
14 Drive, it would maybe go all the way across
15 the street. But at the very least on the
16 other end, go to the middle of the street or
17 something like that. And I think that's what
18 I would need to understand exactly how this
19 will be perceived from the other side.

20 It may be worth it for you to look
21 at the question of having a solid wall along
22 that ramp, and what that might look like, as

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1 well. Although, I think that's probably less
2 critical and is subject to, I think, some
3 further discussions with the community.

4 If they find it worthwhile and you
5 want to tell us something about that next time
6 around, great. That's something we can leave
7 open for a while; it's not something that
8 needs to be resolved immediately.

9 I think that's it for me.

10 COMMISSIONER KEATING: Yes. I
11 concur with that. I think this cross section
12 here, where we see retaining wall section 2 of
13 that, can be expanded. I guess at that point
14 it goes out across the street, perhaps, maybe
15 out. And maybe back also where the section
16 would meet the house, that last house there.

17 I think those would all be helpful
18 just to understanding a little bit better what
19 we're looking at here. That's it.

20 CHAIRMAN HOOD: Thank you. And
21 again, through all that my two colleagues have
22 just mentioned, anything that can give us a

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1 better view to see what people on Fort Baker
2 Drive will see and vice versa, I think will be
3 very helpful. Some type of perspective would
4 be very helpful for us to see.

5 And I think the distance -- I don't
6 know if the distance also would be. I don't
7 know if it's shown; I couldn't see it from
8 what I have here, the distance between -- how
9 all that fits in, the trench, and how all that
10 works. I think that would be very helpful.

11 MR. TUMMONDS: Yes.

12 CHAIRMAN HOOD: Okay. Anything
13 else, Mr. Tummonds?

14 MR. TUMMONDS: With regards to
15 timing, if we submitted that for the record by
16 January 14th, seven days in advance, would that
17 work for you?

18 COMMISSIONER MAY: We don't know.
19 We have to ask Michelle.

20 CHAIRMAN HOOD: We're a little bad
21 with dates, but let me see. I think we might
22 have an issue here. Commissioner -- I'm

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1 sorry, I was about to call you Commissioner.
2 Michelle?

3 MS. SCHELLIN: It's okay; I don't
4 want that promotion.

5 CHAIRMAN HOOD: Demotion.

6 MS. SCHELLIN: Demotion. Would
7 February 4th work for everybody? The 28th.

8 CHAIRMAN HOOD: The 21st.

9 MS. SCHELLIN: The 21st, I'm sorry,
10 21st. And the reason why is because the 21st is
11 ANC 7B's public meeting and they have to give
12 notice to change that, and that would be a
13 problem for them.

14 CHAIRMAN HOOD: Could we do a
15 Wednesday in January?

16 MS. SCHELLIN: I think it would
17 really be a problem schedule-wise. If we
18 could do February 4th, that would be the best
19 scenario. It would only be two weeks later,
20 and we don't have anything on our schedule.
21 It's a Thursday night, our regular Hearing
22 night. I'm looking at the Commissioners.

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1 COMMISSIONER MAY: It's all right
2 with me. February 4th is fine with us.

3 CHAIRMAN HOOD: February 4th?
4 Okay.

5 MS. SCHELLIN: Commissioner
6 Keating, are you in town?

7 COMMISSIONER KEATING: That's fine
8 with me.

9 CHAIRMAN HOOD: Okay.

10 MS. SCHELLIN: Mr. Sullivan? Okay.

11 CHAIRMAN HOOD: All right. Well,
12 February 4th is it.

13 MS. SCHELLIN: Mr. Tummonds?

14 MR. TUMMONDS: Yes. I'm sorry.

15 MS. SCHELLIN: You're good?

16 MR. TUMMONDS: Given the timing and
17 the holidays, if we could submit two weeks out
18 from that?

19 MS. SCHELLIN: Two weeks before
20 that?

21 MR. TUMMONDS: Yes.

22 MS. SCHELLIN: Yes. That would

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1 work. So you're good with February 4th? Okay.

2 That makes everybody happy.

3 CHAIRMAN HOOD: Okay. Is there
4 anything else we have before us tonight?

5 COMMISSIONER MAY: I would suggest
6 that if some of the other things that were
7 mentioned tonight that might -- if any of
8 those things that you can submit --

9 MS. SCHELLIN: Yes. I
10 unfortunately didn't hear all of the extra
11 things you asked for, but I know Mr. Tummonds
12 was taking a list. So if I'm duplicating, I'm
13 sorry.

14 But some additional information
15 regarding the tree removal, Mr. Hood had
16 mentioned.

17 Mr. May had mentioned the retaining
18 wall show the existing grade and if relief is
19 needed. I don't know if that was mentioned
20 again.

21 Mr. May also mentioned a sample of
22 the Greenscreen material.

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1 The ANC during cross asked about
2 the Wetland study being submitted.

3 The Fort Baker party asked about
4 west elevation of Block 1 that shows
5 buffering.

6 COMMISSIONER MAY: I don't really
7 need the Greenscreen.

8 MS. SCHELLIN: You don't? Okay.

9 COMMISSIONER MAY: I took a closer
10 look at the photos.

11 MS. SCHELLIN: And that was the
12 only thing that I had extra.

13 CHAIRMAN HOOD: Okay. Anything
14 else? Okay. So February 4th at 6:30.

15 MS. SCHELLIN: Right. And then
16 their submittals would be due by 3:00 p.m. on
17 January 21st.

18 CHAIRMAN HOOD: Okay. I don't want
19 to ignore anyone's hands, but after this
20 meeting you can see staff if you have any
21 questions or any follow-up issues, okay?

22 I want to thank everyone for their

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1 participation tonight. We will see you on
2 February 4th at 6:30. Goodnight.

3 (Whereupon, the Public Hearing was
4 concluded at 9:47 p.m.)

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