

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ZONING COMMISSION
PUBLIC HEARING

HEARING OF

CASE NO. 98-5C

Thursday,

July 9, 1998

The Commission met in Room 221 at 441 4th Street, N.W.,
Washington, D.C. at 7:00 p.m., Herbert M. Franklin, Vice Chair, presiding.

PRESENT:

HERBERT M. FRANKLIN	Vice Chair
ANTHONY HOOD	Commissioner
JOHN G. PARSONS	Commissioner
ANGEL CLARENS	Commissioner

ALSO PRESENT:

SHERI M. PRUITT-WILLIAMS	Interim Director
ALBERTO BASTIDA	Office of Planning Staff

3 VICE CHAIR FRANKLIN: Good evening. I'm Herbert M.

4 Franklin acting tonight as Chairman, pro tem, of the Zoning Commission in place of
5 Jerrily Kress who's Chairperson and unable to join us this evening. Joining me this
6 evening are Commissioners Angel Clarens on my right and Anthony Hood on my
7 left. And we expect that Chairman John Parsons will join us around 7:30.

8 I declare this public hearing open. The case that is the subject of
9 today's hearing is Zoning Commission Case No. 98-5C. The Applicant, the Dupont
10 Park Seventh Day Adventist Church is requesting a consolidated review and
11 approval of a PUD and related change of zoning from R-2 to R-5-A for property
12 located in Square 5517, located on Alabama Avenue, S.E.

13 Notice of today's hearing was published in the D.C. Register on
14 May 22, 1998, and the Washington Times on May 26th, 1998. This hearing will be
15 conducted in accordance with the provisions of 11 DCMR 3022. The order of
16 procedure will be as follows. First preliminary matters, including any certification of
17 the maintenance of posting and identification of parties. Two, the Applicant's case.
18 Three, the report of The Office of Planning. Four, report of other agencies.

19 Five, report of Advisory Neighborhood Commission 7-B. Six,
20 parties and persons in support. And seven, parties and persons in opposition. The
21 Commission will adhere to this schedule as strictly as possible. Those presenting
22 testimony should be brief and non-repetitive. If you have a prepared statement, you
23 should give copies to staff and orally summarize the highlights only, please.

24 Please provide copies of your statement before summarizing.
25 Each individual appearing before the Commission must complete two identification
26 cards and submit them to the Reporter at the time you make your statement. If

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1 these guidelines are followed, an adequate record can be developed in a reasonable
2 time. The decision of the Commission in this case must be based exclusively on the
3 record.

4 To avoid any appearance to the contrary, the Commission
5 requests that parties, Counsel and witnesses, not engage the members of the
6 Commission in conversation during any recess or at the conclusion of the hearing
7 session. While the intended conversation may be entirely unrelated to the case that
8 is before the Commission, other persons may not recognize that the discussion is
9 not about the case. The staff will be available to discuss procedural questions.

10 At this point, would all individuals who wish to testify please rise
11 to take the oath.

12 (All are sworn.)

13 VICE CHAIR FRANKLIN: Do we have some preliminary
14 matters?

15 DIRECTOR PRUITT-WILLIAMS: Yes sir, yes Mr. Chairman, we
16 do. One, we'd like to see the Affidavit of posting, do you have that with you? It's in
17 the record already? Great. The other preliminary matter deals with a waiver request
18 from the Applicant. There is a letter in your packet of information.

19 VICE CHAIR FRANKLIN: Right. The non-profit Applicant has
20 requested of the Commission a decision to waive the customary fee for the hearing
21 and other administrative purposes. Is there any discussion of this by any members
22 of the Commission. To the Chairman, the waiver seems to be in order. Does
23 anyone on the Commission wish to make a comment? Who do you represent, sir?

24 MR. GRANT: ANC 7-B.

25 DIRECTOR PRUITT-WILLIAMS: Sir, could you please come
26 forward, you have to talk in the microphone.

1 VICE CHAIR FRANKLIN: Would you identify yourself, please.

2 MR. GRANT: Roscoe Grant, Chairman of the ANC 7-B.

3 VICE CHAIR FRANKLIN: Is that microphone on? Are you
4 picking him up? Okay. Press the button until the little green light appears. Hold it
5 down, you have to hold down the button. Is the green light on?

6 MR. GRANT: Yes sir.

7 VICE CHAIR FRANKLIN: Okay, good.

8 MR. GRANT: Roscoe Grant, ANC 7-B.

9 VICE CHAIR FRANKLIN: Yes sir.

10 MR. GRANT: You were talking about a waiver of the application
11 fee?

12 VICE CHAIR FRANKLIN: Yes.

13 MR. GRANT: Is that something that was supposed to have been
14 sent to the ANC?

15 VICE CHAIR FRANKLIN: I don't know whether that has
16 happened or not.

17 MR. GRANT: No, it hasn't happened, that's what I'm asking. Is
18 that something that was supposed to have been sent to the ANC prior to this hearing
19 tonight?

20 VICE CHAIR FRANKLIN: Well, normally the Commission is,
21 takes under advisement any such requests. We have regulations that do permit the
22 waiver in certain circumstances and it's an administrative determination as a
23 preliminary matter. Do you oppose it?

24 MR. GRANT: Yes sir.

25 VICE CHAIR FRANKLIN: And on what ground?

26 MR. GRANT: Well, on the grounds that we haven't received

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1 anything that the Seventh Day Adventist Church was requesting a waiver.

2 VICE CHAIR FRANKLIN: Oh, just simply on the ground of not
3 having received notice of it? Well, I'm not sure that that particular aspect of the case
4 is one that requires notice. Does staff want to address an opinion on that?

5 DIRECTOR PRUITT-WILLIAMS: Mr. Chairman, the waiver goes
6 directly to the Commission who can make that decision.

7 VICE CHAIR FRANKLIN: Right.

8 DIRECTOR PRUITT-WILLIAMS: However, this information has
9 been in the public record, I mean in the file and open for public record. So it is, it
10 has been available for you to come see it. It is not mailed out typically or noticed to
11 anybody.

12 VICE CHAIR FRANKLIN: Okay. Do any members of the
13 Commission wish to express any thoughts on this subject?

14 COMMISSIONER CLARENS: No, but I would like, Mr.
15 Chairman, the Applicant to articulate the rationale for requesting the, requesting the
16 waiver.

17 VICE CHAIR FRANKLIN: We also have a request for the waiver
18 from The Department of Housing and Community Development.

19 MR. MOORE: Good evening, members of the Commission, I'm
20 Jerry Moore for the Applicant. Mr. Clarens --

21 VICE CHAIR FRANKLIN: Is your microphone on?

22 MR. MOORE: I've been trying to make it come on for the last
23 five minutes, but I've been holding the button down to no avail.

24 VICE CHAIR FRANKLIN: Well, why don't you try the other mic
25 then? It was on.

26 MR. MOORE: Not yet. I hear you, but I can't hear myself

1 through here.

2 DIRECTOR PRUITT-WILLIAMS: I can't get these on either. Oh,
3 wait a minute. Try your microphone now, sir.

4 MR. MOORE: Not yet, not yet.

5 VICE CHAIR FRANKLIN: Try it once more, Mr. Moore, on the
6 right-hand side. I thought I saw it go on. And lift your finger now. Nothing?

7 MR. MOORE: I don't think anything. Hello, hello, hello. I'll try
8 both of them once.

9 VICE CHAIR FRANKLIN: Maybe I should turn mine off and see
10 if --

11 MR. MOORE: Mr. Franklin, I hear you through these.

12 VICE CHAIR FRANKLIN: Yes, well I can hear myself. I'm sorry
13 ladies and gentlemen, this unfortunately happens all too frequently. Yes, Mr.
14 Bastida, is there a possibility -- I don't know where he is.

15 DIRECTOR PRUITT-WILLIAMS: As long as he is transcribing it,
16 we just have to talk very, very loud.

17 VICE CHAIR FRANKLIN: Okay, under the circumstances, until
18 we get this fixed, I don't want to delay the hearing unduly. Let us, let us all speak as
19 loudly as possible.

20 MR. MOORE: Thank you. Again for the record, I'm Jerry Moore
21 with the law firm of Arter and Hatton, LLP, appearing this evening for the Applicant.
22 In response to Mr. Clarens' question, the waiver is a device that is authorized by
23 Section 3042.1 of the Zoning Regulations. And I'll read that. In the case of an
24 application to permit the construction of a low or moderate-income subsidized
25 housing development, the D.C. Department of Housing and Community
26 Development may request the Zoning Commission to waive the normal hearing fee.

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1 I have here a letter dated June 8, 1998, from Richard Montee,
2 the Director, and that is in the record. I would point to, this is the second time that
3 this particular proposal has been before the Commission. The Government, through
4 the Department of Housing and Community Development, determined that the, that
5 the project that is the subject of this application, met the criteria in accordance with
6 3042.1 and the letter was issued in that case and again in this one.

7 VICE CHAIR FRANKLIN: The Chair will entertain a motion to
8 grant the waiver.

9 COMMISSIONER CLARENS: Move to grant the waiver.

10 COMMISSIONER HOOD: Second the motion.

11 VICE CHAIR FRANKLIN: All those in favor say aye.

12 (Chorus of ayes.)

13 VICE CHAIR FRANKLIN: Opposed?

14 (No response.)

15 DIRECTOR PRUITT-WILLIAMS: Staff will record the vote as
16 grant the waiver. Motion made by Mr. Parks, I mean, excuse me, Mr. Clarens.
17 Seconded by Mr. Hood. Zero to three to approve the waiver.

18 VICE CHAIR FRANKLIN: Are there any other preliminary
19 matters before us?

20 VICE CHAIR FRANKLIN: No sir, Mr. Chairman.

21 VICE CHAIR FRANKLIN: Okay. How much time does the
22 Applicant propose to take?

23 MR. MOORE: Two hours, Mr. Franklin.

24 VICE CHAIR FRANKLIN: I'm not sure that we have two hours,
25 Mr. Moore. Mr. Parsons will be here shortly, he's heard the case once before. I've
26 heard the case. Of course, we have two Commissioners who have not heard the

1 case. I'm sure there are going to be persons other than yourself and there may be
2 some testimony from others. I'm not inclined really to perceive why two hours is
3 necessary.

4 MR. MOORE: Mr. Franklin, we have a professional technical
5 presentation which will be at the top of the hour. And then there are a number of
6 people here in the audience who are residents of the community who have
7 expressed a desire to testify in support of this application. I have been directed as
8 Counsel to conserve the Zoning Commission's time and after the presentation in the
9 main then I will do my best to consolidate the presentations of the people who wish
10 to, are here in support of the application.

11 VICE CHAIR FRANKLIN: Okay. Let's see, first of all, are there
12 people in the room who desire party status other than the ANC who gets it
13 automatically.

14 MS. TILGHMAN: Right here, Paulette Tilghman.

15 VICE CHAIR FRANKLIN: All right, would you come forward
16 please.

17 MS. TILGHMAN: My name is Paulette Tilghman. I live right
18 beside the school on Alabama Avenue. I have had problems with the Seventh Day
19 Adventist --

20 VICE CHAIR FRANKLIN: Okay, before you get into the merits of
21 the question, have you filed with us a request for party status as required by our
22 regulations?

23 MS. TILGHMAN: I phoned it in. I thought I did ask for party
24 status. But I did it by phone.

25 DIRECTOR PRUITT-WILLIAMS: All the people who requested
26 party status, the information is in your package. Say your name again, ma'am.

1 MS. TILGHMAN: Paulette Tilghman, T-i-l-g-h-m-a-n.

2 VICE CHAIR FRANKLIN: Has Ms. Tilghman satisfied the
3 requirements as a party? You're saying, you state you are right next door, so I
4 suppose you really, there's no question about the impact on you.

5 COMMISSIONER CLARENS: Okay, she's next door to the
6 school.

7 MS. TILGHMAN: Yes, I am.

8 COMMISSIONER CLARENS: And the school, what is the
9 relationship of the school to the site?

10 MS. TILGHMAN: Well, you have the school and beside, the
11 other side of the school the site is supposed to go.

12 COMMISSIONER CLARENS: So you're on the other side of the
13 school from the site?

14 MS. TILGHMAN: Yes.

15 VICE CHAIR FRANKLIN: Is there any objection on the part of
16 the members of the Commission?

17 (No response.)

18 VICE CHAIR FRANKLIN: All right, thank you, you'll be granted
19 party status.

20 MS. TILGHMAN: Thank you. Thank you.

21 VICE CHAIR FRANKLIN: Mr. Moore, now you can proceed.
22 You say you were going to take an hour?

23 (Laughter.)

24 MR. MOORE: I'm not sure I can do it in an hour, Mr. Franklin.
25 This is a consolidated, this is, am I on or on here.

26 VICE CHAIR FRANKLIN: Try flipping the switch again.

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1 MR. MOORE: All right, this is a consolidated PUD and it
2 requires a higher burden of proof than say a normal case. And we have a number of
3 professional exhibits and we've done our homework here and we'd like the
4 opportunity to present those for the Commission.

5 VICE CHAIR FRANKLIN: Okay. Well, we'll be reasonable Mr.
6 Moore, but by 20 of nine I'm going to get very impatient.

7 MR. MOORE: We will be, endeavor to be as efficient as
8 possible.

9 VICE CHAIR FRANKLIN: All right.

10 MR. MOORE: Thank you. This application seeks the approval
11 of a consolidated Planned Unit Development and change of zoning pursuant to the
12 provisions of Chapter 24 of the Zoning Regulations. The proposed project consists
13 of 45 one bedroom, one bath dwelling units for low-income senior citizens housed in
14 a low-scale, three-story building located on Alabama Avenue, S.E., near its
15 intersection with Q Street, S.E.

16 The building will also contain office and administrative space for
17 the on-site management operations, community spaces, living lobbies, a multi-
18 purpose room and a common laundry facility. The application also seeks a change
19 of zoning from R-2 to R-5-A, both low density residential districts to accommodate
20 the use, not the height nor the density of the structure. In fact, building mass, lot
21 occupancy and set back from the U.S. park are all substantially less than a project
22 that is now permitted as a matter of right in the R-2 district.

23 Our case consists of six themes, which in sum we offer a
24 sufficient bases to merit the approval of the requested consolidated Planned Unit
25 Development. First, the proposed Planned Unit Development conforms to the plans
26 and policies of the government of the District of Columbia. Second, the design,

1 scale, low lot occupancy and building set back of the proposed apartment building,
2 are compatible with the residential, park land and institutional uses in the immediate
3 area.

4 Third, the public will benefit from the availability of new, safe,
5 well-managed, affordable housing for senior citizens. Fourth, the applicant has
6 taken extraordinary steps to present its development proposal to Advisory
7 Neighborhood 7-B, the Fort Dupont Civic Association, local residents, officials of the
8 National Park Service, representatives of the Department of Housing and Urban
9 Development and to the D.C. Office of Planning.

10 Tonight we will continue our demonstration that this project has
11 substantial, if not unanimous support in the community. We are proud to call
12 attention to over 400 letters in support of this application that are already in your
13 record. Fifth, I believe the Commission is familiar with the firm of Gorove, Slade
14 Associates, who has undertaken a traffic and parking analysis of the area in the
15 context of the proposed uses.

16 The presentation of Gorove, Slade will be given by Louis Slade
17 who I believe, as you know, has been admitted as an expert on transportation issues
18 before this Commission in the past. He is ably assisted by Ms. Nicole White of his
19 firm. Gorove, Slade's report will be submitted into the record, but for your
20 convenience, Mr. Slade and Ms. White will highlight their findings and conclusions in
21 testimony this evening.

22 Sixth, we will establish the profound and urgent need for this
23 type of facility in this neighborhood in the District of Columbia. We will present
24 evidence that this applicant has endeavored, over the past 12 months, to gather the
25 evidence and the support necessary to put a substantial case into the record.

26 We're hopeful that your decision will be made easier by the

1 detailed land use and planning discussions that have already been submitted. The
2 written case will be supplemented and highlighted by the testimony and the exhibits
3 that you will hear and see this evening. The technical evidence will be offered by
4 persons who the Commission has recognized as experts in their fields in previous
5 cases before the Commission.

6 First, Architect David Christian and professional Planner Albert
7 G. Dobbins, III, will present the architectural planning, public benefits, matter of right,
8 development options, landscaping plan, environmental considerations and urban
9 design benefits of this proposal. Messrs. Christian and Dobbins will be followed by
10 Louis Slade and Nicole White.

11 Next, representatives of the church, Mr. Granville Peterson and
12 Ms. Avis Buchanan will speak to the ownership and management of the project and
13 the applicant's experience in running similar facilities in the Washington Metropolitan
14 Area. They will also speak to the applicant's extraordinary efforts to work with this
15 community to plan and bring this development into reality.

16 Next, Mr. Robert Renfrow will speak briefly to the consistency of
17 this project with others sponsored by the Department of Housing and Urban
18 Development in this area and around the nation. Mr. Renfrow will be followed by
19 Brenda L. Turner, who will address the population trends in Ward 7, how the HUD
20 sponsored Section 202 Supported Housing Program can meet the needs of the
21 area's population and the record of this applicant in managing a quality housing
22 development.

23 Following Mrs. Turner's presentation, the applicant will rest its
24 case in favor of the reports of the Office of Planning and Advisory Neighborhood
25 Commission 7-B. Thereafter, I believe that there are neighborhood persons present
26 tonight who wish to express to you their opinions on this application. Because the

1 applicant would like to get this hearing concluded, Counsel has been advised to
2 work with the persons appearing in support to manage their testimony so as to
3 achieve that objective.

4 Following any testimony from persons who wish to appear in
5 opposition to the project, the applicant will reserve a few minutes for rebuttal and
6 closing arguments. We trust that you will find our evidence to be substantial,
7 efficiently presented and persuasive. First, I will call on Mr. James Christian and
8 Albert G. Dobbins, who will testify as a team. Mr. Christian and Mr. Dobbins.

9 VICE CHAIR FRANKLIN: While they approach the mic, I'd like
10 to suggest to my colleagues that we hold our questions until after we hear from all of
11 the experts and others for the applicant, so that their time is not eaten up by our
12 questions. There is an empty chair in the back if anyone wants to sit down. Right
13 below the clock. You may proceed.

14 MR. CHRISTIAN: My name is David Christian. I am an architect
15 with the firm of Christian and Associates Architects, the architect for this project.
16 The, by way of describing where we are in this project, I'd like to give a brief
17 background of where we have come from. The current PUD submittal, which is on
18 the right of this descriptive chart, is for a three-story building fronting on Alabama
19 Avenue, on a piece of property which abuts Fort Dupont Park in Southeast
20 Washington.

21 The building and 30 parking spaces will be constructed on a 1.53
22 acre site. The site geometry is basically triangular. The apartment building will be
23 located on the Alabama Avenue lot line and the distance between the building and
24 the Fort Dupont Park property line would range from 72 feet, at its nearest point, to
25 124 feet as it follows Alabama Avenue and falls away from the Dupont Park property
26 line. The minimum distance between the rear parking lot and the Fort Dupont

1 property line would be 52 feet.

2 Lot occupancy is 17 percent, floor area ratio of .53. The
3 previous PUD application, which was denied without prejudice in July of 1997, was
4 for a partial three and partial four-story senior citizen apartment building which was
5 located, and the chart is in the middle of this chart that we're looking at.

6 MR. MOORE: Mr. Christian, I might say for the Commission that
7 this same chart is in the packet that we just gave you, on the last page.

8 MR. CHRISTIAN: Previous application was sited on a slightly
9 smaller piece of land that was 1.23 acres in area. The apartment building was
10 located to the rear of the property along the boundary with Fort Dupont Park and
11 had a minimum distance to the park boundary of only 43 feet. The lot occupancy at
12 that time was 22 percent and the floor area ratio was .74.

13 You'll notice that the area shaded in yellow on the right is an
14 area of property which is currently owned by the school which has been committed
15 to add property to this proposal to allow the current proposed building to be as far
16 away from Fort Dupont Park as possible. And to consolidate the entrance drive and
17 access to the property. On the left of the chart is a matter of right hypothetical
18 situation.

19 Developed under R-2, the property could fairly easily
20 accommodate as many as nine and perhaps more detached or semi-detached
21 single family structures on lots that average 5,000 square feet in area and 49 feet in
22 width. That R-2 zoning allows those structures to come within 20 feet of the Fort
23 Dupont Park property line. The site plan for the current proposal indicates the
24 structure location as far as possible away from the Fort Davis Drive and Fort Dupont
25 Park property line, allowing a substantial area of landscape buffer between the
26 building and the Fort Davis Drive.

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1 The finished floor elevation of this current proposal is
2 approximately three feet higher than the previous proposal because of the natural
3 topography of the land.

4 VICE CHAIR FRANKLIN: For purposes of the record, I'd like to
5 observe that Commissioner Parsons has now joined us.

6 MR. CHRISTIAN: The southwest corner of the newly proposed
7 structure is where we are 72 feet from park property, but you can see that as the
8 building follows Alabama Avenue, we very quickly move much further away from
9 park property. Since this proposal is for a three-story building with no basement,
10 there is a significant reduction in the facade area which overlooks the park.

11 The Storm Water Management System for the proposed project
12 is for all of the runoff from the parking areas, as well as three-quarters of the roof
13 area, to be piped through storm water inlets and piping into a sand filter first for
14 quality management and then excess storm water is to be directed into storm water
15 quality management, excuse me, quantity management structure into a reservoir
16 under the parking lot in the form of an eight foot diameter pipe.

17 From that point through an out-fall structure, drainage from the
18 site would be directed, following the natural topography, to an existing head wall and
19 storm sewer pipe which crossed under Fort Davis Drive. The very minor amount of
20 site area which would drain directly, without going through the management
21 structure, would drain across the landscape buffer to the same point. And the
22 management calculations would take into account that that was free runoff.

23 So there would be no additional runoff from this proposal versus
24 the site as it stands today. The landscaping plan is fairly dense between the
25 building and the park property line. The proposal is to provide a mixture of pine
26 oaks and eastern white pines as major trees within that buffer area to provide a

1 supplement to the pretty substantial existing deciduous buffer which exists currently.

2 The pin oaks should fill in the gaps in the existing canopy and
3 the pines should provide an evergreen screen further enhancing the buffer at all
4 times of the year. As far as the front of the building is concerned, there is an offset
5 in the building which creates a front yard effect directly across from Q Street in the
6 main vehicular entrance to the property.

7 That area is to be landscaped and to create a beautified
8 entrance to the building. You'll also note that the setback from Alabama Avenue is
9 approximately the same in this scheme as the existing housing which is across the
10 street at about 55 feet. Parking in the rear, screened from the street, and of course
11 screened by the vegetative buffer from Fort Davis Drive. The, if I could get the
12 elevation, I guess it's down there.

13 The building design is proposed for, this is a front elevation
14 which has been rendered. The side elevation immediately above it is from the
15 school property. And then the rear elevation on the top, which shows the natural
16 topography falling off down toward Fort Davis Drive. By the way, the heavy, dark,
17 vertical lines represent existing trees and the smaller ones which are, which are
18 indicated smaller, are representative of the locations of the proposed additional
19 buffer within our landscaping scheme.

20 The structure is a three-story apartment building. It does have
21 eight bays which face Alabama Avenue which create a vertical or townhouse
22 character to the building. It has, each of those bays has an individual roof element
23 which further breaks down the overall mass of the building. The building is stepped
24 back, as I said before, to create a front yard area where we have a lower scale
25 feature which is a, which is an entrance canopy, front porch area right at the main
26 door from Alabama Avenue.

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1 The building is a double-loaded corridor with apartments on
2 either side for the efficient use of space. It is a HUD project. HUD does require
3 minimum design or modest design. The height of the building, measured from the
4 finished grade level at the middle of the front of the building to the ceiling of the top
5 story is 30 feet. And then proceeding on up to the main roof ridge, which is the long
6 ridge, at 44 feet and the very high cross-over ridge above the elevator cross-over in
7 the center of the building is at 52 feet.

8 The exterior brick will match the brick of the existing, adjacent
9 school building. The siding will be selected from the darker ranges of siding colors
10 which are available. And the trim will be selected from an ivory or buff, off-white
11 range such that none of the colors is particularly jarring or outstanding as you look at
12 it in a natural environment. I do have samples of those materials, including a roof
13 sample which is in the gray/brown range, referred to as weathered wood. Siding,
14 trim, brick and roofing.

15 The intention in the selection of materials was to create a
16 pleasing facade. The representation is not exact, but it is as close as magic markers
17 will allow someone to get. And the point to be made is that it's not bright white, it's
18 not jumping off through the trees when you look at it from Fort Davis Drive. It's a
19 pleasing addition to the community.

20 The building program, as Jerry alluded to, will consist of 45 one-
21 bedroom dwelling units for the elderly. There will be included, a manager's
22 apartment for on-site management staff and three of the apartments will be fully
23 handicapped accessible. The remainder of the apartments, all of which will be
24 adaptable according to the Fair Housing Amendments Act Standard. The program
25 for the first floor includes the reception and office space, a community activities
26 room, multi-purpose room, a small serving kitchen off of that room, a community

1 laundry room, storage and mechanical areas.

2 There also, as a site feature, are entrance and rear yard
3 terraces. The entrance terrace being the entrance porch where the one-story
4 element and if you look at the rendering which is on the cover of your packet, it
5 indicates the lower pedestrian scale of the one-story entrance. And then in the
6 back, the terrace overlooks Fort Davis Drive and Fort Dupont Park. And that pretty
7 much sums up the difference between this proposal, the previous proposals and
8 what is included in this proposal.

9 MR. DOBBINS: Good evening, Mr. Chairman, members of the
10 Commission. I hope you have a copy of my testimony. It's a fairly complete outline
11 of my testimony so I'll try to make my remarks brief, in the interest of time. There
12 are some major points, though, that I would like to make regarding some of the
13 planning and permanent design characteristics of this project and some of the
14 anticipated impacts of this project or lack there of.

15 First, by way of orientation to the area, I would like to call your
16 attention to the fact that the major streets in the area, you are probably aware of
17 them. Are Fort Davis Drive, Alabama Avenue, Pennsylvania Avenue and
18 Massachusetts Avenue. Those are the major streets that pretty much bound the
19 site. Within that area, Fort Davis Drive is a scenic byway that connects Fort Dupont
20 Park, which is located in this direction, with Fort Davis Park, which is located in this
21 direction.

22 Fort Davis Drive is a fairly heavily wooded driveway that has
23 trees and shrubbery in it. Some of the trees range from 40 to 90 feet in height. I
24 would also say that Alabama Avenue is situated pretty much on a prominent ridge in
25 this area, slightly higher than Fort Davis Drive and commands an excellent view,
26 particularly during periods of time when there is no foliage, of the city at large further

1 towards the river and further towards downtown.

2 Now the land uses in the area are pretty varied. First of all,
3 there's park land in the area that borders Fort Davis Drive. Park land here and here,
4 as well as on the other side of Massachusetts Avenue and Pennsylvania Avenue.
5 There is low-density residential, generally east of Alabama Avenue. Some of that
6 low-density residential area detached homes that are shown in yellow. Some are
7 attached and semi-detached homes that are shown in orange.

8 There are some institutional uses in the area. This is Dupont
9 Park Seventh Day Adventist Church. This is the Dupont Park Seventh Day
10 Adventist Elementary School. There are, there is Macedonia, New Macedonia
11 Church, over here at the intersection of Alabama Avenue and Massachusetts
12 Avenue. And there is a, there is a community center here located in this direction off
13 of Alabama Avenue, with a playground, in this general area here.

14 I would also call your attention to the fact that there are two
15 commercial areas. There is one over here at Pennsylvania Avenue and Alabama
16 Avenue and then there is another commercial area over here that's generally auto
17 oriented. There's two auto service stations in that location. Now the zoning in the
18 area pretty much mirrors the land use in the area. There is C zoning here for this
19 shopping center. There is commercial zoning over here for the two auto service
20 centers.

21 There is an R-4 zone over here to accommodate the townhouses
22 that are in this particular area, just off of Massachusetts and Alabama Avenue. The
23 zoning, as you probably know, is R-2, generally to the east of Alabama Avenue.
24 And it's R-1-B, generally to the west of Fort Davis Drive. Just a brief comment about
25 the demographics in the area. There are really two census tracts in this area. There
26 is one census tract, though, that's more adjacent to the project. Census Tract 99.1

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1 is generally to the west. 99.2 is generally to the east.

2 Now just really focusing on the demographics that relate to this
3 particular project, the population of 55 years or older. According to the 1997
4 projected census, approximately 13 percent of the population in this area is 65 years
5 or older. And this compares very favorably to the city at large which also has a 65+
6 population of 13 percent. So this community in general mirrors the elderly
7 community or the senior citizen community throughout the city.

8 I would also call attention to the fact that approximately 48
9 percent of the households that are 65 years or older in this census tract have a
10 median income that's below 50 percent of the median. That's \$31,700.00. And that
11 compares to about 55 percent for the city. So once again, in terms of household
12 income, particularly household income that represents 50 percent of the median, this
13 particular area pretty much mirrors the demographics of the city at large.

14 So that gives you a general overview of what the community
15 looks like. Now I'd like to speak very briefly to the issue of consistency with adopted
16 plans. There are really two plans here that are adopted by the District of Columbia
17 that are relevant to this project. First of all is the comprehensive plan. And in the
18 application there is a pretty detailed discussion of no less than six different elements
19 of the comprehensive plan that have policies and goals that are relevant to this
20 project and that are really quite supportive of this project, including a very specific
21 provision of the Ward 7 plan which calls for the production of lower-income elderly
22 housing within Ward 7.

23 So this particular project speaks very specifically to that
24 particularly policy of the comprehensive plan. The other adopted plan of the District
25 of Columbia is the housing, Comprehensive Housing Affordability document strategy
26 which is put out by DHCD and approved by the Department of Housing and

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1 Community Development. That particular document specifically says, again, that
2 the District should be proactive in creating housing for the elderly and that it should
3 support the effort of non-profit organizations, such as the Dupont Park Seventh Day
4 Adventist Church.

5 Really the project from a consistency standpoint provides
6 affordable housing for senior citizens which is quite consistent with the plan. It
7 attempts to balance urban design and economic and social objectives that are
8 specified in the urban design element of the plan, the housing element of the plan.
9 And I think does a fairly extensive job of meeting the requirements of the
10 comprehensive plan. And again, all of this is discussed in much more detail in the
11 submission that was made with the application.

12 Now in terms of zoning, the application requests a re-zoning
13 from R-2, from R-2 to R-5-A. According to the District of Columbia, Office of
14 Planning, the Zoning Guidelines, R-5-A is considered to be a low-density, residential
15 zoning classification, which is consistent with the lower density residential zoning
16 classification associated with R-2. The only difference is that R-2 focuses or
17 specifically allowed detached and semi-detached structures. Whereas R-5-A, with
18 Zoning Commission or Board of Zoning Adjustment approval, also allows
19 townhouses and apartment buildings. But they are both considered to be low
20 density. Therefore, R-2 and R-5-A are very consistent, very compatible with the
21 uses that are prescribed by both of those zoning designations and the density of
22 those uses.

23 Now with regard to the urban design characteristics of the
24 project, you've already heard, made mention of the fact that this project endeavors
25 to address many of the concerns that were raised during the last PUD submission.
26 Now I might add, that the applicant, myself representing the applicant, met with the

1 National Park Service in particular, on two occasions, to discuss their concerns and
2 to try to address their concerns, both in terms of the design of the project and in
3 terms of the lay out of the site.

4 We've also met with the Office of Planning to try to get some
5 guidance from them as to how the project might be improved so that it fits in a more
6 compatible way with the urban environment. In fact, when we started this project we
7 actually had three different alternatives and based on those conversations, at least
8 initially, we settled on this alternative which I think goes a long way to address the
9 concerns that were raised in the previous project.

10 Some of the important elements have already been pointed out.
11 I think it is very significant that we have pulled the project all the way to the lot line,
12 as far away as possible from Fort Davis Drive. I think it's very significant that the
13 setbacks are really exactly equal, 55 feet setback from Alabama Avenue for the
14 project, versus the setback for the houses across the street, as well as for the school
15 next door.

16 I think it's very significant that the project previously had the
17 parking in front of the building and now the parking is to the rear of the building so
18 that it's no longer what the community will face. They don't have to look at cars out
19 of their front doors. They can now look at a building that has been designed to fit in
20 a compatible way with their residential environment.

21 I think it is significant that there will be beautification in front of
22 the building and a significant level to screen behind the building. Both with
23 deciduous trees and with evergreens that will add a larger level of screening during
24 periods of the year when there are no leaves on the surrounding trees. I think it's
25 significant that the trees that are behind the building are, range from 40 to 90 feet,
26 averaging about 65 feet, which will provide, which would clearly be much taller than

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1 the trees, much taller than the project which would render the project invisible from a
2 large distance.

3 I think it's significant that the houses across the street, as
4 measured according to the zoning regulations, have a height of 25 feet. And that
5 the project, again, is measured according to the zoning regulations has a height of
6 only 30 feet. Very comparable in height. Only five feet difference between the two.
7 The height of the houses across the street, from ground level to the very peak, is
8 approximately 38 feet. From ground level to the very peak of the project, it says 54,
9 but in fact it's 52. That's not accurate.

10 And that the trees, ranging from 40 to 90 feet, average about 65
11 feet in height. There was some concern expressed about whether or not the project
12 would be viewed, would be visible from as far away as the 11th Street Bridge and
13 the Sousa Bridge. And clearly with the trees towering much higher than the
14 structure, that will not be a problem. I think it's also significant and you probably can
15 see this much better in the booklets that we have supplied to you. That even during
16 the four months out of the year where there are no leaves on the trees, as indicated
17 in these particular views, that there still is a significant level of screening.

18 The project will be situated further up the slope so that it will be
19 less visible from Fort Davis Drive than it was previously. You can see here, faintly,
20 the outline of the existing structures to give you a sense of what would be visible
21 from Fort Davis Drive. If you look at the photographs that are below, that were taken
22 in June of this year, I think it is quite apparent that any development that's situated
23 behind these trees, as you pass Fort Davis Drive, would be virtually invisible. You
24 will not see them at all during periods of the year when there are leaves on the trees.

25 These photographs were taken first from Alabama Avenue
26 looking towards the project. Secondly, from Fort Davis Drive as you round the turn

1 and you get your first glimpse of the project site through this heavily wooded area.
2 You won't see anything. And then as you, this arrow is really not accurate. This
3 arrow should be situated right here, where you're at the point where the project is
4 closest to Fort Davis Drive. That viewpoint is actually from in here. And again,
5 that's probably the point where you have the least amount of vegetation at the
6 current time, but a location that will be heavily planted once the project is put in
7 place.

8 Let me move on and talk about -- let me also add though, before
9 I get away from the photographs, I hope you've had an opportunity to look at the
10 application and look at some of the wire frame views that are displayed in the
11 application as well. And if you haven't, we do have some of the original photographs
12 here if you'd like to take a look at them once again. But the wire frame views, I think,
13 also substantiate our position and my position that the project will be virtually
14 invisible from Fort Davis Drive.

15 Now with regard to the amenities and public benefits associated
16 with this project, which of course is a very important aspect of all PUD's. Quite
17 clearly, the first public benefit is the fact that this project will provide safe, sanitary
18 and affordable housing for senior citizens. Not only to the city, but also in the
19 neighborhood as well. Statistically and from previous experience, it's been found
20 that most HUD 202 projects attract residents within a five mile radius. And we fully
21 expect this project to serve not only the city at large, but the immediate community.

22 In terms of amenities, the applicant and I agree that this is a
23 project of superior architectural design, site planning and landscaping. That it is, I
24 think, a fairly efficient utilization of a very tight site. Triangular sites are very difficult
25 to lay out. We really have to acquire some additional land in order to get this
26 building in the way we have and I think we've done a good job of setting, siting this

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1 particular project. Both in terms of the efficiency and economy.

2 By moving the project to the front lot line, we've preserved some
3 additional woodland areas behind the project. So in terms of woodland and forestry
4 preservation, I think the project provides a significant amenity. I think that the fact
5 that this project is located so close to Fort Davis Park is an amenity for the project. I
6 think it will provide for more utilization of the park. I can think of no other population
7 of the District of Columbia that would be pleased to have an opportunity to commune
8 with nature than our senior citizen population. So I think that that is a significant
9 amenity.

10 I think the fact that this project is located next door to an
11 elementary school is a significant amenity. It provides for the opportunity for an
12 inter-generational interaction between the senior citizens and the students of the
13 elementary school. Also the applicant is committed to having the community room,
14 multi-purpose room available not only to the residents of the facility, but also to the
15 community at large. And that the applicant is committed to providing jobs and job
16 training both during construction and during operations to District residents in
17 general and local residents in particular.

18 Finally, I think I need to speak a little bit about community
19 participation, since I think that's as much a part of good planning as anything.
20 Certainly this project came under a certain amount of criticism when it was last
21 heard, because of the appearance of lack of community participation. Myself and
22 others have worked very closely with the church since the last decision, to develop a
23 community participation process. That has been difficult at times, but is still
24 ongoing. The Church is certainly committed to it.

25 They've made numerous contacts with community leadership in
26 putting the Chair and members of the ANC's, the local civic associations, National

1 Park Service, HUD Representatives, the Council Members office and others.
2 They've established a Community Advisory Board. They've attempted to respond to
3 many of the concerns that they've heard in terms of physical improvements and
4 programmatic changes. And really based upon several meetings with the National
5 Park Service, they have completely redesigned this proposal and the site layout to
6 try to address some of the concerns that were expressed. Not only by the
7 community at large, but the Park Service in particular.

8 So I really would like to say, I guess in conclusion, that I think
9 that this project as currently conceived and put before you right now is an excellent
10 project that I do not anticipate any adverse impacts on the population, in general.
11 On the park, in particular, and the park users, in particular. I don't anticipate any
12 adverse impacts on the neighbors properties. Both in terms of providing light and air
13 and free access to and from their properties. And I think this project would be
14 certainly an asset to the District of Columbia in terms of both its urban design and in
15 terms of its use.

16 MR. MOORE: Ms. Williams, Mr. Slade needs to be sworn in
17 please.

18 Whereupon,

19 LOUIS J. SLADE

20 after having first been duly sworn, testified as follows:

21 MR. SLADE: Mr. Chair, members of the Commission, my name
22 is Louis J. Slade, I reside at 3500 Quesada Street, N.W., Washington, D.C. I'm a
23 principal in Gorove, Slade Associates and we were retained by the applicant to
24 address traffic and parking questions and to work with their Architects on the
25 development of the new site plan that you've just heard testimony on.

26 All the work that was carried out by my office at my direction and

1 I want to go right to our conclusion and give you some details. We find that this
2 project will have no adverse impacts from the standpoint of traffic and parking. This
3 kind of housing is a very, very, very low traffic generator and a low, has very low
4 parking requirements because of the age of the residents.

5 We were able to confirm that in, from the research that's
6 available from national studies and then recheck that by conducting our own surveys
7 at Chillum Oaks, that's an existing facility in Prince George's County, where we
8 found that the parking requirements and traffic demands were actually below what
9 the national, our national references tell us. So, and the amount of traffic that it
10 generates is very, very low.

11 The site is located at Q Street and Alabama Avenue. We initially
12 worked with the architects on the project to reorganize the access to the property.
13 The driveway is somewhat, today is located somewhat to the east of Q Street along
14 Alabama. It's a northeasterly direction and there's a, this location causes minor
15 problems because the traffic volumes are very low today. But people coming out of
16 the driveway that want to go to Q Street, of course have to make an S movement.
17 And traffic turning off of Alabama left into the driveway or to go southbound on Q
18 Street, must pass each other.

19 And by being able to relocate that driveway, we will eliminate
20 those problems. We've reviewed this Department of Public Works and they were
21 very happy that we will be able to do that. We also worked with the architects on the
22 reorganization of the other access point somewhat to the east. And that will be one
23 way in-bound only, so you can turn in from either direction and pass along the front
24 of the existing part of the property, drop off passengers perhaps or go to parking.

25 But then all the traffic will come out at the main access going to
26 Q Street. Now independent of this application, we understand that the Department

1 of Public Works has determined that a traffic signal will be warranted at Alabama
2 and Q Street and that will help safety and traffic at this particular intersection
3 considerably. We examined existing conditions and determined that the level of
4 service at this intersection showed very low congestion, very low delays, level
5 service B. And that when we added in the traffic that the project will generate, it will
6 remain at level service B.

7 So this is a highly uncongested and unusual kind of traffic
8 condition for the city. In that it's very good. As part of our involvement in the
9 community participation process that was spoken about a moment ago, we learned
10 about problems that the community has had with parking on streets in the area. The
11 church is the source of those problems and the church is making a very strong effort
12 to resolve that problem.

13 This is a management problem and nothing more than that and
14 with good management, that problem can be mitigated. We looked at the amount of
15 parking that's to be provided. Thirty spaces will be provided on site for the residents
16 and their visitors. The residents have very low automobile ownership on the
17 average. Automobile ownership is quite low and many residents are dependent on
18 family and friends for rides to church and shopping and so forth. Some will own
19 automobiles and keep them on the site.

20 The peak parking demand occurs actually on Sunday afternoons
21 after church when residents have many visitors. We thought the best way to look at
22 that issue was to go to Chillum Oaks, which we did on a Sunday and it's Sunday
23 afternoon when this occurs. And the entire parking facility at Chillum Oaks, which is
24 about the same size as this facility in terms of parking spaces and units, only had 16
25 cars in it. We're providing 30 spaces, so it's my opinion that at no will there ever be
26 a shortfall in the parking that's being provided.

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1 If that ever does occur, however, there is additional parking on
2 the adjacent property and that is going to be made available, if there is ever a need
3 for it. One more point I want to make about the traffic, the traffic is very, very low
4 during the commuter peak periods and that is when we do our tests to ensure that
5 level of service is adequate. There is a bit more traffic during off-peak periods
6 because the residents tend to travel off, outside of the peak and their visitors tend to
7 come outside of the peak.

8 But even during those periods, the amount of traffic generated is
9 very low. So based on these analysis, our studies and our observations of the site
10 and the area and the improvements that will be made with this project, we find that
11 there would be no adverse impact on traffic and parking conditions. Thank you.

12 MR. MOORE: Thank you, Mr. Slade and Ms. White. I will next
13 call on Mr. Peterson and Ms. Buchanan.

14 MR. PETERSON: Good evening, Mr. Chair and members of the
15 Commission. My name is Granville Peterson. I'm the Chairman of the Board of
16 Trustees of the Dupont Park Seventh Day Adventist Church. My testimony
17 addresses the role of the church in the development and operation of the project and
18 the steps the church has taken to involve the community in the Dupont Park
19 Apartment Projects. Dupont Park is one of the largest member institutions of the
20 Allegheny East Conference of the General Conference of the Seventh Day Adventist
21 Church, a regional organization of the Seventh Day Adventist Churches.

22 The Church and the Allegheny East are working together to
23 develop this apartment project. Allegheny East submitted an application to the
24 Department of Housing and Urban Development, Supported Housing for the Elderly,
25 Section 202 Program which provides funds for projects and sponsor for construction
26 of low-income senior housing. Under the Section 202 Program the applicant

1 conveys title to the property to HUD, but is responsible for developing the project.

2 At this time, the proposed project is owned by the church. The
3 church would then transfer the title to Allegheny East, which is responsible for
4 designing and building the apartments. Then Allegheny East would transfer title to
5 HUD once the project is completed. At the completion of the project, HUD will own
6 the project, but daily operation of the apartments will be by a governing board
7 consisting on representatives of Allegheny East, Dupont Park Church and the
8 community.

9 The governing board will be responsible for such tasks as
10 evaluating applications from prospective tenants, developing rules and regulations
11 for the apartments and assisting tenants with maintenance problems. The
12 management and operating structure of the apartments will resemble that of the
13 Chillum Oaks Apartments in Maryland. Chillum Oaks was developed by Allegheny
14 East, who is the sponsor of this project, and opened in August, 1997.

15 The waiting list for apartments at Chillum Oaks is one indication
16 that more senior citizen apartments are urgently needed in this area. Let me say
17 that our research indicates that there is a great need for low income senior citizen
18 housing in the District of Columbia and Ward 7. The unmet need for affordable
19 rental housing for seniors in Ward 7 was a factor in deciding the location for this
20 project. Another factor in determining the location for the apartments, was the
21 proximity to the existing Dupont Park School and, as previously mentioned, the park
22 and to nearby shopping areas.

23 Those apartments will be adjacent to the Dupont Park School, a
24 Pre-K through Sixth Grade facility operated by the church. The student body has a
25 combination of Seventh Day Adventist children and children from the local
26 community. The school is looking forward to developing a close relationship with

1 residents of the apartments. We anticipate that a number of the programs will
2 benefit both the seniors and the students.

3 In addition, the proposed apartments are close to Good Hope
4 Marketplace, anchored by a state-of-the-art Safeway grocery store and the Penn
5 Branch Shopping Center providing residents with convenient access to shopping.
6 Much has happened since the first time the church came before the Zoning
7 Commission for approval of this project. In January, 1997, the Board of Trustees of
8 the church changed leadership and I became the Chairman of the Board.

9 I was very familiar with the need for the church to improve its
10 relationships with its community neighbors. And that has been one of my top goals
11 as Chairman of the church. In April, 1997, the new Board met with members of the
12 community to hear their concerns. Many of the issues related to the parking
13 problems and landscaping, both of which I believe you heard Mr. Slade and the
14 landscaping problem have been satisfactorily addressed by the church.

15 In May, 1997, the Board created a Community Relationship
16 Committee, comprised of church members to work on issue of concern to the church
17 and neighborhood residents. In December, 1997, the church met with members of
18 the community again to hear their concerns about the project. Most recently, as
19 recently as last week and week before last, the church met with the Dupont Park
20 Civic Association and also the church held their own meeting to meet with members
21 of the community and other groups to discuss the differences between the first
22 application and the application currently before the Commission.

23 We believe the church has made great efforts to keep members
24 of the community involved in the development of the apartments at each step of the
25 process. This is a very exciting project for the District and it's greatly needed. The
26 physical beauty of the project and the operational expertise which it will be operated

1 under, will make the apartments something of which residents, the community and
2 the church can be proud. Thank you very much.

3 MS. BUCHANAN: Good evening, my name is Avis Buchanan
4 and my address is 3623 36th Place, S.E. I address the Commission as a member
5 of, a resident of the general area, as a Board Member of the church and as a
6 proposed Board Member of the proposed Board for the project. My life, much of my
7 life has been spent on or around Alabama Avenue. As a child, my parents, when I
8 was a child, my parents moved to Parkland. So I spent my early childhood years on
9 Parklands, just off Alabama Avenue.

10 I attended the school as a child. And that school provided me
11 with the education that allowed me to later attend Harvard Law School and I now
12 practice law in the District as a Civil Rights Attorney. The school and the area have
13 given me life long friends and the area has now provided me with a quiet, safe place
14 to live. I, the bank and I own a home just off Alabama Avenue --

15 (Laughter.)

16 MS. BUCHANAN: -- down by Fairfax Village. I am a, I sit on the
17 Board, the various Boards of the church. The School Board, the Church Board and
18 the Board of Trustees. And if this project is approved, I will sit as a member for the
19 Board overseeing this project. I, as a Board member, am distressingly familiar with
20 the valid complaints that the neighborhood members have had about the church and
21 its problems over the years. But I'm also aware that the church has made strong
22 efforts to address those problems.

23 Such as the parking situation, the behavior of the children who
24 are coming back and forth to attend school, maintenance of the fence, attendance at
25 ANC meetings. I'm also aware that many of those problems or the relationship of
26 the community to the church has been aggravated by personality conflicts between

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1 church leadership, some times, and some leaders in the community. I'd also like the
2 Board to note that, the Commission to know that the church has it's own internal
3 critics of the church's behavior.

4 And we've made attempts to address the behavior, to challenge
5 the church to be more responsive to the community, to be more considerate and to
6 be more neighborly. We have urged the church to act. Part of the challenge of
7 course is that in doing that the church is trying to control other's behavior, sometime
8 our own church members, sometimes guests of the church and sometimes it
9 involves trying to counteract the behavior once it has occurred. But the church is
10 definitely making ongoing efforts and will continue to do so.

11 And I believe those efforts have intensified over the years as
12 we've tried to be more and more responsive to the complaints that we have received
13 from the community. That involves an increased attention to the problems by the
14 church's Deacon Board, the Board of Elders, by the Principal of the school. A prime
15 example of that is the stop sign that has been installed at the intersection near the
16 school to minimize or reduce the -- minimize the safety risk at that intersection.

17 And so we are motivated, the church is motivated by concern for
18 the neighborhood and by concern for our own image in the community. We'd like to
19 be viewed as good neighbors and more importantly, we'd like to be good neighbors.
20 And so I viewed the opposition to the project in, through that. Through that filter.
21 And it appears that the opposition is not so much to the merits of the project as to
22 the church itself.

23 There are some merit-based, there is some merit-based
24 opposition to the project and the church has been responsive spending money to
25 change the design. You've heard from the architect the changes that have been
26 made in response to the informal complaints, the formal complaints that the

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1 neighborhood has made. And the complaints that have been identified as, at the
2 hearing, the previous hearing on this project.

3 The church intends to be responsible in this instance for the
4 upkeep, for the maintenance and it intends to be responsible addressing any
5 ongoing or future concerns that the neighbors address to the church. I contrast that
6 opposition with the fact that many, many members of the neighborhood are
7 supportive. And you will hear from some of them later on. I'll just point out some of
8 the benefits you've already heard so I won't repeat them. But there is low-cost
9 housing, comfortable housing, it's convenient, it provides a community center for use
10 by the community.

11 What it isn't is a commercial enterprise. It's not a nuisance, it's
12 not a noise generator or a significant traffic generator. It's not unattractive, it's not
13 out of character with the architecture in the neighborhood and it is, for the next 30
14 years at least and possibly longer than that, not even a profit-making enterprise for
15 the church. It's something the church wants to do to benefit others.

16 What it is, is an opportunity. It's an opportunity for the church to
17 provide a service. It's an opportunity for the neighborhood to show its concern for its
18 senior citizens. And it's an opportunity for the seniors to have low-income, low-cost,
19 affordable, safe housing. And so we'd ask the Commission to approve it.

20 MR. MOORE: Thank you. Mr. Renfrow.

21 MR. RENFROW: Mine will be the shortest presentation. My
22 name is Bob Renfrow. My professional office is at 11300 4th Street North, St.
23 Petersburg, Florida. I'm President of a small firm called RGR, Inc. We're HUD-
24 certified Housing Consultants, a non-profit organization. I've been at this for 33
25 years and 123 projects, mostly in the southeast, but as far north as Wilmington,
26 Delaware and Trenton, New Jersey.

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1 One thing that seems to be almost lost here, I think, is the
2 fundamental reason why the church is doing this and why the community should
3 welcome this proposal. I would like to read you, verbatim, an excerpt from a speech
4 made, would you believe, 26 years ago, February 3rd, by Robert G. Stevens of
5 Georgia. He was opposing the Administration's effort to reduce funding for the 202
6 Supportive Housing for the Elderly Program.

7 And he talked about the people who benefit from this, and he
8 said; "These are the people who have constituted the stable element of our society,
9 the backbone of America. The people who during their productive years paid in to
10 pension funds, educated their children and sent their sons to our wars. It's these
11 fixed income, older citizens who have been most cruelly punished by inflation.

12 Now when they are old and have no way to improve their
13 economic situation they find themselves, through no fault of their own, deprived of
14 the decent housing, security, independence and dignity that they have rightfully
15 earned. The situation is particularly tragic for those who live alone, because for
16 many they are not living at all, merely existing. Some are virtually prisoners in their
17 own deteriorating homes, fearful, insecure, starved for companionship and
18 meaningful activity.

19 Not infrequently, this loneliness and financial insecurity spawns
20 malnutrition, premature aging, sickness and death. These fine, proud, older
21 Americans simply cannot compete in the private market for the housing and
22 supportive services that their age and economic circumstances require."

23 That's why the church is doing this. That's why your local
24 housing organization of the District applauds it. That's why it's in the housing
25 element of your comprehensive plan.

26 This kind of housing and supportive services it brings has

1 inestimable value to the citizens of this neighborhood and community. Emphasis,
2 supportive services, little has been made of that. The church should not be in the
3 housing business and the church is not in the housing business, they are in the
4 people business. The way to implement a social ministry is to have a facility with
5 enlightened management and input so that these people, largely single and
6 unmarried females, 70 percent of your occupancy at least will be that.

7 Know that somebody is looking after them. Not only that, they
8 always marshal such things as medical screening, like blood pressure, glaucoma,
9 osteoporosis checks. These people are observed daily. The management brings
10 resources such as home health care, when it's necessary, homemaker services,
11 reference to legal services. In short, they are being looked after without an
12 impairment to their dignity and their independence.

13 The people who come shed years immediately. They buy new
14 clothes, they start socializing, they entertain each other at dinner, they form all sorts
15 of little associations like a sewing circle to make dresses for the children's hospital.
16 It revitalizes people who otherwise would be subject to premature institutionalization,
17 which is criminal. These people are fine folks. I have worked for the Catholic
18 church, the Presbyterian church, the Lutherans, the Jewish Federation, Good Will
19 Industries, the Salvation Army.

20 I have never worked for a better group of people with a more
21 impeccable motivation to serve their fellow man. Particularly those who are most
22 needful. And I ask you to bear that in mind. Thank you.

23 MR. MOORE: Mr. Chairman, I offer into the record a letter from
24 the U.S. Department of Housing and Urban Development issued in support of this
25 project. I call Brenda Turner.

26 MS. TURNER: Just in time? Good evening. My name is

1 Brenda Turner. I'm a member of the Advisory Board, Community Advisory Board. I
2 work with the Greater Washington Urban League located at 2900 Newton Street,
3 N.E. The Urban League is the lead agency for aging services here in the District of
4 Columbia. I am a resident of Fort Washington, Maryland.

5 I have copies of my testimony for those you -- okay, thanks. I
6 want to thank you for this opportunity to speak with you at this most important time,
7 as you look at the development of the 202 HUD Housing Project for the Dupont
8 Park/Fort Davis area of southeast Washington. I am coming here to address three
9 major issues. The Ward 7 population trends, 202 Supportive Housing and the
10 Allegheny East Conference's management expertise and quality track record that
11 they have in terms of managing facilities of this type.

12 There is a need not only in southeast but the entire District of
13 Columbia to focus on appropriate, safe, comfortable housing for seniors of this city.
14 It is a critical issue. Those of us who are a part of the aging network here in the
15 District of Columbia are very much aware of the various conditions impacting our
16 older population. And housing is one of those areas that stands very high in terms
17 of priority.

18 The old, old population here in the District of Columbia and in
19 southeast Washington are growing faster than any other segment of the aging
20 population and they are indeed in need of housing, various housing alternatives and
21 supportive services. Today we are looking at 34 million Americans, that's one in
22 eight who are 65 and older. Over the next 53 years, the population aged 65 and
23 older will more than double here in the District of Columbia.

24 The forecasts state that our population, our advanced aged
25 population will quadruple. So we're looking at some serious needs in terms of
26 meeting the housing needs of our older residents here in the District. I've included in

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1 this testimony a number of statistical charts to give you some idea exactly what
2 we're talking about in Ward 7, in particular. And what I will do is move on to
3 highlight, on Page 4, the current aging population trends that exist there in Ward 7.

4 In Ward 7, we're looking at the second-fastest growing elderly
5 population. In that Ward it registered 20 percent in terms of growth. The biggest
6 increase in elderly were in the communities of Fort Davis, Dupont, Benning Heights,
7 Fort Chapman, Lincoln Heights and the Deanwood area. Almost 31 percent of the
8 persons who are 65 plus, live alone. Almost 32 percent of the households in that
9 area are headed by older people who are 65 years of age and older and who have
10 an income that is less than \$10,000.00.

11 Only two subsidized housing buildings with supportive services
12 exist in Ward 7. Now what does that mean? It means that we're looking at a
13 population of over 12,000 older people in Ward 7. We're looking at advanced age.
14 We're looking at a large number of older people who are living alone. We're looking
15 at a minority population and we're looking at the fact that the bulk of these older
16 people are women.

17 So there is a severe need for us to pay close attention to making
18 sure that the housing that we plan, not only for now but for the future, for our older
19 population, is in place to meet their growing needs. Because the aging population is
20 not going anywhere, it's going to be increasing and we need to address those needs
21 now. Supportive Housing is a very special kind of housing that HUD, in its efforts to
22 meet the needs of older people in this nation, developed so that as they and as we
23 see the older population growing, housing could meet those people's needs.

24 People could age in place. That's a term that many of us hear
25 these days about older people who are aging in place. Supportive Housing is
26 designed to meet the particular needs of this population. There is, with the onset of

1 age, a number of risk factors that come about. And one of them is in the area of
2 one's ability to manage their activities of daily living. We're talking about here, in
3 particular, instrumental activities of daily, daily living. Those of us who are in the
4 field of social work speak to them as IADL's.

5 When you lose the ability to do heavy housework. When you
6 lose the ability to climb up and down stairs in your own home daily to take care of
7 your needs. When you're beginning to lose the ability to negotiate mass
8 transportation, public transportation to go to and from the banks, grocery stores, to
9 take care of errands and conditions and activities that we take for granted. Older
10 people with onset of advanced age begin to lose this ability.

11 Supportive Housing attached to a facility allows an older person
12 to manipulate and continue to live in comfort and in dignity. There's a transportation
13 component attached to the housing. There is food services to make sure that they
14 have at least one hot, balanced meal a day. Hunger and malnutrition are very real
15 problems facing the older population in this city and across the nation, it's a real
16 problem. That's why you see Congress continuously looking at and developing food
17 service programs to try and get rid of the problem of hunger.

18 So there's a strong nutritional component that's added to
19 Supportive Housing. There's also health monitoring and screening that's attached
20 as supportive services to these buildings and that's another area that this particular
21 type of population that I described a minute ago will definitely need. Because older
22 people are going to be experiencing degenerative diseases. They are, when we
23 look at the statistics right now, health statistics, our older population, the bulk of
24 them are experiencing two to three major types of diseases, health problems.

25 They are the ones who are filling our hospital beds. They are the
26 ones who are taking the bulk of prescriptions that are through our pharmaceutical,

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1 our companies. So we're looking at housing that's going to attempt to help these
2 older people continue to live. So Supportive Housing is an extremely important
3 piece. Now, let's talk just briefly about the management of the Allegheny East
4 Seventh Day Adventist organization.

5 Over 30 years of experience developing and managing facilities
6 of this type. There are facilities in places like Ohio, North Carolina, Tennessee,
7 Alabama, just to name a few. They are also, one prime example for us to see right
8 outside of the northeast city limits, Riggs Road, the Chillum Oaks facility. If any of
9 you are interested in looking to see just how effective the management of this
10 company is, look at that facility and you can get a first hand view of what a facility
11 like that can do for the community.

12 It can be a real plus for the community and each and every
13 community where these houses, buildings, excuse me, have been developed, they
14 have been nothing but a plus for the communities. They have been fantastic in
15 terms of bringing about improved community relations. And we all know this is
16 something in dire need in many parts of our city and in southeast. This facility would
17 be a community facility. Each facility has a community room that not only residents
18 can participate in and have various activities, socialize and the like, but community
19 representatives can come in for meetings and it's a part of the community.

20 And I just want to say lastly, in closing, thank you for hearing me.
21 I just ran in from another meeting and hopefully this project will meet with your
22 approval. Thank you.

23 MR. MOORE: Thank you, Ms. Turner. Mr. Franklin, I offer our
24 entire professional team for questions from the Commission.

25 VICE CHAIR FRANKLIN: Thank you very much, Mr. Moore, you
26 undershot the time by five minutes and I'm most appreciative. Colleagues, I'd like to

1 open it up to your questions now and perhaps most efficiently we might start the
2 questions with any to be put to Mr. Christian, Mr. Dobbins or Mr. Slade or Nicole
3 White to begin with, because they were up here first. Does anyone have any
4 questions for any members of that group? Mr. Clarens.

5 COMMISSIONER CLARENS: Yes, are there recreational
6 spaces within the community for the residents of the facility? Are there a party room
7 or a community room, are there facilities --

8 MR. DOBBINS: Yes, there is a community room in the facility
9 that is available, not only to the residents of the facility, as was just mentioned, but
10 also to the community at large for the scheduling of events and meetings.

11 COMMISSIONER CLARENS: And is there recreation spaces
12 outside the facility for the residents of the facility?

13 MR. DOBBINS: There is a terrace to the rear of the facility and a
14 small patio there. So to the extent that there is an opportunity for the residents to
15 come out and sit on the terrace and enjoy the park area behind, yes, there is, there
16 is an opportunity there.

17 COMMISSIONER CLARENS: And that is --

18 MR. DOBBINS: That's a passive space.

19 COMMISSIONER CLARENS: And that space is connected to
20 the interior --

21 MR. DOBBINS: Yes, it is.

22 COMMISSIONER CLARENS: -- recreational space?

23 MR. DOBBINS: Yes, yes it is.

24 COMMISSIONER CLARENS: Where is the trash going to be
25 stored, the trash cans.

26 MR. DOBBINS: The trash dumpster is situated here on the site,

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1 right here. And it's screened.

2 COMMISSIONER CLARENS: And of course in the testimony it
3 became clear that the school is also owned by the church, is that correct?

4 MR. DOBBINS: Yes, it is. The school is owned by the church.

5 COMMISSIONER CLARENS: So that's why the integration of
6 the parking and the driveway facilities have been possible?

7 MR. DOBBINS: Well, actually the driveway is, there's the
8 integration of the driveway, yes. In fact, the facility, the senior citizens center will
9 give an easement to the school to allow for ingress and egress. But the parking
10 that's situated in the rear of the building and that's 23 spaces. And then the seven
11 spaces on the side of the building are spaces that are earmarked for the senior
12 citizens center itself.

13 Of course, there will be some sharing as the need arise, but
14 specifically for this project, those are senior citizen housing spaces.

15 COMMISSIONER CLARENS: Going back to the trash issue, is
16 the trash going to be collected commercially, I presume.

17 MR. DOBBINS: I will be corrected if I'm wrong, but this project
18 will be, the Board of Directors will hire a management company to manage this
19 project. And the management will oversee the contracting of specific services,
20 whether they are cleaning services of the facility itself or for trash pickup or
21 landscaping or whatever. That will be done by the private sector.

22 COMMISSIONER CLARENS: A reference was made in part of
23 the testimony, not your's but somewhere else in the testimony, that there would be
24 some food program associated with this facility. Is this going to be in the form of a
25 common eating area within the facility? Is this common room or recreation room
26 going to be used for, also for eating and is there any kitchen associated with this

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1 room and what is the size and what is the nature of the operation of the eating?

2 MR. CHRISTIAN: The multi-purpose room is designed to
3 accommodate an eating function, but the kitchen is not designed to support the
4 preparation of food. What we have is a place where community-provided services,
5 or in the case of this particular applicant, church-provided services from another site
6 will, for instance, the school and its cafeteria immediately across the way can be
7 brought in and catered from a smaller kitchen to the residents of the community and
8 particularly the residents of the building within that community. But it's not
9 a production kitchen, it's not a commercial kitchen.

10 COMMISSIONER CLARENS: So the trash associated with a
11 commercial kitchen would not --

12 MR. CHRISTIAN: Would not exist from this facility, correct.

13 COMMISSIONER CLARENS: Okay, I have, let me check, one
14 second, let me check if I covered -- I have one very minor final comment on the
15 architecture of the building, which I find quite pleasant. A conservative building,
16 nicely scaled and toned down and this is just a comment to the architect. And that is
17 that I notice that there are through the wall air handler units, looking in some of the
18 front of the buildings.

19 And I was wondering if there was any effort on your part,
20 perhaps, to create and because of the rather nature of the architecture that you
21 selected for the building and the symmetry of those base, if there was a possibility of
22 developing a mirror grill detail that would be a blind grill that would echo the one
23 under the window so that the nature of the rhythm of this element would become
24 more consistent throughout the building. I think that would be very small, given the
25 scope of the project, a fairly small cost to the project. And I think that it
26 would add to the consistency of the facade development.

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1 MR. CHRISTIAN: I don't disagree with you and I think that's
2 something that we could easily do.

3 VICE CHAIR FRANKLIN: Commissioner Hood.

4 COMMISSIONER HOOD: Yes, what percentage of jobs would
5 be set aside for D.C. residents?

6 MR. PETERSON: Currently, and hoping you get a chance to
7 hear one of the Builders of the apartment. He's a Superintendent for Hawkins
8 Construction Company. Also, we have one of the members that will be doing the
9 demolition. Also the tenants of the building will be residing, who will reside in the
10 building would also be occupied by the building. For example, the building would
11 have maintenance services. In Chillum Oaks facility, which we'll use an example
12 here, the maintenance, the person that is in charge of the maintenance service,
13 security service and other services are tenants of the building.

14 So all these members will be District residents. Even the
15 Resident Manager will be a District resident.

16 COMMISSIONER HOOD: So you, what I'm gathering, it's 100
17 percent?

18 MR. PETERSON: I can't say 100 percent
19 because --

20 COMMISSIONER HOOD: You don't have a percentile?

21 MR. PETERSON: No, we don't.

22 COMMISSIONER HOOD: Okay. I've heard
23 that --

24 MR. PETERSON: But you can say a majority.

25 COMMISSIONER HOOD: I've heard the word convenience
26 used quite a bit and I'm concerned about shopping and banking for seniors. Is that

1 going to be on-site? Are there going to be --

2 MR. DOBBINS: I think the best thing to do is to call your
3 attention, I think, to two shopping centers that are within a quarter of a mile to the
4 site. The site is here, there is a shopping center here that is currently under-utilized
5 but we hope will be further developed and made more attractive to the local
6 population. And then there is a shopping center here that's, I think, virtually entirely
7 leased out and I think there's a financial institutional in that shopping center, as well
8 as certain convenience stores as well.

9 So there are two shopping centers close by. One that seems to
10 be doing fairly well and one that requires some upgrading, but we expect that to
11 happen or hope that to happen in the near future. There certainly is a considerable
12 amount of buying power throughout this area and there is no reason why these two
13 shouldn't be upgraded.

14 MR. PETERSON: Also, I would like to mention that the Board of
15 Directors, the people that will operate and manage and govern the regulations, they
16 will work with different community associations and the church and the school in
17 providing regular transportation for the senior citizens to and from commercial areas
18 such as this. And we're using again, the other apartment buildings that we've done.
19 So this apartment building would be part of the community and provide, we
20 anticipate the community to provide that along with the church, runs to and from
21 shopping center areas.

22 MR. DOBBINS: And just as a final note on that, we should take
23 note of the fact that the Good Hope Marketplace Shopping Center is a shopping
24 center that services this entire area. And we all know that to be the best example of
25 shopping center development in the District of Columbia, one that I think we're all
26 very proud of in Ward 7.

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1 COMMISSIONER HOOD: Last question. Concerning here
2 about the ANC, this civic association. What was some of their concerns, just give
3 me one or two of their concerns, besides parking, that you have been working with
4 them, that you have addressed and where you are with the status of taking care of
5 the problem?

6 MR. PETERSON: Yes. One of the concerns and we, I
7 mentioned that we met with them in April, 1997, at a community meeting and they
8 gave us a list of ten concerns. And besides parking, let me just give you another
9 one. They were concerned about the landscaping that we had on our Alabama
10 Avenue school. If you go there now you can see that that school is very well
11 landscaped. We have spent considerable amount of money landscaping in that
12 area. We have put new exterior, I mean a new perimeter fence around the area.

13 A portion of that fence is a wooded, board-on-board type of
14 fence. And so we're working with community in improving our property. Yes, let me
15 just talk about parking. One of the things that we did, we instituted, our deacons
16 instituted a parking monitoring program that on Saturdays when we have services at
17 our church, we have Deacons and we bought quite a few of the two-way
18 communication radios and we make sure that our neighbors ingress and egress to
19 their property is not disturbed.

20 And the Deacons do monitor the parking on Alabama Avenue
21 and in the alley. That's based on our church service that our church is located on
22 Massachusetts Avenue.

23 COMMISSIONER HOOD: Let me get just one more concern
24 and how you're resolving it. Besides parking and landscaping, can I have one more
25 concern? You say they gave you a list of ten.

26 MR. PETERSON: Yeah, they gave us a list of ten. Another

1 concern that they gave us and I wish I had the list here, I could probably get it in my
2 notes here. Let me just mention that the, one of the things that the Church school
3 are cutting through yards and leaving trash. I mentioned that we put up a six foot
4 perimeter fence, the wood fence. That means that the kids cannot cross.

5 Before we had a four foot high chain link fence there and the kids
6 were just jumping over and taking short cuts. Now we have a six foot high fence in
7 place of that and now the kids will have to -- also the kids are cutting through yards
8 and leaving trash. And we, we have a custodial monitor now that, if the trash litter
9 and he goes into the community and picks up litter in the community.

10 What we'll be getting ready to do, in the next two or three weeks,
11 we're going to have a custodial contract. And part of our custodial contract will be a
12 requirement that the custodian or the person that have that contract do litter patrol in
13 immediate vicinity of the school. Just give you some of the issues, the ten issues, I
14 mentioned the church property not well maintained. I mentioned that, what we've
15 done there.

16 I've mentioned residents are concerned that the church has not
17 complied with the previous application made by the Zoning Commission. That's
18 another address. And the residents will not see a benefit of low income housing for
19 the seniors. These are some of the things that they mentioned. Residents
20 concerned about three homes in their community being torn down to construct the
21 facility for the senior citizen home.

22 Residents concerned that the church continued to start projects
23 without consultation. And I mentioned that we definitely consulted them on this
24 project throughout the process. The community has not received a need
25 assessment to determine the need for housing. And we mentioned that the
26 comprehensive housing affordability strategy with the District of Columbia and with

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1 HUD. And we mentioned that throughout the testimony. So just give you, I've just
2 gone over ten of the concerns that they issued at the April, 1997, meeting.

3 COMMISSIONER HOOD: Okay, thank you.

4 MR. MOORE: Mr. Hood, I'd also invite your attention to
5 Appendix E at Tab P of the Applicant's submission, which is a written explanation of
6 those issues and the responses that the church has made to them.

7 COMMISSIONER HOOD: What did you say again, Mr. Moore?

8 MR. MOORE: Appendix E, which is under Tab P. Tab P is the
9 report of Mr. Dobbins and he has attached, appended to that report which is at Tab
10 P, Appendix E to his report.

11 COMMISSIONER HOOD: Okay.

12 MR. MOORE: Okay?

13 COMMISSIONER HOOD: All right, thank you.

14 VICE CHAIR FRANKLIN: Commissioner Parsons.

15 COMMISSIONER PARSONS: Thank you. Mr. Dobbins, I'm
16 looking at what is our Exhibit 5 and is a report by you dated January 30th.

17 MR. DOBBINS: Yes sir.

18 COMMISSIONER PARSONS: And in there is a Diagram No. 4,
19 which is a landscaping and grading plan. And I'm not sure you have that blown up
20 here tonight, available for us, but you seem to have --

21 MR. DOBBINS: We have a rendered version of that plan. We
22 don't have that plan blown up itself, no.

23 COMMISSIONER PARSONS: Okay. The plan that you're
24 standing before, which is called a site plan, bears some resemblance in the area of
25 landscaping and that's what I wanted to speak about.

26 MR. DOBBINS: Okay.

1 COMMISSIONER PARSONS: The landscaping plan, Diagram
2 No. 4, that I speak about is, shows approximately 50 trees and, of evergreen and
3 deciduous varieties that would be placed around the property. And as I read it,
4 approximately 21 pine trees would be placed to the rear of the project on your
5 property to attempt to screen it from Fort Davis Drive. But there's, there's little
6 resemblance, frankly, between that plan and the one that you're standing before.

7 And I want to make sure that we know and what we're being
8 asked to approve and maybe it's something you could submit later for the record in
9 some more detail. I guess my judgement at the moment is, is that the landscape
10 plan shown on Diagram No. 4 is not adequate to do the kind of job that you show on
11 this site plan, if you will. This one seems more ambitious, more thorough, more
12 complete. Maybe it's simply a rendering detail. But it seems pretty light on
13 Diagram 4 and that's the official submission as I understand it.

14 MR. DOBBINS: The Diagram 4 is the official submission. I think
15 every effort was made to make this rendering conform to the submission. This was
16 done locally, as opposed to the submission, which was done in Alabama. And the
17 Architects communicated and the intention was to make it essentially the same. I'm
18 not at liberty at this point to comment specifically on the differences, but I'm sure the
19 Applicant would be more than willing to add additional landscape elements, whether
20 they are trees or shrubs or both, to satisfy your concerns and to bring Item 4 more in
21 line with what's indicated here in the rendered version.

22 MR. CHRISTIAN: Just as a point of clarification, on Exhibit 4,
23 the landscape and grading plan, the property line that you see as the park property
24 line is virtually the extent of the trees that are shown on this drawing, Drawing No. 4.
25 But there are several trees shown just slightly to the west of the property that begin
26 to show trees on the park boundary. But the survey that this is based on, did not

1 survey all the trees onto the park land.

2 This, this diagram, actually all of these trees are existing trees on
3 the park property. And that's why we're seeing the appearance of more buffer here.
4 That buffer really is there, it's just not on our property. It's already on the park
5 property.

6 COMMISSIONER PARSONS: All right then, then as I
7 understand it, Diagram 4 is much more ambitious in it's landscaping than the one
8 you're standing in front of? In fact, it's awfully light, the diagram before you called
9 the site plan. So what we're being asked to approve is the more generous one after
10 all. Okay.

11 MR. DOBBINS: I would add that that's one of the reason why
12 this rendering was done. Because the exhibit that you have now does not show Fort
13 Davis Drive, so it doesn't show the --

14 COMMISSIONER PARSONS: That's correct.

15 MR. DOBBINS: -- it doesn't show the extent of the vegetation
16 that's along Fort Davis Drive.

17 COMMISSIONER PARSONS: All right, let's move on then. Mr.
18 Dobbins, you mentioned some wire diagrams which I'm now looking at in our Exhibit
19 5 and I'm not sure any of my colleagues have them.

20 MR. DOBBINS: We have another copy of those if it's necessary.

21 COMMISSIONER CLARENS: Mr. Parsons, if I may interject
22 here for a minute. Is there a better copy under record than this xerox copy of Exhibit
23 4 that makes it more clear what the schedule of planting is? Down at the bottom?
24 Do we have something better than this?

25 MR. CHRISTIAN: We have a full-size version.

26 COMMISSIONER CLARENS: We have a full-size version of

1 this?

2 MR. CHRISTIAN: The full-size version is in the record.

3 COMMISSIONER CLARENS: Okay, I'm sorry.

4 COMMISSIONER PARSONS: I'm glad you interrupted because
5 I want to go back. Let's stick with Diagram 4. On Diagram 4 is shown your water
6 treatment -- I'm sorry to jump around here -- your storm water management
7 proposal. And it's shown in dashed lines and I believe you described an eight foot
8 diameter pipe that would lay beneath the parking lot.

9 MR. CHRISTIAN: That correct.

10 COMMISSIONER PARSONS: However, on the diagram here,
11 there seems to be a second type.

12 MR. CHRISTIAN: There is. That's the, the first, the smaller pipe
13 which is just off, off the parking area --

14 COMMISSIONER PARSONS: Correct.

15 MR. CHRISTIAN: -- is the sand filter which is the, which is the
16 storm water quality management structure that filter, effectively filters the run off. In
17 light rains, all of the storm water, which feeds into the storm water management
18 system, would pass through the sand filter and then be discharged directly out of the
19 filter.

20 In heavier rains when retention is necessary, it would be, it would
21 overflow effectively into the storm water quantity management pipe, which is the big,
22 eight foot pipe which is about 70 or 80 feet long, which extends under the parking lot
23 and in through an outlet control structure before it's then released onto the natural
24 drainage course.

25 So it's quantity management, excuse me, quality management at
26 all times and quantity management when the run off is of an adequate amount to

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1 require that.

2 COMMISSIONER PARSONS: It appears then, if I read this
3 correctly, there is one catch basin in this larger parking lot, in the corner directly
4 adjacent to the sand filter, is that correct?

5 MR. CHRISTIAN: That's correct.

6 COMMISSIONER PARSONS: And then the pipe goes up to
7 collect, I believe, the storm water run off, off the roof of the building?

8 MR. CHRISTIAN: Correct. And also --

9 COMMISSIONER PARSONS: And then farther up into a drain
10 inlet for the landscaped area?

11 MR. CHRISTIAN: Correct.

12 COMMISSIONER PARSONS: And then one more up to the
13 entrance?

14 MR. CHRISTIAN: Correct. And then the last one is actually in
15 the loading area, which is the balance of the parking area to pick up the run off from
16 the parking which is on site, which is at the loading area in the front.

17 COMMISSIONER PARSONS: And you feel that that one catch
18 basin at the bottom of the parking lot is adequate to receive all of the run off from
19 these two parking areas?

20 MR. CHRISTIAN: Well, it was the preliminary design of the
21 storm water Engineer that laid it out this way, yes. And understand that this is not
22 really a very large parking lot. It's really quite small by comparison to what you
23 would think of, of the large parking lots. So the run off quantity is not that great,
24 because it's just not that large an area.

25 COMMISSIONER PARSONS: All right.

26 MR. CHRISTIAN: But if we needed to, during the calculation,

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1 pick up some water further up hill to relieve the, you know, the inflow into that area,
2 that would certainly not be a problem.

3 COMMISSIONER PARSONS: Well is the edge of the parking
4 been curbed in such a fashion to prevent sheet run off?

5 MR. CHRISTIAN: Correct.

6 COMMISSIONER PARSONS: That doesn't seem to be
7 indicated here, although the scale is --

8 MR. CHRISTIAN: It's very small, but yes it is curb and gutter so
9 that all of the water that is on the parking area would be directed toward the catch
10 basin and into the storm water control system.

11 COMMISSIONER PARSONS: And I assume you do not
12 propose to increase the capacity of the culvert under Fort Davis Drive then?

13 MR. CHRISTIAN: We don't intend to and actually there wouldn't
14 be any, any particular call to since the run off from this property would not be
15 anymore than is currently existing.

16 COMMISSIONER PARSONS: Okay. Let's go to Mr. Dobbins'
17 wire diagrams, or maybe they're your's. He just put them together in a packet. Did
18 you say you had some available for --

19 MR. CHRISTIAN: I have a smaller version of them.

20 COMMISSIONER PARSONS: I see.

21 MR. CHRISTIAN: That I can refer to or pass around.

22 COMMISSIONER PARSONS: Let me pass these down here as
23 long as -- this is the whole file, but I wanted to call my colleagues attention to the,
24 especially the first one. The first one is a diagram indicating the view from Fort
25 Davis, Fort Davis Drive. And it's difficult because of the way they've been sketched
26 to evaluate what they really mean. And as I grasp the sketch, the building is back at

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1 the same plane, if you will, of the brick building that is existing in the photograph. Is
2 that correct? I'm trying to put your sketch on the same plane, if you will, as the --

3 MR. DOBBINS: Existing house?

4 COMMISSIONER PARSONS: -- as the existing house, yes.

5 MR. DOBBINS: There's a various site plan that's a part of the
6 submission that I believe shows an outline of the existing houses.

7 MR. CHRISTIAN: If you look back on --

8 MR. DOBBINS: No, it's actually the landscape and grading plan.

9 MR. CHRISTIAN: If you look back on the landscape and grading
10 plan --

11 COMMISSIONER PARSONS: Oh, our favorite No. 4.

12 MR. CHRISTIAN: -- No. 4, the existing houses are dotted
13 underneath. This is a house with a garage behind.

14 COMMISSIONER PARSONS: Right.

15 MR. CHRISTIAN: This is one of the houses here, which is
16 actually well into the parking area. Significantly behind where the back wall or the
17 wall which faces Fort Davis Drive would be. And then the other existing house is
18 also, it stands behind where the front plane or the plane that faces Fort Davis Drive
19 would be. Can you make those out?

20 COMMISSIONER PARSONS: Yes. I'm just trying to --

21 COMMISSIONER CLARENS: So the school in this Photograph
22 No. 2, proposed building from Fort Davis Drive looking southeast, the school doesn't
23 show in that photograph?

24 MR. CHRISTIAN: It really does not.

25 COMMISSIONER CLARENS: It would be to the left?

26 MR. CHRISTIAN: It would be to the left end of the frame, that's

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1 correct.

2 COMMISSIONER CLARENS: But the houses that are shown
3 there are houses that are within the property? Or do we see houses across our lot?

4 MR. CHRISTIAN: No. Those are houses on the property to be
5 demolished for the construction of this building.

6 COMMISSIONER PARSONS: Well, what I'm trying to assess is
7 whether the visibility of those houses in this photograph is similar, if I can make my
8 point, similar to, from a distance standpoint, certainly not a bulk, to the wire diagram.
9 In other words, the wire diagram I think is doing you a disservice, okay? It seems to
10 place the object right front of the trees, which it doesn't. So I'm trying to evaluate the
11 impact, because you have made the effort to step the building back from the park,
12 which is the reason we rejected previously.

13 But I'm trying to assess from these photographs, what exactly is
14 going to happen here. So I'm trying to relate my discussion to the existing buildings
15 and whether that's at the same plane or even similar.

16 MR. DOBBINS: Let me address that.

17 COMMISSIONER PARSONS: Thank you.

18 MR. DOBBINS: All right, according to the landscape and
19 grading plan, there is one structure located right here. That's its footprint, okay?
20 And actually the western edge of that building is located right here.

21 COMMISSIONER PARSONS: So I'm trying to figure out then,
22 Mr. Dobbins, which photograph would show us that building, one or two?

23 MR. DOBBINS: One.

24 COMMISSIONER PARSONS: Okay.

25 MR. CHRISTIAN: It's the large house that you see in the left
26 middle, in the right middle of that photograph. The two and a half story house.

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1 COMMISSIONER PARSONS: Okay. So that gives us the
2 feeling of what the winter screen will be of this building even though --

3 MR. DOBBINS: Well, yes and no. I think there's one, a couple
4 of points. Number one, the edge of that building is further down slope than the edge
5 of the apartment building. Therefore, it's closer to Fort Davis Drive and I believe that
6 it would be more visible than this structure would be, which is further up slope. Just
7 because of the perceived visibility of a building as it moves up a slope.

8 So to some extent you're right, but I think that there's a qualifier
9 there. Now as far as the other structures are concerned, there's another structure
10 that extends virtually up to the end of the parking lot. Now that can be viewed, I
11 think
12 it's --

13 MR. CHRISTIAN: In the center of View 2.

14 MR. DOBBINS: It's in the center of View 2.

15 MR. CHRISTIAN: The structure dead center in View 2 --

16 COMMISSIONER PARSONS: All right.

17 MR. CHRISTIAN: -- is the one story house that extends very
18 deep into the --

19 MR. DOBBINS: Okay, so you're looking at what's there now
20 from Fort Davis Drive. And you're seeing a structure that comes all the way up to
21 the end of the property line. But notice that the apartment building is considerably
22 further up hill from where that existing structure is with a much greater distance
23 between Fort Davis Drive and the building that currently exists.

24 So once again, I believe that this building will be much less
25 visible than the existing structure.

26 COMMISSIONER PARSONS: Okay. All right, I have one more

1 question and maybe you covered this before I arrived. And that's contained in this
2 booklet you passed out tonight and it's comparing matter of right with the November
3 17th and the July 9th. It's no particular page number, well, it's the last one in the
4 book. Did you describe, discuss the matter of right contract tonight?

5 MR. DOBBINS: Well, this is clearly a hypothetical, first of all.
6 What we tried to do was to just look to see, given the dimensions of the site and
7 given matter of right development, what could you conceivably put on the site in
8 terms of single family dwellings. Matter of right is R-2. R-2 has a minimum lot area
9 of 3,000 square feet. It has a minimum lot width of 30 feet. But, and we could
10 probably have fit 15 structures on this site if we tried to put in a 3,000 foot minimum
11 and a 30 foot minimum. But we wanted the site to look reasonable in terms of a site
12 plan.

13 So we expanded the individual sites to an average of over 5,000
14 square feet. And we expanded the width of the sites to 49 feet. And we've got nine
15 structures in there. And so this is really just an exercise, an hypothetical exercise.
16 What sort of single family detached or single family semi-detached structures might
17 be placed on that project as a matter of right. I think the one point, though that
18 needs to be made, is that you'll probably end up having structures much, much
19 closer to the park boundary under this scenario, than you would under this scenario.

20 I mean you could conceivably have only 20 feet between the
21 structures under the matter of right project versus the 72 foot minimum under the
22 proposed current PUD.

23 COMMISSIONER PARSONS: I presume this hypothetical does
24 not save any of the existing structures?

25 MR. DOBBINS: No, it does not.

26 COMMISSIONER PARSONS: Okay. Do you think it's

1 economically viable to build such a development?

2 MR. DOBBINS: I think so, yes. I think that's one of the reasons
3 why we tried to make the lots as large as possible in the room that's possible in
4 terms of eye appeal. We didn't run any numbers, but the Architect that worked on
5 this and myself, you know, thought that it was a reasonable exercise.

6 COMMISSIONER PARSONS: Okay, thank you very much.

7 VICE CHAIR FRANKLIN: Thank you. Commissioner Hood, do
8 you have another question?

9 COMMISSIONER HOOD: I just wanted to follow up. Mr. Moore,
10 you referred me to Tab E.

11 MR. MOORE: Tab P, as in Paul.

12 COMMISSIONER HOOD: P?

13 MR. MOORE: P as in Paul.

14 COMMISSIONER HOOD: I don't know if my other colleagues
15 may have that.

16 MR. MOORE: It's in the record.

17 COMMISSIONER HOOD: Oh, it's in the record. Okay, thank
18 you.

19 MR. MOORE: It's the application itself.

20 COMMISSIONER HOOD: Okay, thank you.

21 VICE CHAIR FRANKLIN: I have just one or two questions. With
22 respect to the parking arrangements, I can see that the church parking is not very
23 distant from the proposed parking for the project. What policies would govern, let's
24 say, when there are church services, would persons attending those services have
25 access to the parking of the project?

26 MR. PETERSON: I think what you're looking at, Mr. Franklin, is

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1 the school not the church.

2 VICE CHAIR FRANKLIN: I'm sorry, the school. Okay.

3 MR. PETERSON: Yes. And based on -- your concern is during
4 church service?

5 VICE CHAIR FRANKLIN: Well, I'm just wondering to what
6 extent there would be overflow parking on the project site on the, you know, for
7 school events or what have you that drew a little larger number of people.

8 PARTICIPANT: I think on a day-to-day basis that's probably not
9 going to be a problem. You may have occasionally and you know, I think if it
10 became a regular problem it could be managed. We're not anticipating or that they'll
11 need each other's spaces.

12 VICE CHAIR FRANKLIN: One question which is sort of a follow
13 up to one of Mr. Hood's questions with respect to shopping. I know in some
14 assisted-living environments part of the supportive services entails providing
15 shopping for those tenants that are not able, for one reason or another, to get out
16 and do it themselves. Do you anticipate that that would also be one of the assisted
17 services? Supportive services?

18 MR. PETERSON: Yes. Currently, currently there are public
19 transportation services on Alabama Avenue and Pennsylvania Avenue, being about
20 a half a block away. Also the church has a van service and we anticipate that the
21 community association and other churches, local churches will be able to assist the
22 senior citizens in providing transportation to and from shopping, as well as medical
23 facilities that are not provided on site.

24 MS. TURNER: Additionally, I'd like to state that in Ward 7 the
25 lead agency for aging services operated through the Greater Southeast Community
26 Hospital and that particular lead agency provides and will make arrangements for

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1 transportation services for any senior living in that Ward. That's the whole purpose
2 of the D.C. Office on Aging's design. They are the lead agency and they will see to
3 many of the supportive services needs of that facility.

4 VICE CHAIR FRANKLIN: I have no further questions. Did you
5 want to make any further statement, Mr. Moore?

6 MR. MOORE: No. I would defer to the Office of Planning, but I
7 would reserve five minutes at the end for a closing statement and/or rebuttal.

8 VICE CHAIR FRANKLIN: Would this be an appropriate time for
9 the party in opposition? Right. Ms. Tilghman you have been granted party status
10 and what that means is that you have the opportunity at this point to pose any
11 questions you desire to any of the members of the team of the Applicants who have
12 made statements before us. And let me explain further that you will have an
13 opportunity later to testify in opposition yourself.

14 But if there are things that they have said that you would like to
15 ask a question about, this is your opportunity to do so.

16 MS. TILGHMAN: Thank you very much. First that -- my name is
17 Paulette Tilghman. I keep hearing that this is going to help Ward 7. However, every
18 time I look at the information that has been afforded me, I see that there are no set
19 asides for D.C. residents. There are no set asides period. We were told two weeks
20 ago in a meeting that somebody from California can apply and get into this.

21 So even though it may seem very good, I'd like to, a better
22 understanding as to how this is really going to help this community as opposed to
23 five miles or even down to California.

24 VICE CHAIR FRANKLIN: Mr. Renfrow.

25 MR. RENFROW: We're dealing with a HUD grant and HUD
26 makes the rules. Number one, you cannot discriminate against anyone for race,

1 religion, national origin. You cannot deny an eligible person because they moved to
2 D.C. last week as opposed to somebody that's a life-long resident of the
3 neighborhood. But as a practical matter, the people in the neighborhood, seeing this
4 under construction, the instant HUD permits marketing, again, they will flood the
5 office.

6 The people from California won't even hear about it and it will be
7 filled already. It does serve the neighborhood, but HUD does not permit you to
8 restrict it to neighborhood.

9 MR. PETERSON: And I just want to add a caveat to that, is that
10 if we use Chillum Oaks as an example we find that most, in fact 100 percent of the
11 residents from Chillum Oaks come from within a five mile radius. And Chillum Oaks
12 filled within one month of local residents from the time that it was open. And, like it
13 was mentioned previously, that when the citizens in the neighborhood see that the
14 structure is being built and they know what it's being built for, I guarantee the
15 applications will be from the local area.

16 MS. TILGHMAN: You talk about transportation being supplied
17 by the church and you talk about public transportation. In this particular area, there
18 is no public transportation except for during rush hour Mondays through Fridays. So
19 I'd like to know the extent of that. Also, there are no banks nearby that are in
20 walking distance. A little while ago you said a half a block to the shopping centers,
21 but that is a large half block that the senior citizens, many of the senior citizens
22 cannot travel. I'd like to know specifically, how are you going to give that
23 transportation to these people?

24 MS. TURNER: The D.C. Office on Aging has a transportation
25 service titled The Washington Elderly Handicapped Transportation Service. That
26 particular service, there's an intake worker in each lead agency in each Ward that

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1 arranges medical appointments, shopping appointments to meet the needs of
2 seniors across the city.

3 MS. TILGHMAN: And lastly, how many trees are you taking
4 down. I notice there's a property line of trees between one of your houses?

5 MR. CHRISTIAN: I can't speak to the exact number, I'd have to
6 get that plan and count, by I would be happy to do that and submit that for the record
7 at a later time. I don't think you want to wait for me to count them, necessarily now,
8 but I will do that. It's a substantial number of trees in the area of the front part of the
9 building toward Alabama Avenue and where the parking is, obviously.

10 VICE CHAIR FRANKLIN: Do you have any further questions?

11 MS. TILGHMAN: No sir, thank you.

12 VICE CHAIR FRANKLIN: I'd like to now afford the ANC, as a
13 party, the opportunity to ask any questions at this. Sir, when you come up, would
14 you identify yourself.

15 MR. GRANT: Good evening, Roscoe Grant, Chairman ANC-7-
16 B. One of the things that I'm concerned about is that at this last hearing that was
17 held by the Zoning Commission back in July, the church made an emphasis, even in
18 all the written documents that the Allegheny Conference of Seventh Day Adventists
19 was the ones that was constructing this project and that they were separate and
20 apart from the church.

21 And I think those distinctions were made based on a lot of the
22 concerns that the citizens raised about the church. I'd like to know has that changed
23 because I just saw two officials from the church tonight, Mr. Peterson and Ms.
24 Buchanan, comment and make testimony on behalf of the church. And I have not
25 seen anyone who's supposed to be handling this project from the Allegheny
26 Conference of Seventh Day Adventists, which was previously Pastor Davis, saying

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1 anything here tonight.

2 So I would like to know, has that changed? Is the church now
3 the person that's going to be handling this project versus the Allegheny Conference
4 of Seventh Day Adventists? That's the first question I've got.

5 MR. PETERSON: Yeah, the Allegheny East Conference is the
6 sponsor of the project. The church currently owned the land and before we could
7 turn title or the land over to the Allegheny East Conference to develop and construct
8 the project we have to provide that land without encumbrances. After the land is
9 developed, the project would then be turned over to HUD and it would be operated
10 by a Board of Directors, as previously mentioned, and the Board of Directors will
11 consist of Allegheny East people, members, very few, very few church members.

12 We'll have 15 members of the Board of Directors. Out of the 15
13 members of the Board of Directors, eight of those members will be from the local
14 community. The local community will have eight members.

15 MR. GRANT: Mr. Chairman, I don't think my question was
16 responded to and I'm very concerned about it, because in your, in the transcript from
17 the last hearing, it is very clear who was doing what. Now we all understood that the
18 land or the property was going to be transferred --

19 DIRECTOR PRUITT-WILLIAMS: Mr. Grant --

20 VICE CHAIR FRANKLIN: Well, perhaps you could confine
21 yourself to questions at this point. You'll have an opportunity to make a statement in
22 chief at a later point in the hearing.

23 MR. GRANT: Well, there was another statement that was made
24 that the community supported this project. And I would like to know from Mr.
25 Peterson what community is he talking about that supports this project?

26 MR. PETERSON: I think if we would ask for a show of support

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1 from my rear, you could see that a lot of community members are, a lot of the
2 members that are sitting in the audience are from the community. Also, also as you
3 notice, as part of the application, we provided letters that were signed. Our church
4 currently have about 50 to 75 members and about 65 of the members, 65 percent of
5 the members are Washington, D.C. residents. And about 35 or 35 percent of the
6 members are, live directly in Ward, I mean zip code 19 and 20.

7 MR. GRANT: I have no further questions, Mr. Chairman. I
8 reserve my comments for my testimony, thank you.

9 VICE CHAIR FRANKLIN: Thank you very much, sir. There
10 being no other parties, we'll now turn to the report of the Office of Planning.

11 MR. BASTIDA: Good evening. Mr. Chairman, members of the
12 Commission, for the record my name is Alberto Bastida with the D.C. Office of
13 Planning. The Office of Planning submit this report on June 29. I would be very
14 brief, seeing as we've got a very thorough presentation and I would just read our
15 recommendations and highlight the items that were not discussed in our report.

16 We described the Applicant's proposal, the site and area,
17 existing zoning and planning and policy issues. The planning and policy issues that
18 the Office of Policy looked at was the consistency with the comprehensive plan,
19 zoning, urban design and landscaping, public benefit, traffic and parking. And the
20 Office of Planning submit that it requested from four city agencies, Department of
21 Housing and Community Development, the Department of Public Works, the
22 Metropolitan Police Department and Fire Emergency Medical Services comments.

23 At the time the report was prepared, there were no comments.
24 Subsequently, the Office of Planning had received comments from the Department
25 of Public Works which I am, the Secretary has copies and I'm passing copies to the
26 members right now in which they have no objection to the proposal. The

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1 recommendation of the Office of Planning states that a proposed PUD is an attempt
2 to develop needed senior citizen housing in the city and Ward 7.

3 The housing involved will not appear to make policy inconsistent
4 with the comprehensive plan because of the consistency of the residential uses, the
5 adopted policies and production of additional elderly housing, the design and relative
6 low scale of the project and the fact that the site is somewhat isolated from nearby
7 existing low density residential uses.

8 Putting aside plan flexibility offered by the community process
9 and the benefits offered by the project, the Office of Planning has determined that
10 the Applicant has met the burden of proof required by the Zoning Regulations in its
11 consistency with the zone plan for the city. Based on the previous analysis, the
12 Office of Planning recommends approval of this application. That concludes my
13 presentation and if you have any questions, I will try to answer them. Thank you.

14 VICE CHAIR FRANKLIN: Colleagues, any questions for the
15 Office of Planning?

16 (No response.)

17 VICE CHAIR FRANKLIN: None? Okay, we've had the report of
18 other agencies I believe.

19 MR. BASTIDA: Mr. Chairman, they might want to put me
20 through cross examination by the parties.

21 VICE CHAIR FRANKLIN: Yes, okay, the parties wish or the
22 ANC and Ms. Tilghman wish to ask of the Office of Planning? Now is that
23 opportunity.

24 (No response.)

25 VICE CHAIR FRANKLIN: Thank you, Mr. Bastida. We now go
26 to the report of ANC Commission 7-B.

1 MR. GRANT: Good evening, Mr. Chairman and members of the
2 Zoning Commission, neighbors and friends. My name is Roscoe Grant, Jr., and I'm
3 the Chairman of Advisory Neighborhood Commission 7-B, representing citizens in
4 single member 7-B-03. In that role as a Chairman, I have the overall responsibility
5 for 14,000 residents in Hillcrest, Fort Davis, Fort Dupont, Randel Highlands and
6 Fairfax Village.

7 I have personally lived at 4022 Alabama Avenue, S.E., since
8 October of 1983. I am here today to continue to express, on behalf of the residents,
9 our continuous opposition to allow the Dupont Park Seventh Day Adventist Church
10 from changing the zoning in this area from an R-2 to R-5-A for Parcel Numbers
11 201/100, 201/122, 201/200 and 201/127, all in Square 5517, located on Alabama
12 Avenue, S.E.

13 Additionally, the residents are opposed to the construction of a
14 project for very little income elderly residents containing 45 one-bedroom dwellings
15 in a three-story building with a partial basement. The ANC 7-B, Fort Davis Civic
16 Association, Hillcrest Civic Association, Dupont Park Civic Association, Council
17 Member Kevin Chavous, Ward 7 and Council Member David Catania At-Large are
18 all opposed to this project.

19 In the Commission's previous Order No. 816 in Case No. 95-9C,
20 which was issued on July the 14th, 1997, the Commission concluded the following.
21 Number one, the Commission concluded that the bulk, size and height of the project
22 are inappropriate for the site and will not be in harmony with the character of the
23 neighborhood. Number two, the Commission concludes that the Applicant did not
24 attempt to adequately address the concerns of the neighborhood and other
25 organizations that opposed the project.

26 Number three, the Commission concurs with the National Park

1 Service and concludes that the revised plans do not go far enough to mitigate the
2 adverse impacts of the project on the neighborhood and the scenic character of Fort
3 Davis Drive. The Commission believe that the PUD as designed, does not carry out
4 the proposed purpose of Chapter 24 to encourage the development of well-planned
5 residential, commercial and mixed-use developments which will offer a variety of
6 billing types with lower attracted and efficient overall planning and design not
7 achievable under manner or like development.

8 Number five, the Commission believes that the project's storm
9 water management plan and the project's overall height and bulk should be
10 redesigned to save existing trees on the site, to be more compatible with the
11 character of the neighborhood, to eliminate water run off on to Fort Davis Drive and
12 to respect the vistas from Fort Davis Drive. Number six, the Commission believes
13 that the approval of this application will not, would not promote orderly development
14 in conformity with the entirety of the neighborhood and the District of Columbia Zone
15 Plan as embodied in the zoning regulations and map of the District of Columbia.

16 Number 7, the Zoning Commission has accorded Neighborhood
17 Commission 7-B the great weight to which it is entitled. Therefore, ANC-7B
18 respectfully requests that the Commission deny this application for the reasons
19 stated in their decision of July the 14th, 1997. The proposed Dupont Park Adventist
20 Apartments Seniors Home would have an unacceptable impact on the Fort Davis
21 Community. The single family residences of Fort Davis Community are tastefully
22 integrated in the forested park setting for which our community is named.

23 Any attempt to shoehorn what would be the most massive
24 structure in the community into the small, steep lot would result in unacceptable
25 visible intrusions, either on Alabama Avenue frontage or on the landscape and
26 forested park setting which anchors our community. Many Fort Davis community

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1 residents have lived here for several decades. Most of us choose this community
2 because of our desire to remain within the District and to live in affordable housing
3 with a stable, attractive setting and environment.

4 This proposed development runs counter to the elements which
5 initially attracted most of our community to Fort Davis. It is another in a series of
6 zoning exceptions proposed or implemented which, taken as a whole, alter the
7 content of our community and constitute a de facto change in the master plan.
8 While the Applicant steadfastly denies a direct connection with any other property
9 owners or proposed projects in the Fort Davis area, it is evident that, at least, the
10 Applicant has cooperated and coordinated with other properties and projects to
11 accomplish piecemeal through spot zoning what should have been proposed as a
12 large plan development PUD or master plan design.

13 Specifically, the adjacent Dupont Park School has, in the past,
14 offered to donate easements to mitigate impacts from the construction of a senior
15 home. In this current proposal will sell off a portion of their parking lot and combine
16 entrances in order to provide immediate room for the redesigned facility. Further,
17 the Dupont Park Adventist Church has provided its facilities to the Applicant to
18 present and promote its current proposal.

19 We understand that, for funding purposes, HUD requires a
20 separate, single-purpose organization to manage the proposed senior home.
21 However, that does not negate the obvious perception that the Applicant has by the
22 aforementioned coordinated spot zoning incorporated with other similar and
23 similarly-named ventures to develop a compound in the Fort Davis neighborhood
24 which is markedly different in nature and scale from the existing residential
25 neighborhood.

26 This clearly violates the spirit and intent of the existing planning

1 and zoning policies. In conclusion, it is evident that this project represents an
2 incremental step in changing the appearance and the very nature and scale from the
3 existing residential neighborhood. It is inappropriate to allow these changes to occur
4 in a stable, attractive neighborhood no matter how desirable any individual project
5 might appear viewed out of context.

6 Large, ambiguous projects such as this, should be proposed for
7 areas and environments capable of absorbing the inevitable impacts. Here the
8 cumulative as stated parking, storm water and traffic circulation impacts will result in
9 an unacceptable destabilization of our community values. Therefore, ANC-7B
10 remains opposed to this project and requests that the Commission concurs with this
11 recommendation and denies this application for the reasons stated in their
12 December, in their decision of July the 14th, 1998.

13 I am happy to respond to any questions that you may have
14 regarding my testimony, thank you. I also just wanted to point out that as a part of
15 my testimony, I presented eight exhibits. And I just want to just put them on the
16 record of what they were. I presented petitions from individual residents who will be
17 directly impacted by this project. I presented a letter from the Fort Davis Civic
18 Association in opposition of this project.

19 I submitted a letter from the Hillcrest Civic Association that's
20 against this project. I submitted a letter from Council Member Kevin Chavous, who's
21 against this project. I submitted a letter from Council Member At-Large David
22 Catania, who's also against this project. I submitted a letter from the Fort Dupont
23 Civic Association. And let me just say, Mr. Chairman, that last week I attended a
24 meeting with the Fort Dupont Civic Association where Mr. Peterson and other
25 representatives for the church presented a presentation.

26 And that letter, that's a part of this file, is a response to the

1 presentation that was submitted by the church. Also, I have a letter from the
2 National Park Service, dated January the 29th, 1998. And I also have another letter
3 from the National Park Service dated February the 28th, 1997. That particular letter
4 points out the church as being a continuous bad neighbor, sort of, in the sense that
5 they were dumping debris into the parks.

6 Just like some of the concerns that you heard here earlier about
7 some of the concerns that the neighbors had and some of the concerns that was
8 pointed out by representatives of the church in terms of litter on citizen's property. In
9 terms of people cutting, kids cutting through yards, etcetera, etcetera. So I just want
10 to make sure that this Commission is fully aware of all of these organizations that do
11 not support this project.

12 And I would hope that the Commission concur with this earlier
13 recommendation and not to support this project. Thank you very much.

14 (Applause.)

15 VICE CHAIR FRANKLIN: Thank you, Mr. Grant. Please -- are
16 there questions for Mr. Grant from the Commission?

17 COMMISSIONER PARSONS: I have one. Mr. Dobbins, may
18 you could help us put up this diagram that you did earlier that shows the matter of
19 right. Mr. Grant, maybe you haven't had a chance in your ANC to contemplate the
20 diagram that exists here on the left which shows a development of nine new homes
21 which could be done as a matter of right without any approvals from this
22 Commission. Do you feel that your neighbors would, or your
23 ANC would support such a development?

24 MR. GRANT: Absolutely not, Mr. Parsons. And also let me just
25 say that there was a mention about earlier meetings that the church had and let me
26 just put this on the record as well. At those earlier meetings which we, the citizens

1 and the ANC participated in all meetings that were held. At the very last meeting
2 that the church had, there were no drawings, okay. We had, this is my first time
3 seeing a lot of this stuff, right here.

4 At the very last meeting that we had at the church, Mr. Dobbins
5 was the person that presided over that meeting. The National Park Service was
6 there and a lot of these citizens that's in this room were there. And we were told that
7 we were going to come to a meeting to look at their plans and conveniently their
8 plans were not there. So the citizens did not have an opportunity to review those
9 plans.

10 However, however, let me put on record, that Mr. Dobbins took
11 those very plans that should have been presented to the residents, to the National
12 Park Service so that they could see those plans in an attempt to divide the National
13 Park Service against the residents that live in our community. So I just want to put
14 that on record, so absolutely no to the question that you raised. But, no sir, I have
15 not seen those plans. I have not had an opportunity to study those plans.

16 I have not had an opportunity to provide the citizens of my
17 community with the same level of professionalism that they have been able to
18 portray in this hearing today in terms of people looking at those plans and giving us
19 some feedback as to what we can or cannot do, okay. So, no sir, absolutely not.

20 COMMISSIONER PARSONS: Thank you very much.

21 COMMISSIONER CLARENS: Mr. Grant, the, just for the record,
22 did the, did your Commission take a vote on his recommendation that you're making
23 and are you speaking on their behalf?

24 MR. GRANT: Mr. Chairman, yes sir. I am speaking on behalf of
25 ANC-7B. As a matter of fact, ANC-7B has voted unanimously -- we have seven
26 ANC Commissioners --

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1 COMMISSIONER CLARENS: Could you, for the record, I'm just
2 clarifying for the record --

3 MR. GRANT: Yes sir, absolutely.

4 COMMISSIONER CLARENS: -- when was that vote taken and -
5 -

6 MR. GRANT: It's in the record. It's in the record, Mr. Chairman.
7 I can get that information to you. It is in the record. The ANC voted and I will go on
8 this record. The ANC voted by a vote to six against and one abstention, one person
9 chose not to vote. There was six votes against this project. And that vote has been
10 consistent every time that we have appeared before this body. And it will continue
11 to be consistent.

12 COMMISSIONER HOOD: Mr. Grant, just a couple of questions.
13 First of all, the vote that was taken by the ANC-7B --

14 MR. GRANT: Yes sir.

15 COMMISSIONER HOOD: -- the SMD Commissioner, which way
16 did he vote, if that's not out of order?

17 MR. GRANT: Which way did who vote?

18 COMMISSIONER HOOD: Which way did the SMD
19 Commissioner vote?

20 MR. GRANT: I am the SMD Commissioner. I voted against the
21 project. And let me just go on the record and I will just put on the record who voted
22 against the project. Roscoe Grant voted against the project.

23 COMMISSIONER HOOD: That's all I need.

24 MR. GRANT: Okay.

25 COMMISSIONER HOOD: All I wanted to know is what the SMD.

26 MR. GRANT: Yes sir, I voted against it.

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1 COMMISSIONER HOOD: Also, I'm looking here in the record,
2 one of the questions I asked earlier about some of the concerns that the community
3 had and I'm just going to read one or two. Let me find a short one here. To conduct
4 a neighborhood health fair. This is what's in the record that was given by Fort
5 Dupont Civic Association which I'm sure everybody is working together for what I'm
6 seeing here through the material.

7 MR. GRANT: Fort Davis Civic Association?

8 COMMISSIONER HOOD: Fort Dupont Civic Association.

9 MR. GRANT: Sir, I don't have any knowledge of a health fair
10 that was conducted by --

11 COMMISSIONER HOOD: Well, no, no, that was one of the
12 concerns that the community had that they wanted to see the developer and them
13 have a community health fair. That was one of the concerns.

14 MR. GRANT: I'm not aware of that concerns sir.

15 COMMISSIONER HOOD: Okay, are you aware to get a column
16 in existing community newsletter?

17 MR. GRANT: No sir.

18 COMMISSIONER HOOD: Okay, one of the things that was
19 stated earlier, to continue to closely monitor the students cutting through neighbor's
20 yards and leaving trash.

21 MR. GRANT: Well, sir, let me just say on that, one of the people
22 that will be testifying later, Mr. Spencer Robinson, at one of the previous meetings,
23 he had made or extended the, I believe, to come down to the school to talk to the
24 students about cutting through people's property, about being disrespectful to the
25 seniors, etcetera, etcetera. And he did that in an open, public meeting. And I'll let
26 him tell you, but that never took place.

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1 COMMISSIONER HOOD: Mr. Grant, have you communicated
2 effectively with your, the people in your SMD which you represent?

3 MR. GRANT: Yes sir. Let me just say, Mr. Hood, that the ANC-
4 7B has cooperated fully with the Seventh Day Adventist Church. And let me also
5 just say that I personally have gone above and beyond my responsibility. When this
6 Commission rejected this last application, the ANC no longer had an obligation to do
7 anything as it relates to the Seventh Day Adventists.

8 However, every time there was a meeting that was called that we
9 knew about, we participated in that meeting. Every time, if there was a meeting that
10 was called we participated. Even though we had no obligation and I think if you look
11 at, this is a copy of the transcript from the last hearing. And I'm quite sure you have
12 it. And I'm quite sure if you look at that, it is fully documented that that did take
13 place, sir.

14 COMMISSIONER HOOD: Okay. This next question is just a
15 yes or no.

16 MR. GRANT: Okay.

17 COMMISSIONER HOOD: Have you effectively communicated --

18 MR. GRANT: Absolutely.

19 COMMISSIONER HOOD: -- with the people -- no further
20 questions.

21 VICE CHAIR FRANKLIN: Are there any further questions from
22 the Commission?

23 (No response.)

24 VICE CHAIR FRANKLIN: I have one, Mr. Grant. I infer from
25 what you've said that there is nothing that has been done by the Applicant in revising
26 its plans that has satisfied the ANC.

1 MR. GRANT: Well Mr. Franklin, when you speak in terms of
2 revising these plans, I just want to put on the record again, I'm not aware, okay, me,
3 Roscoe Grant, I'm not aware of any revised plans. I have not received any copies of
4 any revised plans. Okay, I have not. Okay. So I'm not aware of what they have or
5 have not done as it relates to revised plans. I don't have any knowledge of that, sir.
6 Because I haven't been given that information.

7 Some of the information that you were presented here tonight, I
8 have not received that information, so I'm not aware of what they've done.

9 VICE CHAIR FRANKLIN: And you don't have any opinion, from
10 what you're heard tonight, as to whether anything you've heard would change any
11 minds about this project?

12 MR. GRANT: Well Mr. Franklin, let me just say I represent the
13 citizens in ANC-7B. If the citizens say to me tonight that they want this facility, they
14 have my support. The citizens in my community and in all of the various civic
15 associations that are affiliated with our organization, have overwhelmingly rejected
16 this project, sir. Okay, they feel that it is an intrusion in our neighborhood.

17 And I think, and I said this in the last hearing, one of the biggest
18 problems that we've had is a lack of communication. Okay. You cannot, Mr.
19 Chairman, come in people's neighborhoods to do anything without first of all
20 consulting and confirming with the people that live in that community. And when you
21 do that, there has to be a benefit. We have a lot of, we have over 200 plus vacant
22 properties in the District of Columbia. And when we look at the housing regulations,
23 one of the things that it says, and I pointed this out in my last testimony, is that we
24 must make every effort to utilize vacant and surplus property.

25 I mean if there's such a great need, which I don't see it, because
26 nobody in my community is telling me that there is a great need. And the other thing

1 I want to point out is the fact that nobody in my community would be able to move
2 into this seniors home no way, because their income levels are too high. So who,
3 again, is this project for? I mean who is this project for? It's clearly not for residents
4 that live in my area.

5 Ms. Tilghman mentioned something about people coming from
6 California, that's the first I heard of that. But who is it for? It is no benefit -- I have
7 personally gone around and let me just say this for the record, it pains me greatly to
8 be here at this hearing today, okay, to be opposing a project of a church. When I
9 have been, when I have been characterized by members of the church as being un-
10 Christian, which I take great exception to that. But again, if my residents want this
11 project, my vote is for it, without any reservations. They do not want it, Mr. Franklin,
12 they do not want it.

13 They do not want it, Mr. Franklin. And I heard something about
14 they got all this support here today. I know for a fact that there was letters that were
15 sent down to the Wellness Center and people at the Wellness Center signed letters,
16 if they are not D.C. residents, we know that they are not D.C. residents and when
17 those individuals come here, I want to put on the record, that I want to ask you as
18 the Chairperson for them to identify where they live.

19 Where they live. Because they definitely are not D.C. residents.
20 Where they live. Anybody can sign a form letter, but the question is, where do they
21 live. And in the previous record, the church submitted, I believe it was 65 people
22 that they said lived within our community out of the church population. And they can
23 tell you how many members of their church, at least about 2,000, give or take, 65
24 people out of approximately 2,000.

25 Where, Mr. Franklin, where are the people coming from? If you
26 come down there to the church on Saturday and look at the cars on Saturday, Mr.

1 Franklin, where do they come from? If you look at what my residents and senior
2 citizens have to endure on Saturday, Mr. Franklin, where do they come from? We
3 have 86 year old residents in here that testified at the last hearing that they were
4 asked by the church, if you don't like me blocking your driveway, sell your property.

5 I resent that, Mr. Franklin. And I will fight with every vigor in my
6 body to defeat that kind of thing. Thank you.

7 VICE CHAIR FRANKLIN: Thank you. Are there any further
8 questions?

9 COMMISSIONER HOOD: Just one, one final question. And I
10 want to direct this, I guess to my, to Sheri or, is there a list of accurate concerns
11 from the community? I've been trying to get a hold of one all evening. And I guess I
12 just need one so I can look at, or if not, can the ANC provide us with one?

13 MR. GRANT: If you'd like, Mr. Hood, you could use my
14 transcript from the last hearing and take out of it whatever you want, sir.

15 COMMISSIONER HOOD: I was told there were ten --

16 MR. GRANT: Sir, there was more. That's what the church said.
17 The church said there was ten issues. That's what they said. You know, that's not
18 what the ANC said, that's what the church said. So the church is telling you that
19 there were ten issues.

20 COMMISSIONER HOOD: Okay.

21 MR. GRANT: Okay. And I'm quite sure when you speak or if we
22 have time tonight, to some of these citizens, they'll tell you what the issues are. And
23 the issues go back, 1969, that Ms. Scott said, and she'll deal with that.

24 DIRECTOR PRUITT-WILLIAMS: Mr. Hood, for the record, there
25 is nothing in our file that deals directly with that.

26 COMMISSIONER HOOD: Okay, thank you.

1 COMMISSIONER CLARENS: Mr. Chairman, one more
2 question. Mr. Grant, the Applicant testified that there has been a change in the
3 leadership for the church within the recent past. The Church -- the Applicant
4 testified that there had been a change in leadership. Have you noticed any change
5 in the, in the way that the church has related to the community in the recent past?

6 MR. GRANT: No sir. And when you say, the Applicant, I have a
7 question about that. Who is the Applicant? Is the church the Applicant? Or is the
8 Allegheny Conference of Seventh Day Adventists the Applicant? I don't, you know,
9 I'm confused about that because, like I said, as I sit down here and listen to all of this
10 correspondence tonight between the church and I was looking through this transcript
11 of the last hearing, it is very clear the Allegheny Conference of Seventh Day
12 Adventists is the one that's pursuing this project.

13 And as I indicated when I made my questions, that I noticed that
14 Mr. Peterson and Ms. Buchanan were the ones that presented whatever on behalf of
15 the church and not Pastor Davis, who is very well portrayed through this document
16 right here. So you know, I'm kind of confused as to who the Applicant is. But to go
17 back to your question, no sir. The attitude of the church as an institution, okay, as
18 an institution, has been the same.

19 Members, some members within the church have expressed to
20 me as what was, I think, was mentioned by Ms. Buchanan that they had some
21 concerns as well about, you know, different things. And they have expressed that to
22 me. But the leadership has remained consistent in their attitudes against the
23 community. And as a matter of fact, in one meeting the Pastor indicated, when he
24 was asked in a meeting why don't he move in one of the houses that they are going
25 to tear down and his response was he lived in Fort Washington.

26 So meaning that, I guess, them houses that the church owned is

1 not good enough for him to live in. So, you know.

2 VICE CHAIR FRANKLIN: Does the Applicant have any
3 questions, Mr. Moore? Do you have any questions of Mr. Grant?

4 MR. MOORE: No.

5 VICE CHAIR FRANKLIN: Thank you very much, Mr. Grant.

6 MR. GRANT: Thank you, Mr. Chairman.

7 VICE CHAIR FRANKLIN: Ms. Tilghman. Oh, I'm sorry, I'm
8 sorry, I'm taking you out of order, I'm taking you out of order. I should go to parties
9 and persons in support first. You'll get your opportunity.

10 MS. TILGHMAN: I had assumed you were in opposition
11 because of the ANC, but they had a special position on the program. Could I see,
12 first of all, the hands of people who wish to testify in support, so that we can get
13 some idea how much time will be taken up. One, two, three, four, five, six, seven,
14 eight, nine, ten, 11 -- 15. I would like to conclude this hearing by no later than 11:00
15 p.m. tonight.

16 (Laughter.)

17 VICE CHAIR FRANKLIN: So I would like to caution you, please,
18 if you could limit your testimony to three minutes and not duplicate something that
19 has already been said. Now perhaps the best way of proceeding would be to just go
20 on this side of the room first and Mr. Moore, do you want to be the Generalissimo of
21 this. Yes sir.

22 MR. GRANT: Mr. Chairman, as a party to this hearing, I would,
23 any people that is going to testify, I would like for them to identify for the record --

24 VICE CHAIR FRANKLIN: Oh, of course.

25 MR. GRANT: -- where they reside at. And that may, within
26 itself, eliminate some people.

1 DIRECTOR PRUITT-WILLIAMS: Mr. Franklin, do you want me
2 to time?

3 VICE CHAIR FRANKLIN: Yes, please, three minutes. Please
4 approach the microphone and identify yourself and your address, please.

5 REVEREND WALLS: Mr. Chairman, brothers and sisters, my
6 name is Reverend Robert Lee Walls and I live at 4205 Barker Lane, S.E.,
7 Washington, D.C. I'm the Minister of the Church of New Macedonia, Baptist Church,
8 and we have approximately 1,500 members there. The address of the church is
9 4115 Alabama Avenue, S.E. I don't have but two minutes, you know, most
10 preachers have to talk a long time, but you can cut me off when I go into old
11 business and sacrifice.

12 I am really surprised at what I've heard in rebuttal tonight about,
13 and speaking for, I'm part of that community also. I live in that community, been
14 there for 30 years. But I'm really surprised that one man can speak for the entire
15 community without authority. And you don't have a chance to really protect
16 ourselves, defend ourselves. Mr. Grant had the opportunity to come to our church,
17 my doors are always open. He haven't visited me the first time to say to me, Brother
18 Walls, I'm opposed of this Adventist building this senior citizen home.

19 And he accused some of my members tonight falsely because
20 they is with the Seventh Day Adventist Church to building this building. I can't see, I
21 know actions speak louder than words to me. Because the Seventh Day Adventist
22 Church have been a friend to New Macedonia through the years. And since we are
23 different denomination, but we all love the Lord together and have done a fantastic
24 job helping each other.

25 Even before they decided to even build the building, they called
26 me up and had a meeting and asked me would I be satisfied, did I have any kind of

1 objection. I think that's giving reference to me and also my congregation. And I give
2 them great respect for them being people, even when we renovated our church, we
3 didn't have any place to go, the schools wouldn't take us. They opened their doors,
4 without charge, to go down there and worship the whole time renovation was going
5 on.

6 I know my two minutes is up, but my thing is do unto others as
7 you have them do unto you. The Seventh Day Adventists have been a good church
8 toward New Macedonia in the vicinity of Washington, D.C. Anything that we can do
9 to help them build a house to house senior citizens, because we did it in 1991, did a
10 fantastic job and the building is there. Not too many opposed it because it was very
11 much needed.

12 I heard tonight that it wasn't needed. It's needed in all
13 communities, especially Ward 7. And I'm here to tell you, I guess I've got to see Dr.
14 Chavous one-on-one. But I say, you can talk, but you've got to walk the walk. And
15 I'm going tell you that New Macedonia can do and their members that live in Ward 7
16 support the Seventh Day Adventists. We're 100 percent beside them. I have my
17 deacons, I have some trustees and other members of the church is behind this
18 building going up.

19 I'm not afraid, because the Lord tells me if I'm for you, I'm more
20 than a world against you. The two of them, I would love for them to get together and
21 work this out. Mr. Grant, as soon as you can let's talk so we can talk in love and
22 humanity like men and women should talk with each other as Christian brothers and
23 sisters. You will have --

24 VICE CHAIR FRANKLIN: Thank you. Thank you very much.

25 REVEREND WALLS: All right, brother, thank you very much.

26 (Applause.)

1 MS. MYERS: Good evening and thank you for this privilege. My
2 name is Ophelia B. Myers. I have lived in the area since 1962 as a homeowner.
3 Ten years at 4224 H Street, S.E. and 26 years at 1005 Chaplin Street, S.E. I am
4 convinced that this is a much a needed housing for our seniors who have paid their
5 dues to society and deserve safe, carefree, comfortable and attractive housing. As
6 a Christian, I know that it is my duty and responsibility to help those who need help.

7 I have learned that when I help others, I help myself. I have here
8 a long list of apartment buildings for seniors all over the city, but every one is filled to
9 capacity with a long waiting list, two years and longer. There is a critical need for
10 more such buildings. I support this project with all my strength, body and soul. I am
11 82 years old. I plead with you to grant the zoning needed to erect this very attractive
12 structure for me and others like me.

13 By the time this building is ready for occupancy, some of us may
14 not be here. And some who are protesting this project, may be among the first to file
15 application to move in. Let us be known not only as a people who need people, but
16 also as a people who help people. Tomorrow is not promised to anyone. Let us do
17 all we can today to make tomorrow, if it comes, a better place for God's children.
18 Thank you.

19 VICE CHAIR FRANKLIN: Thank you very much. I am
20 proceeding without asking my colleagues if they have any questions. And I just
21 want to say if they do, just jump in please.

22 COMMISSIONER HOOD: I just wanted to ask, do you still
23 reside --

24 MS. MYERS: 1005 Chaplin, yes sir. I've been there 26 years
25 and I'm still there. Thank you.

26 MR. DANLEY: Mr. Chairman and other Commission Members,

1 my name is William Terrell Danley, Sr. I live at 1837 41st Place, S.E. and I rise and
2 support this particular project. I moved to that address when I was in my early 20's.
3 I've been there close to 40 years now. I raised three children on that street and
4 we're still living at that address. My children are all very productive citizens of this
5 District of Columbia.

6 I'd like to remind some of the people who have not been in the
7 neighborhood what it used to be like, and what I'd like to see it restored to. When I
8 moved there in 1959, the Fairfax Village, there was a Safeway Supermarket, there
9 was Fairfax Village Supermarket, there was a Dart Drug Store, there was a Fairfax
10 Drug Store, there was a Howard Johnson Restaurant on the corner of Alabama
11 Avenue and Pennsylvania and the Maryland-side of Southern Avenue had no, it's
12 the people who developed it. So I've been there since the whole neighborhood
13 developed.

14 Over the years, I've seen some terrible changes. Some good
15 changes, some bad changes. The Safeway is no longer there. Fairfax Supermarket
16 is no longer there. The drug stores are gone. Howard Johnson is gone. All those
17 strip malls are now either unoccupied or very poorly kept. There were some positive
18 things that happened in the neighborhood though. One of those things that
19 happened was the Fort Davis Recreation Center being built on 41st Street.

20 I saw the new library on Alabama Avenue. The New Macedonia
21 Baptist Church on Alabama Avenue, that complex is an asset to the neighborhood.
22 The Dupont Park stretch, that's a large complex on both Massachusetts and
23 Alabama, very positive assets to the neighborhood. I watched the conversion of
24 Fairfax Village Apartments, from apartment buildings, rental buildings to
25 condominiums, they are a very tremendous asset to the neighborhood.

26 I may add that all these improvements that I've seen, either

1 positive changes or negative changes did not come without some displacing of our
2 comfort zone, whether it be traffic, something happened for the change in positive
3 and negative, we have to expect change for these things that come about. One of
4 the most significant changes I've seen in all these 40 years I've been here was the
5 declining age of seniors in the community. I came here in my 20's, I'm now 66. The
6 neighborhood is going largely from working people to people on fixed and limited
7 incomes.

8 I've seen spouses, I think both of my neighbors on both sides
9 have been widowed the last few years. Now several people on my block, so you
10 can see things happen to them. And I'm sure my neighborhood is typical of all the
11 neighborhoods in that community, where senior citizens are on the rise and with
12 limited incomes and limited support from family members. I'm a retired accountant.
13 And one of my ministries is to help senior citizens manage, in our case we don't
14 manage we juggle our limited financial incomes.

15 And this really is required because most of them either have no
16 relatives or their relatives are so distant that they are no assistance to them at all, so
17 they need this additional help. In doing so, there's one senior citizen apartment
18 building that I go to -- coming down to the end. It's operated by the Upper Room
19 Baptist Church on Minnesota Avenue. A lot of people may have seen that facility.

20 I visit that center quite often to take care of an old lady's finances
21 every month. Every time I go in that building, I thank God that she's blessed to
22 better herself there, where she is in a community of her peers that give her respect.
23 She's in secure housing. They have recreational and social facilities provided for
24 her. They have a dining room, laundry facilities. The apartments they have are very
25 well suited for senior citizens needs.

26 So in closing, I would like to say that I'm in great support of this

1 particular project because I see this coming into the community and kind of taking
2 me back to what it used to be when I first moved in. Very positive, viable structures.
3 In fact what I've seen here tonight, leads me to believe this will be one of the best
4 looking structures built on this side of Pennsylvania Avenue since I've been living
5 there for the last 40 years. Thank you very much.

6 VICE CHAIR FRANKLIN: Thank you very much, sir.

7 MR. GILLIS: My name is Laertes Gillis, Jr. I live at 1210 34th
8 Street, S.E., Washington, D.C. 20019. I have lived in that building for the past 33
9 years. I am and have been for many years a resident of Ward 7. I have seen many
10 changes, but I have seen much detriment too. However, I am of the opinion that this
11 institution should be built in this area for several reasons. One, I have seen the
12 benefit of what has been built on Chillum Oaks.

13 I have also seen the way people are working together in Chillum
14 Oaks and this also will apply to what will happen here. The management has made
15 facilities for the community. And the community will be greatly rewarded by what is
16 going to be built in this institution. There is one other thing that I want to say before I
17 close. I was at a meeting of the Dupont Park Association just Wednesday a week
18 ago. And at the end of the meeting, and of course Mr. Grant was there.

19 And at the end of the meeting someone mentioned we ought to
20 take a vote. Someone else said, we can't take a vote about this building because
21 we don't have a quorum. So if Mr. Grant got a letter or some type of agreement that
22 we shouldn't have this institution, it wasn't done at the meeting where they were
23 talking about it. If it was the last meeting where he was. Now I say this to say this.
24 This has been opposed, not by a number of members of the community, but by a
25 few members of the community.

26 And I do believe that this sort of thing is strictly political.

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1 Therefore, I highly recommend that this Commission take into view what has been
2 presented here tonight and consider the work that will help the citizens of Ward 7. I
3 live there, I will continue to live there and I am a native Washingtonian who wants to
4 stay and see this city improve. This is one of the improvements I want to see done.

5 VICE CHAIR FRANKLIN: Thank you very much, sir.

6 MR. MOSLEY: My name is Daniel Mosley. For 30 years I've
7 lived at 3610 Nash Place, S.E., D.C., not very far from the church. I'm here to
8 support this effort. I think this has been adequately researched and the evidence
9 speaks for itself. For the sake of time, I'm just here to concur with this effort and to
10 thank you very much for this opportunity.

11 VICE CHAIR FRANKLIN: Thank you very much, sir.

12 MR. HAWKINS: Good afternoon, my name is Robert Hawkins. I
13 live at 3436 Nash Place, S.E. 20019. I'm here to support this program. I've been
14 living at this address for 30 years and I've been in this area. And I think it would be
15 a wonderful addition to the neighborhood. Seventh Day Adventist Church has been
16 a good neighbor. Thank you.

17 VICE CHAIR FRANKLIN: Thank you, sir.

18 DR. LOCKE: My name is Dr. Reginald Locke. I live at 3733
19 Massachusetts Avenue, S.E. I've lived there for over 20 years. It's right down the
20 street from the church. I don't think that a better thing or more benevolent program
21 could be put into effect. Let me just take a few minutes and digress and tell you
22 something about why I say that. I had grandparents that were very close-knit and
23 before they reached retirement my grandfather had a series of strokes and was
24 down for 11 years, nine months and 27 days.

25 My grandmother took care of him. After he passed, she lived
26 another 22 years. Upon his passing, she moved into a senior citizens home. And

1 she was very fortunate to be able to do that, because our family at that particular
2 time did not have a support net that she wanted to be involved with. And I think
3 what they're doing is a great and benevolent thing and I support it a thousand
4 percent. Thank you.

5 VICE CHAIR FRANKLIN: Thank you, sir.

6 MR. BRUNER: My name is Luther Bruner. I live at 4237 Grant
7 Street. Right now I've been living there since 1971. I first moved into this area, in
8 zip code 20019, 63 years ago, when my children were just being born. And I greatly
9 appreciate what I've heard so far, pros and cons. We all have our opinions. But in
10 my humble opinion, I support this project, oh yes, without any reservations. Thank
11 you.

12 MS. SAUNDERS: Good evening, my name is Sylvia Saunders.
13 I live at 5053 East Capitol Street, S.E., in Ward 7. I'm a retired registered nurse and
14 I'm greatly in favor of the project of the senior citizens home. Thank you.

15 MS. WALLACE: Good evening, my name is Carlene Wallace. I
16 live at 1434 18th Place, S.E. I'm a Washingtonian. I was born in Washington, D.C.
17 and went to the public schools. I am in favor of the senior citizen development.
18 Plus, I am an early retiree. I had to retire early to come home to take care of my
19 mother. So I see the senior citizens on my street. The ones that are old and the
20 ones that need support. They're scared to come out of their homes.

21 And if they had a senior citizen building such as this, I think they
22 would be more alive to function and to go on. Thank you.

23 MS. POTEAT: Good evening, Chairman and Zoning Board. My
24 name is Loretta Poteat. I live at 1574 41st Street, S.E. I've lived there for 11 years.
25 I work at Greater Southeast. I've been at Greater Southeast Community Hospital for
26 20 years. I work with the elderly people. I am for this. I need some place to go after

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1 or when I'm at that age. I work with senior citizens, again, I mean I am for this. I just
2 cannot believe that this community is, I'm just really upset because I can't believe,
3 these are senior citizens against each other.

4 We need to look, I need to look toward the future when I get their
5 age. I need some place to go when I get that age. Thank you.

6 MR. SMITH: Good evening, my name is Albert J. Smith. I live at
7 3967 Alabama Avenue, a couple of blocks from where this proposed affordable
8 scenic building is supposed to be constructed. I recall most of the people who came
9 up here, they do not live in the proximity. They do not live in proximity. I live right
10 there. We've been trying, I've been living there at 3967 Alabama Avenue for 30
11 years and we've been trying to get a traffic light.

12 We were not able, we still do not have a traffic light. We've got
13 stop signs. And then also as far as the school is concerned, Alabama Avenue --

14 VICE CHAIR FRANKLIN: Sir, sir, we're listening to people at the
15 moment who are in support of the project.

16 MR. MCCALL: Good evening, Mr. Chairman and members.
17 This is a couple between husband and wife. Can you hear me?

18 VICE CHAIR FRANKLIN: Yes.

19 MR. MCCALL: My wife and I have been members of the District
20 of Columbia for over 50 years. We have been living at 3200 Alabama Avenue, S.E.
21 for the last 30 years. We are in support of this. And I'd like to say something else. I
22 am a salesman. I've been a salesman for the last 40 some years. And I come in
23 contact with a number of senior citizens who live by themselves and they're having
24 problems. And I try to explain to them that they shouldn't be here by themselves
25 because if something happened to you, you would not be able to make it to the
26 hospital.

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1 And two of these people, one of them lived at the village there at
2 Pennsylvania and Alabama. She passed before I could get back after she bought
3 something from me, because there was no one there to help her or rush her to the
4 hospital when she collapsed. We need this senior citizen home and I come in
5 contact with people daily. I'm like the other people, I cannot believe people who will
6 get older, if they live long enough, don't want a senior citizen home.

7 Because we need it and I support it, my wife and I both. We are
8 senior citizens. I'm at the age now when you are 70 years of age, I may not look 70
9 years of age --

10 (Laughter.)

11 MR. MCCALL: I think a home is very badly needed. I don't feel
12 70, but I know that eventually I'm --

13 VICE CHAIR FRANKLIN: I'm glad to hear that.

14 MR. MCCALL: We support it.

15 VICE CHAIR FRANKLIN: Thank you, sir. How many more
16 people wish to speak in support? Okay, we're coming to the end of the line, I guess.

17 MS. BRADFORD: I'm Altamai J. Bradford. I reside at 4208
18 Hillside Road, S.E., here in Washington, D.C. I'm a long-time resident of the Fort
19 Dupont community. I have been in this area as a D.C. Public School Teacher,
20 retired, and I have seen the plans for the Dupont Adventist Elderly Apartments and I
21 strongly support this endeavor. It will provide safe, comfortable, affordable living for
22 the tenants, and I am personally interested because in a few years I will probably be
23 looking for that kind of accommodations for myself.

24 I urge the Commissioners to do whatever is possible to get this
25 project underway as quickly as possible.

26 MS. DANLEY: Good evening.

1 VICE CHAIR FRANKLIN: Good evening.

2 MS. DANLEY: My name is Laura Danley, the wife of William
3 Danley who came up earlier. And I think he expressed most of the concerns that we
4 had as a family about the community. But I just want to go on record as one who
5 feels that this facility would be a great service to those of us who are now aged. And
6 even though I know that it's possible that I won't get to live in it, I know that it's going
7 to serve some people, maybe me, maybe other people. But I ask that you consider
8 the request that has been made here tonight to have this establishment built.

9 MR. MOSELEY: Good evening.

10 VICE CHAIR FRANKLIN: Good evening.

11 MR. MOSELEY: My name is Clarence Moseley. I live at 4601
12 Hillside Road in S.E., 20019. I have had, for the better part of my life, the
13 opportunity and pleasure to work with seniors. When I was in college I had the
14 opportunity to deal with some seniors who took me in, who helped through my
15 college days. And I would like to see this senior center built because we need it, we
16 definitely need it. And I support it wholeheartedly. Thank you.

17 VICE CHAIR FRANKLIN: Thank you, sir.

18 MR. DESMUKES: Mr. Chairman, my name is J.C. Desmukes.
19 I'm a resident, life-long resident of D.C. I live at 4212 Benning Road, N.E.,
20 Apartment 16. As a community activist for, formerly of Ward 5 and now of Ward 7, I
21 have seen residents, senior residents who have been displaced out of their homes
22 because they couldn't afford them. One was in -- recently in the Arboretum
23 neighborhood, the other one was down on H Street in N.W. in a senior citizen home.
24 They were placed out because they could not afford the place.

25 The one that we're proposing in front of you now is to, is
26 designed for those who cannot afford normal residential homes. It is my

1 recommendation that we go ahead and, that you go ahead and vote this as a yes on
2 the proposal.

3 VICE CHAIR FRANKLIN: Thank you, sir.

4 MR. BURCHETTE: Good evening.

5 VICE CHAIR FRANKLIN: Good evening, sir.

6 MR. BURCHETTE: My name is John Burchette. I have lived for
7 39 years at 1631 Fort Davis Place, S.E., which is about two and a half blocks away
8 from the location of this building. I have, for ten years, delivered meals on wheels to
9 seniors and I have seen some sights at homes that I go to where no one is there but
10 the person you deliver the meals on wheels to.

11 I think this is one of the greatest things that could happen in the
12 community. I haven't seen anything near this location that has happened that would
13 help anyone as bad as the senior citizens who need a home like this. I am 100
14 percent for it. Thank you.

15 VICE CHAIR FRANKLIN: Thank you, sir. Are there any other
16 persons in support who wish to be heard? Why don't you step up quickly, please.

17 MS. LOFTIS: Good afternoon. My name is Alberta Loftis. I
18 reside at 1009 30th Street, S.E., Washington, D.C. I've been there for 12 years.
19 Before that I lived at 3133 Lynndale Place, S.E. I just wanted to let you know that I
20 am very much in favor of this project. And I think it is a God-send. And I think that
21 some of us who think that we have, we have it made because we have homes and
22 we have lived there for a number of years.

23 But it's only by the grace of God that we're there. And it's only,
24 these belong to us, we are not custodians of these things. We're just custodians of
25 these things until such time as they are taken from us. And I think that we should all
26 be more humble and more grateful for what we have and give others a chance.

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1 Thank you very much for listening to me.

2 VICE CHAIR FRANKLIN: Thank you.

3 MR. MOORE: Mr. Chairman, I'm mindful of your admonition at
4 the beginning of this hearing to manage our process. I've asked that there be no
5 more witnesses in support, because most of them essentially have the same
6 position. They are all Ward 7 residents, they are residents of the community, but
7 they are saying the same things. And I think that the tenor of this group is well
8 represented. I would just ask those who, with the leave of the Chair, those who
9 have not testified that are here in favor of this project just to raise your hand just to
10 show the Commission who you are and that you are residents of this community.

11 Keep your hands up, keep them up, I want to show who you are,
12 that you are residents of this community and you are here in favor of the project.
13 Thank you.

14 VICE CHAIR FRANKLIN: Mr. Moore, Mr. Hood.

15 COMMISSIONER HOOD: Also, Mr. Chair, through you, I'd like
16 for those who belong to these organizations, I'll read them off. The Fort Davis Civic
17 Association, The Hillcrest Civic Association, The Dupont Park Civic Association and
18 the ANC-7B, just raise your hand so I can see, please?

19 VICE CHAIR FRANKLIN: I see a number of hands of people
20 who have testified in support of the project.

21 (Laughter and applause.)

22 VICE CHAIR FRANKLIN: Is that what you wanted?

23 COMMISSIONER HOOD: Can I see your hands again? I
24 understand -- can I see your hands again, please? I said I would like to see a show
25 of hands of the people who belong to these organizations that are in support. The
26 Fort Davis Civic Association, The Hillcrest Civic Association, The Dupont Park Civic

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1 Association and ANC-7B. If you could just, by a show of hands, please. Okay,
2 thank you.

3 VICE CHAIR FRANKLIN: Okay, now ladies and gentlemen, we
4 do want to move along and stay as orderly as possible. We're now turning to parties
5 and persons in opposition. And Ms. Tilghman, now is your time.

6 MS. TILGHMAN: Thank you.

7 VICE CHAIR FRANKLIN: Sure.

8 MS. TILGHMAN: Good evening, again. My name is Paulette
9 Tilghman, I would like to say, even before I start, I was also at the Dupont Park Civic
10 Association meeting, they did have a quorum. They elected the officers for the next
11 year. They did vote against this senior citizen project. I'd further like to say that I
12 have before me a petition signed by residents of Alabama Avenue. These are the
13 people who are right across the street from and beside this project. I have that
14 petition with me.

15 All right, I've said my good evenings, my name is Paulette
16 Tilghman, I live at 4000 Alabama Avenue, S.E. I have lived there for over 20 years,
17 I am 50 years old. I'm a life-long resident of the District of Columbia and I don't
18 believe there was a Ward 7 when I was born, but had there been, I would have lived
19 there. All right, today I am speaking for my neighbors and myself.

20 Once again, I am speaking against Case Number 95-9C, which
21 is a project undertaken by the Allegheny East Conference of the Seventh Day
22 Adventists. This project we're told will result in affordable housing for the very low
23 income elderly. We are further told that the project will be compatible with structures
24 that are already in our neighborhood. We are assured of proper upkeep and
25 adequate security.

26 We're told not to worry about our park view or think of any other

1 inconveniences. Construction is to be short, approximately one and a half years.
2 Disruptions are to be minimal. It sounds so good and so right, yet my community is
3 in opposition to this project. And I'd like to say that I do go to the ANC meetings and
4 I do go to my civic association meetings and other civic association meetings. I am
5 a member of my community.

6 Let me start with a letter to you, the Zoning Commission, from
7 the Allegheny East Conference. This letter dated January 12th, told you that the
8 only community discord that the Conference was aware of was that given in
9 opposition to this senior citizen project. How can they forget the problems brought
10 up when they proposed building a school in 1969? How can they forget the
11 problems brought up when they proposed building a new school in 1993?

12 How can they continuously forget our comments on property
13 upkeep, parking abuses and the abuse of our property by their students? Today
14 someone says, it's just a management issue. Well, it's a long overdue management
15 issue. How can the Dupont Park Seventh Day Adventist Church promise the Zoning
16 Commission that they will hire off-duty police officers to monitor parking, that was a
17 letter to you January 14th. And then tell the Dupont Park Civic Association, two
18 weeks ago, that the parking abuses are police problems that do not concern the
19 church.

20 How does the Allegheny Conference define discord? The
21 Seventh Day Adventists have promised us the building for low-income elderly. We
22 are told it will help our community. However, in a written communique to our ANC,
23 we're told that anyone can apply. It's first-come-first-served. No residency set
24 asides. No D.C. set asides. Two weeks ago, we were told that an individual living in
25 California could apply and get into the complex.

26 How is this helping our community? And then, two, why are we

1 told that these people will only need 23 parking places? I realize today they said 30,
2 but I was at the last meeting two weeks ago and it was 23. Public transportation is
3 only available during rush hour. Food and clothing stores are not in walking
4 distance. These 62 year olds will need to drive or be driven.

5 The Seventh Day Adventists promised a building that is in
6 keeping with the character of the neighborhood. They added a few rows of brick to
7 their vinyl siding. This front is still vinyl. And I heard people on the Zoning
8 Commission say that they feel it fits into the neighborhood. Ladies and gentlemen, it
9 does not fit. The building will be 40 feet tall in the front, but 54 feet tall in the back.
10 Now seriously, how can one miss a towering building in an area that has no other
11 towering buildings.

12 We're told that the trees will cover the building. If the trees can
13 cover the building, then so can I. The bottom line is that one cannot hide an
14 enormous structure by well-placed trees. All right, so you move it up on Alabama
15 Avenue so we get to see it close up. Nor can the Seventh Day Adventists hide the
16 fact that the individual apartments are too small for HUD regulations.

17 I understand that they are asking for an exemption from what, .9
18 floor area to .74. That's about 20 percent too small. Let me reiterate. The selected
19 site is too small for the proposed building or the building is too large for the selected
20 site. The small site causes the apartments to be too small for HUD regulations. The
21 building is out of character with our neighborhood and we don't want it. We don't
22 want to be concerned with its upkeep either.

23 The Seventh Day Adventists' upkeep has been and is a problem
24 in spite of their January, 1997 letter. There have been complaints for years and they
25 continue. Two weeks ago the Seventh Day Adventists said that the three houses
26 that will be destroyed are not well kept anyway. Ladies and gentlemen, those

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1 houses belong to the Seventh Day Adventist Church. However, their Pastor would
2 not live in them. In 1993, their Pastor stated that he lived in Fort Washington
3 because there was no decent housing in this area.

4 My neighbors want the Seventh Day Adventists or the Allegheny
5 East Conference and the Zoning Commission to realize that although our community
6 is not perfect, our homes are decent to us. In March of this year I asked the
7 Allegheny Conference for an architectural drawing of the building, among other
8 things. My letter was sent certified and it was not answered. Still, I question the
9 security they are talking about. On June 25th, I saw a reception area, which is not
10 near the main entrance or any other entrance.

11 I saw the offices in the building also not near the main entrance
12 or any other entrances. In our prior hearing, the Zoning Commission indicated that
13 the community was dwelling on past problems. They felt that we should all move
14 forward. They must not have realized the problems that existed for over 20 years.
15 They must not have known that in 1969, the Seventh Day Adventist Church illegally
16 opened their school and then because the community agreed to let them keep it
17 open on the stipulation that they not build anymore, this is what happened to leave it
18 open. And this was a promise not kept.

19 When asked of past promises at the December, 1997, meeting,
20 we were told that no one there was present back then. When asked of promises
21 made in the early '90's, we were told, that was then, we're different. When asked,
22 how we could trust them since they too might be gone tomorrow? We were told, we
23 honor our word. The November 19th, 1994, Board of Zoning Adjustment ruling on
24 Application No. 15799, directed the Dupont Park Church of the Seventh Day
25 Adventists to, and I quote, establish a community liaison program in order to
26 address concerns of nearby property owners and to maintain the grounds of the

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1 subject site free of refuse and debris, in a neat and orderly manner and in a healthy,
2 growing condition.

3 This was never done. The Commission that I hear of today, this
4 is the first day I've heard of the church to mitigate problems in the community. Even
5 the Park Service is complaining about Dupont Park Seventh Day Adventist Church
6 dumping on park property. The church and the community only meet for zoning
7 reasons. The church has been invited to become a part of the civic association
8 which meets on Tuesdays. The church cannot meet on Saturdays.

9 Some of the churches in our community belong to civic
10 associations. The Seventh Day Adventist Church has not joined and does not
11 attend meetings. Members of the Board of Zoning, I recently attended a meeting
12 where this church said that the ANC approved of this project. At another meeting, I
13 heard this church say that the National Parks was now in support of this structure.
14 And I called the National Parks and they told me that was not true.

15 I saw the letter or a copy of a letter dated January 12th, and sent
16 to you by the Allegheny Conference. The letter stated that our ANC Chairman was
17 now on the Board of Trustees for the project. The next week, the Conference sent a
18 letter to the ANC Chairman. This letter was an invitation to be on the Board of
19 Trustees for the senior citizens project. Help senior citizens, we don't object. Many
20 of our residents are senior citizens.

21 I'm here with my next door neighbor, she's 93. Many of us
22 moved to this area because we did not want to live in or by apartments. We love our
23 trees, we love the park, we love our homes. Please don't put a large, vinyl building
24 in our neighborhood. It will detract from the character. Also, please do not negate
25 the problems we are experiencing with the Seventh Day Adventists. On more than
26 one occasion, you have directed them to work with the community. Yet, we hear

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1 from them only when they want change the character of our neighborhood.

2 We have invited them to our civic meetings. They, in turn, have
3 taken away our trust, trust that needs to be rebuilt. Trust is important. The last time
4 we appeared before you, you focused only on a building. This time, I beg you to
5 look at the foundation of that building. That foundation is the community. Please
6 don't tear it down. Thank you.

7 VICE CHAIR FRANKLIN: Thank you, Ms. Tilghman.

8 Colleagues, are there questions for Ms. Tilghman?

9 (No response.)

10 VICE CHAIR FRANKLIN: Does the Applicant have any
11 questions?

12 MR. MOORE: No.

13 VICE CHAIR FRANKLIN: Thank you very much. We are still
14 hearing parties in opposition. I would like to get a show of hands of how many
15 people we can expect to hear from.

16 MS. SCOTT: My name is Sylvia Scott. I live at 4001
17 Massachusetts Avenue, S.E. I've owned that pack of land since 1955, built in 1957.
18 We owned the land before the church bought there. We questioned the church
19 being built there at that time. And we were told that a church could be built
20 anywhere they owned the land. Had I known the church was going to be built there,
21 I would not have purchased that property. We built our home there, it's sitting up on
22 a hill.

23 We have problems with the church. The children come through
24 the alley, they do not come and there's noise continuously when there is school. I
25 cannot rest. I am retired. I've been retired for 13 years. But there is no peace. I
26 was told in 1969, when it was discovered they were running a school and they did

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1 not have a permit. So we agreed that they could take a permit out to run the school.
2 The people said to us, the Officers of their church, we will not attempt to ever put
3 anything in your neighborhood. That was the agreement.

4 You see, we cannot trust them. They come back later and they
5 have forgotten. That is very detrimental to our community. We, as a neighbors, try
6 to keep our community looking good. Yes, there's trash. In our hearing on October
7 the 15th, 1969, you can look at the Appeal Record 10217, we were here at that time.
8 And the members of Seventh Day Adventist agreed what they were going to do.
9 They have not lived up to that agreement. You may pull that record and see.

10 That is why we are so opposed to them putting things in our
11 neighborhood. We live there. We pay tax. They do not. My comments were brief
12 and I just wanted to highlight what's going on in our neighborhood. And I thank you.

13 VICE CHAIR FRANKLIN: Thank you. Is there a Spencer
14 Robinson here? Okay, after the next lady we'll hear from you and then we'll hear
15 from the Park Service, please.

16 MS. BLEVINS: Good evening, ladies and gentlemen. My name
17 is Mrs. Lynn Blevins. I live at 4014 Alabama Avenue, S.E. And that's in
18 Washington, D.C. I am a resident of Ward 7. Ladies and gentlemen, I have no
19 quarrel against maturity and room. I do believe the bible said, love thy neighbors as
20 thy self. And we're not here to quarrel against the opposition of the building, we're
21 here to build a community.

22 And we see here that the church in itself is supposed to exercise
23 a little bit of togetherness and brotherhood. I'm a long resident of the District of
24 Columbia. I have been living at 4014 Alabama Avenue for 17 years. I just want to
25 read a little passage from the Bible, it's taken out of Joshua 24, Verse 1. And it
26 says, and Joshua gathered all the tribes of Israel to Shetom and called for the

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1 elders, and I do believe we have elders here, for their heads and for the judges,
2 which are you gentlemen in front of us and young lady in front of us.

3 And for the Officers, which we have extended over to our far
4 right, and the presented themselves before God. I think we're presenting these
5 demands before God because all of us at one given time, you don't have to be age
6 65, to realize who your neighbors are. And it doesn't make a difference what your
7 flesh tone is about, we're all brothers and sisters in the eyes of God. And I also
8 believe that if there was a time for any of us to reach out to any of our brothers and
9 sisters, it doesn't make a difference what building you house in.

10 A lot of the senior citizens here who are church-goers and are
11 quite sure and aware of that the facilities which the gentleman had pointed out, does
12 not need to have any trees, we have enough trees there. And I think it's about the
13 children. A lot of these senior citizens who have God-given talents, they are
14 supposed to be reaching out to the children. I mean as senior citizens we all, all it
15 takes is one day for slipping on a floor and you will become a senior citizen.

16 I think all of us are acting in our own pro se as far as what our
17 likes and dislikes are, but I do oppose the building simply because of the fact that
18 my father lived in a HUD senior citizens building. The building ran rampant. And I
19 do mean rampant, with drug abuse, abuse of the citizens, where they were almost
20 scared to death to even oppose someone coming into to fix the faucet, the toilet and
21 anything else.

22 They feel as though that being cramped up in a rat infested,
23 roach infested HUD building will supply their needs. The church in itself are
24 supposed to "take care of each other". Not the buildings that are housed for senior
25 citizens. Thank you, sir.

26 VICE CHAIR FRANKLIN: Thank you. Mr. Robinson.

1 MR. ROBINSON: Good evening, Commissioners and fellow
2 citizens. I am Spencer M. Robinson, Jr. I reside at 4011 Massachusetts Avenue,
3 S.E., as have my predecessors since 1939, five houses, basically, east/southeast of
4 the Seventh Day Adventist Church. And I'm here to record my statement in
5 opposition to the proposed 45-unit dwelling and the intended PUD and Map
6 Amendment requested by the Allegheny East Conference of the Seventh Day
7 Adventists and the Dupont Park Seventh Day Adventist Church.

8 Previous application, Zoning Commission Case No. 95-9C was
9 denied without prejudice on 10 February, 1997, for two reasons. One, concerns of
10 the National Park Service were insufficiently addressed. And, two, community
11 involvement was improperly engaged. The Applicant's current submission
12 repositions the proposed structure closer to Alabama Avenue so to ease the
13 pressure on Fort Davis Drive. This action simply shifts the pressure to Alabama
14 Avenue.

15 As I travel both routes regularly by automobile and on foot, I find
16 the prospect of a massive looming structure in close proximity to either thoroughfare
17 unappealing. If placing the structure on the lower contours of the site has a
18 proposed benefit of subduing it's vertical impact, then locating it to the upper section
19 must have the opposite, undesirable result.

20 The foliage proposed to screen the structure from view on
21 Alabama Avenue would be exceedingly linear and artificial on appearance,
22 especially in immediate juxtaposition to the park's greenery, which is characterized
23 by natural variations in plant and tree types by randomness of position, height and
24 maturity of these species. And by splendid openings and closings of
25 distance. Fifty feet of setback is insufficient to honor these qualities.

26 I can't support such an affront to this existing beauty. Despite

1 design alterations, the proposed building remains massive, monolithic and unworthy
2 to be placed in this context. Indenting half the structure does little to mitigate the
3 effect of over 200 linear feet of continuous building facade. Architectural knick
4 knacks, such as the alternating zones of siding and brick are band aid solutions.
5 The existing structures in my neighborhood, my house included, are much more
6 substantial and faithful to their earth types in all respects, be they structural or
7 details.

8 Vinyl siding and brick veneer on a wood frame structure,
9 especially in the configuration proposed, will look cheap and unequivocally convey
10 the lack of creativity with which this project was conceived. It's a very basic building.
11 The architectural renderings and things like that, you know, people know how to
12 make those look real pretty. That's what illustrators and designers do. Okay, but it's
13 a basic building, let's understand it essentially is that.

14 Okay, I live in a very special neighborhood and I frankly deem
15 this design to be not worthy of our unique surrounds. A meeting was called by our
16 neighborhood association of Fort Davis on 2 April, 1997, subsequent to the Zoning
17 Commission's decision 94-9C, for the purpose of providing a forum for more
18 church/community interaction. All the parties, community, church, D.C.
19 Government, Federal Agencies, were well represented. And after the formal
20 meeting agenda was concluded I conversed casually with a church representative
21 who I believe is here tonight.

22 Who, in one breath, suggested that we establish additional
23 small-scale discussions between individuals to work out our differences. And it's not
24 like I said that that's a most noble gesture, but then in the next breath, he told me
25 face-to-face, in so many words, that it wasn't going to matter what we did. Those of
26 us who had contrary opinions. It doesn't matter what we would say, what we did,

1 who we were, the church was going to make sure the project went through.

2 Now I don't know how I was supposed to feel. You know, in the
3 presence of a comment like that. It, you know, am I just a non-existent entity? You
4 know, do I not have a say so? Is the meeting just for lip service? Or for, you know,
5 putting down on paper and showing up in the newspaper, what's it for? That they
6 don't have to be listened to? So it's simply out of the question for me to sign on to a
7 project orchestrated by an entity that ultimately refuses to acknowledge my
8 existence.

9 As concerns and requests for Waiver of the PUD 2.0 minimum
10 acreage standard, please be reminded that this site is 1.53 acres and note that
11 these standards are in place so to prevent excessive development. A structure in its
12 context must not have an adversarial relationship. The two acre minimum is
13 designed to ensure that a structure does not overwhelm a lot on which it's proposed
14 to be built. Our community values, it's green space, it's open space. On these
15 grounds I'm opposed to waiving the PUD minimum land area requirement.

16 And before I comment on the outline of testimony by Albert G.
17 Dobbins, III, I would like to point out that in a document dated March 20th, 1998,
18 which you will find in your record, Subject Zoning Case 98-5C, from, to Jill St.
19 Dennis, Director, Office of Planning, from Madeline H. Dobbins, Director of Zoning
20 Commission. I would like the Zoning Commission to please consider a conflict of
21 interest represented by that relationship. The written testimony of Albert G.
22 Dobbins, III, Planning Consultant, errors correcting on several points, concerning
23 land use.

24 I find the terms "immediate area" and "surrounding area" to be
25 used in such a way as to exclude all discussion of the fully detached dwellings of
26 which there are eight total in Square 5515. My house and those of my adjacent

1 neighbors are beautiful, individual, unique structures with substantial grounds about
2 them. Since we would exist in the same block as our proposed new neighbor, I find
3 it upsetting that we would not be recognized as a feature in the overall landscape.

4 Concerning design, please let me at this time enter my house
5 and those of my adjacent neighbors into the discussion to point out that the
6 proposed structure would not be aesthetically compatible with ours. The negative
7 consequences of relocating the structure "as far away from the Fort Davis Park
8 boundary as possible" are delineated above, in my earlier comments. A setback
9 "nearly equal to the setback of surrounding structures" is inadequate since the
10 proposed structure is larger and more massive than those surrounding structures.

11 Bigger building with a bigger set back. A bigger pad on which to
12 exist with, more open space around it, simple. Footprint of proposed building is not
13 "L-shaped". Rather it is one continuous line of structure with an offset bearing in
14 one direction only. The result is more than 200 feet of facade paralleling Alabama
15 Avenue. The Zoning D.C. Government policies and plans, the proposed
16 development would be more consistent with the comprehensive plan if it were to be
17 proposed on an alternate site of sufficient acreage, containing an extent structure
18 ready and waiting for creative re-use.

19 Many such sites currently exist throughout the District. And for
20 these reasons, I must urge the Commission to deny the application. Thank you.

21 VICE CHAIR FRANKLIN: Thank you, Mr. Robinson. The
22 representatives of the Park Service can approach. You are after this gentleman.
23 Yes sir, go ahead.

24 MR. SMITH: Back again. Albert Smith, as I stated before. I
25 reside at 3967 Alabama Avenue, S.E. I think we need not to get into individualities
26 here. We need to pick what is good for the community? Or what is good for the

1 neighborhood. Most of the people that have testified, they don't live within the area.
2 I've been living in the area for 33 years. Finished paying for my house. I'm also a
3 senior citizen. I'm 67 years old. I taught school for 35 years and as far as the traffic
4 is concerned, it's a mess.

5 The park, the Police set up radar every other day and the cars fly
6 and they ignore the stop signs. We've been trying to get a traffic light for about 30
7 years and we cannot -- how can they come in and build a three-story, affordable
8 senior citizens building. I don't understand. I really don't. I've searched my heart, I
9 don't see it, because I tried, the building called and told me down town that I could
10 not go. My building or my house is two-stories. I tried to go up one, they said, no,
11 it's not in compatibility with the rest of the houses in the area.

12 So I think that we need to really search this and I don't think we
13 need to have a senior citizen in our building, in our area. I moved my mother-in-law
14 three times, from senior citizen building to another. And I don't want to mention the
15 building, but I don't have too much to say for HUD. They get you in there and they'll
16 stick. They don't upkeep, there's no upkeep as far as the building is concerned.

17 The gentleman mentioned the one down on Kenilworth Avenue,
18 Minnesota Avenue. Every time I go down there they got three and four police
19 officers at that, it's a mess. I think we need to really consider this and as far as I'm
20 concerned, I'm not for it. Thank you.

21 VICE CHAIR FRANKLIN: Thank you, sir. Mr. Hale.

22 MR. HALE: Mr. Chairman, good evening.

23 VICE CHAIR FRANKLIN: Good evening, sir.

24 MR. HALE: Mr. Chairman, good evening. Members of the
25 Commission good evening and good evening to all in attendance here this evening.
26 My name is John Hale, I'm the Acting Assistant Superintendent, actually I'm the

1 Acting Superintendent now, Mr. Chairman, for National Capital Parks East, the park
2 that has ultimate responsibility for the park that we are now talking about. Let me
3 say, very briefly, that I'm not real excited about being here to talk about this building
4 program.

5 Let me also say that I'm not here to lambast the Seventh Day
6 Adventists in terms of what they are doing. I think that their desire to do something
7 in terms of expanding their ministry is noble. I think that it's the kind of thing that
8 Christians and churches ought to do. But at the same time, as part of my
9 Stewardship responsibility as the Superintendent of the Park, I have an obligation to
10 speak to and talk about those things for which you and all the citizens of this town
11 and the country would hold me to.

12 And that is, the building that's being proposed still remains far
13 too massive. It, in fact, has an intrusive kind of look to it. It does, in fact, impair and
14 impact adversely on the visual, the visual of the scenic Fort Dupont Drive. And
15 therefore, we remain steadfast in our position. The same position that we took on
16 February 11th, 1998, which said in effect, we opposed this construction because, in
17 effect, it was too massive. And perhaps it is just too large, as has been reported
18 earlier, for the space that is allotted.

19 Either that or the space should be sought, and I would suggest,
20 perhaps, that the space should be sought someplace else, for this particular design.
21 I too, have a mother who is now 82 years old. And I would hope that when she no
22 longer can care for herself, that there is a place that she can go if she didn't want to
23 stay with us. But this building is in the wrong place and has a negative impact on
24 the park and the scenic view of Fort Dupont Drive. And therefore, we ask your
25 cooperation in opposing this construction. Thank you very much.

26 VICE CHAIR FRANKLIN: Thank you, sir. Any questions?

1 (No response.)

2 VICE CHAIR FRANKLIN: Mr. Rosenstock did you wish to
3 testify?

4 MS. PARRIS: Oh, I'm sorry.

5 VICE CHAIR FRANKLIN: Okay, fine.

6 MS. PARRIS: My name is Caroline H. Parris and I live at 3191
7 Westover Drive, S.E. I'm not a member of this particular community, but I will say
8 this, I'm opposed to another, low-income structure in Ward 7. And I hate to see a
9 nice neighborhood destroyed and that's what will happen here. Up at the corner,
10 where you said there were banks, there was a bank, rather, and stores. They are all
11 closing down. We had three banks at the beginning of the year in this area, we now
12 have one. Two banks have moved out.

13 These people would have to go almost two or three miles to do
14 shopping, real shopping. I'm not talking about fast foods because there are plenty of
15 those and they are coming in fast and taking over. They are fast-making Ward 7,
16 like Ward 8, they're making it a dumping ground. Where I lived, we had three
17 houses that had been up for sale and they're all very, very good homes. One of
18 them was \$300,000.00 and the other two over \$200,000.00.

19 And talking to the real estate people, they are saying Ward 7, the
20 people don't want to move over here. And that's bad. They are making it a dumping
21 ground. All the businesses, first-class businesses have moved out. And these
22 people talk about they won't have any traffic. You're going to have traffic if you go
23 get any of these homes. You'll have traffic. It will bring all the relatives. They
24 should come to see their mothers and fathers and what have you.

25 But you're also deteriorating the neighborhood. I'm 82 years old
26 too, but I don't want my neighborhood to go down. I really don't. And I think it's a

1 shame just because we live on the other side of the river, you dump things on us
2 that are not helping the neighborhood at all and I'm against it. I'm sorry.

3 VICE CHAIR FRANKLIN: Thank you.

4 MS. GREGORY: I wasn't going to talk. I'm not an Architect --

5 VICE CHAIR FRANKLIN: Please identify yourself.

6 MS. GREGORY: My name is Nora Gregory and I live at 4015
7 Massachusetts Avenue, S.E., almost 58 years. Back in '39 and the '40's, the Rivers
8 and the Gregorys, with problems, I was just in my '20's, wanted to build on
9 Massachusetts Avenue. The parks the view, everything that was wonderful. It was
10 difficult for us, but we've been there. Our families have grown up there. Then after
11 ten years, the Rivers and the Gregorys lived along good, beautiful neighbors.

12 After ten years, lovely, wonderful people moved in. All of us with
13 the same values. Now we have just, we have a Lieutenant on the police force, he
14 protects us, he takes care of us. I am talking about Massachusetts Avenue. I am
15 talking about Southeast. I taught school for 36 years right up there in the
16 neighborhood. There's a library named for my husband. I go to church at East
17 Baptist Church, that's at the corner of Branch and Alabama Avenue. That is my
18 neighborhood.

19 There's a beautiful feeling among the people on Alabama and
20 the people on Massachusetts. I'm getting older and everybody helps me,
21 everybody. And we have a big house that I hope won't be transferred to Alabama
22 Avenue. Yes, there are a couple of us in there way over 80. Every Saturday
23 morning, there are cars up and down, up the hill, all around through the cars.

24 There is no way for at least four of the neighbors to get out of
25 their fronts. There was a death in the family of a neighbor next door to the Seventh
26 Day Adventist Church. A limousine was sent for her. Do you know, it couldn't get in.

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1 There's a public alley that goes across the backs of three or four houses and down
2 to Massachusetts. Do you know the parking is all around, they can't even get out of
3 their back doors.

4 Now I am afraid that this is going to happen on Alabama Avenue.
5 This is the other thing, Roscoe spoke of it. The first lady received a letter, if you
6 ever decide to move, will you think of us. We don't like that. I was in the shopping
7 mall, somebody approached me. Oh, you're the lady who lives up on the hill. Your's
8 is the house that the church wants. I haven't been that angry in a long, long time.
9 And I wrote them a letter and I don't think they'll ever bother me again.

10 We, they are there, everywhere, they are there. They are there
11 on Thursday night all for meetings. They are on Friday. They are in there early on
12 Saturday. Those poor folks can't get out. They come back for Saturday meetings.
13 If we want to have anything at all, we have to get permission. I don't know whether
14 they do, but I have a big family. I have to get permission to use my front. They take
15 it all. It doesn't belong to them.

16 I walked up and down the street with them, with Roscoe and no
17 matter how many people are on this Board, you can't find a District car. That means
18 we are supporting them. We pay big taxes on Massachusetts Avenue. Sometimes
19 our District taxes are more than the federal taxes and that is our street and we can't
20 get in there. I am afraid this is what is going to happen on Alabama. And it isn't fair.
21 We are hostages to that church. We are surrounded by them and we are sorry that
22 they came.

23 VICE CHAIR FRANKLIN: Yes, sir.

24 MR. BROWN: Good evening. Good evening, ladies and
25 gentlemen, good evening, Commissioner. My name is Clarence Brown. I live at
26 4023 Massachusetts Avenue, next door to Ms. Gregory. In 1970, Ms. Talbert was

1 coming from Florida with me on the train and she said, I live on Massachusetts
2 Avenue, she was 90 years old. She said, I grew up there. I said, yeah. She said,
3 come to my house to see me. I said, I live around the corner.

4 I went to Ms. Talbert's, I did some work for her. Her daughter
5 Doris say, Clarence, you build houses, you know houses? I said, yeah. She said,
6 well if you build, you buy this lot from me on the corner of Massachusetts Avenue, I
7 will give it to you at a low cost. If you make me one promise, you will stay here and
8 build a nice house. I built a 92 foot rambler, four bedrooms, three fireplaces. I had a
9 choice to live in Florida free in Tampa, owned my own property.

10 I had a choice of working on the railroad at a good job. I had a
11 choice when I was 18 years old to go with Lionel Hampton and play third trombone, I
12 stayed in Washington and moved to 4013 Q Street in 1957, and then moved up
13 there in 1970. And I've been here since. I like my home. My house is the one on
14 the corner, across from Reverend Walls and New Macedonia. I pick up trash and
15 paper behind this church. But I'm the oldest one in the block that belong to this
16 church.

17 Because I get out, I meet them everyday. And when they get out
18 there and start cussing, I say, look, that's not what you're supposed to do. They'll go
19 tell their teacher and come right back and tell me. I can get along with the church.
20 But I cannot go along with them putting a home up there. First of all, you say senior
21 citizens and handicapped. And them boys handicapped is 23 years old, 19 years
22 old, they have all them young girls in there, them bands. Them drugs going to be
23 right there.

24 And the next thing, them being, I'm 65 and over, going to have
25 all those prostitutes who walk up and down Southern Avenue right in there. Senior
26 citizen building, the girls, they prey on them old guys.

1 (Laughter.)

2 MR. BROWN: It ain't no joke, this is serious. They be, the first
3 of the month, out at the light. And a little girl 18 years old, 19 years old, she told an
4 old man, I want my money by 4:00 and I'll be up there. It's a disgrace they fool with
5 them young children like that. So that's what's going to be coming in that building
6 and I cannot support that, no way. I've been around the neighborhood for 43 years,
7 over 43 years. I could walk and catch the bus and go to work 2:00 in the morning or
8 4:00 at Union Station, catch my train. Good community.

9 We started the civic association, the Fort Davis Civic Association
10 that belongs to the ANC. I'm a community activist, I work in the community, but I
11 cannot support it on Alabama Avenue.

12 VICE CHAIR FRANKLIN: Thank you, sir.

13 MR. BROWN: Have a nice day.

14 MR. BATTLE: Good evening.

15 VICE CHAIR FRANKLIN: Good evening, sir.

16 MR. BATTLE: My name is Ralph Battle. I reside at 3927
17 Alabama Avenue, S.E. I'm 66 years old and I have been retired for nearly 13 years.
18 I want to share with you an experience that I had. I am a member of the Washington
19 Senior Wellness Center. It's located at 28th and Alabama Avenue, S.E. When that
20 facility was first proposed for Washington, they wanted to put it in the 3900 block of
21 Alabama Avenue, S.E.

22 They wanted to take a portion of the Fort Davis Recreation
23 Center playground to put that facility in. The community opposed it, however, the
24 Office of Aging and the people who were responsible for that building, they met with
25 the community, they were very congenial, they recognized our concerns and they
26 told us they would find an alternate site. And they found one at 28th and Alabama

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1 Avenue, S.E. When that facility was put up, I was one of the first members to join
2 that facility. And I received many benefits from that.

3 But I want to point out who congenial they were. They did not try
4 to force down our community. They were concerned with our concerns. They
5 worked with us and we, along with them, found an alternate site. And I wish, I wish
6 the Seventh Day Adventists would please try to find an alternate site for this facility.
7 We don't oppose the facility, we opposed it being in our neighborhood. We want to
8 preserve our neighborhood, we love it. We want our children to come live
9 there. Please, please, we oppose this facility. Thank you.

10 VICE CHAIR FRANKLIN: Thank you, sir. Is there anyone else
11 that wishes to be heard. We've heard from you. Ladies and gentlemen, I want to
12 thank you. We have time for a closing statement from the Applicant, which I hope
13 will be brief, Mr. Moore.

14 MR. MOORE: Absolutely. Mr. Chairperson, members of the
15 Commission, this has been a long hearing process and we thank you for your time
16 and your close attention to our presentation. The church and the neighborhood
17 people who are its members, have tried very, very hard, very, very hard to put a
18 strong case into the record and to earn each of your votes to approve this project.
19 As you know, it's not been an easy, nor an uneventful journey.

20 Even until today, despite our very best efforts, there are some
21 that are unpersuaded of the merits of this wonderful project. But we are pleased,
22 fortunate and gratified that those who have been persuaded of the merits of this
23 project have written and voiced their views into the record. I think people will come
24 to understand that the property in question is essentially vacant and of little
25 productive value to the community.

26 It is owned by the church, but if it were in private hands, it could

1 be developed as a matter of right to significantly greater density. Over 50 feet closer
2 to the park and ten feet higher than the building that this application proposes. In
3 addition, the site could be used as a church, as an embassy, as a public school, as
4 a mass transit facility, or even a community-based residential facility all on a matter
5 of right basis.

6 This owner does not contemplate any of those uses. Instead, it
7 is determined to put its property to a use that will serve the nearby community, many
8 of whom are church members. The church has chosen one of the least intense, but
9 highly needed uses for this site. As some members of the Commission know,
10 despite its best plans and efforts, the church was not successful in persuading this
11 Commission that its first design and use profile were worthy of immediate support.

12 The project has merit, but it needs more definitive work, was the
13 message that the Commission related in the first case. Well, certainly the church
14 learned from that experience and has ordered its steps to ensure that that
15 disappointment would not occur again. To that end, over the past year, with the
16 Zoning Regulations and the word of the Commission as a guide, the church has
17 worked diligently to create a building design and use program that is respectful and
18 sensitive to the use, enjoyment and history of neighboring properties.

19 It has redesigned the massing and location of the proposed
20 building. Softened its edges, increased the size of the lot. Moved the building
21 further away from the park. Increased the landscaping. Reoriented the traffic
22 intersection. Increased the number of off-street parking spaces. Held numerous
23 meetings with members of the community and hired expert planners and
24 transportation consultants to address, enhance and present their building plans.

25 As a result, there are now more than 400 letters in the record
26 from neighborhood residents evidencing their support for this project. That's 400

1 letters evidencing their support for this project. That is in addition to a favorable
2 Office of Planning report and the testimony and support which you have heard this
3 evening. Thus, what you have before you is our best expert judgement that this
4 senior citizen facility will not have an adverse impact on neighboring properties.

5 It's a high quality development that provides public benefits in a
6 manner that protects and advances the public health, safety and welfare and
7 convenience. Mr. Haft once said, convincing yourself wins only half the argument
8 and he's probably right. So, in an earnest effort to win the other half of the
9 argument, we ask each of you to consider the history of this proposed development,
10 the previous instructions of the Commission, the re-tooling, the rebirth, the redesign,
11 the public need, the new traffic and parking analysis, the continuing efforts of the
12 church past, present and future to reach out and work with the community.

13 Many of the surrounding property owners have witnessed and
14 examined these factors, so has the Office of Planning. Each of them individually
15 has said, in this record and by this record, that they have become convinced that
16 this project has earned zoning approval. I would offer in support of this application,
17 there have been some questions about the residences of the persons who have filed
18 letters of support into the record. Well, we have done a statistical analysis of the
19 people who have filed letters in support for this application.

20 And I present them to you now. Each of those dots represents a
21 letter, an address that we were able to identify and put into the computer and we've
22 mapped it out. And you'll see the overwhelming majority of the people who have put
23 letters of support into this record from this community. Thus, we have convinced
24 ourselves, we have convinced many of our neighbors and we've convinced the
25 Office of Planning, this project merits approval.

26 I can humbly sit before you this evening and honestly say, that

1 this Applicant has done all that it knows to persuade you. Thus, it's for these
2 reasons and on this record that the church submits that it has met it's burden of
3 proof under the applicable zoning regulations and that it is entitled the approval of
4 the Consolidated Plan Unit Development and Change of Zoning that is before you.
5 Thank you very much for your time.

6 VICE CHAIR FRANKLIN: Thank you very much, Mr. Moore. Do
7 any of my colleagues wish to have anything added to the record before we close it?

8 DIRECTOR PRUITT-WILLIAMS: Mr. Chairman, you may want
9 to request that the ANC provide you a written letter. We have the testimony of Mr.
10 Grant, but we don't have any written information --

11 VICE CHAIR FRANKLIN: Oh, that's true.

12 DIRECTOR PRUITT-WILLIAMS: -- from the ANC in reference to
13 a quorum in the actual vote.

14 VICE CHAIR FRANKLIN: Right. Does Mr. Grant understand
15 what is being requested?

16 MR. GRANT: No.

17 VICE CHAIR FRANKLIN: A letter on the letterhead of the ANC,
18 reflecting the date of the meeting and the vote that has led to your testimony. Thank
19 you very much, ladies and gentlemen. I want to thank you for your patience. I also
20 want to thank you for the respect you have shown to one another and to the
21 process, despite I'm sure very deeply felt views on both sides of the issue. The
22 record in this case will now be closed, except for information we've just specifically
23 requested from the ANC.

24 Any special information or reports we've requested, should be
25 filed during the period ending on July 31, in Suite 210 of 441 4th Street, N.W. Any
26 party in the case may file a written response to any information or report filed after

1 the close of the hearing. Such responses should be filed no later than seven days
2 after July 31, which is August 7th. Parties in this case are invited to submit
3 proposed findings of fact and conclusions of law.

4 Any party who submits proposed findings and conclusions
5 should do so by August 19. Parties are reminded that their findings of fact should
6 not include findings saying how witnesses testified. The findings should be those
7 findings the party believes the Commission should make based upon the testimony
8 and other evidence in the record. Citations to exhibits and the transcript are
9 appropriate and encouraged.

10 To assist parties in the preparation of these findings of fact and
11 conclusions of law, a copy of the hearing transcript will be available for review in the
12 Office of Zoning in about two weeks. Copies of the transcript may also be
13 purchased from the recording firm. When the transcript is received, the Office of
14 Zoning will contact the parties. After the record is closed, the Commission will make
15 a decision on this case at one of its regular monthly meetings.

16 These meetings are generally held at 1:30 p.m. on the second
17 Monday of each month and are open to the public. Any person who is interested in
18 following this case further, may contact the staff to determine whether this case is on
19 the agenda of a particular meeting. You should also be aware that if the
20 Commission proposes to approve the application, the proposed decision must be
21 referred to the National Capital Planning Commission, NCPC, for federal impact
22 review.

23 The Zoning Commission will take final action in a public meeting
24 following receipt of the NCPC comments after which a written order will be
25 published. I declare this hearing closed.

26 (Whereupon, the Hearing in the

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foregoing matter was concluded

at 11:14 p.m.)