

2014 OCT 16 AM 10:37  
OFFICE OF THE  
SECRETARY

VINCENT C. GRAY  
MAYOR

OCT 16 2014

The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia  
John A. Wilson Building  
1350 Pennsylvania Avenue NW, Suite 504  
Washington, DC 20004

Dear Chairman Mendelson:

Today I am transmitting to the Council of the District of Columbia legislation entitled the "Mid City East Small Area Plan Resolution."

The purpose of this legislation is to approve the Mid City East Small Area Plan (the Plan), which was initiated by the Office of Planning in March 2013. The 2006 DC Comprehensive Plan "Action MC-2.7.A: North Capitol Revitalization Strategy" specifies the preparation of a small area plan for the North Capitol/Florida Avenue business district. The Plan provides a strategic framework for revitalization of Bates/Truxton Circle, Bloomingdale, Eckington, Hanover, LeDroit Park, and Sursum Corda, as well as sections of Edgewood and Stronghold. The study area is predominantly in Wards 5 and 6 with a portion in Ward 1 and is traversed by five major corridors: North Capitol Street, New York Avenue, Rhode Island Avenue, New Jersey Avenue, and Florida Avenue. The Plan provides guidance on land use, preservation, public realm, and transportation.

The Mid City East Small Area Plan is the product of intense collaboration with community stakeholders and District government agencies, which concluded with a Mayor's hearing on July 29, 2014. Approximately 2,200 individual residents and stakeholders participated in crafting, reviewing, and committing to implement the plan. The Plan conveys a shared vision and records the guiding principles that were developed through the community-based planning process. The vision is to improve quality of life and enhance neighborhood amenities and character while supporting a community of culturally, economically, and generationally diverse residents. The Plan outlines strategies that will develop a more mixed-use and walkable neighborhood. These strategies are categorized by six core themes that were drafted through the public engagement process led by the Office of Planning. These themes include:

1. Neighborhood Character – opportunities to conserve the architectural character and cultural resources of each neighborhood;

2. Commercial Revitalization – opportunities to revitalize neighborhood commercial areas including retail, dining, and small office space;
3. Redevelopment Opportunities and Housing – opportunities to improve the neighborhoods through infill, new development, and the provision of affordable housing;
4. Neighborhood Placemaking and Public Realm – opportunities to enhance neighborhood identity and improve sidewalks and public spaces;
5. Parks, Green Space, and Stormwater – opportunities to add or enhance parks and green space while reducing stormwater runoff; and
6. Connectivity – opportunities to improve connectivity and mobility between neighborhoods and from the neighborhoods to other District destinations.

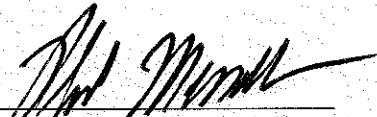
The Plan includes an implementation strategy to serve as a roadmap for implementing plan recommendations including projected timeframe and responsible entities. The Plan provides residents, land owners, developers, city officials and District agencies with a framework to guide future development in the study area.

Once approved, the Mid City East Small Area Plan will provide supplemental guidance to the Zoning Commission and other District agencies in carrying out the policies of the District of Columbia Comprehensive Plan.

I urge the Council's prompt and favorable enactment of this legislation.

Sincerely,

  
Vincent C. Gray

  
Chairman Phil Mendelson,  
At the request of the Mayor

1  
2  
3  
4  
5  
6 A PROPOSED RESOLUTION  
7  
8  
9

10  
11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
12  
13

14 Chairman Phil Mendelson introduced the following resolution, which was referred to the  
15 Committee of the Whole.

16  
17 To approve the proposed Mid City East Small Area Plan.

18  
19 RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this  
20 resolution may be cited as the "Mid City East Small Area Plan Approval Resolution of  
21 2014".

22  
23 Sec. 2. Pursuant to § 4(c)(4) of the District of Columbia Comprehensive Plan Act  
24 of the 1984 Land Use Element Amendment Act of 1984 (Act), effective March 16, 1985  
25 (D.C. Law 5-187; D. C. Official Code § 1-306.03(c)(4)), the Mayor transmitted to the  
26 Council the proposed Mid City East Small Area Plan (the "Plan").

27 Sec. 3. The Council finds that:

28 (1) The Mid City East area is located in Wards 1, 5, and 6, and includes  
29 the neighborhoods of Bates/Truxton Circle, Bloomingdale, Eckington, Hanover, LeDroit  
30 Park, and Sursum Corda, as well as portions of Edgewood and Stronghold. The planning  
31 area is defined by the following boundaries: Channing Street to the north to North Capitol  
32 Street, Rhode Island Avenue to the CSX railroad tracks to the east, R Street, Eckington

1 Place, Q Street, North Capitol Street to K Street NW to the south, and New Jersey  
2 Avenue, NW to the west.

3 (2) The Plan was initiated in February of 2013 by the Office of Planning.  
4 The Comprehensive Plan for the National Capital: District Elements calls for the  
5 preparation of a Small Area Plan/Revitalization Strategy for the North Capitol/Florida  
6 Avenue business district, including recommendations for streetscape improvements, land  
7 use and zoning changes, parking management and pedestrian safety improvements, retail  
8 development, and opportunities for new housing and public services. (*Policy MC-2.72:*  
9 *Eckington/Bloomindale 2017.6*)

10 (3) The proposed Plan was published and made available to the public on  
11 July 7, 2014, and a Mayoral Hearing was conducted on July 29, 2014.

12 (4) The purpose of the Plan is to provide a framework for conservation,  
13 development, sustainability and connectivity in the neighborhoods of Bates/Truxton  
14 Circle, Bloomingdale, Eckington, Hanover, LeDroit Park, and Sursum Corda, as well as  
15 portions of Edgewood and Stronghold. The vision is to improve quality of life and  
16 enhance neighborhood amenities and character while supporting a community of  
17 culturally, economically, and generationally diverse residents.

18 (5) The Plan uses specific land use analysis and incorporates the broadest  
19 range of planning techniques and practical solutions to achieve the District's goals and  
20 objectives.

21 (6) The Plan goals are to revitalize North Capitol Street, Rhode Island  
22 Avenue and Florida Avenue as thriving and pedestrian friendly corridors, and preserve  
23 the individual character of Bates/Truxton Circle, Bloomingdale, Eckington, Hanover,



1 LeDroit Park, and Sursum Corda. The Plan outlines strategies to provide  
2 recommendations under six core themes as follows:

3 (A) Neighborhood Character - opportunities to conserve the  
4 architectural character and cultural resources of each neighborhood;

5 (B) Commercial Revitalization – opportunities to revitalize  
6 neighborhood commercial areas including retail, dining, and small office  
7 space;

8 (C) Redevelopment Opportunities and Housing – opportunities to  
9 improve the neighborhoods through infill, new development, and the  
10 provision of affordable housing;

11 (D) Neighborhood Placemaking and Public Realm – opportunities  
12 to enhance neighborhood identity and improve sidewalks and public  
13 spaces;

14 (E) Parks, Green Space, and Stormwater – opportunities to add or  
15 enhance parks and green space while reducing stormwater runoff; and

16 (F) Connectivity – opportunities to improve connectivity and  
17 mobility between neighborhoods and from the neighborhoods to other  
18 District destinations.

19 (7) The Plan defines near and mid-term strategies for revitalization and  
20 articulates broad development goals, urban design and definitive priority actions deemed  
21 critical to the revitalization of the neighborhoods and commercial corridors within the  
22 Mid City East plan area.

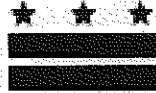
1           (8) Once approved, the Mid City East Small Area Plan will provide supplemental  
2 guidance to the Zoning Commission and other District agencies in carrying out the  
3 policies of the District of Columbia Comprehensive Plan.

4           Sec. 4. The Plan is approved as submitted.

5           Sec. 5. The Council adopts the fiscal impact statement in the committee report as  
6 the fiscal impact statement required by section 443(c) of the Rules for the Council of the  
7 District of Columbia, Council Period 17 Resolution of 2007, effective January 3, 2007  
8 (Res.17-1; 54 DCR 156).

9           Sec. 6. This resolution shall take effect immediately.


Government of the District of Columbia  
Office of the Chief Financial Officer



Jeff DeWitt  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia

**FROM:** Jeff DeWitt  
Chief Financial Officer 

**DATE:** September 4, 2014

**SUBJECT:** Fiscal Impact Statement – Mid City East Small Area Plan Approval  
Resolution of 2014

**REFERENCE:** Draft resolution shared with the Office of Revenue Analysis on  
September 3, 2014

---

**Conclusion**

Funds are sufficient in the FY 2015 through FY 2018 budget and financial plan to implement the resolution.

**Background**

Enactment of the proposed resolution will approve the Mid City East Small Area Plan ("Plan"), which outlines goals, guidelines, and strategies for revitalizing the Mid City East area, defined by the following boundaries: Channing Street to the north to North Capitol Street, Rhode Island Avenue to the CSX railroad tracks to the east, R Street, Eckington Place, Q Street, North Capitol Street to K Street NW to the south, and New Jersey Avenue, NW to the west.<sup>1</sup>

**Financial Plan Impact**

Funds are sufficient in the FY 2015 through FY 2018 budget and financial plan to implement the proposed resolution. The Plan provides a strategic framework for implementing recommendations in the Plan area, but does *not commit* District resources to implement such recommendations.

Because Federal and District anti-deficiency laws<sup>2</sup> prohibit District officers and employees from exceeding agency appropriations in any fiscal year, funds required to implement any of the public

---

<sup>1</sup> The plan is available at <http://planning.dc.gov/DC/Planning/Planning%20Publication%20Files/OP/Neighborhood%20Planning/Ward%205%20PDFs/MCEFINAL0710resized.pdf>

<sup>2</sup> 31 U.S.C. § 1341 (2007) and D.C. Official Code § 47-355.01 *et seq.* (2001).

The Honorable Phil Mendelson

FIS: "Mid City East Small Area Plan Approval Resolution of 2014" Draft resolution shared with the Office of Revenue Analysis on September 3, 2014.

investment strategies identified in the Plan would need to be budgeted and appropriated in future years or absorbed in existing agency budgets.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE ATTORNEY GENERAL



Legal Counsel Division

**MEMORANDUM**

**TO:** Lolita S. Alston  
Director  
Office of Legislative Support

**FROM:** Janet M. Robins  
Deputy Attorney General  
Legal Counsel Division


**FROM:** Janet M. Robins  
Deputy Attorney General  
Legal Counsel Division

**DATE:** September 18, 2014

**SUBJECT:** Mid City East Small Area Plan Approval Resolution of 2014  
(AE-14-559)

---

**This is to Certify that** this Office has reviewed the resolution entitled the "Mid City East Small Area Plan Approval Resolution of 2014" and found it to be legally unobjectionable. If you have any questions, please do not hesitate to call me at 724-5524.

  
\_\_\_\_\_  
Janet M. Robins

GOVERNMENT OF THE DISTRICT OF COLUMBIA

+ + + + +

OFFICE OF PLANNING

+ + + + +

MID CITY EAST  
DRAFT SMALL AREA PLAN  
MAYORAL HEARING

+ + + + +

TUESDAY  
JULY 29, 2014

+ + + + +

The Mayoral Hearing met on the  
Second Floor at the Summit at St. Martin's,  
116 T Street NE, Washington, DC, at 6:30  
p.m., Chelsea Liedstrand, Project Manager,  
Mid City East Small Area Plan, presiding.

PRESENT

CHELSEA LIEDSTRAND, Project Manager,  
Mid City East Small Area Plan  
TRACY GABRIEL, Associate Director for  
Neighborhood Planning  
COLLEEN WILLGER, Neighborhood Planner,  
Ward 5  
DEBORAH CRAIN-KEMP, Neighborhood Planner,  
Ward 7

Table of Contents

Introduction . . . . . 3

Chelsea Liedstrand

Public Testimony

Yvonne Williams. . . . . 12

Albrette "Gigi" Ransom . . . . . 16

Lonnie Duran . . . . . 19

Austin Pearl . . . . . 21

Veronica Williams. . . . . 23

Robin-Eve Jasper . . . . . 26

Adam Duffy . . . . . 28

Commissioner Paul. . . . . 29

Scott Roberts. . . . . 35

Brian Bailey . . . . . 36

Joyce Robinson-Paul. . . . . 41

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22

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

6:41 p.m.

MS. LIEDSTRAND: Good evening everybody and welcome. We're ready to get started.

So, tonight we're here for the Mayoral Hearing for the Mid City East Plan and welcome. My name is Chelsea Liedstrand. I'm the Project Manager for the Mid City East Small Area Plan.

This is Tracy Gabriel. She is the Associate Director for Neighborhood Planning.

We have Colleen Willger who is Neighborhood Planner for Ward 5 and Deborah Crain-Kemp who is the former Ward 5 Planner and now Ward 7. Very good.

So, welcome. Thank you for coming.

So, tonight I am going to go over the planning process just briefly. A little bit about the plan. A little bit about the study area and then go over the process for



1 this evening and how this is going to work.

2           So, the Mid City East Small Area  
3 Plan is three wards. It's approximately five  
4 neighborhoods. On the north side of the study  
5 area is Channing Road which is just south of  
6 McMillan. On the south side the boundary lies  
7 at L Street. On the west side the boundary  
8 lies at 4th Street or the Metro Branch Trail  
9 area. And then on the west side basically New  
10 Jersey Avenue and a little piece of it is in  
11 LeDroit Park.

12           So, through the planning process  
13 we kicked off in April 27, 2013, and we went  
14 through the existing conditions analysis.  
15 Then we also went through a robust public  
16 engagement process. And we'll go over what we  
17 did do with public engagement a little bit  
18 later, but where we landed in  
19 July/August/September was a presentation of  
20 the draft recommendations which was a public  
21 meeting on September 26th. And then based on  
22 the feedback that we received from the

1 constituents who provided feedback to us for  
2 the small area plan, it took us a little time  
3 to get it all together and make it what we  
4 like to think is almost perfect. And now  
5 we're here. We published it July 7th for  
6 public comment as a plan, not draft  
7 recommendations, but an entire plan. And so  
8 now we're in the 30-day public comment period.

9           Tonight, this is your opportunity  
10 as citizens to give us your testimony and  
11 feedback regarding the plan.

12           So, the public comment period  
13 closes on September 2nd, 2014, and then we  
14 will compile all the comments and testimony  
15 that we received from all the constituents and  
16 put it in a legislative package that will be  
17 submitted to counsel for final approval.

18           And so just to go over what kind  
19 of makes this plan unique, not only because  
20 it's a huge study area but we engage in some  
21 interesting public processes that are, I would  
22 say, creative. So, in doing our public

1 engagement we tried to do different types of  
2 activities that would reach people across the  
3 study area and just a diverse scope of folks.

4 So, we also had an advisory  
5 committee, an early implementation committee  
6 and business focus group which is relatively  
7 standard for a small area plan.

8 We had our major meeting as I  
9 mentioned earlier, April 27th, 2013. We had  
10 a variety of focus meetings in between that  
11 time and that was during the existing  
12 conditions analysis. And also after we  
13 published the draft recommendations to get  
14 feedback more on how people were reacting to  
15 the first round of draft recommendations.

16 We also did historic walks through  
17 neighborhoods of Bloomingdale and Bates. We  
18 conducted office hours in various locations  
19 through the study area to give constituents an  
20 opportunity to come and give us feedback and  
21 to just ask questions, to discuss the plan in  
22 a more intimate setting which we found to be

1 very effective.

2 We also had our website and, of  
3 course, my mixer which was our crowd sourcing  
4 or interactive web-based forum.

5 And so through all that process we  
6 ended up with the Mid City East Small Area  
7 Plan and the plan is based on this vision and  
8 the vision is -- the Mid City East Small Area  
9 Plan provides a framework for conservation  
10 development, sustainability and connectivity  
11 in the neighborhoods of Bates/Truxton Circle,  
12 Hanover, Bloomingdale, Eckington, LeDroit Park  
13 and Sursum Corda, as well as portions of  
14 Edgewood and Stronghold. The vision is to  
15 improve the quality of life and enhance  
16 neighborhood amenities and character while  
17 supporting a community of culturally  
18 economically and generationally diverse  
19 residents.

20 So, the plan is basically  
21 organized based on the vision regarding six  
22 core themes. The core themes are Neighborhood

1 Character, Commercial Revitalization,  
2 Redevelopment and Housing, Neighborhood Place  
3 Making and Public Realm, Park Green Space and  
4 Stormwater and Connectivity. And I'm not  
5 going to go over all of the visions and goals  
6 but we have at the boards outside so if you  
7 would like to read them more in-depth you're  
8 welcome to do so. We also have copies of the  
9 plan in the library for your to review as  
10 well.

11 And so tonight this is not meant  
12 to be a presentation but more so an  
13 opportunity for public testimony and so the  
14 draft plan was again published on July 7th,  
15 2014. We are currently in the official 30-day  
16 public comment period. If you have not looked  
17 at the plan like I said we have it here in the  
18 library. You can download it from the web at  
19 our website at [www.mideast.com](http://www.mideast.com). You can also  
20 find us on Twitter. And you can if you choose  
21 not to testify this evening, you can also  
22 submit written comments to me and this is my

1 name with the address and phone number and  
2 email as well.

3 MS. GABRIEL: I would just note  
4 that the official 30-day comment period we've  
5 extended it to September 2nd, mindful of the  
6 summer holidays. It gives people additional  
7 time for comments.

8 MS. LIEDSTRAND: So, the  
9 instructions are number one, you must sign in.  
10 So, if you would like to testify and have it  
11 be on the record, I would ask you go step  
12 outside to see Colleen who is at the Welcome  
13 Table and she will put you on the sign-in  
14 sheet. And witnesses will be heard in the  
15 order that you're on the list.

16 Each witness will be allocated  
17 three minutes. You will be timed and I will  
18 give you a reminder. I'm the timekeeper as  
19 well so I have a little sign to remind you  
20 when you're coming up on your three-minute --  
21 well, two minute, one minute and then --

22 We also have comment forms if you

1 would like something more formal. I'm  
2 accepting email as public comment, but we can  
3 also have a form that you can fill out here so  
4 if you go over during your testimony you have  
5 the option to continue it on the form that we  
6 have available here or you can email me.

7           Upon giving your testimony, you're  
8 welcome to stay or you can go. This is pretty  
9 formal in the sense that we have a transcriber  
10 here. He's making a record of everything that  
11 everyone says. And like I said before it will  
12 be all compiled and put into our legislative  
13 package that will be submitted to counsel.

14           Is there any questions? No.

15           Okay.

16           One other thing. Because I was  
17 mindful of kind of the cords and things, we  
18 have a couple of chairs here. I think that  
19 they can sit there in the three because we  
20 moved it, but we ask that when we call your  
21 name, three people come sit here. So, I guess  
22 we'll call four. The first person can come up

1 to the podium and then the other three will  
2 go. And then I guess when the third person is  
3 done then I'll go on the list and read the  
4 next three to come up.

5 MS. GABRIEL: And I know not  
6 everyone is here tonight to testify. Feel  
7 free to testify, did you want to change or if  
8 you just want to affirm your support, whatever  
9 you choose to do. We have two people who are  
10 currently signed up to testify but, you know,  
11 if you didn't check the box and wanted to --  
12 oh, you would like to testify. Okay, great.

13 So, Yvonne Williams will go first  
14 and then Gigi, then Austin. And I'll ask you  
15 when you testify if you could repeat your name  
16 just for legibility purposes I think it would  
17 be important.

18 We can extend I think - if we  
19 only have three people testifying then we'll  
20 extend it. If we do have time at the end we  
21 will allow people to -- So, we have four  
22 currently. Yvonne, Gigi, Lonnie and Austin



1 can come up and Yvonne, you'll go first.

2 MS. LIEDSTRAND: You can go ahead.

3 MS. WILLIAMS: Thank you.

4 Good evening.

5 My name is Yvonne Williams and I  
6 serve as Chair of the Board of Trustees of  
7 Bible Way Church. Bible Way is in its 87th  
8 year and one of our principal missions has  
9 been to work to bring affordable housing to  
10 the neighborhood of our church which is  
11 located at 1100 New Jersey Avenue, Northwest.

12 Our oldest housing affiliate is  
13 the Golden Rule Apartments, Inc. Golden Rule  
14 Apartments, Inc. Is a nonprofit affiliate of  
15 Bible Way Church constructed the Golden Rule  
16 Center at the Northwest corner of First and K  
17 Streets, Northwest, in 1973.

18 Beginning in 2005, we sought to  
19 redevelop the site which was in declining  
20 condition. At that time, the city asked us  
21 to hold on our redevelopment plans as they  
22 were planning a charette and a master

1 planning exercise for the whole area.

2 In 2006, the Northwest One Master  
3 Plan which encompassed the Golden Rule Center  
4 site was approved by the city council showing  
5 higher density along K Street and lower  
6 density towards L Street as well as the  
7 introduction of new intermediate streets.

8 In compliance with the master  
9 plan, Golden Rule began construction on the  
10 SeVerna in 2010 at First and L Streets,  
11 Northwest. The project was constructed in  
12 part with financing from the Deputy Mayor of  
13 Planning and Economic Development and with  
14 the support of the Office of Planning. The  
15 site was designed in compliance with C2A  
16 zoning. The five-story mid-rise located on K  
17 Street and four story low-rise townhouses  
18 along L Street intended to compliment future  
19 low-rise development to the north of L  
20 Street.

21 Additionally, the townhouses are  
22 set back to allow the 90-foot L Street right

1 of way to reopen.

2 In 2011 Golden Rule completed the  
3 up-zoning and the future SeVerna on K which  
4 we have almost finished at this point. It's  
5 a 133 high-rise. Hundred and thirty-three  
6 unit high-rise.

7 Representatives of Golden Rule and  
8 our development team met with the Office of  
9 Planning on July 20, 2013, regarding the Mid  
10 City East Area Plan to express our concern  
11 that the city was altering a portion of the  
12 recently approved Northwest One Plan without  
13 regard for our adjacent components of the  
14 plan which had already been completed like  
15 SeVerna One.

16 Golden Rule requested a full  
17 review be conducted to understand how the  
18 Northwest One Master Plan and Mid City East  
19 Small Area Plan would be integrated. Golden  
20 Rule requested careful study to assure that  
21 any requests or proposals for additional  
22 density not negatively impact the SeVerna

1 low-rise development at First and L.

2 We did not receive a response and  
3 were disappointed that the draft plan does  
4 not include a statement that the redeveloped  
5 Sursum Corda property should step down toward  
6 L Street, although I must say I saw in the  
7 call, the statement to that effect is  
8 included. We just don't have a copy of it.

9 We support the opportunity for  
10 Sursum Corda to redevelop their site through  
11 the PUD process. However, we request that  
12 Mid East Small Development Area Draft Plan be  
13 updated to reflect that new development must  
14 step down toward L Street so it's not to  
15 adversely impact SeVerna development which  
16 was built at four stories as required by the  
17 city's approved Northwest One Plan.

18 Thank you very much for the  
19 opportunity to present this information.

20 Thank you.

21 MS. GABRIEL: I will note that we  
22 gave her five minutes just noting that we

1 have a smaller crowd so we wanted to give  
2 people a little more time to speak.

3 If you could just raise your hand  
4 because not everyone checked the box. But if  
5 you could raise your hand if you're intending  
6 to testify. Great.

7 So, you're next.

8 MS. LIEDSTRAND: So, Gigi.

9 MS. GABRIEL: So, we'll still give  
10 you a two minute and a one minute warning but  
11 we'll give you the additional so it will be  
12 five minutes.

13 MS. RANSOM: Okay. You need the  
14 name, right? Albrette, A-L-B like in blue,  
15 R-E-T-T-E "G-I-G-I" one word, Ransom, R-A-N  
16 like in Nancy, S-O-M like in Mary. No E.

17 I'm here to support the Mid City  
18 Plan. Truly support the overpass from Rhode  
19 Island Avenue down to Route, I think it's R  
20 Street that you plan on building. Hopefully,  
21 with that, there would be sufficient room for  
22 lease, authorized vehicles, such as police,



1 center on New York Avenue. I'm in the  
2 Hanover area, unit block of O Street. It  
3 would really be nice to have some type of a  
4 real state-of-the-art recreation center built  
5 that would fit in with the community. Having  
6 to go up to the potentially proposed McMillan  
7 site, the New York Avenue site is definitely  
8 not for recreation. People are looking for  
9 cost-effective fitness programs with the  
10 right equipment, the right space and just  
11 for some other activities. We have the  
12 Butler Boys and Girls Club across the street.  
13 Maybe that can be taken a look at and  
14 possibly rebuilt to fit in for the needs of  
15 the 21st century.

16 We were looking at the 1300 block  
17 of North Capitol Street on the Northwest  
18 side. There's a vacant lot there just before  
19 Hanover Place, Northwest. And currently  
20 there's a gentleman that has chosen to grow a  
21 garden in there and I mean he's putting out  
22 some wonderful produce and he shares it with

1 the community. It is my hope and I talked  
2 with Ms. Crain -- with Colleen that possibly  
3 we can talk to the owner of that property and  
4 until they decide to do something that life  
5 can grow that will also feed life until there  
6 is some type of idea. So, we'll follow up on  
7 that.

8 Thank you. I'll submit written  
9 testimony to you.

10 MS. LIEDSTRAND: Thank you.

11 Mr. Duren.

12 MR. DUREN: Good evening. Name is  
13 Lonnie, L-O-N-N-I-E. Last name Duran, D-U-R-  
14 E-N.

15 I'm the Chairperson of Sursum  
16 Corda, but first of all, I would like to  
17 thank the city, Office of Planning, the  
18 Department of Transportation for even taking  
19 and having a vested interest in changing the  
20 zoning at Sursum Corda to accommodate the  
21 families in that area.

22 As some of you might not know, the



1 reason were in Northwest One because we had  
2 some type of dispute that blocked us out, so  
3 myself and the consultant and the lawyers  
4 fought to get back in the plan. We met with  
5 the city, met with the Mayor's office and met  
6 with the Office of Planning. So, in that  
7 period some where along the line it struck a  
8 chord said something not right in that area  
9 for us to be left out. So, we joined the  
10 Small Area Plan Mid East and I'm so happy  
11 that I was selected to be on the Advisory  
12 Board. So, that's what I really want to  
13 thank is the city. I approve of the plan. I  
14 approve of us working with Bible Way, Mount  
15 Airy Church to do the things we need to do  
16 because at one point nobody thought we would  
17 be here. So, I'm not going to sit here and  
18 say I'm not happy but we still got a long  
19 fight to go.

20 We have got a development partner  
21 who dealing in affordable housing so that  
22 right there is a plus anyway because you know

1 the way the city is changing we still have to  
2 have something for the low, low and the  
3 needy. And hopefully Sursum Corda can apply  
4 that to our members.

5 Thank you.

6 MS. LIEDSTRAND: And next, Austin  
7 Pearl.

8 MR. PEARL: Hi. My name is Austin  
9 Pearl. I'm the ANC Commissioner for 5E08, so  
10 that's the portion of Bloomingdale that is  
11 north of Rhode Island Avenue and west of  
12 North Capitol Street.

13 First, I'd like to start by  
14 thanking the Office of Planning for your  
15 vision and leadership in trying to bring the  
16 resources to this part of the city that are  
17 badly needed. And while I support the entire  
18 plan, I'd like to focus my remarks  
19 specifically on North Capitol Street on which  
20 I lived for 10 years since 2005.

21 For those who live on North  
22 Capitol Street, it is a burden to live with

1 to be frank. There is an insane amount of  
2 noise, trash, urban blithe. The speeding  
3 cars are a safety issue, you know, for  
4 pedestrians and children that just want to  
5 walk down the street and cross the street  
6 from Eckington to, you know, Bloomingdale and  
7 back and forth. I almost don't feel like I  
8 life on a street or in a neighborhood when I  
9 look at North Capitol, but on a speedway for  
10 commuters. And quite honestly it isn't  
11 right.

12 Now, the Mid City East Plan calls  
13 for improved streetscaping, a task force for  
14 safety and decking. And I say that if you  
15 make it feel like a street people will treat  
16 it like a street. I think if we do a lot of  
17 these things there will be less litter. I  
18 think there will be less people speeding  
19 through at 65 miles an hour even though people  
20 life there. So, it certainly seems like, you  
21 know, Dupont Circle is going to get decking  
22 over, you know, part of, you know, the main

1 street that runs through that area. And I'm  
2 here to urge council members and city hall to  
3 bring that type of focus and that type of  
4 resourcing to our part of the city because we  
5 have been left out of it for way too long.

6 Thank you.

7 MS. LIEDSTRAND: And Ms. Williams.

8 MS. VERONICA WILLIAMS: Good evening  
9 everyone.

10 I see my classmates here from the  
11 Washington Center. Hi, guys.

12 I'm Veronica Williams. I'm from  
13 the Washington Center. I'm from Chicago but  
14 I'm spending my summer here at the Washington  
15 Center as a student. And part of our  
16 engagement is civic engagement and that's what  
17 we're doing, community civic engagement.

18 So, as I was looking at the plans  
19 the Mid City East Plan and I was contemplating  
20 and thinking and I was born and raised in  
21 Chicago, I've got relatives here. I'm a  
22 member of Greater Mount Calvary Holy Church

1 and I told pastor that I was coming here to  
2 speak as well on behalf of the Washington  
3 Center.

4 I was thinking about all of the  
5 great houses as a kid that I grew up in the  
6 60s and the 70s where we would have Sunday  
7 dinner, great times, cherished times. And to  
8 see a lot of those houses torn down it just  
9 breaks my heart. It's like going to grandma's  
10 house but grandma's house if not there anymore  
11 or going on a tour or taking my grandchildren  
12 on a tour of houses that I grew up in. So, in  
13 all retrospect as we talk about putting this  
14 Mid City East Planning together, let's not  
15 demolish some of the very precious memorable  
16 houses that we have in some of the areas that  
17 are a part of this project like Truxton Circle  
18 and Hanover and Bloomingdale and Bates. So,  
19 that's my desire that we cherish the rich  
20 terra cotta and the historic centurion  
21 landmark houses and let's cherish the beauty  
22 that they present.

1 I'm sure if you had a flower garden  
2 and a beautiful house you wouldn't want  
3 anybody to tear that down. Years of a rose  
4 bush torn down or a house torn down. It tears  
5 the heart, you know. It rips the heart. And  
6 many of us in here that have families that  
7 have grown up here in the D.C. area, you know,  
8 that's very precious.

9 Also, as we look at the tunnel  
10 project, one of the largest projects ever to  
11 take place in the city, let's be considerate  
12 of the parking and providing amenities to  
13 those that are still active and that have to,  
14 you know, drive around in this area as you  
15 look at the first tunnel project and kenyon  
16 water in D.C., water will be a part of being  
17 conducive, all things considered in this great  
18 project. But otherwise you guys are doing a  
19 great job. Mayor Gray is doing a great job as  
20 well. And it's just glad to be here with you  
21 all. Oka

22 MS. LIEDSTRAND: And Robin-Eve

1 Jasper.

2 MS. JASPER: Good evening. I'm  
3 Robin-Eve Jasper. R-O-B-I-N - E-V-E, Jasper,  
4 J-A-S-P-E-R. And I'm here on behalf of the  
5 NoMa Business Improvement District.

6 Staff with NoMa BID and the NoMa  
7 BID in general has been very engaged in this  
8 process and we want to thank the Office of  
9 Planning first for having a great civic  
10 engagement process around this and also for  
11 focusing on the preservation of cultural  
12 resources in the neighborhood as well as  
13 walkability and green space which obviously is  
14 something that is very important to us in this  
15 area.

16 We have some specific comments  
17 about elements of the plan that I'll go  
18 through really quickly and we'll also submit  
19 testimony.

20 The first has to do with actually  
21 -- well, the first has to do with walkability,  
22 bikeability and, you know, pedestrian safety

1 of the neighborhood.

2 Your focus on the intersections at  
3 New York Avenue, North Capitol Street and M  
4 Street and then secondarily at Florida and  
5 North Capitol, Q and Lincoln Road which are  
6 both actions in the plan, we very much support  
7 those actions. Those are two of most  
8 dangerous intersections in the city and what  
9 we really would love to see, the only  
10 modification would be to see them go from mid-  
11 term to short-term goals as opposed to be the  
12 longer-term.

13 The other idea and action that we  
14 greatly support and this is outside the NoMa  
15 BID so I know it's a little bit beyond our  
16 business but we think it's a great idea, which  
17 is the decking over of North Capitol Street.  
18 We think that that's, you know, an important  
19 element to knit the neighborhood together  
20 which is something we're trying to do all  
21 through NoMa and create more green space. So,  
22 we very much support that as a big idea that's



1 in this plan and without more I will seed the  
2 table to everybody else.

3 Thank you.

4 MS. LIEDSTRAND: Thank you. And  
5 next we have Mr. -- is it Serovah, can't read  
6 the last name. Willis? Serovah. And Mr.  
7 Duffy.

8 MR. DUFFY: Oh, I was going to --

9 MS. LIEDSTRAND: All right. You  
10 have five minutes.

11 MR. DUFFY: All right. Good day  
12 everyone. My name is Adam Duffy. I'm a  
13 resident of Eckington, 113 R Street,  
14 Northeast. So, to be quite honest I'm only  
15 two years in on this plan so my impression is  
16 so far it's been done really well but I wanted  
17 to highlight two specific recommendations.  
18 The first is the overall development of North  
19 Capitol just echoing what everyone else has  
20 said. I think that's needed to kind of unify  
21 all the neighborhoods within this plan. So,  
22 I strongly urge that to be a focus. I know

1 it's a combo of short-term and long-term but  
2 as much as we can push things on North Capitol  
3 to the short-term I think that's very good.  
4 And I think specific to Eckington, there's a  
5 point in there about developing more  
6 affordable housing options. And I think that  
7 goes to what you were saying where we do need  
8 development but do it in a way that makes  
9 sense and that supports the community that is  
10 already there and lets people move in. And  
11 people that have been there for a long lets  
12 them stay there.

13 So, those would be my two  
14 suggestions.

15 Thank you.

16 MS. LIEDSTRAND: Commissioner Paul.

17 COMMISSIONER PAUL: Good evening.

18 My area 5E05, encompasses New York Avenue,  
19 North Capitol, New Jersey all the way to O  
20 Street. No, actually P Street, the south side  
21 of P Street.

22 There are several entities in that

1 area that we want to make sure that we  
2 address. One is the kiosk at New York Avenue  
3 and Kirby Street. The kiosk they finally tore  
4 it down and we would like to have an extended  
5 play area for a lot of the children in our  
6 area. We have a lot of new babies, toddlers  
7 and little people and we want to make sure  
8 that area continues to be safe by placing an  
9 extended playground area and putting a fence  
10 up that someone can look through. Right now,  
11 when we had the library we had the homeless  
12 people and everyone who eat at SOME, they were  
13 sleeping in the park, behind the site,  
14 breaking into the building to sleep there  
15 also. But we feel that by putting up a fence  
16 all around that area you could see through it  
17 and if the police drive by they can see what's  
18 going on there.

19 So, a lot of my neighbors are  
20 complaining and at our ANC meeting we'll be  
21 trying to address the fact that there are a  
22 lot of people hanging out there and they're

1 not children. But we can make that a safer  
2 area if we finished it off with a nice  
3 playground for little people and also had a  
4 fence in the area for toddlers that you can  
5 see through that whole playground area.

6 So, we're very much interested in  
7 that New York Avenue playground, finishing  
8 that off.

9 We were appropriated \$1.2 million  
10 for that playground. They spent \$700,000.  
11 So, we want them to look into the rest of that  
12 money being used to finish off that play area.

13 Also, that's a very congested area  
14 in the District of Columbia. The traffic  
15 comes off of 395 into First Street and that's  
16 the beginning of a traffic nightmare. We  
17 would like to see DDOT do more study on that  
18 area and also now that we have the new Dunbar  
19 Senior High School, the children are -- yeah,  
20 I got two minutes left. The children are  
21 racing across the street because the traffic  
22 from New York Avenue they're not considering

1 hundreds of children trying to get across  
2 First Street. So, we want to make that a  
3 safer place for the students and teachers and  
4 everybody who occupy the school and go to that  
5 school at Dunbar Senior High School.

6 We are also interested in Slater-  
7 Langston. We looked at that site and a couple  
8 of plans were to develop it together.  
9 However, we had the ARE, which is Associates  
10 for Renewal and Education, that provides a  
11 helluva lot of programs at that site. They  
12 provide daycare. They provide after-school  
13 care. They provide all type of things that are  
14 conducive to the needs in our neighborhood.  
15 So, we would like for the plan to address the  
16 fact that they need to work with the existing  
17 person who has occupied that space for many,  
18 many years and provided a service to our  
19 neighborhood.

20 I could speak on several other  
21 things but I'd just like to bring those points  
22 to view. Also, the sidewalks on N Street, O

1 Street and P Street, they have an outgrowth of  
2 grass and everything. They're old street  
3 sidewalks and need to improve that also.

4 Thank you very much

5 MS. LIEDSTRAND: Thank you. That's  
6 all I have on my list. Is there anybody else  
7 that would like to speak?

8 MS. RANSOM: I wanted to ask  
9 something that's been overlooked in this  
10 planning just to get it on the record.

11 MS. LIEDSTRAND: No one else?

12 Please give your name again.

13 MS. RANSOM: Okay. Albrette Gigi  
14 Ransom. You got the spelling? Okay.

15 I just want to mention, I testified  
16 the 21st of July before the Public Service  
17 Commission so I hope consideration may have to  
18 be added into this plan regarding the  
19 undergrounding of the power lines. And that's  
20 coming and they are starting in Ward 5.  
21 There's a three-year plan so, there may be  
22 areas that coordination of whatever the

1 development is going to be with the  
2 undergrounding to make sure sufficient power  
3 is going underground or for future planning.  
4 And I think that would help save the rate  
5 payers a whole lot of money. And even the  
6 plan for the decking and what not. So, I have  
7 to take a look at the undergrounding maps that  
8 they provided for the feeders and how they  
9 will be undergrounding. What lines will be  
10 going underground and where to see how it  
11 might affect maybe some of the planning here  
12 for my written testimony.

13 Thank you.

14 MS. LIEDSTRAND: Thank you.

15 So, at the current time we don't  
16 have anybody else that wishes to testify. So,  
17 we're just going to keep the record open and  
18 if you change your mind we'd love to hear from  
19 you. So, at the current time the record will  
20 be held open until 8:30.

21 UNIDENTIFIED PERSON: Where do I  
22 find the information on the underground and

1 the Public Service Commission website? Where  
2 do we find the information on --

3 MS. GABRIEL: I just want to open it  
4 up. I know a few new people walked in and  
5 some people came in at the outset and so they  
6 wanted to listen before they decided whether  
7 they wanted to testify. So, I want to, again,  
8 open it up to anyone who came with the  
9 potential of testifying and might want to  
10 testify. Okay.

11 And, again, please state your name  
12 for the record.

13 MR. ROBERTS: Sure. Good evening,  
14 my name is Scott Roberts. I live in ANC 5E08  
15 in Bloomingdale in one of the neighborhoods in  
16 the Mid East Plan Area.

17 I wanted to comment on the portion  
18 of the Small Area Plan that addresses  
19 neighborhood character. And specifically the  
20 promotion of the new entity of the  
21 conservation district. I'd like to thank the  
22 D.C. Office of Planning for initiating the



1 discussion of the conservation District.

2 The only solution in the District  
3 of Columbia at this time to address design  
4 review other than the Planned Unit Development  
5 process, PUD process, is neighborhood historic  
6 designation. And as David Maloney aptly  
7 categorizes that as a big heavy hammer. So,  
8 the conservation district is sort of a milder  
9 way of achieving perhaps guidance and perhaps  
10 design review for neighborhoods like  
11 Bloomingdale and the other row house  
12 neighborhoods of the City.

13 So, thank you very much for  
14 including it in the Small Area Plan. I'd like  
15 to hopefully the neighborhoods in the Small  
16 Area Plan will be pursuing actively either the  
17 conversation district which doesn't exist yet  
18 in the District of Columbia or the existing  
19 neighborhood historic designation.

20 MR. BAILEY: Good evening everyone.  
21 My name is Brian Bailey and I'm here on behalf  
22 of Associates for Renewal in Education which

1 was mentioned earlier and ARE is one of the  
2 nonprofit agencies in the District that would  
3 be in the Truxton Circle area. And they have  
4 been there for quite sometime. We're been  
5 there for about 40 years or so. I'm in  
6 business and in that particular area for over  
7 25 years. And we provide services to a large  
8 group of children. It provides before and  
9 after care to some of the toddler, pre-school,  
10 as well as a very delicate population and  
11 that's those who are on the autistic spectrum.  
12 And it's one of the very few agencies in the  
13 District of Columbia that provides therapeutic  
14 service to that population. So, we're very  
15 excited about the things that the Mid City  
16 East Plan is putting together. I just also  
17 want to mention that we don't want to be  
18 forgotten as one of the agencies that  
19 continues to need to be supported and  
20 remembered.

21 So, excited about the things that  
22 are happening but just as was mentioned

1 earlier by my sister here that the  
2 authenticity of what's going on here in the  
3 District and the history. The building that  
4 we're in on 45 P Street is one of the very  
5 oldest buildings around. This was one of the  
6 very first school buildings where African  
7 American children built in the 1890s. And  
8 then the Lexington building right next door to  
9 it had to be built for the overflow of  
10 students because there were no schools for  
11 young black children to go to. So, not only  
12 does ARE hold a huge piece of history there,  
13 it provides a service to a very delicate  
14 population. So, thank you.

15 UNIDENTIFIED PERSON: Can you give  
16 the address?

17 MR. BAILEY: 45 P Street, Northwest.

18 MS. VERONICA WILLIAMS: I want to  
19 reiterate something.

20 The sister that just left out of  
21 here.

22 MS. GABRIEL: Would you restate

1 your name?

2 MS. VERONICA WILLIAMS: Williams.

3 Veronica Williams here, the Washington  
4 Center. The NoMa District area.

5 I just want to reiterate when it  
6 comes to the work that they're going to do  
7 that Metro needs to be and play an integral  
8 part, because we've got some students at the  
9 Washington Center that are taking public  
10 transportation up on First and Florida in New  
11 York near the Gallaudet station. And a lot of  
12 times they will not put signs up to let people  
13 know where the re-routing is taking place.  
14 So, that's very pertinent. That plays a very  
15 positive and instrumental task that they be  
16 aware. People need to be aware. If they're  
17 rebuilding a playground area on a busy street,  
18 you know, North Capitol is there's  
19 restructuring and there's re-planning and the  
20 bus stops are moved to another area, Metro  
21 needs to be aware. And they need to be a part  
22 of that. And that needs to be a part of their

1 planning. But other than that it's a great  
2 design. You've done a great work. I'm proud  
3 of you ladies.

4 MS. GABRIEL: So, I'm going to just  
5 suggest too that all your comments be focused  
6 on the plan itself. The Metro comment, as all  
7 the Metros are unfortunately outside the study  
8 area. So, in general, with the way we'll be  
9 using this information it's to inform as we  
10 noted there our legislative package to the  
11 Council and responding to all public comments  
12 that are received. So, the fact that people  
13 stay focused on the plan and recommendations  
14 and also open it up to allow people to leave  
15 or talk amongst yourself and when and if  
16 anyone is interested in testifying please feel  
17 free to let us know and we'll resume the  
18 formal hearing.

19 MS. VERONICA WILLIAMS: Well, with  
20 them doing this work here will Metro be aware  
21 of the work being done in these areas?

22 MS. GABRIEL: I'm not sure which

1 work -- so, we'll have a conversation on hand  
2 so as far as the hearing goes, it's not made  
3 to be a Q&A format. But we can answer any  
4 questions that you might have about the study  
5 area --

6 MS. VERONICA WILLIAMS: It's not  
7 Q&A. It's just an issue because if there's  
8 work that's being done in this area and  
9 they're not informed --

10 MS. GABRIEL: Yes, yes. You know,  
11 we have two or three staff members outside at  
12 the welcome table and also over here who can  
13 answer any questions that you might have as it  
14 relates to the neighborhood or other concerns.

15 MS. VERONICA WILLIAMS: I understand  
16 what you're saying. I understand.

17 MS. GABRIEL: The formal nature of  
18 the --

19 MS. ROBINSON-PAUL: Let me just  
20 mention that the New York Avenue playground --

21 MS. GABRIEL: State your name for  
22 the record.

1 MS. ROBINSON-PAUL: Oh, Joyce  
2 Robinson-Paul, ANC Commissioner 5E05, which  
3 encompasses the New York Avenue playground.

4 For years we've been trying to get  
5 that designated as a historical playground.  
6 It was one of the first integrated playgrounds  
7 in the District of Columbia in addition -- it  
8 was Rosedale and New York Avenue playground.

9 The New York Avenue playground over  
10 the years has received some funding for  
11 renovation but we're trying to make that a  
12 historical playground at New York Avenue.  
13 That has a significant to people in the  
14 neighborhood. When I arrived in the  
15 neighborhood ab out 30 years ago, they call it  
16 the white and colored playground because it  
17 was the only playground in D.C. where black  
18 youth could play on the playground. So, that  
19 was the beginning of a situation where they  
20 began to open up all the playgrounds and  
21 integrate all the -- segregate all the  
22 playgrounds. So, I want to make sure that

1       there is work done on making that a historical  
2       site.

3                       Thank you.

4                       MS. GABRIEL: Again, we can go ahead  
5       and break and if anyone has an interest in  
6       testifying come see us and we'll initiate the  
7       form.

8                       (Whereupon, the above-entitled  
9       matter went off the record at 7:35 p.m. and  
10      resumed at 8:30 p.m.)

11                      MS. GABRIEL: Well, it's now 8:30  
12      and the record is officially closed.

13                      (Whereupon, the above-entitled  
14      matter went off the record at 8:30 p.m.)

15

16

17

18

19

20

21

22



<b>A</b>	25:12	autistic 37:11	born 23:20	Chairperson 19:15
\$1.2 31:9	American 38:7	available 10:6	boundary 4:6,7	chairs 10:18
\$700,000 31:10	amount 22:1	Avenue 4:10 12:11	box 11:11 16:4	change 11:7 34:18
A-L-B 16:14	analysis 4:14 6:12	16:19 18:1,7	Boys 18:12	changing 19:19
ab 42:15	ANC 21:9 30:20	21:11 27:3 29:18	Branch 4:8	21:1
above-entitled 43:8	35:14 42:2	30:2 31:7,22	break 43:5	Channing 4:5
43:13	answer 41:3,13	41:20 42:3,8,9,12	breaking 30:14	character 7:16 8:1
accepting 10:2	anybody 25:3 33:6	aware 39:16,16,21	breaks 24:9	17:11 35:19
accommodate	34:16	40:20	Brian 2:21 36:21	charette 12:22
19:20	anymore 24:10		briefly 3:20	check 11:11
achieving 36:9	anyway 20:22	<b>B</b>	bring 12:9 21:15	checked 16:4
action 27:13	Apartments 12:13	babies 30:6	23:3 32:21	Chelsea 1:12,14 2:8
actions 27:6,7	12:14	back 13:22 20:4	building 16:20	3:8
active 25:13	apply 21:3	22:7	30:14 38:3,8	cherish 24:19,21
actively 36:16	appropriated 31:9	badly 21:17	buildings 17:6 38:5	cherished 24:7
activities 6:2 18:11	approval 5:17	Bailey 2:21 36:20	38:6	Chicago 23:13,21
Adam 2:18 28:12	approve 20:13,14	36:21 38:17	built 15:16 18:4	children 22:4 30:5
added 33:18	approved 13:4	based 4:21 7:7,21	38:7,9	31:1,19,20 32:1
addition 42:7	14:12 15:17	basically 4:9 7:20	burden 21:22	37:8 38:7,11
additional 9:6	approximately 4:3	Bates 6:17 24:18	bus 39:20	choose 8:20 11:9
14:21 16:11	April 4:13 6:9	Bates/Truxton	bush 25:4	chord 20:8
Additionally 13:21	aptly 36:6	7:11	business 6:6 26:5	chosen 18:20
address 9:1 30:2,21	area 1:5,12,15 3:10	beautiful 25:2	27:16 37:6	church 12:7,10,15
32:15 36:3 38:16	3:22 4:2,5,9 5:2	beauty 24:21	busy 39:17	20:15 23:22
addresses 35:18	5:20 6:3,7,19 7:6	began 13:9 42:20	Butler 18:12	Circle 7:11 22:21
adjacent 14:13	7:8 13:1 14:10,19	beginning 12:18		24:17 37:3
adversely 15:15	15:12 17:16 18:2	31:16 42:19	<b>C</b>	citizens 5:10
advisory 6:4 20:11	19:21 20:8,10	behalf 24:2 26:4	C2A 13:15	city 1:5,12,15 3:7,9
aesthetics 17:5	23:1 25:7,14	36:21	call 10:20,22 15:7	4:2 7:6,8 12:20
affect 34:11	26:15 29:18 30:1	beyond 27:15	42:15	13:4 14:10,11,18
affiliate 12:12,14	30:5,6,8,9,16 31:2	Bible 12:7,7,15	calls 22:12	16:17 19:17 20:5
affirm 11:8	31:4,5,12,13,18	20:14	Calvary 23:22	20:13 21:1,16
affordable 12:9	35:16,18 36:14,16	BID 26:6,7 27:15	Capitol 18:17	22:12 23:2,4,19
20:21 29:6	37:3,6 39:4,17,20	big 27:22 36:7	21:12,19,22 22:9	24:14 25:11 27:8
African 38:6	40:8 41:5,8	bikeability 26:22	27:3,5,17 28:19	36:12 37:15
after-school 32:12	areas 24:16 33:22	bit 3:21,21 4:17	29:2,19 39:18	city's 15:17
agencies 37:2,12,18	40:21	27:15	care 32:13 37:9	civic 23:16,17 26:9
ago 42:15	arrived 42:14	black 38:11 42:17	careful 14:20	classmates 23:10
ahead 12:2 43:4	asked 12:20	blithe 22:2	cars 22:3	closed 43:12
Airy 20:15	Associate 1:15 3:12	block 18:2,16	categorizes 36:7	closes 5:13
Albrette 2:13 16:14	Associates 32:9	blocked 20:2	center 12:16 13:3	Club 18:12
33:13	36:22	blocks 17:7	18:1,4 23:11,13	Colleen 1:16 3:13
allocated 9:16	assure 14:20	Bloomington 6:17	23:15 24:3 39:4,9	9:12 19:2
allow 11:21 13:22	Austin 2:15 11:14	7:12 21:10 22:6	centurion 24:20	colored 42:16
40:14	11:22 21:6,8	24:18 35:15 36:11	century 18:15	Columbia 1:1
altering 14:11	authenticity 38:2	blue 16:14	certain 17:7	31:14 36:3,18
amenities 7:16	authorized 16:22	Board 12:6 20:12	certainly 22:20	37:13 42:7
		boards 8:6	Chair 12:6	

<p> <b>combo</b> 29:1  <b>come</b> 6:20 10:21,22            11:4 12:1 17:1            43:6  <b>comes</b> 31:15 39:6  <b>coming</b> 3:18 9:20            24:1 33:20  <b>comment</b> 5:6,8,12            8:16 9:4,22 10:2            35:17 40:6  <b>comments</b> 5:14            8:22 9:7 26:16            40:5,11  <b>Commercial</b> 8:1  <b>Commission</b> 33:17            35:1  <b>Commissioner</b>            2:19 21:9 29:16            29:17 42:2  <b>committee</b> 6:5,5  <b>community</b> 7:17            17:11 18:5 19:1            23:17 29:9  <b>commuters</b> 22:10  <b>compile</b> 5:14  <b>compiled</b> 10:12  <b>complaining</b> 30:20  <b>completed</b> 14:2,14  <b>compliance</b> 13:8,15  <b>compliment</b> 13:18  <b>components</b> 14:13  <b>concern</b> 14:10  <b>concerned</b> 17:3  <b>concerns</b> 41:14  <b>condition</b> 12:20  <b>conditions</b> 4:14            6:12  <b>conductive</b> 25:17            32:14  <b>conducted</b> 6:18            14:17  <b>congested</b> 31:13  <b>connectivity</b> 7:10            8:4  <b>conservation</b> 7:9            35:21 36:1,8  <b>conservatory</b> 17:4         </p>	<p> <b>considerate</b> 25:11  <b>consideration</b>            33:17  <b>considered</b> 25:17  <b>considering</b> 31:22  <b>constituents</b> 5:1,15            6:19  <b>constructed</b> 12:15            13:11  <b>construction</b> 13:9  <b>consultant</b> 20:3  <b>contemplating</b>            23:19  <b>Contents</b> 2:5  <b>continue</b> 10:5  <b>continues</b> 30:8            37:19  <b>conversation</b> 36:17            41:1  <b>coordination</b> 33:22  <b>copies</b> 8:8  <b>copy</b> 15:8  <b>Corde</b> 7:13 15:5,10            17:13 19:16,20            21:3  <b>cords</b> 10:17  <b>core</b> 7:22,22  <b>corner</b> 12:16 17:20  <b>cost-effective</b> 18:9  <b>cotta</b> 24:20  <b>council</b> 13:4 23:2            40:11  <b>counsel</b> 5:17 10:13  <b>couple</b> 10:18 32:7  <b>course</b> 7:3  <b>Crain</b> 19:2  <b>Crain-Kemp</b> 1:17            3:15  <b>create</b> 27:21  <b>creative</b> 5:22  <b>cross</b> 22:5  <b>crowd</b> 7:3 16:1  <b>cultural</b> 26:11  <b>culturally</b> 7:17  <b>culture</b> 17:5  <b>current</b> 34:15,19  <b>currently</b> 8:15         </p>	<p>           11:10,22 18:19  <hr/> <b>D</b>  <b>D-U-R</b> 19:13  <b>D.C</b> 25:7,16 35:22            42:17  <b>dangerous</b> 27:8  <b>David</b> 36:6  <b>day</b> 28:11  <b>daycare</b> 32:12  <b>DC</b> 1:11  <b>DDOT</b> 31:17  <b>dealing</b> 20:21  <b>Deborah</b> 1:17 3:14  <b>decide</b> 19:4  <b>decided</b> 35:6  <b>decking</b> 22:14,21            27:17 34:6  <b>declining</b> 12:19  <b>definitely</b> 18:7  <b>delicate</b> 37:10            38:13  <b>demolish</b> 24:15  <b>density</b> 13:5,6            14:22  <b>Department</b> 19:18  <b>Deputy</b> 13:12  <b>design</b> 36:3,10 40:2  <b>designated</b> 42:5  <b>designation</b> 36:6            36:19  <b>designed</b> 13:15  <b>designs</b> 17:8  <b>desire</b> 24:19  <b>develop</b> 32:8  <b>developing</b> 29:5  <b>development</b> 7:10            13:13,19 14:8            15:1,12,13,15            20:20 28:18 29:8            34:1 36:4  <b>different</b> 6:1  <b>dinner</b> 24:7  <b>Director</b> 1:15 3:12  <b>disappointed</b> 15:3  <b>discuss</b> 6:21  <b>discussion</b> 36:1  <b>dispute</b> 20:2         </p>	<p> <b>district</b> 1:1 26:5            31:14 35:21 36:1            36:2,8,17,18 37:2            37:13 38:3 39:4            42:7  <b>diverse</b> 6:3 7:18  <b>doing</b> 5:22 23:17            25:18,19 40:20  <b>door</b> 38:8  <b>download</b> 8:18  <b>draft</b> 1:5 4:20 5:6            6:13,15 8:14 15:3            15:12  <b>drive</b> 25:14 30:17  <b>Duffy</b> 2:18 28:7,8            28:11,12  <b>Dunbar</b> 31:18 32:5  <b>Dupont</b> 22:21  <b>Duran</b> 2:14 19:13  <b>Duren</b> 19:11,12         </p>	<p> <b>empty</b> 17:14  <b>encompassed</b> 13:3  <b>encompasses</b> 29:18            42:3  <b>ended</b> 7:6  <b>engage</b> 5:20  <b>engaged</b> 26:7  <b>engagement</b> 4:16            4:17 6:1 23:16,16            23:17 26:10  <b>enhance</b> 7:15  <b>entire</b> 5:7 21:17  <b>entities</b> 29:22  <b>entity</b> 35:20  <b>equipment</b> 18:10  <b>etcetera</b> 17:1  <b>evening</b> 3:3 4:1            8:21 12:4 19:12            23:8 26:2 29:17            35:13 36:20  <b>everybody</b> 3:4 28:2            32:4  <b>excited</b> 37:15,21  <b>exercise</b> 13:1  <b>exist</b> 36:17  <b>existing</b> 4:14 6:11            32:16 36:18  <b>express</b> 14:10  <b>extend</b> 11:18,20            17:18  <b>extended</b> 9:5 30:4,9         </p>
			<p> <hr/> <b>E</b>  <b>E</b> 16:16  <b>E-N</b> 19:14  <b>E-V-E</b> 26:3  <b>earlier</b> 6:9 37:1            38:1  <b>early</b> 6:5  <b>East</b> 1:5,12,15 3:7            3:9 4:2 7:6,8            14:10,18 15:12            20:10 22:12 23:19            24:14 35:16 37:16  <b>eat</b> 30:12  <b>echoing</b> 28:19  <b>Eckington</b> 7:12            22:6 28:13 29:4  <b>Economic</b> 13:13  <b>economically</b> 7:18  <b>Edgewood</b> 7:14  <b>Education</b> 32:10            36:22  <b>effect</b> 15:7  <b>effective</b> 7:1  <b>either</b> 36:16  <b>element</b> 27:19  <b>elements</b> 26:17  <b>email</b> 9:2 10:2,6         </p>	<p> <hr/> <b>F</b>  <b>fact</b> 30:21 32:16            40:12  <b>families</b> 19:21 25:6  <b>far</b> 28:16 41:2  <b>feed</b> 19:5  <b>feedback</b> 4:22 5:1            5:11 6:14,20  <b>feeders</b> 34:8  <b>feel</b> 11:6 22:7,15            30:15 40:16  <b>fence</b> 30:9,15 31:4  <b>fight</b> 20:19  <b>fill</b> 10:3  <b>final</b> 5:17  <b>finally</b> 30:3         </p>

<b>financing</b> 13:12	<b>future</b> 13:18 14:3 34:3	24:11	<b>history</b> 38:3,12	<b>instrumental</b> 39:15
<b>find</b> 8:20 34:22 35:2	<hr/> <b>G</b> <hr/>	<b>grandma's</b> 24:9,10	<b>hold</b> 12:21 38:12	<b>integral</b> 39:7
<b>finish</b> 31:12	<b>G-I-G-I</b> 16:15	<b>grass</b> 33:2	<b>holidays</b> 9:6	<b>integrate</b> 42:21
<b>finished</b> 14:4 31:2	<b>Gabriel</b> 1:15 3:11	<b>Gray</b> 25:19	<b>Holy</b> 23:22	<b>integrated</b> 14:19 42:6
<b>finishing</b> 31:7	9:3 11:5 15:21	<b>great</b> 11:12 16:6	<b>homeless</b> 30:11	<b>intended</b> 13:18
<b>fire</b> 17:1	16:9 35:3 38:22	24:5,7 25:17,19	<b>honest</b> 28:14	<b>intending</b> 16:5
<b>first</b> 6:15 10:22	40:4,22 41:10,17	25:19 27:16 40:1	<b>honestly</b> 22:10	<b>interactive</b> 7:4
11:13 12:1,16	41:21 43:4,11	40:2	<b>hope</b> 19:1 33:17	<b>interest</b> 19:19 43:5
13:10 15:1 19:16	<b>Gallaudet</b> 39:11	<b>Greater</b> 23:22	<b>hoped</b> 17:17	<b>interested</b> 31:6 32:6 40:16
21:13 25:15 26:9	<b>garden</b> 18:21 25:1	<b>greatly</b> 27:14	<b>hopefully</b> 16:20	<b>interesting</b> 5:21
26:20,21 28:18	<b>general</b> 26:7 40:8	<b>green</b> 8:3 26:13	17:15 21:3 36:15	<b>intermediate</b> 13:7
31:15 32:2 38:6	<b>generationally</b> 7:18	27:21	<b>hour</b> 22:19	<b>intersections</b> 27:2 27:8
39:10 42:6	<b>gentleman</b> 18:20	<b>greet</b> 26:9	<b>hours</b> 6:18	<b>intimate</b> 6:22
<b>fit</b> 18:5,14	<b>Gigi</b> 2:13 11:14,22	<b>grew</b> 24:5,12	<b>house</b> 24:10,10	<b>introduction</b> 2:7 13:7
<b>fitness</b> 18:9	16:8 33:13	<b>group</b> 6:6 17:4 37:8	25:2,4 36:11	<b>Island</b> 16:19 21:11
<b>five</b> 4:3 15:22 16:12	<b>Girls</b> 18:12	<b>grow</b> 18:20 19:5	<b>houses</b> 24:5,8,12,16	<b>issue</b> 22:3 41:7
28:10	<b>give</b> 5:10 6:19,20	<b>grown</b> 25:7	24:21	<hr/> <b>J</b> <hr/>
<b>five-story</b> 13:16	9:18 16:1,9,11	<b>guess</b> 10:21 11:2	<b>housing</b> 8:2 12:9,12	<b>J-A-S-P-E-R</b> 26:4
<b>Floor</b> 1:11	33:12 38:15	<b>guidance</b> 36:9	20:21 29:6	<b>Jasper</b> 2:17 26:1,2 26:3,3
<b>Florida</b> 27:4 39:10	<b>gives</b> 9:6	<b>guys</b> 23:11 25:18	<b>huge</b> 5:20 17:19	<b>Jersey</b> 4:10 12:11 29:19
<b>flower</b> 25:1	<b>giving</b> 10:7	<hr/> <b>H</b> <hr/>	38:12	<b>job</b> 25:19,19
<b>focus</b> 6:6,10 21:18	<b>glad</b> 25:20	<b>hall</b> 23:2	<b>Hundred</b> 14:5	<b>joined</b> 20:9
23:3 27:2 28:22	<b>go</b> 3:19,22 4:16	<b>hammer</b> 36:7	<b>hundreds</b> 32:1	<b>Joyce</b> 2:22 42:1
<b>focused</b> 40:5,13	5:18 8:5 9:11	<b>hand</b> 16:3,5 41:1	<hr/> <b>I</b> <hr/>	<b>July</b> 1:8 5:5 8:14 14:9 33:16
<b>focusing</b> 26:11	10:4,8 11:2,3,13	<b>hanging</b> 30:22	<b>idea</b> 17:4 19:6	<b>July/August/Sept...</b> 4:19
<b>folks</b> 6:3	12:1,2 18:6 20:19	<b>Hanover</b> 7:12 18:2	27:13,16,22	<hr/> <b>K</b> <hr/>
<b>follow</b> 19:6	26:17 27:10 32:4	18:19 24:18	<b>impact</b> 14:22 15:15	<b>K</b> 12:16 13:5,16 14:3 17:18
<b>force</b> 22:13	38:11 43:4	<b>happening</b> 37:22	<b>implementation</b>	<b>keep</b> 34:17
<b>forgotten</b> 37:18	<b>goals</b> 8:5 27:11	<b>happy</b> 20:10,18	6:5	<b>kenyon</b> 25:15
<b>form</b> 10:3,5 43:7	<b>goes</b> 29:7 41:2	<b>hear</b> 34:18	<b>important</b> 11:17	<b>kicked</b> 4:13
<b>formal</b> 10:1,9	<b>going</b> 3:19 4:1 8:5	<b>heard</b> 9:14	26:14 27:18	<b>kid</b> 24:5
40:18 41:17	17:19 20:17 22:21	<b>hearing</b> 1:6,10 3:7	<b>impression</b> 28:15	<b>kind</b> 5:18 10:17 28:20
<b>format</b> 41:3	24:9,11 28:8	40:18 41:2	<b>improve</b> 7:15 33:3	<b>kiosk</b> 30:2,3
<b>former</b> 3:15	30:18 34:1,3,10	<b>heart</b> 24:9 25:5,5	<b>improved</b> 22:13	<b>Kirby</b> 30:3
<b>forms</b> 9:22	34:17 38:2 39:6	<b>heavy</b> 36:7	<b>Improvement</b> 26:5	<b>knit</b> 27:19
<b>forth</b> 22:7	40:4	<b>held</b> 34:20	<b>in-depth</b> 8:7	<b>know</b> 11:5,10 19:22
<b>forum</b> 7:4	<b>Golden</b> 12:13,13,15	<b>helluva</b> 32:11	<b>include</b> 15:4	
<b>fought</b> 20:4	13:3,9 14:2,7,16	<b>help</b> 34:4	<b>included</b> 15:8	
<b>found</b> 6:22	14:19	<b>Hi</b> 21:8 23:11	<b>including</b> 36:14	
<b>four</b> 10:22 11:21	<b>good</b> 3:3,16 12:4	<b>High</b> 31:19 32:5	<b>inform</b> 40:9	
13:17 15:16	19:12 23:8 26:2	<b>high-rise</b> 14:5,6	<b>information</b> 15:19	
<b>framework</b> 7:9	28:11 29:3,17	<b>higher</b> 13:5	34:22 35:2 40:9	
<b>frank</b> 22:1	35:13 36:20	<b>highlight</b> 28:17	<b>informed</b> 41:9	
<b>free</b> 11:7 40:17	<b>GOVERNMENT</b>	<b>historic</b> 6:16 24:20	<b>initiate</b> 43:6	
<b>full</b> 14:16	1:1	36:5,19	<b>initiating</b> 35:22	
<b>funding</b> 42:10	<b>grandchildren</b>	<b>historical</b> 42:5,12	<b>insane</b> 22:1	
		43:1	<b>instructions</b> 9:9	

20:22 22:3,6,21 22:22,22 25:5,7 25:14 26:22 27:15 27:18 28:22 35:4 39:13,18 40:17 41:10	4:17 5:2 9:19 16:2 27:15 30:7 31:3 live 21:21,22 35:14 lived 21:20 located 12:11 13:16 locations 6:18 long 20:18 23:5 29:11 long-term 29:1 longer-term 27:12 Lonnie 2:14 11:22 19:13 look 18:13 22:9 25:9,15 30:10 31:11 34:7 looked 8:16 32:7 looking 17:12 18:8 18:16 23:18 lot 17:14,20,20 18:18 22:16 24:8 30:5,6,19,22 32:11 34:5 39:11 love 27:9 34:18 low 21:2,2 low-rise 13:17,19 15:1 lower 13:5	McMillan 4:6 18:6 mean 18:21 meant 8:11 meeting 4:21 6:8 30:20 meetings 6:10 member 23:22 members 21:4 23:2 41:11 memorable 24:15 mention 33:15 37:17 41:20 mentioned 6:9 37:1 37:22 met 1:10 14:8 20:4 20:5,5 Metro 4:8 39:7,20 40:6,20 Metros 40:7 mid 1:5,12,15 3:7,9 4:2 7:6,8 14:9,18 15:12 16:17 20:10 22:12 23:19 24:14 27:10 35:16 37:15 mid-rise 13:16 milder 36:8 miles 22:19 million 31:9 mind 34:18 mindful 9:5 10:17 minute 9:21,21 16:10,10 minutes 9:17 15:22 16:12 28:10 31:20 missions 12:8 mixer 7:3 modification 27:10 money 31:12 34:5 Mount 20:14 23:22 move 29:10 moved 10:20 39:20	35:11,14 36:21 39:1 41:21 Nancy 16:16 nature 41:17 NE 1:11 near 39:11 need 16:13 20:15 29:7 32:16 33:3 37:19 39:16,21 needed 21:17 28:20 needs 18:14 32:14 39:7,21,22 needy 21:3 negatively 14:22 neighborhood 1:16 1:16,17 3:12,14 7:16,22 8:2 12:10 22:8 26:12 27:1 27:19 32:14,19 35:19 36:5,19 41:14 42:14,15 neighborhoods 4:4 6:17 7:11 28:21 35:15 36:10,12,15 neighbors 30:19 new 4:9 12:11 13:7 15:13 18:1,7 27:3 29:18,19 30:2,6 31:7,18,22 35:4 35:20 39:10 41:20 42:3,8,9,12 nice 18:3 31:2 nightmare 31:16 noise 22:2 NoMa 26:5,6,6 27:14,21 39:4 nonprofit 12:14 37:2 north 4:4 13:19 18:17 21:11,12,19 21:21 22:9 27:3,5 27:17 28:18 29:2 29:19 39:18 Northeast 28:14 Northwest 12:11 12:16,17 13:2,11 14:12,18 15:17	18:17,19 20:1 38:17 note 9:3 15:21 noted 40:10 noting 15:22 number 9:1,9
<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	
L 4:7 13:6,10,18,19 13:22 15:1,6,14 17:18 L-O-N-N-I-E 19:13 ladies 40:3 landed 4:18 landmark 24:21 Langston 32:7 large 37:7 largest 25:10 lawyers 20:3 leadership 21:15 lease 16:22 leave 40:14 LeDroit 4:11 7:12 left 20:9 23:5 31:20 38:20 legibility 11:16 legislative 5:16 10:12 40:10 let's 24:14,21 25:11 Lexington 38:8 library 8:9,18 30:11 Liedstrand 1:12,14 2:8 3:3,8 9:8 12:2 16:8 19:10 21:6 23:7 25:22 28:4,9 29:16 33:5,11 34:14 lies 4:6,8 life 7:15 19:4,5 22:8,20 Lincoln 27:5 line 20:7 lines 33:19 34:9 list 9:15 11:3 33:6 listen 35:6 litter 22:17 little 3:20,21 4:10	M 27:3 main 22:22 major 6:8 majority 17:9 making 8:3 10:10 43:1 Maloney 36:6 Manager 1:12,14 3:9 maps 34:7 Martin's 1:11 Mary 16:16 master 12:22 13:2 13:8 14:18 matter 43:9,14 Mayor 13:12 25:19 Mayor's 20:5 Mayoral 1:6,10 3:7	N 32:22 name 3:8 9:1 10:21 11:15 12:5 16:14 19:12,13 21:8 28:6,12 33:12	O 18:2 29:19 32:22 obviously 26:13 occupied 32:17 occupy 32:4 office 1:3 6:18 13:14 14:8 19:17 20:5,6 21:14 26:8 35:22 official 8:15 9:4 officially 43:12 oh 11:12 28:8 42:1 Oka 25:21 Okay 10:15 11:12 16:13 33:13,14 35:10 old 33:2 oldest 12:12 38:5 open 34:17,20 35:3 35:8 40:14 42:20 opportunity 5:9 6:20 8:13 15:9,19 opposed 27:11 option 10:5 options 29:6 order 9:15 organized 7:21 outgrowth 33:1 outset 35:5 outside 8:6 9:12 27:14 40:7 41:11 overall 28:18 overflow 38:9 overlooked 33:9 overpass 16:18 owner 19:3	
			<b>P</b>	
			P 29:20,21 33:1 38:4,17 P-R-O-C-E-E-D-...	

3:1	16:20 17:17 20:4	<b>potentially</b> 18:6	<b>push</b> 29:2	33:10 34:17,19
<b>p.m</b> 1:12 3:2 43:9	20:10,13 21:18	<b>power</b> 33:19 34:2	<b>put</b> 5:16 9:13 10:12	35:12 41:22 43:9
43:10,14	22:12 23:19 26:17	<b>pre-school</b> 37:9	39:12	43:12,14
<b>package</b> 5:16 10:13	27:6 28:1,15,21	<b>precious</b> 24:15	<b>putting</b> 18:21	<b>recreation</b> 17:22
40:10	32:15 33:18,21	25:8	24:13 30:9,15	18:4,8
<b>park</b> 4:11 7:12 8:3	34:6 35:16,18	<b>present</b> 1:13 15:19	37:16	<b>redevelop</b> 12:19
30:13	36:14,16 37:16	17:5 24:22		15:10
<b>parking</b> 17:20,20	40:6,13	<b>presentation</b> 4:19	<b>Q</b>	<b>redeveloped</b> 15:4
25:12	<b>Planned</b> 36:4	8:12	<b>Q&amp;A</b> 41:3,7	<b>redevelopment</b> 8:2
<b>part</b> 13:12 21:16	<b>Planner</b> 1:16,17	<b>preservation</b> 26:11	<b>quality</b> 7:15	12:21
22:22 23:4,15	3:14,15	<b>presiding</b> 1:12	<b>questions</b> 6:21	<b>reflect</b> 15:13
24:17 25:16 39:8	<b>planning</b> 1:3,16	<b>pretty</b> 10:8	10:14 41:4,13	<b>regard</b> 14:13
39:21,22	3:12,20 4:12	<b>principal</b> 12:8	<b>quickly</b> 26:18	<b>regarding</b> 5:11
<b>particular</b> 37:6	12:22 13:1,13,14	<b>process</b> 3:20,22	<b>quite</b> 17:21 22:10	7:21 14:9 33:18
<b>Particularly</b> 17:3	14:9 19:17 20:6	4:12,16 7:5 15:11	28:14 37:4	<b>reiterate</b> 38:19
<b>partner</b> 20:20	21:14 24:14 26:9	26:8,10 36:5,5		39:5
<b>pastor</b> 24:1	33:10 34:3,11	<b>processes</b> 5:21	<b>R</b>	<b>relates</b> 41:14
<b>Paul</b> 2:19 29:16,17	35:22 40:1	<b>produce</b> 18:22	<b>R</b> 16:19 28:13	<b>relatively</b> 6:6
<b>payers</b> 34:5	<b>plans</b> 12:21 23:18	<b>programs</b> 18:9	<b>R-A-N</b> 16:15	<b>relatives</b> 23:21
<b>Pearl</b> 2:15 21:7,8,9	32:8	32:11	<b>R-E-T-T-E</b> 16:15	<b>remarks</b> 21:18
<b>pedestrian</b> 26:22	<b>play</b> 30:5 31:12	<b>project</b> 1:12,14 3:9	<b>R-O-B-I-N</b> 26:3	<b>remembered</b> 37:20
<b>pedestrians</b> 22:4	39:7 42:18	13:11 17:13 24:17	<b>racing</b> 31:21	<b>remind</b> 9:19
<b>people</b> 6:2,14 9:6	<b>playground</b> 30:9	25:10,15,18	<b>raise</b> 16:3,5	<b>reminder</b> 9:18
10:21 11:9,19,21	31:3,5,7,10 39:17	<b>projects</b> 25:10	<b>raised</b> 23:20	<b>Renewal</b> 32:10
16:2 18:8 22:15	41:20 42:3,5,8,9	<b>promotion</b> 35:20	<b>Ransom</b> 2:13 16:13	36:22
22:18,19 29:10,11	42:12,16,17,18	<b>property</b> 15:5 19:3	16:15 33:8,13,14	<b>renovation</b> 42:11
30:7,12,22 31:3	<b>playgrounds</b> 42:6	<b>proposals</b> 14:21	<b>rate</b> 34:4	<b>reopen</b> 14:1
35:4,5 39:12,16	42:20,22	<b>proposed</b> 17:13	<b>re-planning</b> 39:19	<b>repeat</b> 11:15
40:12,14 42:13	<b>plays</b> 39:14	18:6	<b>re-routing</b> 39:13	<b>Representatives</b>
<b>perfect</b> 5:4	<b>please</b> 33:12 35:11	<b>proud</b> 40:2	<b>reach</b> 6:2	14:7
<b>period</b> 5:8,12 8:16	40:16	<b>provide</b> 32:12,12	<b>reacting</b> 6:14	<b>request</b> 15:11
9:4 20:7	<b>plus</b> 20:22	32:13 37:7	<b>read</b> 8:7 11:3 28:5	<b>requested</b> 14:16,20
<b>person</b> 10:22 11:2	<b>podium</b> 11:1	<b>provided</b> 5:1 32:18	<b>ready</b> 3:4	<b>requests</b> 14:21
32:17 34:21 38:15	<b>point</b> 14:4 20:16	34:8	<b>real</b> 18:4	<b>required</b> 15:16
<b>pertinent</b> 39:14	29:5	<b>provides</b> 7:9 32:10	<b>really</b> 17:8,9 18:3	<b>resident</b> 28:13
<b>phone</b> 9:1	<b>points</b> 32:21	37:8,13 38:13	20:12 26:18 27:9	<b>residents</b> 7:19
<b>piece</b> 4:10 38:12	<b>police</b> 16:22 30:17	<b>providing</b> 25:12	28:16	<b>resources</b> 21:16
<b>place</b> 8:2 18:19	<b>poor</b> 17:9	<b>public</b> 2:10 4:15,17	<b>Realm</b> 8:3	26:12
25:11 32:3 39:13	<b>pop-up</b> 17:7	4:20 5:6,8,12,21	<b>reason</b> 20:1	<b>resourcing</b> 23:4
<b>placing</b> 30:8	<b>population</b> 37:10	5:22 8:3,13,16	<b>rebuilding</b> 39:17	<b>responding</b> 40:11
<b>plan</b> 1:5,12,15 3:7	37:14 38:14	10:2 33:16 35:1	<b>rebuilt</b> 18:14	<b>response</b> 15:2
3:10,21 4:3 5:2,6	<b>portion</b> 14:11	39:9 40:11	<b>receive</b> 15:2	<b>rest</b> 31:11
5:7,11,19 6:7,21	21:10 35:17	<b>published</b> 5:5 6:13	<b>received</b> 4:22 5:15	<b>restate</b> 38:22
7:7,7,9,20 8:9,14	<b>portions</b> 7:13	8:14	40:12 42:10	<b>restore</b> 17:15
8:17 13:3,9 14:10	<b>positive</b> 39:15	<b>PUD</b> 15:11 36:5	<b>recommendations</b>	<b>restructuring</b>
14:12,14,18,19	<b>possibly</b> 18:14 19:2	<b>purposes</b> 11:16	4:20 5:7 6:13,15	39:19
15:3,12,17 16:18	<b>potential</b> 35:9	<b>pursuing</b> 36:16	28:17 40:13	<b>resume</b> 40:17
			<b>record</b> 9:11 10:10	



<p> <b>resumed</b> 43:10  <b>retain</b> 17:4  <b>retrospect</b> 24:13  <b>review</b> 8:9 14:17  36:4,10  <b>Revitalization</b> 8:1  <b>Rhode</b> 16:18 21:11  <b>rich</b> 24:19  <b>right</b> 13:22 16:14  17:16 18:10,10  20:8,22 22:11  28:9,11 30:10  38:8  <b>rips</b> 25:5  <b>Road</b> 4:5 27:5  <b>Roberts</b> 2:20 35:13  35:14  <b>Robin-Eve</b> 2:17  25:22 26:3  <b>Robinson-Paul</b>  2:22 41:19 42:1,2  <b>robust</b> 4:15  <b>room</b> 16:21  <b>rose</b> 25:3  <b>Rosedale</b> 42:8  <b>round</b> 6:15  <b>Route</b> 16:19  <b>row</b> 36:11  <b>Rule</b> 12:13,13,15  13:3,9 14:2,7,16  14:20  <b>runs</b> 23:1  <hr/> <b>S</b>  <hr/> <b>S-O-M</b> 16:16  <b>safe</b> 30:8  <b>safer</b> 31:1 32:3  <b>safety</b> 22:3,14  26:22  <b>save</b> 34:4  <b>saw</b> 15:6  <b>saying</b> 29:7 41:16  <b>says</b> 10:11  <b>school</b> 31:19 32:4,5  32:5 38:6  <b>schools</b> 38:10  <b>scope</b> 6:3  <b>Scott</b> 2:20 35:14 </p>	<p> <b>Second</b> 1:11  <b>secondarily</b> 27:4  <b>see</b> 9:12 23:10 24:8  27:9,10 30:16,17  31:5,17 34:10  43:6  <b>seed</b> 28:1  <b>segregate</b> 42:21  <b>selected</b> 20:11  <b>Senior</b> 31:19 32:5  <b>sense</b> 10:9 29:9  <b>September</b> 4:21  5:13 9:5  <b>Serovah</b> 28:5,6  <b>serve</b> 12:6  <b>service</b> 32:18 33:16  35:1 37:14 38:13  <b>services</b> 37:7  <b>set</b> 13:22  <b>setting</b> 6:22  <b>SeVerna</b> 13:10  14:3,15,22 15:15  <b>shares</b> 18:22  <b>sheet</b> 9:14  <b>short-term</b> 27:11  29:1,3  <b>showing</b> 13:4  <b>side</b> 4:4,6,7,9 18:18  29:20  <b>sidewalks</b> 32:22  33:3  <b>sign</b> 9:9,19  <b>sign-in</b> 9:13  <b>signed</b> 11:10  <b>significant</b> 42:13  <b>signs</b> 39:12  <b>sister</b> 38:1,20  <b>sit</b> 10:19,21 20:17  <b>site</b> 12:19 13:4,15  15:10 18:7,7  30:13 32:7,11  43:2  <b>situation</b> 42:19  <b>six</b> 7:21  <b>Slater</b> 32:6  <b>sleep</b> 30:14  <b>sleeping</b> 30:13 </p>	<p> <b>small</b> 1:5,12,15  3:10 4:2 5:2 6:7  7:6,8 14:19 15:12  20:10 35:18 36:14  36:15  <b>smaller</b> 16:1  <b>solution</b> 36:2  <b>sort</b> 36:8  <b>sought</b> 12:18  <b>sourcing</b> 7:3  <b>south</b> 4:5,6 29:20  <b>space</b> 8:3 17:14  18:10 26:13 27:21  32:17  <b>speak</b> 16:2 24:2  32:20 33:7  <b>specific</b> 26:16  28:17 29:4  <b>specifically</b> 21:19  35:19  <b>spectrum</b> 37:11  <b>speeding</b> 22:2,18  <b>speedway</b> 22:9  <b>spelling</b> 33:14  <b>spending</b> 23:14  <b>spent</b> 31:10  <b>St</b> 1:11  <b>staff</b> 26:6 41:11  <b>standard</b> 6:7  <b>start</b> 21:13  <b>started</b> 3:5  <b>starting</b> 33:20  <b>state</b> 35:11 41:21  <b>state-of-the-art</b>  18:4  <b>statement</b> 15:4,7  <b>station</b> 39:11  <b>stay</b> 10:8 29:12  40:13  <b>step</b> 9:11 15:5,14  <b>stops</b> 39:20  <b>stories</b> 15:16  <b>Stormwater</b> 8:4  <b>story</b> 13:17  <b>street</b> 1:11 4:7,8  13:5,6,17,18,20  13:22 15:6,14  16:20 17:18,18  18:2,12,17 21:12  21:19,22 22:5,5,8  22:15,16 23:1  27:3,4,17 28:13  29:20,20,21 30:3  31:15,21 32:2,22  33:1,1,2 38:4,17  39:17  <b>streets</b> 12:17 13:7  13:10  <b>streetscaping</b> 22:13  <b>Stronghold</b> 7:14  <b>strongly</b> 28:22  <b>struck</b> 20:7  <b>student</b> 23:15  <b>students</b> 32:3 38:10  39:8  <b>study</b> 3:22 4:4 5:20  6:3,19 14:20  31:17 40:7 41:4  <b>submit</b> 8:22 19:8  26:18  <b>submitted</b> 5:17  10:13  <b>sufficient</b> 16:21  34:2  <b>suggest</b> 40:5  <b>suggestions</b> 29:14  <b>summer</b> 9:6 23:14  <b>Summit</b> 1:11  <b>Sunday</b> 24:6  <b>support</b> 11:8 13:14  15:9 16:17,18  17:12 21:17 27:6  27:14,22  <b>supported</b> 37:19  <b>supporting</b> 7:17  <b>supports</b> 29:9  <b>sure</b> 17:21 25:1  30:1,7 34:2 35:13  40:22 42:22  <b>Sursum</b> 7:13 15:5  15:10 17:13 19:15  19:20 21:3  <b>sustainability</b> 7:10  <hr/> <b>T</b>  <hr/> <b>T</b> 1:11  <b>table</b> 2:5 9:13 28:2  41:12  <b>take</b> 25:11 34:7  <b>taken</b> 18:13  <b>takes</b> 17:10  <b>talk</b> 19:3 24:13  40:15  <b>talked</b> 19:1  <b>task</b> 22:13 39:15  <b>taste</b> 17:10  <b>teachers</b> 32:3  <b>team</b> 14:8  <b>tear</b> 25:3  <b>tears</b> 25:4  <b>term</b> 27:11  <b>terra</b> 24:20  <b>testified</b> 33:15  <b>testify</b> 8:21 9:10  11:6,7,10,12,15  16:6 34:16 35:7  35:10  <b>testifying</b> 11:19  35:9 40:16 43:6  <b>testimony</b> 2:10  5:10,14 8:13 10:4  10:7 19:9 26:19  34:12  <b>thank</b> 3:17 12:3  15:18,20 19:8,10  19:17 20:13 21:5  23:6 26:8 28:3,4  29:15 33:4,5  34:13,14 35:21  36:13 38:14 43:3  <b>thanking</b> 21:14  <b>themes</b> 7:22,22  <b>therapeutic</b> 37:13  <b>thing</b> 10:16  <b>things</b> 10:17 20:15  22:17 25:17 29:2  32:13,21 37:15,21  <b>think</b> 5:4 10:18  11:16,18 16:19  22:16,18 27:16,18  28:20 29:3,4,6  34:4 </p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>thinking</b> 23:20 24:4 <b>third</b> 11:2 <b>thirty-three</b> 14:5 <b>thought</b> 20:16 <b>three</b> 4:3 9:17 10:19,21 11:1,4 11:19 41:11 <b>three-minute</b> 9:20 <b>three-year</b> 33:21 <b>thrown</b> 17:10 <b>time</b> 5:2 6:11 9:7 11:20 12:20 16:2 34:15,19 36:3 <b>timed</b> 9:17 <b>timekeeper</b> 9:18 <b>times</b> 24:7,7 39:12 <b>toddler</b> 37:9 <b>toddlers</b> 30:6 31:4 <b>told</b> 24:1 <b>tonight</b> 3:6,19 5:9 8:11 11:6 <b>tore</b> 30:3 <b>torn</b> 24:8 25:4,4 <b>tour</b> 24:11,12 <b>townhouses</b> 13:17 13:21 17:6 <b>Tracy</b> 1:15 3:11 <b>traffic</b> 31:14,16,21 <b>Trail</b> 4:8 <b>transcriber</b> 10:9 <b>transportation</b> 19:18 39:10 <b>trash</b> 22:2 <b>treat</b> 22:15 <b>tried</b> 6:1 <b>Truly</b> 16:18 <b>Trustees</b> 12:6 <b>Truxton</b> 24:17 37:3 <b>trying</b> 21:15 27:20 30:21 32:1 42:4 42:11 <b>TUESDAY</b> 1:8 <b>tunnel</b> 25:9,15 <b>Twitter</b> 8:20 <b>two</b> 9:21 11:9 16:10 27:7 28:15,17</p>	<p>29:13 31:20 41:11 <b>type</b> 18:3 19:6 20:2 23:3,3 32:13 <b>types</b> 6:1</p> <hr/> <p style="text-align: center;"><b>U</b></p> <p><b>underground</b> 34:3 34:10,22 <b>undergrounding</b> 33:19 34:2,7,9 <b>understand</b> 14:17 41:15,16 <b>unfortunately</b> 40:7 <b>UNIDENTIFIED</b> 34:21 38:15 <b>unify</b> 28:20 <b>unique</b> 5:19 <b>unit</b> 14:6 18:2 36:4 <b>up-zoning</b> 14:3 <b>updated</b> 15:13 <b>urban</b> 22:2 <b>urge</b> 23:2 28:22</p> <hr/> <p style="text-align: center;"><b>V</b></p> <p><b>vacant</b> 18:18 <b>variety</b> 6:10 <b>various</b> 6:18 <b>vehicles</b> 16:22 <b>Veronica</b> 2:16 23:8 23:12 38:18 39:2 39:3 40:19 41:6 41:15 <b>vested</b> 19:19 <b>view</b> 32:22 <b>vision</b> 7:7,8,14,21 21:15 <b>visions</b> 8:5 <b>vitality</b> 17:15</p> <hr/> <p style="text-align: center;"><b>W</b></p> <p><b>walk</b> 22:5 <b>walkability</b> 26:13 26:21 <b>walked</b> 35:4 <b>walks</b> 6:16 <b>want</b> 11:7,8 20:12 22:4 25:2 26:8 30:1,7 31:11 32:2</p>	<p>33:15 35:3,7,9 37:17,17 38:18 39:5 42:22 <b>wanted</b> 11:11 16:1 28:16 33:8 35:6,7 35:17 <b>Ward</b> 1:17,18 3:14 3:15,16 33:20 <b>wards</b> 4:3 <b>warning</b> 16:10 <b>Washington</b> 1:11 23:11,13,14 24:2 39:3,9 <b>water</b> 25:16,16 <b>way</b> 12:7,7,15 14:1 17:2,16 20:14 21:1 23:5 29:8,19 36:9 40:8 <b>we'll</b> 4:16 10:22 11:19 16:9,11 19:6 26:18 30:20 40:8,17 41:1 43:6 <b>we're</b> 3:4,6 5:5,8 23:17 27:20 31:6 34:17 37:4,14 38:4 42:11 <b>we've</b> 9:4 39:8 42:4 <b>web</b> 8:18 <b>web-based</b> 7:4 <b>website</b> 7:2 8:19 35:1 <b>welcome</b> 3:4,8,17 8:8 9:12 10:8 41:12 <b>went</b> 4:13,15 43:9 43:14 <b>west</b> 4:7,9 21:11 <b>white</b> 42:16 <b>Willger</b> 1:16 3:13 <b>Williams</b> 2:12,16 11:13 12:3,5 23:7 23:8,12 38:18 39:2,2,3 40:19 41:6,15 <b>Willis</b> 28:6 <b>wishes</b> 34:16 <b>witness</b> 9:16</p>	<p><b>witnesses</b> 9:14 <b>wonderful</b> 18:22 <b>word</b> 16:15 <b>work</b> 4:1 12:9 32:16 39:6 40:2 40:20,21 41:1,8 43:1 <b>working</b> 20:14 <b>wouldn't</b> 25:2 <b>written</b> 8:22 19:8 34:12 <b>www.mideast.com</b> 8:19</p> <hr/> <p style="text-align: center;"><b>X</b></p> <hr/> <p style="text-align: center;"><b>Y</b></p> <p><b>yeah</b> 31:19 <b>year</b> 12:8 <b>years</b> 21:20 25:3 28:15 32:18 37:5 37:7 42:4,10,15 <b>York</b> 18:1,7 27:3 29:18 30:2 31:7 31:22 39:11 41:20 42:3,8,9,12 <b>young</b> 38:11 <b>youth</b> 42:18 <b>Yvonne</b> 2:12 11:13 11:22 12:1,5</p> <hr/> <p style="text-align: center;"><b>Z</b></p> <p><b>zoning</b> 13:16 19:20</p> <hr/> <p style="text-align: center;"><b>0</b></p> <hr/> <p style="text-align: center;"><b>1</b></p> <p><b>10</b> 21:20 <b>1100</b> 12:11 <b>113</b> 28:13 <b>116</b> 1:11 <b>12</b> 2:12 <b>1300</b> 18:16 <b>133</b> 14:5 <b>16</b> 2:13 <b>1890s</b> 38:7 <b>19</b> 2:14 <b>1973</b> 12:17</p>	<p style="text-align: center;"><b>2</b></p> <p><b>20</b> 14:9 <b>2005</b> 12:18 21:20 <b>2006</b> 13:2 <b>2010</b> 13:10 <b>2011</b> 14:2 <b>2013</b> 4:13 6:9 14:9 <b>2014</b> 1:8 5:13 8:15 <b>21</b> 2:15 <b>21st</b> 18:15 33:16 <b>23</b> 2:16 <b>25</b> 37:7 <b>26</b> 2:17 <b>26th</b> 4:21 <b>27</b> 4:13 <b>27th</b> 6:9 <b>28</b> 2:18 <b>29</b> 1:8 2:19 <b>2nd</b> 5:13 9:5</p> <hr/> <p style="text-align: center;"><b>3</b></p> <p><b>3</b> 2:7 <b>30</b> 42:15 <b>30-day</b> 5:8 8:15 9:4 <b>35</b> 2:20 <b>36</b> 2:21 <b>395</b> 31:15</p> <hr/> <p style="text-align: center;"><b>4</b></p> <p><b>40</b> 37:5 <b>41</b> 2:22 <b>45</b> 38:4,17 <b>4th</b> 4:8</p> <hr/> <p style="text-align: center;"><b>5</b></p> <p><b>5</b> 1:17 3:14,15 33:20 <b>5E05</b> 29:18 42:2 <b>5E08</b> 21:9 35:14</p> <hr/> <p style="text-align: center;"><b>6</b></p> <p><b>6:30</b> 1:11 <b>6:41</b> 3:2 <b>60s</b> 24:6 <b>65</b> 22:19</p> <hr/> <p style="text-align: center;"><b>7</b></p> <p><b>7</b> 1:18 3:16</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

7:35 43:9  
70s 24:6  
7th 5:5 8:14

---

8

8:30 34:20 43:10,11  
43:14  
87th 12:7

---

9



C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Mid City East Draft Area Plan

Before: DCOP

Date: 07-29-14

Place: Washington, DC

was duly recorded and accurately transcribed under  
my direction; further, that said transcript is a  
true and accurate record of the proceedings.



-----  
Court Reporter

**NEAL R. GROSS**

COURT REPORTERS AND TRANSCRIBERS  
1323 RHODE ISLAND AVE., N.W.  
WASHINGTON, D.C. 20005-3701



Government of the District of Columbia  
ADVISORY NEIGHBORHOOD COMMISSION 5E  
Washington DC 20001 - [www.anc5e.com](http://www.anc5e.com) - [twitter@anc5e](https://twitter.com/anc5e)

**Advisory Neighborhood Commission 5E  
Resolution  
In Support Of the Mid-City East Small Area Plan  
Proposal for Eckington Place, NE**

**WHEREAS**, the primary purpose of improvements to Eckington Place NE are to slow speeds and remove excess impervious surface, improve safety for pedestrians, and expand green space and tree cover for the neighborhood;

**WHEREAS**, the center turn lane from Harry Thomas Way NE to R Street NE and realign existing two travel lanes at center of the street;

**WHEREAS**, curb lines will be extended 6' toward the center of the street to expand green space planting zone between street and sidewalk;

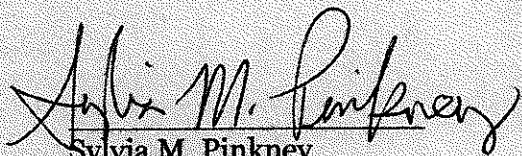
**WHEREAS**, additional trees will be planted and potentially significant low impact design features installed for storm water retention and infiltration along the corridor;

**WHEREAS**, replacement of existing four-way stop at Q Street NE and Eckington with signature roundabout. Roundabout is designed with 22-foot diameter. and

**WHEREAS**, accompanying curb extensions and channelizing medians utilize a DL-23 design vehicle (23 foot long, 8.5 feet wide delivery truck).

**NOW THEREFORE, be it RESOLVED**, on this 20th day of May, 2014, that the Advisory Neighborhood Commission 5E, at a duly noticed regular monthly meeting, voted in support of the Mid-City East Small Area Plan Proposal for Eckington Place NE.

Respectfully submitted,

  
Sylvia M. Pinkney  
Chair ANC 5E

  
Date

**Commissioners**

5E01 Debbie Smith-Steiner  
[dsmith112@msn.com](mailto:dsmith112@msn.com)  
202.681-0095

5E02 Christy Love Davis  
[5E02@anc.dc.gov](mailto:5E02@anc.dc.gov)  
[ANC5e02christylovedavis@gmail.com](mailto:ANC5e02christylovedavis@gmail.com)  
202-738-3683

5E03-Alex Underwood  
Treasurer  
[5E03@anc.dc.gov](mailto:5E03@anc.dc.gov)  
[alexunderwood@comcast.net](mailto:alexunderwood@comcast.net)  
202-498-4128

5E04- Sylvia Pinkney  
Chair  
[5E04@anc.dc.gov](mailto:5E04@anc.dc.gov)  
202-269-4180

5E05 Joyce Robinson-Paul  
[jarpaul2@verizon.net](mailto:jarpaul2@verizon.net)  
202-330-7955

5E06 Teri Janine Quinn  
Vice Chair  
[5E06@anc.dc.gov](mailto:5E06@anc.dc.gov)  
[TIQANC5E06@gmail.com](mailto:TIQANC5E06@gmail.com)  
202-495-1177

5E07 Wanda Foster  
[5E07@anc.dc.gov](mailto:5E07@anc.dc.gov)  
202-455-0519

5E08 Vacancy

5E09-Dianne Barnes  
[5E09@anc.dc.gov](mailto:5E09@anc.dc.gov)  
202-387-2497

5E10 Angela Blanks  
[blanksangela52@hotmail.com](mailto:blanksangela52@hotmail.com)  
202-904-3502

**NEXT MEETINGS:**  
COW -  
The Summit Apt  
Trinity College

## Liedstrand, Chelsea (OP)

---

**From:** Paul Williams <paul.williams@baywoodhotels.com>  
**Sent:** Wednesday, August 20, 2014 3:52 PM  
**To:** Liedstrand, Chelsea (OP)  
**Subject:** Mid City East Small Area Plan

Hi Chelsea,

I hope all is well. I wanted to follow up and submit this email in support of the Mid City East Small Area Plan. We agree with the overall intent of the plan generally and as the potential developers of the properties at the northwest corner of Hanover Place and North Capital Street we have some specific areas of focus that we would like to highlight.

We are in strong support of the proposed Land Use Designation Change for the properties at the Northwest corner of North Capital Street and Hanover Place as stated below and shown in Fig. 4.3 Bates/Truxton Circle and Hanover Revitalization Map on page 57 of the Mid City East Small Area Plan.

"Pursue a future land use designation change for North Capitol Street, at the intersections of North Capitol Street and New York Avenue and at North Capitol and Florida Avenue, from low density commercial/moderate density residential to moderate/medium density mixed use to encourage mixed-use development and create a thriving neighborhood edge with a welcoming physical environment. See Fig. 4.3."

In addition, we support the goal of making the intersection of North Capital Street and New York Ave more pedestrian friendly and think the idea of decking over the underpass of North Capital would go a long way in making the location safer for pedestrians.

Feel Free to contact me at 301-395-1730 if you have any questions or if you need additional information.

Thank You,



--

Paul Williams | Senior Director of Development



301-395-1730

### CONFIDENTIALITY NOTE:

The information contained in this email message is legally privileged and confidential information intended only for the use of the individual or entity to whom it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this message is strictly prohibited. If you have received this email in error, please immediately notify us by telephone, fax, or email and delete the message. Thank you.



Government of the District of Columbia

## Advisory Neighborhood Commission 6C

July 14, 2014

Ms. Rosalynn Hughey, Acting Director  
D.C. Office of Planning  
1100 4<sup>th</sup> Street SW  
Washington, D.C. 20024

Re: Mid-City East Plan

Dear Ms. Hughey:

On July 9, 2014, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of 6 out of 6 commissioners and the public present, the above-mentioned item came before us.

ANC 6C voted unanimously, 6:0:0, to support the concept for reconstruction of the N Street, New York Avenue, and North Capitol Streets intersection as shown in Figure 5.8/Item MCE 6.4 of the Mid-City East Plan. The concept plans include realigning the intersection, removing parking spaces, and making other changes to improve safety and aesthetics.

This support is conditional upon the following clarifications:

1. Widen the New York Avenue bridge deck over North Capitol Street NE, along with a new crosswalk on, at a minimum, the east side of this intersection.
2. Add a traffic light at the intersection of New York Avenue and N Street NE
3. Add sidewalks for the north side of the unit block of N Street NE I the short term, without waiting for adjacent parcel development.

ANC 6C urges DDOT, OP, and other stakeholders to undertake these improvements immediately. This is an extremely important intersection for pedestrians to travel to the NoMa Metro, Dunbar High School, and between the multiple neighborhoods along the corridor.

Thank you for giving great weight to the recommendations of ANC 6C.

cc: Mr. Matthew Brown, DDOT  
Ms. Chelsea Liedstrand

On behalf of ANC 6C,

Karen Wirt  
ANC 6C chair



September 2, 2014

Chelsea Liedstrand  
City Planner  
1100 4<sup>th</sup> Street SW  
Suite E650  
Washington, DC 20024

Dear Ms. Liedstrand:

This letter comes in support of the change of land use designation by Sursum Corda from moderate residential and low density commercial to high density residential and medium density commercial.

The creation of the NOMA BID and the recent development around the Sursum Corda complex has resulted in several high density residential and medium density commercial projects. It is only fitting that Sursum Corda be allowed to develop its complex consistent with the contiguous sites already approved and developed within the NOMA BID. This change will bring renaissance to the residential community, support the growth of the neighborhood, decrease crime in the area, and provide economic opportunities unseen in this community since the early 2000s. As ANC Commissioners 6E06 and 6E07, we strongly support this land use re-designation and encourage the Sursum Corda residents to continue their efforts to better their community economically and socially.

We may be reached at (301) 455-4326 or [oaj3640@gmail.com](mailto:oaj3640@gmail.com) with any questions or for further information.

Sincerely,

Alvin O. Judd, Sr.  
Commissioner 6E06

Alfreda S. Judd  
Commissioner 6E07



## Liedstrand, Chelsea (OP)

---

**From:** Jon Balcom <balcomj@gmail.com>  
**Sent:** Thursday, August 28, 2014 9:45 PM  
**To:** Liedstrand, Chelsea (OP)  
**Subject:** comments on DC mid city east project

Hello!

I believe you are the person to send comments on the proposal- apologies if that's not the case. My wife, 11-month old son and I live in Bloomingdale at 1st and Channing. We've lived in Bloomingdale for almost two years and look forward to the many great suggestions in the proposal coming to fruition in the near future. Here are my specific thoughts:

1. Bike lanes: Since there's no metro and tons of traffic, need to put the emphasis on bikes. But given how car-centric Rhode Island and N. Capitol are, you need to put in dedicated bike lanes. People complain, but it will cut down on traffic. I don't bike much but i would if there were dedicated, protected lanes. The bike lanes should feed into the metros and the MBT.
2. Improve and widen sidewalks on N. Capitol. Do as much as possible to make this street feel less like a freeway and more like a promenade or avenue of a great city, which it was intended to be. N. Capitol should be consistent from Bates to Michigan Ave, all one coherent urban avenue.
3. Upzone everything. The solution to vacants and empty lots is to upzone. The vacants and empty lots are blights. Remove parking requirements wherever possible to facilitate more market-rate housing. Increased revenue from upzoning will help defray the costs of the other improvements.
4. Create a central park for mid city east by decking over Rhode Island (both north and south). Fill that space with bocce courts, farmers markets, art that incorporates the view of the Capitol (the view itself is a tourist worthy destination), and pop up cafes/retail. This could be the heart of mid city east and a symbol of the transformation. This could be the visible change that people point to to signify a departure from the old and a transition to the new. A design competition with Catholic and Howard University students could lead to something really special.
5. Develop KC Lewis Park into what Ledroit Park should have been- lots of shaded areas to enjoy a picnic, splash zones, bocce courts, small soccer field. Add trees to ledroit park so it isn't just a barren wasteland in the middle. Install cameras to make sure that open container laws aren't being flaunted and the areas are safe for everyone. North Bloomingdale has very little in the way of parks (Mcmillan park is at least 3 years away) so KC Lewis is too valuable to leave undeveloped.
6. Create high-line style pedestrian bridges connecting the neighborhoods to the Rhode Island Ave metro station. It's so close, yet so far away.

Thanks very much for your consideration!

Jon Balcom

## Liedstrand, Chelsea (OP)

---

**From:** Ben Ball <mrbenball@hotmail.com>  
**Sent:** Wednesday, July 09, 2014 11:55 AM  
**To:** Liedstrand, Chelsea (OP)  
**Subject:** Mid-City East Small Area Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Liedstrand:

My name is Ben Ball, and I live at 1849 3rd St NW. Below are my comments on the draft Mid-City East Small Area Plan:

1. The excellent proposal on page 98 which recommends the closure of S St between New Jersey and Florida Avenues is long overdue. What seems unclear in the recommendation, though, is what the closed stretch of S St NW will become. Ideally, it would be united with the parcel which contains the current post office to allow a building on that entire triangle. This would help to break up the large open space at the confluence of New Jersey, Florida, and Rhode Island which takes away from a neighborhood atmosphere in that area.
2. At several points, the report recommends better use of the UPO building and gas stations along Rhode Island Avenue. Yet there is no deliverable in the plan for what they should become and how the small area plan would improve the use of those parcels. The plan should offer a more concrete recommendation for this.
3. The report recommends more trees along North Capitol, but has no recommendation for the treeless waste at the confluence of New Jersey, Florida, and Rhode Island. There are several tree boxes in this area which are unfilled, and other spaces where trees could easily be placed adjacent to existing businesses. The gas stations in particular feature significant space where placement of trees or other landscaping would add significant value to the area.
4. The Mary Terrell Church House on T St NW is historic for sure, but also abandoned and blighted. Is there any way that the small area plan could spur its owner (Howard University) to action? I wish the report spoke more about the role Howard University can and should play in the development of LeDroit Park in particular.
5. Slowe Hall isn't a historic building. Sorry.
6. The map on page 52 misplaces the Capital Bikeshare rack at Florida and R, mistakenly placing it at 2nd and S. I'd love to have one there, though! The plan doesn't recommend any further Bikeshare infrastructure, but it should - the area (particularly upper Bloomingdale and Eckington) could use more racks.
7. The maps which portray redevelopment of the UPO building as a recommendation also lump in the adjacent Elks Club. Was that the intent? I think it should be, and if it is then the report should be more explicit about that. The Elks Club building does not fit with the architecture or character of the neighborhood, and would be of more value to the area as a mixed-use development that includes club facilities, in my opinion.

8. Consideration should be given to a streetscape project in the Florida/New Jersey/Rhode Island Avenue triangle, which faces some of the same challenges as North Capitol Street.

Thank you for your consideration.



## **Liedstrand, Chelsea (OP)**

---

**From:** Betsy McDaniel <bloomingdame@gmail.com>  
**Sent:** Tuesday, July 08, 2014 7:15 AM  
**To:** Liedstrand, Chelsea (OP)  
**Subject:** MCE SAP

Hi Chelsea -

I am really enjoying looking through the final draft for the Small Area Plan - there is so much to review.

Question - I am sure you would like substantial comments on the plan, but are you also interested in typos? Quite a few of the picture captions have mistakes.

Also, I don't know how many people actually go to the library to look at this type of thing, but shouldn't there be copies at the libraries closer to the neighborhoods, such as the Shaw and Northwest One libraries? It speaks to the community space desert that we live in that there is no great place for meetings, no library,,,,,

Thanks!

Betsy McDaniel  
Bloomingdale

## Liedstrand, Chelsea (OP)

---

**From:** Elizabeth Wilson <elizabethj8560@yahoo.com>  
**Sent:** Monday, July 14, 2014 6:57 PM  
**To:** Liedstrand, Chelsea (OP); gabriella.vega@dc.gov  
**Cc:** Benedict Aspero; Brenda Jones; Michael Werner; Susan Snyder; John Salatti; Linda & Willie Walton; Nathanael Goldberg; bloomingdale@googlegroups.com; Scott Roberts; bjuanita1@verizon.net; citylightsre@gmail.com  
**Subject:** "OUR" Alley

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Chelsea and Gabriella:

Thank you for taking my call last week, Chelsea, and Gabriella, for returning my vmx. Per our conversations, I understand that there was a misunderstanding between your two offices regarding "our" alley and the "intended" connection from the dead-end of the alley to Seaton St. NW.

Per your request, Chelsea, below is a copy of the letter that I sent to Commissioner Wanda Foster on 12/12/13. At that time we believed that the plan called for a cross-alley between S and Seaton Sts NW at the 2nd St. NW end of the alley. Per the present map of permeable paving, we notice that it is for only the area between the "dead" end of the alley and Seaton St. NW. However, this letter refers to our original thought of a cross-alley.

" It has come to our attention that the DC Office of Planning in co-hoots with the DC Dept. of Transportation have "decided" to open the space behind the homes fronting 2nd St. NW and make a cross-alley between S & Seaton Sts. NW. This would be the 2nd cross-alley on this block, as there is already one at the 1st St NW end of the alley.

The attached plan was decided without consulting anyone that would be affected by this proposed alley.

We, the neighbors that would be most affected, had a meeting last Monday, 12/9/13, and we are all deady opposed to this proposition for the following reasons:

1. There is NO present legal right-of-way to join S & Seaton Sts. NW at the 2nd St. end of this "dead-end" alley. I have personally visited the DC Surveyors office twice in the past week, talked with the surveyors assistants, and have copies to prove.
2. The insertion of a cross-alley in this area would have a disastrous effect on the affected properties.
3. It would be most expensive to the City, for no reason, as they would have to purchase the proposed alley properties from existing owners.
4. It would benefit NO-ONE (except the trash collectors, who would now require a larger turning radius at the intersection of the present "dead-end" alley). The police, fire and ambulances have no need to use this alley, as it is the "back door" to properties that face both S and Seaton Sts. NW, which offer all the access and amenities required.
5. The MOST affected would be the Sinai House, who house (abused) mothers with children. They have a playground in this area, which would give way to the proposed alley. Child predators roam freely in these streets and alleys, and allowing them to have access to presently safe children would be criminal.
6. Other adverse effects of this proposed alley would be vehicular and pedestrian traffic. As mentioned above, there is already a cross-alley joining S and Seaton Sts. NW at the 1st. ST. NW end of this "dead-end" alley.
7. Pedestrian traffic could now include criminals "on-the-run". These people already know that this existing alley is dead-ended at back of the properties fronting 2nd St. NW, and therefore do not use it as a "get-away" alley.

8. Imagination could run wild with all the disastrous effects and consequences that could happen with the opening of this 2nd cross-alley on this block between 1st & 2nd Sts NW. "

Chelsea, I do hope that this letter will suffice for your office to remove the joining of "our" dead-end alley to Seaton St. If you have any questions, please do not hesitate to contact either me, Ben Aspero or Michael Werner.

Thank you for your time.

Respectfully

Elizabeth Wilson  
(202) 340-3434

## Liedstrand, Chelsea (OP)

---

**From:** Elizabeth Wilson <elizabethj8560@yahoo.com>  
**Sent:** Wednesday, July 16, 2014 7:05 PM  
**To:** Liedstrand, Chelsea (OP)  
**Subject:** Fw: "OUR" Alley

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Chelsea - I am hoping that you received the below letter - I did not hear that you received it. Is it what you wanted, and suitable for your files.

Please confirm - thank you

Sincerely / Elizabeth Wilson

On Monday, July 14, 2014 6:57 PM, Elizabeth Wilson <[elizabethj8560@yahoo.com](mailto:elizabethj8560@yahoo.com)> wrote:

Good Morning Chelsea and Gabriella:

Thank you for taking my call last week, Chelsea, and Gabriella, for returning my vmx. Per our conversations, I understand that there was a misunderstanding between your two offices regarding "our" alley and the "intended" connection from the dead-end of the alley to Seaton St. NW.

Per your request, Chelsea, below is a copy of the letter that I sent to Commissioner Wanda Foster on 12/12/13. At that time we believed that the plan called for a cross-alley between S and Seaton Sts NW at the 2nd St. NW end of the alley. Per the present map of permeable paving, we notice that it is for only the area between the "dead" end of the alley and Seaton St. NW. However, this letter refers to our original thought of a cross-alley.

" It has come to our attention that the DC Office of Planning in co-hoots with the DC Dept. of Transportation have "decided" to open the space behind the homes fronting 2nd St. NW and make a cross-alley between S & Seaton Sts. NW. This would be the 2nd cross-alley on this block, as there is already one at the 1st St NW end of the alley.

The attached plan was decided without consulting anyone that would be affected by this proposed alley.

We, the neighbors that would be most affected, had a meeting last Monday, 12/9/13, and we are all deadily opposed to this proposition for the following reasons:

1. There is NO present legal right-of-way to join S & Seaton Sts. NW at the 2nd St. end of this "dead-end" alley. I have personally visited the DC Surveyors office twice in the past week, talked with the surveyors assistants, and have copies to prove.
2. The insertion of a cross-alley in this area would have a disastrous effect on the affected properties.
3. It would be most expensive to the City, for no reason, as they would have to purchase the proposed alley properties from existing owners.
4. It would benefit NO-ONE (except the trash collectors, who would now require a larger turning radius at the intersection of the present "dead-end" alley). The police, fire and ambulances have no need to use this alley, as it is the "back door" to properties that face both S and Seaton Sts. NW, which offer all the access and amenities required.
5. The MOST affected would be the Sinai House, who house (abused) mothers with children. They have a playground in this area, which would give way to the proposed alley. Child predators roam freely in these streets and alleys, and allowing them to have access to presently safe children would be criminal.

6. Other adverse effects of this proposed alley would be vehicular and pedestrian traffic. As mentioned above, there is already a cross-alley joining S and Seaton Sts. NW at the 1st. ST. NW end of this "dead-end" alley.

7. Pedestrian traffic could now include criminals "on-the-run". These people already know that this existing alley is dead-ended at back of the properties fronting 2nd St. NW, and therefore do not use it as a "get-away" alley.

8. Imagination could run wild with all the disastrous effects and consequences that could happen with the opening of this 2nd cross-alley on this block between 1st & 2nd Sts NW. "

Chelsea, I do hope that this letter will suffice for your office to remove the joining of "our" dead-end alley to Seaton St. If you have any questions, please do not hesitate to contact either me, Ben Aspero or Michael Werner.

Thank you for your time.

Respectfully

Elizabeth Wilson  
(202) 340-3434

## Liedstrand, Chelsea (OP)

---

**From:** Uzoukwu, Chukwunonye "Gene" (Council) <guzoukwu@dccouncil.us>  
**Sent:** Thursday, July 17, 2014 1:09 PM  
**To:** 'ellen.mccarthy@dc.gov'; Willger, Colleen (OP); Liedstrand, Chelsea (OP)  
**Subject:** FW: Release of the Draft Mid-City East Plan

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Greetings,

I just wanted to follow up on the below note. Please advise.

Thx.  
Gene

---

**From:** Uzoukwu, Chukwunonye "Gene" (Council)  
**Sent:** Tuesday, July 08, 2014 12:42 PM  
**To:** 'ellen.mccarthy@dc.gov'  
**Cc:** 'Liedstrand, Chelsea (OP)'; Willger, Colleen (OP) ([colleen.willger@dc.gov](mailto:colleen.willger@dc.gov))  
**Subject:** RE: Release of the Draft Mid-City East Plan

Hi Ellen,

Thanks for the info. We will be reviewing the draft in detail shortly.

Upon skimming the plan, I was hoping to get clarity around 2 concerns;

- Land Use Designation Change Areas
- Green Decking over North Capitol Street

Page 39 reflects the land use designation change areas. There is a hotel development project being proposed on the 1300 block of North Capitol Street, NW (Square 0617; Lots 152, 153, 154, 155, 156, 239, 801, & 802). The map on page 39 seems to highlight this area as a land designation change area. Can you confirm this? Additionally, the map does not specify what the current land use designation is vs. what the new designation will be. Can you elaborate on this change and what uses it would permit? Would this new change accommodate for a hotel development or would some type of amendment be required?

Lastly, I did not see a lot mentioned about the green decking over North Capitol Street. As this concept was really embraced by the community, will this concept be moving forward? Please advise.

Thx.  
Gene

Gene Uzoukwu  
Director, Business and Economic Development

Office of Councilmember Kenyan R. McDuffie, Ward 5  
Chairman Pro Tempore  
Chair, Committee on Government Operations  
1350 Pennsylvania Ave., NW, Suite 506  
Washington, DC 20004  
(202) 724-8830 office  
[guzoukwu@dccouncil.us](mailto:guzoukwu@dccouncil.us)

[www.kenyanmcduffie.com](http://www.kenyanmcduffie.com)

---

**From:** McCarthy, Ellen (OP) [<mailto:ellen.mccarthy@dc.gov>]  
**Sent:** Monday, July 07, 2014 3:41 PM  
**To:** McDuffie, Kenyan (Council)  
**Cc:** Dougherty, Laisha (Council)  
**Subject:** Release of the Draft Mid-City East Plan

Dear Councilmember McDuffie:

The Office of Planning has issued a draft copy of the Mid City East Small Area Plan today. The draft plan is downloadable at the following link and a hard copy will also be delivered to your office:  
[www.midcityeast.com](http://www.midcityeast.com)

Thank you for you and your staff's engagement in outreach and development of the draft Small Area Plan. The draft plan conveys a shared community vision, records the guiding principles that were developed through a community-based planning process, and includes key recommendations for neighborhood character, commercial revitalization, redevelopment, public realm improvement, parks/green space and connectivity. The draft plan also includes an implementation strategy to serve as a roadmap for implementing plan recommendations including projected timeframe and responsible entity. We are accepting comments on the draft plan through Tuesday, September 2<sup>nd</sup> and a mayoral hearing will be held on the draft plan by OP on Tuesday, July 29<sup>th</sup> at 6:30pm at the Summit at St. Martins located at 116 T Street, N.E.

We would be happy to meet for briefing on the draft Plan should you be interested. Please do not hesitate to contact me at 202-442-7636.

Best regards,  
Ellen

Ellen McCarthy  
Director  
DC Office of Planning  
1100 4<sup>th</sup> Street, SW, Suite E650  
Washington, DC 20024  
202-442-7636

DC Public Schools' Beautification Day is on Saturday, August 23! Roll up your sleeves and help beautify our schools. [Sign up](#) to volunteer.







## Liedstrand, Chelsea (OP)

---

**From:** Sunita Naik Groth <sunita.naik@gmail.com>  
**Sent:** Thursday, July 24, 2014 4:00 PM  
**To:** Liedstrand, Chelsea (OP)  
**Subject:** Feedback on Mid-City East Small Area Plan

Dear Chelsea,

I am homeowner and resident in the Eckington neighborhood of northeast DC. I'm writing to express a few thoughts about the Mid-City East small area plan, particularly as it regards my neighborhood. There are a number of things that I'm very pleased to see in the proposed plan, including an emphasis on increasing accessibility and connectivity, and on improving safety, especially along the MBT.

My biggest concern, and ongoing frustration with development in this general area of the city (including NoMa) and in Eckington specifically, has been the utter disregard to true green space and park planning. Over the five years we have owned our home, we have slowly seen every vacant lot and possible site for a future park, be developed into (often hideous) new condos and apartments. This includes the plots at the corner of R and 3rd NE (the SW lot); S and 3rd NE (the SW lot); the intersection of 3rd NE and Rhode Island Ave; the former dog park at Harry Thomas Circle; and the empty plot on 3rd st NE (the east side of the street) between S and Seaton. When I see the plans on p.68 to "infill vacant parcels and redevelop underutilized parcels in Eckington to strengthen neighborhood fabric" I am appalled. We do not need any more "infilling". We need accessible parks and green space that will lessen the sense of living in a concrete jungle. I am also concerned that on p.70, a dog park seems to be a higher priority than a community park/green space. While I understand why residents would want a dog park, I certainly don't think we want or need one at the expense of a community park that is for everyone and where people can actually sit on grass; put a blanket down and read a book; throw a frisbee; have a picnic, etc. The original park plans for NoMa had designated the tract of land between the MBT and Harry Thomas Way as Pepco Park, but this apparently is no longer in the works. I am so discouraged and disappointed by how little action seems to have been taken to try to turn any of the vacant plots of land into a community park or garden, and instead has continued to go into development after development.

I appreciate you and your office taking feedback from residents and hope there will be due consideration of how to bring more green space to the residents of Eckington. I believe we may have the least green space of any neighborhood in the entire city. It certainly feels like it most days.

Respectfully,  
Sunita Groth  
202.731.1775

## Liedstrand, Chelsea (OP)

---

**From:** Jim Werner & Chris Bird <wernerbird@comcast.net>  
**Sent:** Saturday, July 12, 2014 11:08 AM  
**To:** Liedstrand, Chelsea (OP)  
**Subject:** Mid City East Small Area Plan and Met Branch Bike Trail

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

1316 Leegate Road, NW  
Washington, DC 2012  
12 July 2014

Chelsea Liedstrand  
Citywide Planner  
1100 4th Street SW.  
Suite E650  
Washington, DC 20024  
(202) 442-7600 (p).  
[Chelsea.Liedstrand@dc.gov](mailto:Chelsea.Liedstrand@dc.gov)

**Re: Mid City East Small Area Plan**

Dear Ms. Jasper:

I have read with interest, and a little concern, about Mayor Gray's plans for the "Mid City East Small Area Plan" including the proposed park(s). **How will these plans and proposed parks affect the completion of the long-delayed Metropolitan Branch Bike Trail (MBT) from Silver Spring to Capitol Hill?** As you may know, only 1.5 miles of the planned nine miles of the MBT have been completed, and so relatively few bold commuters dare travel the "interim" (i.e., largely on surface streets from Silver Spring to Brookland) MBT from Silver Spring to Capitol Hill. The MBT is well-known as a dangerous attractive nuisance because it is only lightly used resulting in criminals to attack cyclists unobserved on the desolate trail without fear of getting caught. Extending the MBT beyond its current termination at the M Street switchback ramps would be a key component to making it more rideable, more useful, more heavily used (e.g., Capitol Crescent trail) and therefore safer.

I am confident the MBT can co-exist with new projects like a park, but only with careful planning. The planned location of this park seems like it may be in the path of the MBT route planned since 1984 for the MBT that some of us have been waiting and fighting for since then.

Thanks,

James D. Werner  
[jim@wernerbird.com](mailto:jim@wernerbird.com)

## Liedstrand, Chelsea (OP)

---

**From:** Matt Haggerty <mhaggert07@gmail.com>  
**Sent:** Monday, July 14, 2014 5:50 PM  
**To:** Liedstrand, Chelsea (OP)  
**Subject:** Support for Mid City East Small Area Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Liedstrand,

As a relatively new homeowner in Eckington, I would like to express my full support for the Mid City East Small Area Plan, especially in regards to my own neighborhood. Eckington is experiencing a great deal of growth and transition, which provides both opportunities and challenges.

First, I would first like to encourage the Office of Planning to work with DDOT for the betterment of the Metropolitan Branch Trail, especially in regard to safety and accessibility, which are linked. My wife (who is pregnant) uses this trail daily for her commute, and like many others, we are concerned when we hear reports of violence. Opening the MBT to direct access via Q St. and the new Elevation apartments, providing better lighting, and increasing police presence will provide a great deal of encouragement for us and our neighbors, enhancing the community benefit of the trail many times over.

Second, I am excited about the potential for a growth in parks (especially a dog park, which I hear used to be a popular place) and green space. My family and neighbors love to be outside, and we'd love to have appealing and clean places to enjoy together. We've been excited about the exercise and social groups that meet along the MBT and would love to see more of that throughout the neighborhood.

Finally, I am pleased that the inclusion of affordable housing in future development was mentioned (p. 68), though I'd like to see it even more strongly emphasized. One of our favorite parts of our neighborhood is the diversity of both architecture and people. We know and see every day how housing prices are skyrocketing in Eckington as much as all over the city, and we would be sad to lose neighbors and cultures that could get "priced out" as rents continue to climb. There seems to be a great deal of building space that is likely to be redeveloped in the next few years, and I would definitely encourage you to be ahead of that development in planning for mixed use of market-rate and affordable housing, as well as retail and service organizations. As a staff member of the Coalition for Nonprofit Housing and Economic Development (CNHED), we advocate for affordable housing every day, and I am continually aware of the importance in keeping the fabric and integration of our city and our neighborhood. (To be clear, these comments are on behalf of myself, not my organization.)

Thank you for your continued work on behalf of our neighborhood and of the District as a whole. We are excited to have settled in for the long haul and take ownership of and responsibility for our neighborhood's positive growth. I would be happy to discuss more in person or follow up with any clarification.

Sincerely,

Matt Haggerty  
315 Seaton Pl. NE

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
 + + + + +  
 OFFICE OF PLANNING  
 + + + + +  
 MID CITY EAST  
 DRAFT SMALL AREA PLAN  
 MAYORAL HEARING  
 + + + + +  
 TUESDAY  
 JULY 29, 2014  
 + + + + +

The Mayoral Hearing met on the Second Floor at the Summit at St. Martin's, 116 T Street NE, Washington, DC, at 6:30 p.m., Chelsea Liedstrand, Project Manager, Mid City East Small Area Plan, presiding.

PRESENT

- CHELSEA LIEDSTRAND, Project Manager, Mid City East Small Area Plan
- TRACY GABRIEL, Associate Director for Neighborhood Planning
- COLLEEN WILLGER, Neighborhood Planner, Ward 5
- DEBORAH CRAIN-KEMP, Neighborhood Planner, Ward 7

1 P-R-O-C-E-E-D-I-N-G-S  
 2 6:41 p.m.  
 3 MS. LIEDSTRAND: Good evening  
 4 everybody and welcome. We're ready to get  
 5 started.  
 6 So, tonight we're here for the  
 7 Mayoral Hearing for the Mid City East Plan and  
 8 welcome. My name is Chelsea Liedstrand. I'm  
 9 the Project Manager for the Mid City East  
 10 Small Area Plan.  
 11 This is Tracy Gabriel. She is the  
 12 Associate Director for Neighborhood Planning.  
 13 We have Colleen Willger who is  
 14 Neighborhood Planner for Ward 5 and Deborah  
 15 Crain-Kemp who is the former Ward 5 Planner  
 16 and now Ward 7. Very good.  
 17 So, welcome. Thank you for  
 18 coming.  
 19 So, tonight I am going to go over  
 20 the planning process just briefly. A little  
 21 bit about the plan. A little bit about the  
 22 study area and then go over the process for

Table of Contents

Introduction . . . . . 3  
 Chelsea Liedstrand  
 Public Testimony  
 Yvonne Williams. . . . . 12  
 Albrete "Gigi" Ransom . . . . . 16  
 Lonnie Duran . . . . . 19  
 Austin Pearl . . . . . 21  
 Veronica Williams. . . . . 23  
 Robin-Eve Jasper . . . . . 26  
 Adam Duffy . . . . . 28  
 Commissioner Paul. . . . . 29  
 Scott Roberts. . . . . 35  
 Brian Bailey . . . . . 36  
 Joyce Robinson-Paul. . . . . 41

1 this evening and how this is going to work.  
 2 So, the Mid City East Small Area  
 3 Plan is three wards. It's approximately five  
 4 neighborhoods. On the north side of the study  
 5 area is Channing Road which is just south of  
 6 McMillan. On the south side the boundary lies  
 7 at L Street. On the west side the boundary  
 8 lies at 4th Street or the Metro Branch Trail  
 9 area. And then on the west side basically New  
 10 Jersey Avenue and a little piece of it is in  
 11 LeDroit Park.  
 12 So, through the planning process  
 13 we kicked off in April 27, 2013, and we went  
 14 through the existing conditions analysis.  
 15 Then we also went through a robust public  
 16 engagement process. And we'll go over what we  
 17 did do with public engagement a little bit  
 18 later, but where we landed in  
 19 July/August/September was a presentation of  
 20 the draft recommendations which was a public  
 21 meeting on September 26th. And then based on  
 22 the feedback that we received from the

1 constituents who provided feedback to us for  
2 the small area plan, it took us a little time  
3 to get it all together and make it what we  
4 like to think is almost perfect. And now  
5 we're here. We published it July 7th for  
6 public comment as a plan, not draft  
7 recommendations, but an entire plan. And so  
8 now we're in the 30-day public comment period.

9 Tonight, this is your opportunity  
10 as citizens to give us your testimony and  
11 feedback regarding the plan.

12 So, the public comment period  
13 closes on September 2nd, 2014, and then we  
14 will compile all the comments and testimony  
15 that we received from all the constituents and  
16 put it in a legislative package that will be  
17 submitted to counsel for final approval.

18 And so just to go over what kind  
19 of makes this plan unique, not only because  
20 it's a huge study area but we engage in some  
21 interesting public processes that are, I would  
22 say, creative. So, in doing our public

1 very effective.

2 We also had our website and, of  
3 course, my mixer which was our crowd sourcing  
4 or interactive web-based forum.

5 And so through all that process we  
6 ended up with the Mid City East Small Area  
7 Plan and the plan is based on this vision and  
8 the vision is -- the Mid City East Small Area  
9 Plan provides a framework for conservation  
10 development, sustainability and connectivity  
11 in the neighborhoods of Bates/Truxton Circle,  
12 Hanover, Bloomingdale, Eckington, LeDroit Park  
13 and Sursun Corda, as well as portions of  
14 Edgewood and Stronghold. The vision is to  
15 improve the quality of life and enhance  
16 neighborhood amenities and character while  
17 supporting a community of culturally  
18 economically and generationally diverse  
19 residents.

20 So, the plan is basically  
21 organized based on the vision regarding six  
22 core themes. The core themes are Neighborhood

1 engagement we tried to do different types of  
2 activities that would reach people across the  
3 study area and just a diverse scope of folks.

4 So, we also had an advisory  
5 committee, an early implementation committee  
6 and business focus group which is relatively  
7 standard for a small area plan.

8 We had our major meeting as I  
9 mentioned earlier, April 27th, 2013. We had  
10 a variety of focus meetings in between that  
11 time and that was during the existing  
12 conditions analysis. And also after we  
13 published the draft recommendations to get  
14 feedback more on how people were reacting to  
15 the first round of draft recommendations.

16 We also did historic walks through  
17 neighborhoods of Bloomingdale and Bates. We  
18 conducted office hours in various locations  
19 through the study area to give constituents an  
20 opportunity to come and give us feedback and  
21 to just ask questions, to discuss the plan in  
22 a more intimate setting which we found to be

1 Character, Commercial Revitalization,  
2 Redevelopment and Housing, Neighborhood Place  
3 Making and Public Realm, Park Green Space and  
4 Stormwater and Connectivity. And I'm not  
5 going to go over all of the visions and goals  
6 but we have at the boards outside so if you  
7 would like to read them more in-depth you're  
8 welcome to do so. We also have copies of the  
9 plan in the library for your to review as  
10 well.

11 And so tonight this is not meant  
12 to be a presentation but more so an  
13 opportunity for public testimony and so the  
14 draft plan was again published on July 7th,  
15 2014. We are currently in the official 30-day  
16 public comment period. If you have not looked  
17 at the plan like I said we have it here in the  
18 library. You can download it from the web at  
19 our website at [www.mideast.com](http://www.mideast.com). You can also  
20 find us on Twitter. And you can if you choose  
21 not to testify this evening, you can also  
22 submit written comments to me and this is my

1 name with the address and phone number and  
2 email as well.  
3 MS. GABRIEL: I would just note  
4 that the official 30-day comment period we've  
5 extended it to September 2nd, mindful of the  
6 summer holidays. It gives people additional  
7 time for comments.

8 MS. LIEDSTRAND: So, the  
9 instructions are number one, you must sign in.  
10 So, if you would like to testify and have it  
11 be on the record, I would ask you go step  
12 outside to see Colleen who is at the Welcome  
13 Table and she will put you on the sign-in  
14 sheet. And witnesses will be heard in the  
15 order that you're on the list.

16 Each witness will be allocated  
17 three minutes. You will be timed and I will  
18 give you a reminder. I'm the timekeeper as  
19 well so I have a little sign to remind you  
20 when you're coming up on your three-minute --  
21 well, two minute, one minute and then --

22 We also have comment forms if you

1 to the podium and then the other three will  
2 go. And then I guess when the third person is  
3 done then I'll go on the list and read the  
4 next three to come up.

5 MS. GABRIEL: And I know not  
6 everyone is here tonight to testify. Feel  
7 free to testify, did you want to change or if  
8 you just want to affirm your support, whatever  
9 you choose to do. We have two people who are  
10 currently signed up to testify but, you know,  
11 if you didn't check the box and wanted to --  
12 oh, you would like to testify. Okay, great.

13 So, Yvonne Williams will go first  
14 and then Gigi, then Austin. And I'll ask you  
15 when you testify if you could repeat your name  
16 just for legibility purposes I think it would  
17 be important.

18 We can extend I think -- if we  
19 only have three people testifying then we'll  
20 extend it. If we do have time at the end we  
21 will allow people to -- So, we have four  
22 currently. Yvonne, Gigi, Lonnie and Austin

1 would like something more formal. I'm  
2 accepting email as public comment, but we can  
3 also have a form that you can fill out here so  
4 if you go over during your testimony you have  
5 the option to continue it on the form that we  
6 have available here or you can email me.

7 Upon giving your testimony, you're  
8 welcome to stay or you can go. This is pretty  
9 formal in the sense that we have a transcriber  
10 here. He's making a record of everything that  
11 everyone says. And like I said before it will  
12 be all compiled and put into our legislative  
13 package that will be submitted to counsel.

14 Is there any questions? No.  
15 Okay.

16 One other thing. Because I was  
17 mindful of kind of the cords and things, we  
18 have a couple of chairs here. I think that  
19 they can sit there in the three because we  
20 moved it, but we ask that when we call your  
21 name, three people come sit here. So, I guess  
22 we'll call four. The first person can come up

1 can come up and Yvonne, you'll go first.

2 MS. LIEDSTRAND: You can go ahead.  
3 MS. WILLIAMS: Thank you.  
4 Good evening.

5 My name is Yvonne Williams and I  
6 serve as Chair of the Board of Trustees of  
7 Bible Way Church. Bible Way is in its 87th  
8 year and one of our principal missions has  
9 been to work to bring affordable housing to  
10 the neighborhood of our church which is  
11 located at 1100 New Jersey Avenue, Northwest.

12 Our oldest housing affiliate is  
13 the Golden Rule Apartments, Inc. Golden Rule  
14 Apartments, Inc. is a nonprofit affiliate of  
15 Bible Way Church constructed the Golden Rule  
16 Center at the Northwest corner of First and K  
17 Streets, Northwest, in 1973.

18 Beginning in 2005, we sought to  
19 redevelop the site which was in declining  
20 condition. At that time, the city asked us  
21 to hold on our redevelopment plans as they  
22 were planning a charette and a master



1 planning exercise for the whole area.

2 In 2006, the Northwest One Master

3 Plan which encompassed the Golden Rule Center

4 site was approved by the city council showing

5 higher density along K Street and lower

6 density towards L Street as well as the

7 introduction of new intermediate streets.

8 In compliance with the master

9 plan, Golden Rule began construction on the

10 SeVerna in 2010 at First and L Streets,

11 Northwest. The project was constructed in

12 part with financing from the Deputy Mayor of

13 Planning and Economic Development and with

14 the support of the Office of Planning. The

15 site was designed in compliance with C2A

16 zoning. The five-story mid-rise located on K

17 Street and four story low-rise townhouses

18 along L Street intended to compliment future

19 low-rise development to the north of L

20 Street.

21 Additionally, the townhouses are

22 set back to allow the 90-foot L Street right

1 of way to reopen.

2 In 2011 Golden Rule completed the

3 up-zoning and the future SeVerna on K which

4 we have almost finished at this point. It's

5 a 133 high-rise. Hundred and thirty-three

6 unit high-rise.

7 Representatives of Golden Rule and

8 our development team met with the Office of

9 Planning on July 20, 2013, regarding the Mid

10 City East Area Plan to express our concern

11 that the city was altering a portion of the

12 recently approved Northwest One Plan without

13 regard for our adjacent components of the

14 plan which had already been completed like

15 SeVerna One.

16 Golden Rule requested a full

17 review be conducted to understand how the

18 Northwest One Master Plan and Mid City East

19 Small Area Plan would be integrated. Golden

20 Rule requested careful study to assure that

21 any requests or proposals for additional

22 density not negatively impact the SeVerna

1 low-rise development at First and L.

2 We did not receive a response and

3 were disappointed that the draft plan does

4 not include a statement that the redeveloped

5 Sursum Corda property should step down toward

6 L Street, although I must say I saw in the

7 call, the statement to that effect is

8 included. We just don't have a copy of it.

9 We support the opportunity for

10 Sursum Corda to redevelop their site through

11 the PUD process. However, we request that

12 Mid East Small Development Area Draft Plan be

13 updated to reflect that new development must

14 step down toward L Street so it's not to

15 adversely impact SeVerna development which

16 was built at four stories as required by the

17 city's approved Northwest One Plan.

18 Thank you very much for the

19 opportunity to present this information.

20 Thank you.

21 MS. GABRIEL: I will note that we

22 gave her five minutes just noting that we

1 have a smaller crowd so we wanted to give

2 people a little more time to speak.

3 If you could just raise your hand

4 because not everyone checked the box. But if

5 you could raise your hand if you're intending

6 to testify. Great.

7 So, you're next.

8 MS. LIEDSTRAND: So, Gigi.

9 MS. GABRIEL: So, we'll still give

10 you a two minute and a one minute warning but

11 we'll give you the additional so it will be

12 five minutes.

13 MS. RANSOM: Okay. You need the

14 name, right? Albrette, A-L-B like in blue,

15 R-E-T-T-E "G-I-G-I" one word, Ransom, R-A-N

16 like in Nancy, S-O-M like in Mary. No E.

17 I'm here to support the Mid City

18 Plan. Truly support the overpass from Rhode

19 Island Avenue down to Route, I think it's R

20 Street that you plan on building. Hopefully,

21 with that, there would be sufficient room for

22 lease, authorized vehicles, such as police,

1 fire, etcetera, to come through there in one  
 2 way or the other.  
 3                   Particularly concerned. I like  
 4 the conservatory group idea to retain the  
 5 culture and the aesthetics of our present  
 6 townhouses or whatever the buildings may be  
 7 on certain blocks because these pop-up  
 8 designs are really -- some of them -- the  
 9 majority of them have really been in poor  
 10 taste. They're just thrown up and it takes  
 11 away from the character of the community.  
 12                   Also support looking through here  
 13 the proposed Sursum Corda project. We have a  
 14 lot of empty space over there now and  
 15 hopefully we can restore the vitality in the  
 16 right way over in that area.  
 17                   I had hoped that the plan would  
 18 extend down from L Street to K Street where  
 19 everything is going on and you have that huge  
 20 parking lot, now a parking lot on the corner,  
 21 but I'm quite sure something could be done.  
 22                   In here is about the recreation

1 the community. It is my hope and I talked  
 2 with Ms. Crain -- with Colleen that possibly  
 3 we can talk to the owner of that property and  
 4 until they decide to do something that life  
 5 can grow that will also feed life until there  
 6 is some type of idea. So, we'll follow up on  
 7 that.  
 8                   Thank you. I'll submit written  
 9 testimony to you.  
 10                   MS. LIEDSTRAND: Thank you.  
 11                   Mr. Duren.  
 12                   MR. DUREN: Good evening. Name is  
 13 Lonnie, L-O-N-N-I-E. Last name Duran, D-U-R-  
 14 E-N.  
 15                   I'm the Chairperson of Sursum  
 16 Corda, but first of all, I would like to  
 17 thank the city, Office of Planning, the  
 18 Department of Transportation for even taking  
 19 and having a vested interest in changing the  
 20 zoning at Sursum Corda to accommodate the  
 21 families in that area.  
 22                   As some of you might not know, the

1 center on New York Avenue. I'm in the  
 2 Hanover area, unit block of O Street. It  
 3 would really be nice to have some type of a  
 4 real state-of-the-art recreation center built  
 5 that would fit in with the community. Having  
 6 to go up to the potentially proposed McMillan  
 7 site, the New York Avenue site is definitely  
 8 not for recreation. People are looking for  
 9 cost-effective fitness programs with the  
 10 right equipment, the right space and just  
 11 for some other activities. We have the  
 12 Butler Boys and Girls Club across the street.  
 13 Maybe that can be taken a look at and  
 14 possibly rebuilt to fit in for the needs of  
 15 the 21st century.  
 16                   We were looking at the 1300 block  
 17 of North Capitol Street on the Northwest  
 18 side. There's a vacant lot there just before  
 19 Hanover Place, Northwest. And currently  
 20 there's a gentleman that has chosen to grow a  
 21 garden in there and I mean he's putting out  
 22 some wonderful produce and he shares it with

1 reason were in Northwest One because we had  
 2 some type of dispute that blocked us out, so  
 3 myself and the consultant and the lawyers  
 4 fought to get back in the plan. We met with  
 5 the city, met with the Mayor's office and met  
 6 with the Office of Planning. So, in that  
 7 period some where along the line it struck a  
 8 chord said something not right in that area  
 9 for us to be left out. So, we joined the  
 10 Small Area Plan Mid East and I'm so happy  
 11 that I was selected to be on the Advisory  
 12 Board. So, that's what I really want to  
 13 thank is the city. I approve of the plan. I  
 14 approve of us working with Bible Way, Mount  
 15 Airy Church to do the things we need to do  
 16 because at one point nobody thought we would  
 17 be here. So, I'm not going to sit here and  
 18 say I'm not happy but we still got a long  
 19 fight to go.  
 20                   We have got a development partner  
 21 who dealing in affordable housing so that  
 22 right there is a plus anyway because you know



1 the way the city is changing we still have to  
2 have something for the low, low and the  
3 needy. And hopefully Sursum Corda can apply  
4 that to our members.

5 Thank you.

6 MS. LIEDSTRAND: And next, Austin  
7 Pearl.

8 MR. PEARL: Hi. My name is Austin  
9 Pearl. I'm the ANC Commissioner for 5E08, so  
10 that's the portion of Bloomingdale that is  
11 north of Rhode Island Avenue and west of  
12 North Capitol Street.

13 First, I'd like to start by  
14 thanking the Office of Planning for your  
15 vision and leadership in trying to bring the  
16 resources to this part of the city that are  
17 badly needed. And while I support the entire  
18 plan, I'd like to focus my remarks  
19 specifically on North Capitol Street on which  
20 I lived for 10 years since 2005.

21 For those who live on North  
22 Capitol Street, it is a burden to live with

1 street that runs through that area. And I'm  
2 here to urge council members and city hall to  
3 bring that type of focus and that type of  
4 resourcing to our part of the city because we  
5 have been left out of it for way too long.

6 Thank you.

7 MS. LIEDSTRAND: And Ms. Williams.

8 MS. VERONICA WILLIAMS: Good evening  
9 everyone.

10 I see my classmates here from the  
11 Washington Center. Hi, guys.

12 I'm Veronica Williams. I'm from  
13 the Washington Center. I'm from Chicago but  
14 I'm spending my summer here at the Washington  
15 Center as a student. And part of our  
16 engagement is civic engagement and that's what  
17 we're doing, community civic engagement.

18 So, as I was looking at the plans  
19 the Mid City East Plan and I was contemplating  
20 and thinking and I was born and raised in  
21 Chicago, I've got relatives here. I'm a  
22 member of Greater Mount Calvary Holy Church

1 to be frank. There is an insane amount of  
2 noise, trash, urban blithe. The speeding  
3 cars are a safety issue, you know, for  
4 pedestrians and children that just want to  
5 walk down the street and cross the street  
6 from Eckington to, you know, Bloomingdale and  
7 back and forth. I almost don't feel like I  
8 life on a street or in a neighborhood when I  
9 look at North Capitol, but on a speedway for  
10 commuters. And quite honestly it isn't  
11 right.

12 Now, the Mid City East Plan calls  
13 for improved streetscaping, a task force for  
14 safety and decking. And I say that if you  
15 make it feel like a street people will treat  
16 it like a street. I think if we do a lot of  
17 these things there will be less litter. I  
18 think there will be less people speeding  
19 through at 65 miles an hour even though people  
20 life there. So, it certainly seems like, you  
21 know, Dupont Circle is going to get decking  
22 over, you know, part of, you know, the main

1 and I told pastor that I was coming here to  
2 speak as well on behalf of the Washington  
3 Center.

4 I was thinking about all of the  
5 great houses as a kid that I grew up in the  
6 60s and the 70s where we would have Sunday  
7 dinner, great times, cherished times. And to  
8 see a lot of those houses torn down it just  
9 breaks my heart. It's like going to grandma's  
10 house but grandma's house if not there anymore  
11 or going on a tour or taking my grandchildren  
12 on a tour of houses that I grew up in. So, in  
13 all retrospect as we talk about putting this  
14 Mid City East Planning together, let's not  
15 demolish some of the very precious memorable  
16 houses that we have in some of the areas that  
17 are a part of this project like Truxton Circle  
18 and Hanover and Bloomingdale and Bates. So,  
19 that's my desire that we cherish the rich  
20 terra cotta and the historic centurion  
21 landmark houses and let's cherish the beauty  
22 that they present.

1 I'm sure if you had a flower garden  
2 and a beautiful house you wouldn't want  
3 anybody to tear that down. Years of a rose  
4 bush torn down or a house torn down. It tears  
5 the heart, you know. It rips the heart. And  
6 many of us in here that have families that  
7 have grown up here in the D.C. area, you know,  
8 that's very precious.

9 Also, as we look at the tunnel  
10 project, one of the largest projects ever to  
11 take place in the city, let's be considerate  
12 of the parking and providing amenities to  
13 those that are still active and that have to,  
14 you know, drive around in this area as you  
15 look at the first tunnel project and kenyon  
16 water in D.C., water will be a part of being  
17 conducive, all things considered in this great  
18 project. But otherwise you guys are doing a  
19 great job. Mayor Gray is doing a great job as  
20 well. And it's just glad to be here with you  
21 all. Oka

22 MS. LIEDSTRAND: And Robin-Eve

1 of the neighborhood.

2 Your focus on the intersections at  
3 New York Avenue, North Capitol Street and M  
4 Street and then secondarily at Florida and  
5 North Capitol, Q and Lincoln Road which are  
6 both actions in the plan, we very much support  
7 those actions. Those are two of most  
8 dangerous intersections in the city and what  
9 we really would love to see, the only  
10 modification would be to see them go from mid-  
11 term to short-term goals as opposed to be the  
12 longer-term.

13 The other idea and action that we  
14 greatly support and this is outside the NoMa  
15 BID so I know it's a little bit beyond our  
16 business but we think it's a great idea, which  
17 is the decking over of North Capitol Street.  
18 We think that that's, you know, an important  
19 element to knit the neighborhood together  
20 which is something we're trying to do all  
21 through NoMa and create more green space. So,  
22 we very much support that as a big idea that's

1 Jasper.

2 MS. JASPER: Good evening. I'm  
3 Robin-Eve Jasper. R-O-B-I-N - E-V-E, Jasper,  
4 J-A-S-P-E-R. And I'm here on behalf of the  
5 NoMa Business Improvement District.

6 Staff with NoMa BID and the NoMa  
7 BID in general has been very engaged in this  
8 process and we want to thank the Office of  
9 Planning first for having a greet civic  
10 engagement process around this and also for  
11 focusing on the preservation of cultural  
12 resources in the neighborhood as well as  
13 walkability and green space which obviously is  
14 something that is very important to us in this  
15 area.

16 We have some specific comments  
17 about elements of the plan that I'll go  
18 through really quickly and we'll also submit  
19 testimony.

20 The first has to do with actually  
21 -- well, the first has to do with walkability,  
22 bikeability and, you know, pedestrian safety

1 in this plan and without more I will seed the  
2 table to everybody else.

3 Thank you.

4 MS. LIEDSTRAND: Thank you. And  
5 next we have Mr. -- is it Serovah, can't read  
6 the last name. Willis? Serovah. And Mr.  
7 Duffy.

8 MR. DUFFY: Oh, I was going to --

9 MS. LIEDSTRAND: All right. You  
10 have five minutes.

11 MR. DUFFY: All right. Good day  
12 everyone. My name is Adam Duffy. I'm a  
13 resident of Eckington, 113 R Street,  
14 Northeast. So, to be quite honest I'm only  
15 two years in on this plan so my impression is  
16 so far it's been done really well but I wanted  
17 to highlight two specific recommendations.  
18 The first is the overall development of North  
19 Capitol just echoing what everyone else has  
20 said. I think that's needed to kind of unify  
21 all the neighborhoods within this plan. So,  
22 I strongly urge that to be a focus. I know

1 it's a combo of short-term and long-term but  
2 as much as we can push things on North Capitol  
3 to the short-term I think that's very good.  
4 And I think specific to Eckington, there's a  
5 point in there about developing more  
6 affordable housing options. And I think that  
7 goes to what you were saying where we do need  
8 development but do it in a way that makes  
9 sense and that supports the community that is  
10 already there and lets people move in. And  
11 people that have been there for a long lets  
12 them stay there.

13 So, those would be my two  
14 suggestions.

15 Thank you.

16 MS. LIEDSTRAND: Commissioner Paul.

17 COMMISSIONER PAUL: Good evening.

18 My area 5E05, encompasses New York Avenue,  
19 North Capitol, New Jersey all the way to O  
20 Street. No, actually P Street, the south side  
21 of P Street.

22 There are several entities in that

1 not children. But we can make that a safer  
2 area if we finished it off with a nice  
3 playground for little people and also had a  
4 fence in the area for toddlers that you can  
5 see through that whole playground area.

6 So, we're very much interested in  
7 that New York Avenue playground, finishing  
8 that off.

9 We were appropriated \$1.2 million  
10 for that playground. They spent \$700,000.

11 So, we want them to look into the rest of that  
12 money being used to finish off that play area.

13 Also, that's a very congested area  
14 in the District of Columbia. The traffic  
15 comes off of 395 into First Street and that's  
16 the beginning of a traffic nightmare. We  
17 would like to see DDOT do more study on that  
18 area and also now that we have the new Dunbar  
19 Senior High School, the children are -- yeah,  
20 I got two minutes left. The children are  
21 racing across the street because the traffic  
22 from New York Avenue they're not considering

1 area that we want to make sure that we  
2 address. One is the kiosk at New York Avenue  
3 and Kirby Street. The kiosk they finally tore  
4 it down and we would like to have an extended  
5 play area for a lot of the children in our  
6 area. We have a lot of new babies, toddlers  
7 and little people and we want to make sure  
8 that area continues to be safe by placing an  
9 extended playground area and putting a fence  
10 up that someone can look through. Right now,  
11 when we had the library we had the homeless  
12 people and everyone who eat at SOME, they were  
13 sleeping in the park, behind the site,  
14 breaking into the building to sleep there  
15 also. But we feel that by putting up a fence  
16 all around that area you could see through it  
17 and if the police drive by they can see what's  
18 going on there.

19 So, a lot of my neighbors are  
20 complaining and at our ANC meeting we'll be  
21 trying to address the fact that there are a  
22 lot of people hanging out there and they're

1 hundreds of children trying to get across  
2 First Street. So, we want to make that a  
3 safer place for the students and teachers and  
4 everybody who occupy the school and go to that  
5 school at Dunbar Senior High School.

6 We are also interested in Slater-  
7 Langston. We looked at that site and a couple  
8 of plans were to develop it together.

9 However, we had the ARE, which is Associates  
10 for Renewal and Education, that provides a  
11 helluva lot of programs at that site. They  
12 provide daycare. They provide after-school  
13 care. They provide all type of things that are  
14 conducive to the needs in our neighborhood.  
15 So, we would like for the plan to address the  
16 fact that they need to work with the existing  
17 person who has occupied that space for many,  
18 many years and provided a service to our  
19 neighborhood.

20 I could speak on several other  
21 things but I'd just like to bring those points  
22 to view. Also, the sidewalks on N Street, O

1 Street and P Street, they have an outgrowth of  
2 grass and everything. They're old street  
3 sidewalks and need to improve that also.

4 Thank you very much

5 MS. LIEDSTRAND: Thank you. That's  
6 all I have on my list. Is there anybody else  
7 that would like to speak?

8 MS. RANSOM: I wanted to ask  
9 something that's been overlooked in this  
10 planning just to get it on the record.

11 MS. LIEDSTRAND: No one else?  
12 Please give your name again.

13 MS. RANSOM: Okay. Albrette Gigi  
14 Ransom. You got the spelling? Okay.

15 I just want to mention, I testified  
16 the 21st of July before the Public Service  
17 Commission so I hope consideration may have to  
18 be added into this plan regarding the  
19 undergrounding of the power lines. And that's  
20 coming and they are starting in Ward 5.  
21 There's a three-year plan so, there may be  
22 areas that coordination of whatever the

1 the Public Service Commission website? Where  
2 do we find the information on --

3 MS. GABRIEL: I just want to open it  
4 up. I know a few new people walked in and  
5 some people came in at the outset and so they  
6 wanted to listen before they decided whether  
7 they wanted to testify. So, I want to, again,  
8 open it up to anyone who came with the  
9 potential of testifying and might want to  
10 testify. Okay.

11 And, again, please state your name  
12 for the record.

13 MR. ROBERTS: Sure. Good evening,  
14 my name is Scott Roberts. I live in ANC 5E08  
15 in Bloomingdale in one of the neighborhoods in  
16 the Mid East Plan Area.

17 I wanted to comment on the portion  
18 of the Small Area Plan that addresses  
19 neighborhood character. And specifically the  
20 promotion of the new entity of the  
21 conservation district. I'd like to thank the  
22 D.C. Office of Planning for initiating the

1 development is going to be with the  
2 undergrounding to make sure sufficient power  
3 is going underground or for future planning.  
4 And I think that would help save the rate  
5 payers a whole lot of money. And even the  
6 plan for the decking and what not. So, I have  
7 to take a look at the undergrounding maps that  
8 they provided for the feeders and how they  
9 will be undergrounding. What lines will be  
10 going underground and where to see how it  
11 might affect maybe some of the planning here  
12 for my written testimony.

13 Thank you.

14 MS. LIEDSTRAND: Thank you.

15 So, at the current time we don't  
16 have anybody else that wishes to testify. So,  
17 we're just going to keep the record open and  
18 if you change your mind we'd love to hear from  
19 you. So, at the current time the record will  
20 be held open until 8:30.

21 UNIDENTIFIED PERSON: Where do I  
22 find the information on the underground and

1 discussion of the conservation District.

2 The only solution in the District  
3 of Columbia at this time to address design  
4 review other than the Planned Unit Development  
5 process, PUD process, is neighborhood historic  
6 designation. And as David Maloney aptly  
7 categorizes that as a big heavy hammer. So,  
8 the conservation district is sort of a milder  
9 way of achieving perhaps guidance and perhaps  
10 design review for neighborhoods like  
11 Bloomingdale and the other row house  
12 neighborhoods of the City.

13 So, thank you very much for  
14 including it in the Small Area Plan. I'd like  
15 to hopefully the neighborhoods in the Small  
16 Area Plan will be pursuing actively either the  
17 conversation district which doesn't exist yet  
18 in the District of Columbia or the existing  
19 neighborhood historic designation.

20 MR. BAILEY: Good evening everyone.  
21 My name is Brian Bailey and I'm here on behalf  
22 of Associates for Renewal in Education which

1 was mentioned earlier and ARE is one of the  
 2 nonprofit agencies in the District that would  
 3 be in the Truxton Circle area. And they have  
 4 been there for quite sometime. We're been  
 5 there for about 40 years or so. I'm in  
 6 business and in that particular area for over  
 7 25 years. And we provide services to a large  
 8 group of children. It provides before and  
 9 after care to some of the toddler, pre-school,  
 10 as well as a very delicate population and  
 11 that's those who are on the autistic spectrum.  
 12 And it's one of the very few agencies in the  
 13 District of Columbia that provides therapeutic  
 14 service to that population. So, we're very  
 15 excited about the things that the Mid City  
 16 East Plan is putting together. I just also  
 17 want to mention that we don't want to be  
 18 forgotten as one of the agencies that  
 19 continues to need to be supported and  
 20 remembered.  
 21 So, excited about the things that  
 22 are happening but just as was mentioned

1 your name?  
 2 MS. VERONICA WILLIAMS: Williams.  
 3 Veronica Williams here, the Washington  
 4 Center. The NoMa District area.  
 5 I just want to reiterate when it  
 6 comes to the work that they're going to do  
 7 that Metro needs to be and play an integral  
 8 part, because we've got some students at the  
 9 Washington Center that are taking public  
 10 transportation up on First and Florida in New  
 11 York near the Gallaudet station. And a lot of  
 12 times they will not put signs up to let people  
 13 know where the re-routing is taking place.  
 14 So, that's very pertinent. That plays a very  
 15 positive and instrumental task that they be  
 16 aware. People need to be aware. If they're  
 17 rebuilding a playground area on a busy street,  
 18 you know, North Capitol is there's  
 19 restructuring and there's re-planning and the  
 20 bus stops are moved to another area, Metro  
 21 needs to be aware. And they need to be a part  
 22 of that. And that needs to be a part of their

1 earlier by my sister here that the  
 2 authenticity of what's going on here in the  
 3 District and the history. The building that  
 4 we're in on 45 P Street is one of the very  
 5 oldest buildings around. This was one of the  
 6 very first school buildings where African  
 7 American children built in the 1890s. And  
 8 then the Lexington building right next door to  
 9 it had to be built for the overflow of  
 10 students because there were no schools for  
 11 young black children to go to. So, not only  
 12 does ARE hold a huge piece of history there,  
 13 it provides a service to a very delicate  
 14 population. So, thank you.  
 15 UNIDENTIFIED PERSON: Can you give  
 16 the address?  
 17 MR. BAILEY: 45 P Street, Northwest.  
 18 MS. VERONICA WILLIAMS: I want to  
 19 reiterate something.  
 20 The sister that just left out of  
 21 here.  
 22 MS. GABRIEL: Would you restate

1 planning. But other than that it's a great  
 2 design. You've done a great work. I'm proud  
 3 of you ladies.  
 4 MS. GABRIEL: So, I'm going to just  
 5 suggest too that all your comments be focused  
 6 on the plan itself. The Metro comment, as all  
 7 the Metros are unfortunately outside the study  
 8 area. So, in general, with the way we'll be  
 9 using this information it's to inform as we  
 10 noted there our legislative package to the  
 11 Council and responding to all public comments  
 12 that are received. So, the fact that people  
 13 stay focused on the plan and recommendations  
 14 and also open it up to allow people to leave  
 15 or talk amongst yourself and when and if  
 16 anyone is interested in testifying please feel  
 17 free to let us know and we'll resume the  
 18 formal hearing.  
 19 MS. VERONICA WILLIAMS: Well, with  
 20 them doing this work here will Metro be aware  
 21 of the work being done in these areas?  
 22 MS. GABRIEL: I'm not sure which

1 work -- so, we'll have a conversation on hand  
2 so as far as the hearing goes, it's not made  
3 to be a Q&A format. But we can answer any  
4 questions that you might have about the study  
5 area --

6 MS. VERONICA WILLIAMS: It's not  
7 Q&A. It's just an issue because if there's  
8 work that's being done in this area and  
9 they're not informed --

10 MS. GABRIEL: Yes, yes. You know,  
11 we have two or three staff members outside at  
12 the welcome table and also over here who can  
13 answer any questions that you might have as it  
14 relates to the neighborhood or other concerns.

15 MS. VERONICA WILLIAMS: I understand  
16 what you're saying. I understand.

17 MS. GABRIEL: The formal nature of  
18 the --

19 MS. ROBINSON-PAUL: Let me just  
20 mention that the New York Avenue playground --

21 MS. GABRIEL: State your name for  
22 the record.

1 there is work done on making that a historical  
2 site.

3 Thank you.

4 MS. GABRIEL: Again, we can go ahead  
5 and break and if anyone has an interest in  
6 testifying come see us and we'll initiate the  
7 form.

8 (Whereupon, the above-entitled  
9 matter went off the record at 7:35 p.m. and  
10 resumed at 8:30 p.m.)

11 MS. GABRIEL: Well, it's now 8:30  
12 and the record is officially closed.

13 (Whereupon, the above-entitled  
14 matter went off the record at 8:30 p.m.)

1 MS. ROBINSON-PAUL: Oh, Joyce  
2 Robinson-Paul, ANC Commissioner 5E05, which  
3 encompasses the New York Avenue playground.

4 For years we've been trying to get  
5 that designated as a historical playground.  
6 It was one of the first integrated playgrounds  
7 in the District of Columbia in addition -- it  
8 was Rosedale and New York Avenue playground.

9 The New York Avenue playground over  
10 the years has received some funding for  
11 renovation but we're trying to make that a  
12 historical playground at New York Avenue.  
13 That has a significant to people in the  
14 neighborhood. When I arrived in the  
15 neighborhood about 30 years ago, they call it  
16 the white and colored playground because it  
17 was the only playground in D.C. where black  
18 youth could play on the playground. So, that  
19 was the beginning of a situation where they  
20 began to open up all the playgrounds and  
21 integrate all the -- segregate all the  
22 playgrounds. So, I want to make sure that

<p style="text-align: center;"><b>A</b></p> <p><b>\$1.2</b> 31:9  <b>\$700,000</b> 31:10  <b>A-L-B</b> 16:14  <b>ab</b> 42:15  <b>above-entitled</b> 43:8  43:13  <b>accepting</b> 10:2  <b>accommodate</b>  19:20  <b>achieving</b> 36:9  <b>action</b> 27:13  <b>actions</b> 27:6,7  <b>active</b> 25:13  <b>actively</b> 36:16  <b>activities</b> 6:2 18:11  <b>Adam</b> 2:18 28:12  <b>added</b> 33:18  <b>addition</b> 42:7  <b>additional</b> 9:6  14:21 16:11  <b>Additionally</b> 13:21  <b>address</b> 9:1 30:2,21  32:15 36:3 38:16  <b>addresses</b> 35:18  <b>adjacent</b> 14:13  <b>adversely</b> 15:15  <b>advisory</b> 6:4 20:11  <b>aesthetics</b> 17:5  <b>affect</b> 34:11  <b>affiliate</b> 12:12,14  <b>affirm</b> 11:8  <b>affordable</b> 12:9  20:21 29:6  <b>African</b> 38:6  <b>after-school</b> 32:12  <b>agencies</b> 37:2,12,18  <b>ago</b> 42:15  <b>ahead</b> 12:2 43:4  <b>Airy</b> 20:15  <b>Albrette</b> 2:13 16:14  33:13  <b>allocated</b> 9:16  <b>allow</b> 11:21 13:22  40:14  <b>altering</b> 14:11  <b>amenities</b> 7:16</p>	<p>25:12  <b>American</b> 38:7  <b>amount</b> 22:1  <b>analysis</b> 4:14 6:12  <b>ANC</b> 21:9 30:20  35:14 42:2  <b>answer</b> 41:3,13  <b>anybody</b> 25:3 33:6  34:16  <b>anymore</b> 24:10  <b>anyway</b> 20:22  <b>Apartments</b> 12:13  12:14  <b>apply</b> 21:3  <b>appropriated</b> 31:9  <b>approval</b> 5:17  <b>approve</b> 20:13,14  <b>approved</b> 13:4  14:12 15:17  <b>approximately</b> 4:3  <b>April</b> 4:13 6:9  <b>aptly</b> 36:6  <b>area</b> 1:5,12,15 3:10  3:22 4:2,5,9 5:2  5:20 6:3,7,19 7:6  7:8 13:1 14:10,19  15:12 17:16 18:2  19:21 20:8,10  23:1 25:7,14  26:15 29:18 30:1  30:5,6,8,9,16 31:2  31:4,5,12,13,18  35:16,18 36:14,16  37:3,6 39:4,17,20  40:8 41:5,8  <b>areas</b> 24:16 33:22  40:21  <b>arrived</b> 42:14  <b>asked</b> 12:20  <b>Associate</b> 1:15 3:12  <b>Associates</b> 32:9  36:22  <b>assure</b> 14:20  <b>Austin</b> 2:15 11:14  11:22 21:6,8  <b>authenticity</b> 38:2  <b>authorized</b> 16:22</p>	<p><b>autistic</b> 37:11  <b>available</b> 10:6  <b>Avenue</b> 4:10 12:11  16:19 18:1,7  21:11 27:3 29:18  30:2 31:7,22  41:20 42:3,8,9,12  <b>aware</b> 39:16,16,21  40:20</p>	<p style="text-align: center;"><b>B</b></p> <p><b>babies</b> 30:6  <b>back</b> 13:22 20:4  22:7  <b>badly</b> 21:17  <b>Bailey</b> 2:21 36:20  36:21 38:17  <b>based</b> 4:21 7:7,21  <b>basically</b> 4:9 7:20  <b>Bates</b> 6:17 24:18  <b>Bates/Truxton</b>  7:11  <b>beautiful</b> 25:2  <b>beauty</b> 24:21  <b>began</b> 13:9 42:20  <b>beginning</b> 12:18  31:16 42:19  <b>behalf</b> 24:2 26:4  36:21  <b>beyond</b> 27:15  <b>Bible</b> 12:7,7,15  20:14  <b>BID</b> 26:6,7 27:15  <b>big</b> 27:22 36:7  <b>bikeability</b> 26:22  <b>bit</b> 3:21,21 4:17  27:15  <b>black</b> 38:11 42:17  <b>blithe</b> 22:2  <b>block</b> 18:2,16  <b>blocked</b> 20:2  <b>blocks</b> 17:7  <b>Bloomington</b> 6:17  7:12 21:10 22:6  24:18 35:15 36:11  <b>blue</b> 16:14  <b>Board</b> 12:6 20:12  <b>boards</b> 8:6</p>	<p><b>born</b> 23:20  <b>boundary</b> 4:6,7  <b>box</b> 11:11 16:4  <b>Boys</b> 18:12  <b>Branch</b> 4:8  <b>break</b> 43:5  <b>breaking</b> 30:14  <b>breaks</b> 24:9  <b>Brian</b> 2:21 36:21  <b>briefly</b> 3:20  <b>bring</b> 12:9 21:15  23:3 32:21  <b>building</b> 16:20  30:14 38:3,8  <b>buildings</b> 17:6 38:5  38:6  <b>built</b> 15:16 18:4  38:7,9  <b>burden</b> 21:22  <b>bus</b> 39:20  <b>bush</b> 25:4  <b>business</b> 6:6 26:5  27:16 37:6  <b>busy</b> 39:17  <b>Butler</b> 18:12</p>	<p style="text-align: center;"><b>C</b></p> <p><b>C2A</b> 13:15  <b>call</b> 10:20,22 15:7  42:15  <b>calls</b> 22:12  <b>Calvary</b> 23:22  <b>Capitol</b> 18:17  21:12,19,22 22:9  27:3,5,17 28:19  29:2,19 39:18  <b>care</b> 32:13 37:9  <b>careful</b> 14:20  <b>cars</b> 22:3  <b>categorizes</b> 36:7  <b>center</b> 12:16 13:3  18:1,4 23:11,13  23:15 24:3 39:4,9  <b>centurion</b> 24:20  <b>century</b> 18:15  <b>certain</b> 17:7  <b>certainly</b> 22:20  <b>Chair</b> 12:6</p>	<p><b>Chairperson</b> 19:15  <b>chairs</b> 10:18  <b>change</b> 11:7 34:18  <b>changing</b> 19:19  21:1  <b>Channing</b> 4:5  <b>character</b> 7:16 8:1  17:11 35:19  <b>charette</b> 12:22  <b>check</b> 11:11  <b>checked</b> 16:4  <b>Chelsea</b> 1:12,14 2:8  3:8  <b>cherish</b> 24:19,21  <b>cherished</b> 24:7  <b>Chicago</b> 23:13,21  <b>children</b> 22:4 30:5  31:1,19,20 32:1  37:8 38:7,11  <b>choose</b> 8:20 11:9  <b>chord</b> 20:8  <b>chosen</b> 18:20  <b>church</b> 12:7,10,15  20:15 23:22  <b>Circle</b> 7:11 22:21  24:17 37:3  <b>citizens</b> 5:10  <b>city</b> 1:5,12,15 3:7,9  4:2 7:6,8 12:20  13:4 14:10,11,18  16:17 19:17 20:5  20:13 21:1,16  22:12 23:2,4,19  24:14 25:11 27:8  36:12 37:15  <b>city's</b> 15:17  <b>civic</b> 23:16,17 26:9  <b>classmates</b> 23:10  <b>closed</b> 43:12  <b>closes</b> 5:13  <b>Club</b> 18:12  <b>Colleen</b> 1:16 3:13  9:12 19:2  <b>colored</b> 42:16  <b>Columbia</b> 1:1  31:14 36:3,18  37:13 42:7</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



<b>combo</b> 29:1	<b>considerate</b> 25:11	11:10,22 18:19	<b>district</b> 1:1 26:5	<b>empty</b> 17:14
<b>come</b> 6:20 10:21,22	<b>consideration</b>		31:14 35:21 36:1	<b>encompassed</b> 13:3
11:4 12:1 17:1	33:17	<b>D</b>	36:2,8,17,18 37:2	<b>encompasses</b> 29:18
43:6	<b>considered</b> 25:17	<b>D-U-R</b> 19:13	37:13 38:3 39:4	42:3
<b>comes</b> 31:15 39:6	<b>considering</b> 31:22	<b>D.C</b> 25:7,16 35:22	42:7	<b>ended</b> 7:6
<b>coming</b> 3:18 9:20	<b>constituents</b> 5:1,15	42:17	<b>diverse</b> 6:3 7:18	<b>engage</b> 5:20
24:1 33:20	6:19	<b>dangerous</b> 27:8	<b>doing</b> 5:22 23:17	<b>engaged</b> 26:7
<b>comment</b> 5:6,8,12	<b>constructed</b> 12:15	<b>David</b> 36:6	25:18,19 40:20	<b>engagement</b> 4:16
8:16 9:4,22 10:2	13:11	<b>day</b> 28:11	<b>door</b> 38:8	4:17 6:1 23:16,16
35:17 40:6	<b>construction</b> 13:9	<b>daycare</b> 32:12	<b>download</b> 8:18	23:17 26:10
<b>comments</b> 5:14	<b>consultant</b> 20:3	<b>DC</b> 1:11	<b>draft</b> 1:5 4:20 5:6	<b>enhance</b> 7:15
8:22 9:7 26:16	<b>contemplating</b>	<b>DDOT</b> 31:17	6:13,15 8:14 15:3	<b>entire</b> 5:7 21:17
40:5,11	23:19	<b>dealing</b> 20:21	15:12	<b>entities</b> 29:22
<b>Commercial</b> 8:1	<b>Contents</b> 2:5	<b>Deborah</b> 1:17 3:14	<b>drive</b> 25:14 30:17	<b>entity</b> 35:20
<b>Commission</b> 33:17	<b>continue</b> 10:5	<b>decide</b> 19:4	<b>Duffy</b> 2:18 28:7,8	<b>equipment</b> 18:10
35:1	<b>continues</b> 30:8	<b>decided</b> 35:6	28:11,12	<b>etcetera</b> 17:1
<b>Commissioner</b>	37:19	<b>decking</b> 22:14,21	<b>Dunbar</b> 31:18 32:5	<b>evening</b> 3:3 4:1
2:19 21:9 29:16	<b>conversation</b> 36:17	27:17 34:6	<b>Dupont</b> 22:21	8:21 12:4 19:12
29:17 42:2	41:1	<b>declining</b> 12:19	<b>Duran</b> 2:14 19:13	23:8 26:2 29:17
<b>committee</b> 6:5,5	<b>coordination</b> 33:22	<b>definitely</b> 18:7	<b>Duren</b> 19:11,12	35:13 36:20
<b>community</b> 7:17	<b>copies</b> 8:8	<b>delicate</b> 37:10		<b>everybody</b> 3:4 28:2
17:11 18:5 19:1	<b>copy</b> 15:8	38:13	<b>E</b>	32:4
23:17 29:9	<b>Corda</b> 7:13 15:5,10	<b>demolish</b> 24:15	<b>E</b> 16:16	<b>excited</b> 37:15,21
<b>commuters</b> 22:10	17:13 19:16,20	<b>density</b> 13:5,6	<b>E-N</b> 19:14	<b>exercise</b> 13:1
<b>compile</b> 5:14	21:3	14:22	<b>E-V-E</b> 26:3	<b>exist</b> 36:17
<b>compiled</b> 10:12	<b>cords</b> 10:17	<b>Department</b> 19:18	<b>earlier</b> 6:9 37:1	<b>existing</b> 4:14 6:11
<b>complaining</b> 30:20	<b>core</b> 7:22,22	<b>Deputy</b> 13:12	38:1	32:16 36:18
<b>completed</b> 14:2,14	<b>corner</b> 12:16 17:20	<b>design</b> 36:3,10 40:2	<b>early</b> 6:5	<b>express</b> 14:10
<b>compliance</b> 13:8,15	<b>cost-effective</b> 18:9	<b>designated</b> 42:5	<b>East</b> 1:5,12,15 3:7	<b>extend</b> 11:18,20
<b>compliment</b> 13:18	<b>cotta</b> 24:20	<b>designation</b> 36:6	3:9 4:2 7:6,8	17:18
<b>components</b> 14:13	<b>council</b> 13:4 23:2	36:19	14:10,18 15:12	<b>extended</b> 9:5 30:4,9
<b>concern</b> 14:10	40:11	<b>designed</b> 13:15	20:10 22:12 23:19	
<b>concerned</b> 17:3	<b>counsel</b> 5:17 10:13	<b>designs</b> 17:8	24:14 35:16 37:16	<b>F</b>
<b>concerns</b> 41:14	<b>couple</b> 10:18 32:7	<b>desire</b> 24:19	<b>eat</b> 30:12	<b>fact</b> 30:21 32:16
<b>condition</b> 12:20	<b>course</b> 7:3	<b>develop</b> 32:8	<b>echoing</b> 28:19	40:12
<b>conditions</b> 4:14	<b>Crain</b> 19:2	<b>developing</b> 29:5	<b>Eckington</b> 7:12	<b>families</b> 19:21 25:6
6:12	<b>Crain-Kemp</b> 1:17	<b>development</b> 7:10	22:6 28:13 29:4	<b>far</b> 28:16 41:2
<b>conductive</b> 25:17	3:15	13:13,19 14:8	<b>Economic</b> 13:13	<b>feed</b> 19:5
32:14	<b>create</b> 27:21	15:1,12,13,15	<b>economically</b> 7:18	<b>feedback</b> 4:22 5:1
<b>conducted</b> 6:18	<b>creative</b> 5:22	20:20 28:18 29:8	<b>Edgewood</b> 7:14	5:11 6:14,20
14:17	<b>cross</b> 22:5	34:1 36:4	<b>Education</b> 32:10	<b>feeders</b> 34:8
<b>congested</b> 31:13	<b>crowd</b> 7:3 16:1	<b>different</b> 6:1	36:22	<b>feel</b> 11:6 22:7,15
<b>connectivity</b> 7:10	<b>cultural</b> 26:11	<b>dinner</b> 24:7	<b>effect</b> 15:7	30:15 40:16
8:4	<b>culturally</b> 7:17	<b>Director</b> 1:15 3:12	<b>effective</b> 7:1	<b>fence</b> 30:9,15 31:4
<b>conservation</b> 7:9	<b>culture</b> 17:5	<b>disappointed</b> 15:3	<b>either</b> 36:16	<b>fight</b> 20:19
35:21 36:1,8	<b>current</b> 34:15,19	<b>discuss</b> 6:21	<b>element</b> 27:19	<b>fill</b> 10:3
<b>conservatory</b> 17:4	<b>currently</b> 8:15	<b>discussion</b> 36:1	<b>elements</b> 26:17	<b>final</b> 5:17
		<b>dispute</b> 20:2	<b>email</b> 9:2 10:2,6	<b>finally</b> 30:3

**financing** 13:12  
**find** 8:20 34:22  
 35:2  
**finish** 31:12  
**finished** 14:4 31:2  
**finishing** 31:7  
**fire** 17:1  
**first** 6:15 10:22  
 11:13 12:1,16  
 13:10 15:1 19:16  
 21:13 25:15 26:9  
 26:20,21 28:18  
 31:15 32:2 38:6  
 39:10 42:6  
**fit** 18:5,14  
**fitness** 18:9  
**five** 4:3 15:22 16:12  
 28:10  
**five-story** 13:16  
**Floor** 1:11  
**Florida** 27:4 39:10  
**flower** 25:1  
**focus** 6:6,10 21:18  
 23:3 27:2 28:22  
**focused** 40:5,13  
**focusing** 26:11  
**folks** 6:3  
**follow** 19:6  
**force** 22:13  
**forgotten** 37:18  
**form** 10:3,5 43:7  
**formal** 10:1,9  
 40:18 41:17  
**format** 41:3  
**former** 3:15  
**forms** 9:22  
**forth** 22:7  
**forum** 7:4  
**fought** 20:4  
**found** 6:22  
**four** 10:22 11:21  
 13:17 15:16  
**framework** 7:9  
**frank** 22:1  
**free** 11:7 40:17  
**full** 14:16  
**funding** 42:10

**future** 13:18 14:3  
 34:3  


---

**G**  
**G-I-G-I** 16:15  
**Gabriel** 1:15 3:11  
 9:3 11:5 15:21  
 16:9 35:3 38:22  
 40:4,22 41:10,17  
 41:21 43:4,11  
**Gallaudet** 39:11  
**garden** 18:21 25:1  
**general** 26:7 40:8  
**generationally** 7:18  
**gentleman** 18:20  
**Gigi** 2:13 11:14,22  
 16:8 33:13  
**Girls** 18:12  
**give** 5:10 6:19,20  
 9:18 16:1,9,11  
 33:12 38:15  
**gives** 9:6  
**giving** 10:7  
**glad** 25:20  
**go** 3:19,22 4:16  
 5:18 8:5 9:11  
 10:4,8 11:2,3,13  
 12:1,2 18:6 20:19  
 26:17 27:10 32:4  
 38:11 43:4  
**goals** 8:5 27:11  
**goes** 29:7 41:2  
**going** 3:19 4:1 8:5  
 17:19 20:17 22:21  
 24:9,11 28:8  
 30:18 34:1,3,10  
 34:17 38:2 39:6  
 40:4  
**Golden** 12:13,13,15  
 13:3,9 14:2,7,16  
 14:19  
**good** 3:3,16 12:4  
 19:12 23:8 26:2  
 28:11 29:3,17  
 35:13 36:20  
**GOVERNMENT**  
 1:1  
**grandchildren**

24:11  
**grandma's** 24:9,10  
**grass** 33:2  
**Gray** 25:19  
**great** 11:12 16:6  
 24:5,7 25:17,19  
 25:19 27:16 40:1  
 40:2  
**Greater** 23:22  
**greatly** 27:14  
**green** 8:3 26:13  
 27:21  
**greet** 26:9  
**grew** 24:5,12  
**group** 6:6 17:4 37:8  
**grow** 18:20 19:5  
**grown** 25:7  
**guess** 10:21 11:2  
**guidance** 36:9  
**guys** 23:11 25:18

---

**H**

**hall** 23:2  
**hammer** 36:7  
**hand** 16:3,5 41:1  
**hanging** 30:22  
**Hanover** 7:12 18:2  
 18:19 24:18  
**happening** 37:22  
**happy** 20:10,18  
**hear** 34:18  
**heard** 9:14  
**hearing** 1:6,10 3:7  
 40:18 41:2  
**heart** 24:9 25:5,5  
**heavy** 36:7  
**held** 34:20  
**helluva** 32:11  
**help** 34:4  
**Hi** 21:8 23:11  
**High** 31:19 32:5  
**high-rise** 14:5,6  
**higher** 13:5  
**highlight** 28:17  
**historic** 6:16 24:20  
 36:5,19  
**historical** 42:5,12  
 43:1

**history** 38:3,12  
**hold** 12:21 38:12  
**holidays** 9:6  
**Holy** 23:22  
**homeless** 30:11  
**honest** 28:14  
**honestly** 22:10  
**hope** 19:1 33:17  
**hoped** 17:17  
**hopefully** 16:20  
 17:15 21:3 36:15  
**hour** 22:19  
**hours** 6:18  
**house** 24:10,10  
 25:2,4 36:11  
**houses** 24:5,8,12,16  
 24:21  
**housing** 8:2 12:9,12  
 20:21 29:6  
**huge** 5:20 17:19  
 38:12

**Hundred** 14:5  
**hundreds** 32:1

---

**I**

**idea** 17:4 19:6  
 27:13,16,22  
**impact** 14:22 15:15  
**implementation**  
 6:5  
**important** 11:17  
 26:14 27:18  
**impression** 28:15  
**improve** 7:15 33:3  
**improved** 22:13  
**Improvement** 26:5  
**in-depth** 8:7  
**include** 15:4  
**included** 15:8  
**including** 36:14  
**inform** 40:9  
**information** 15:19  
 34:22 35:2 40:9  
**informed** 41:9  
**initiate** 43:6  
**initiating** 35:22  
**insane** 22:1  
**instructions** 9:9

**instrumental** 39:15  
**integral** 39:7  
**integrate** 42:21  
**integrated** 14:19  
 42:6  
**intended** 13:18  
**intending** 16:5  
**interactive** 7:4  
**interest** 19:19 43:5  
**interested** 31:6  
 32:6 40:16  
**interesting** 5:21  
**intermediate** 13:7  
**intersections** 27:2  
 27:8  
**intimate** 6:22  
**introduction** 2:7  
 13:7  
**Island** 16:19 21:11  
**issue** 22:3 41:7

---

**J**

**J-A-S-P-E-R** 26:4  
**Jasper** 2:17 26:1,2  
 26:3,3  
**Jersey** 4:10 12:11  
 29:19  
**job** 25:19,19  
**joined** 20:9  
**Joyce** 2:22 42:1  
**July** 1:8 5:5 8:14  
 14:9 33:16  
**July/August/Sept...**  
 4:19

---

**K**

**K** 12:16 13:5,16  
 14:3 17:18  
**keep** 34:17  
**kenyon** 25:15  
**kicked** 4:13  
**kid** 24:5  
**kind** 5:18 10:17  
 28:20  
**kiosk** 30:2,3  
**Kirby** 30:3  
**knit** 27:19  
**know** 11:5,10 19:22

20:22 22:3,6,21 22:22,22 25:5,7 25:14 26:22 27:15 27:18 28:22 35:4 39:13,18 40:17 41:10	4:17 5:2 9:19 16:2 27:15 30:7 31:3 live 21:21,22 35:14 lived 21:20 located 12:11 13:16 locations 6:18 long 20:18 23:5 29:11 long-term 29:1 longer-term 27:12 Lonnie 2:14 11:22 19:13 look 18:13 22:9 25:9,15 30:10 31:11 34:7 looked 8:16 32:7 looking 17:12 18:8 18:16 23:18 lot 17:14,20,20 18:18 22:16 24:8 30:5,6,19,22 32:11 34:5 39:11 love 27:9 34:18 low 21:2,2 low-rise 13:17,19 15:1 lower 13:5	McMillan 4:6 18:6 mean 18:21 meant 8:11 meeting 4:21 6:8 30:20 meetings 6:10 member 23:22 members 21:4 23:2 41:11 memorable 24:15 mention 33:15 37:17 41:20 mentioned 6:9 37:1 37:22 met 1:10 14:8 20:4 20:5,5 Metro 4:8 39:7,20 40:6,20 Metros 40:7 mid 1:5,12,15 3:7,9 4:2 7:6,8 14:9,18 15:12 16:17 20:10 22:12 23:19 24:14 27:10 35:16 37:15 mid-rise 13:16 milder 36:8 miles 22:19 million 31:9 mind 34:18 mindful 9:5 10:17 minute 9:21,21 16:10,10 minutes 9:17 15:22 16:12 28:10 31:20 missions 12:8 mixer 7:3 modification 27:10 money 31:12 34:5 Mount 20:14 23:22 move 29:10 moved 10:20 39:20	35:11,14 36:21 39:1 41:21 Nancy 16:16 nature 41:17 NE 1:11 near 39:11 need 16:13 20:15 29:7 32:16 33:3 37:19 39:16,21 needed 21:17 28:20 needs 18:14 32:14 39:7,21,22 needy 21:3 negatively 14:22 neighborhood 1:16 1:16,17 3:12,14 7:16,22 8:2 12:10 22:8 26:12 27:1 27:19 32:14,19 35:19 36:5,19 41:14 42:14,15 neighborhoods 4:4 6:17 7:11 28:21 35:15 36:10,12,15 neighbors 30:19 new 4:9 12:11 13:7 15:13 18:1,7 27:3 29:18,19 30:2,6 31:7,18,22 35:4 35:20 39:10 41:20 42:3,8,9,12 nice 18:3 31:2 nightmare 31:16 noise 22:2 NoMa 26:5,6,6 27:14,21 39:4 nonprofit 12:14 37:2 north 4:4 13:19 18:17 21:11,12,19 21:21 22:9 27:3,5 27:17 28:18 29:2 29:19 39:18 Northeast 28:14 Northwest 12:11 12:16,17 13:2,11 14:12,18 15:17	18:17,19 20:1 38:17 note 9:3 15:21 noted 40:10 noting 15:22 number 9:1,9
<b>L</b>				<b>O</b>
L 4:7 13:6,10,18,19 13:22 15:1,6,14 17:18 L-O-N-N-I-E 19:13 ladies 40:3 landed 4:18 landmark 24:21 Langston 32:7 large 37:7 largest 25:10 lawyers 20:3 leadership 21:15 lease 16:22 leave 40:14 LeDroit 4:11 7:12 left 20:9 23:5 31:20 38:20 legibility 11:16 legislative 5:16 10:12 40:10 let's 24:14,21 25:11 Lexington 38:8 library 8:9,18 30:11 Liedstrand 1:12,14 2:8 3:3,8 9:8 12:2 16:8 19:10 21:6 23:7 25:22 28:4,9 29:16 33:5,11 34:14 lies 4:6,8 life 7:15 19:4,5 22:8,20 Lincoln 27:5 line 20:7 lines 33:19 34:9 list 9:15 11:3 33:6 listen 35:6 litter 22:17 little 3:20,21 4:10	<b>M</b>			
	M 27:3 main 22:22 major 6:8 majority 17:9 making 8:3 10:10 43:1 Maloney 36:6 Manager 1:12,14 3:9 maps 34:7 Martin's 1:11 Mary 16:16 master 12:22 13:2 13:8 14:18 matter 43:9,14 Mayor 13:12 25:19 Mayor's 20:5 Mayoral 1:6,10 3:7			O 18:2 29:19 32:22 obviously 26:13 occupied 32:17 occupy 32:4 office 1:3 6:18 13:14 14:8 19:17 20:5,6 21:14 26:8 35:22 official 8:15 9:4 officially 43:12 oh 11:12 28:8 42:1 Oka 25:21 Okay 10:15 11:12 16:13 33:13,14 35:10 old 33:2 oldest 12:12 38:5 open 34:17,20 35:3 35:8 40:14 42:20 opportunity 5:9 6:20 8:13 15:9,19 opposed 27:11 option 10:5 options 29:6 order 9:15 organized 7:21 outgrowth 33:1 outset 35:5 outside 8:6 9:12 27:14 40:7 41:11 overall 28:18 overflow 38:9 overlooked 33:9 overpass 16:18 owner 19:3
		<b>N</b>		<b>P</b>
		N 32:22 name 3:8 9:1 10:21 11:15 12:5 16:14 19:12,13 21:8 28:6,12 33:12		P 29:20,21 33:1 38:4,17 P-R-O-C-E-E-D-...

3:1	16:20 17:17 20:4	<b>potentially</b> 18:6	<b>push</b> 29:2	33:10 34:17,19
<b>p.m</b> 1:12 3:2 43:9	20:10,13 21:18	<b>power</b> 33:19 34:2	<b>put</b> 5:16 9:13 10:12	35:12 41:22 43:9
43:10,14	22:12 23:19 26:17	<b>pre-school</b> 37:9	39:12	43:12,14
<b>package</b> 5:16 10:13	27:6 28:1,15,21	<b>precious</b> 24:15	<b>putting</b> 18:21	<b>recreation</b> 17:22
40:10	32:15 33:18,21	25:8	24:13 30:9,15	18:4,8
<b>park</b> 4:11 7:12 8:3	34:6 35:16,18	<b>present</b> 1:13 15:19	37:16	<b>redevelop</b> 12:19
30:13	36:14,16 37:16	17:5 24:22		15:10
<b>parking</b> 17:20,20	40:6,13	<b>presentation</b> 4:19	<b>Q</b>	<b>redeveloped</b> 15:4
25:12	<b>Planned</b> 36:4	8:12	<b>Q&amp;A</b> 41:3,7	<b>redevelopment</b> 8:2
<b>part</b> 13:12 21:16	<b>Planner</b> 1:16,17	<b>preservation</b> 26:11	<b>quality</b> 7:15	12:21
22:22 23:4,15	3:14,15	<b>presiding</b> 1:12	<b>questions</b> 6:21	<b>reflect</b> 15:13
24:17 25:16 39:8	<b>planning</b> 1:3,16	<b>pretty</b> 10:8	10:14 41:4,13	<b>regard</b> 14:13
39:21,22	3:12,20 4:12	<b>principal</b> 12:8	<b>quickly</b> 26:18	<b>regarding</b> 5:11
<b>particular</b> 37:6	12:22 13:1,13,14	<b>process</b> 3:20,22	<b>quite</b> 17:21 22:10	7:21 14:9 33:18
<b>Particularly</b> 17:3	14:9 19:17 20:6	4:12,16 7:5 15:11	28:14 37:4	<b>reiterate</b> 38:19
<b>partner</b> 20:20	21:14 24:14 26:9	26:8,10 36:5,5		39:5
<b>pastor</b> 24:1	33:10 34:3,11	<b>processes</b> 5:21	<b>R</b>	<b>relates</b> 41:14
<b>Paul</b> 2:19 29:16,17	35:22 40:1	<b>produce</b> 18:22	<b>R</b> 16:19 28:13	<b>relatively</b> 6:6
<b>payers</b> 34:5	<b>plans</b> 12:21 23:18	<b>programs</b> 18:9	<b>R-A-N</b> 16:15	<b>relatives</b> 23:21
<b>Pearl</b> 2:15 21:7,8,9	32:8	32:11	<b>R-E-T-T-E</b> 16:15	<b>remarks</b> 21:18
<b>pedestrian</b> 26:22	<b>play</b> 30:5 31:12	<b>project</b> 1:12,14 3:9	<b>R-O-B-I-N</b> 26:3	<b>remembered</b> 37:20
<b>pedestrians</b> 22:4	39:7 42:18	13:11 17:13 24:17	<b>racing</b> 31:21	<b>remind</b> 9:19
<b>people</b> 6:2,14 9:6	<b>playground</b> 30:9	25:10,15,18	<b>raise</b> 16:3,5	<b>reminder</b> 9:18
10:21 11:9,19,21	31:3,5,7,10 39:17	<b>projects</b> 25:10	<b>raised</b> 23:20	<b>Renewal</b> 32:10
16:2 18:8 22:15	41:20 42:3,5,8,9	<b>promotion</b> 35:20	<b>Ransom</b> 2:13 16:13	36:22
22:18,19 29:10,11	42:12,16,17,18	<b>property</b> 15:5 19:3	16:15 33:8,13,14	<b>renovation</b> 42:11
30:7,12,22 31:3	<b>playgrounds</b> 42:6	<b>proposals</b> 14:21	<b>rate</b> 34:4	<b>reopen</b> 14:1
35:4,5 39:12,16	42:20,22	<b>proposed</b> 17:13	<b>re-planning</b> 39:19	<b>repeat</b> 11:15
40:12,14 42:13	<b>plays</b> 39:14	18:6	<b>re-routing</b> 39:13	<b>Representatives</b>
<b>perfect</b> 5:4	<b>please</b> 33:12 35:11	<b>proud</b> 40:2	<b>reach</b> 6:2	14:7
<b>period</b> 5:8,12 8:16	40:16	<b>provide</b> 32:12,12	<b>reacting</b> 6:14	<b>request</b> 15:11
9:4 20:7	<b>plus</b> 20:22	32:13 37:7	<b>read</b> 8:7 11:3 28:5	<b>requested</b> 14:16,20
<b>person</b> 10:22 11:2	<b>podium</b> 11:1	<b>provided</b> 5:1 32:18	<b>ready</b> 3:4	<b>requests</b> 14:21
32:17 34:21 38:15	<b>point</b> 14:4 20:16	34:8	<b>real</b> 18:4	<b>required</b> 15:16
<b>pertinent</b> 39:14	29:5	<b>provides</b> 7:9 32:10	<b>really</b> 17:8,9 18:3	<b>resident</b> 28:13
<b>phone</b> 9:1	<b>points</b> 32:21	37:8,13 38:13	20:12 26:18 27:9	<b>residents</b> 7:19
<b>piece</b> 4:10 38:12	<b>police</b> 16:22 30:17	<b>providing</b> 25:12	28:16	<b>resources</b> 21:16
<b>place</b> 8:2 18:19	<b>poor</b> 17:9	<b>public</b> 2:10 4:15,17	<b>Realm</b> 8:3	26:12
25:11 32:3 39:13	<b>pop-up</b> 17:7	4:20 5:6,8,12,21	<b>reason</b> 20:1	<b>resourcing</b> 23:4
<b>placing</b> 30:8	<b>population</b> 37:10	5:22 8:3,13,16	<b>rebuilding</b> 39:17	<b>responding</b> 40:11
<b>plan</b> 1:5,12,15 3:7	37:14 38:14	10:2 33:16 35:1	<b>rebuilt</b> 18:14	<b>response</b> 15:2
3:10,21 4:3 5:2,6	<b>portion</b> 14:11	39:9 40:11	<b>receive</b> 15:2	<b>rest</b> 31:11
5:7,11,19 6:7,21	21:10 35:17	<b>published</b> 5:5 6:13	<b>received</b> 4:22 5:15	<b>restate</b> 38:22
7:7,9,20 8:9,14	<b>portions</b> 7:13	8:14	40:12 42:10	<b>restore</b> 17:15
8:17 13:3,9 14:10	<b>positive</b> 39:15	<b>PUD</b> 15:11 36:5	<b>recommendations</b>	<b>restructuring</b>
14:12,14,18,19	<b>possibly</b> 18:14 19:2	<b>purposes</b> 11:16	4:20 5:7 6:13,15	39:19
15:3,12,17 16:18	<b>potential</b> 35:9	<b>pursuing</b> 36:16	28:17 40:13	<b>resume</b> 40:17
			<b>record</b> 9:11 10:10	

**resumed** 43:10  
**retain** 17:4  
**retrospect** 24:13  
**review** 8:9 14:17  
 36:4,10  
**Revitalization** 8:1  
**Rhode** 16:18 21:11  
**rich** 24:19  
**right** 13:22 16:14  
 17:16 18:10,10  
 20:8,22 22:11  
 28:9,11 30:10  
 38:8  
**rips** 25:5  
**Road** 4:5 27:5  
**Roberts** 2:20 35:13  
 35:14  
**Robin-Eve** 2:17  
 25:22 26:3  
**Robinson-Paul**  
 2:22 41:19 42:1,2  
**robust** 4:15  
**room** 16:21  
**rose** 25:3  
**Rosedale** 42:8  
**round** 6:15  
**Route** 16:19  
**row** 36:11  
**Rule** 12:13,13,15  
 13:3,9 14:2,7,16  
 14:20  
**runs** 23:1

## S

**S-O-M** 16:16  
**safe** 30:8  
**safer** 31:1 32:3  
**safety** 22:3,14  
 26:22  
**save** 34:4  
**saw** 15:6  
**saying** 29:7 41:16  
**says** 10:11  
**school** 31:19 32:4,5  
 32:5 38:6  
**schools** 38:10  
**scope** 6:3  
**Scott** 2:20 35:14

**Second** 1:11  
**secondarily** 27:4  
**see** 9:12 23:10 24:8  
 27:9,10 30:16,17  
 31:5,17 34:10  
 43:6  
**seed** 28:1  
**segregate** 42:21  
**selected** 20:11  
**Senior** 31:19 32:5  
**sense** 10:9 29:9  
**September** 4:21  
 5:13 9:5  
**Serovah** 28:5,6  
**serve** 12:6  
**service** 32:18 33:16  
 35:1 37:14 38:13  
**services** 37:7  
**set** 13:22  
**setting** 6:22  
**SeVerna** 13:10  
 14:3,15,22 15:15  
**shares** 18:22  
**sheet** 9:14  
**short-term** 27:11  
 29:1,3  
**showing** 13:4  
**side** 4:4,6,7,9 18:18  
 29:20  
**sidewalks** 32:22  
 33:3  
**sign** 9:9,19  
**sign-in** 9:13  
**signed** 11:10  
**significant** 42:13  
**signs** 39:12  
**sister** 38:1,20  
**sit** 10:19,21 20:17  
**site** 12:19 13:4,15  
 15:10 18:7,7  
 30:13 32:7,11  
 43:2  
**situation** 42:19  
**six** 7:21  
**Slater** 32:6  
**sleep** 30:14  
**sleeping** 30:13

**small** 1:5,12,15  
 3:10 4:2 5:2 6:7  
 7:6,8 14:19 15:12  
 20:10 35:18 36:14  
 36:15  
**smaller** 16:1  
**solution** 36:2  
**sort** 36:8  
**sought** 12:18  
**sourcing** 7:3  
**south** 4:5,6 29:20  
**space** 8:3 17:14  
 18:10 26:13 27:21  
 32:17  
**speak** 16:2 24:2  
 32:20 33:7  
**specific** 26:16  
 28:17 29:4  
**specifically** 21:19  
 35:19  
**spectrum** 37:11  
**speeding** 22:2,18  
**speedway** 22:9  
**spelling** 33:14  
**spending** 23:14  
**spent** 31:10  
**St** 1:11  
**staff** 26:6 41:11  
**standard** 6:7  
**start** 21:13  
**started** 3:5  
**starting** 33:20  
**state** 35:11 41:21  
**state-of-the-art**  
 18:4  
**statement** 15:4,7  
**station** 39:11  
**stay** 10:8 29:12  
 40:13  
**step** 9:11 15:5,14  
**stops** 39:20  
**stories** 15:16  
**Stormwater** 8:4  
**story** 13:17  
**street** 1:11 4:7,8  
 13:5,6,17,18,20  
 13:22 15:6,14

16:20 17:18,18  
 18:2,12,17 21:12  
 21:19,22 22:5,5,8  
 22:15,16 23:1  
 27:3,4,17 28:13  
 29:20,20,21 30:3  
 31:15,21 32:2,22  
 33:1,1,2 38:4,17  
 39:17  
**streets** 12:17 13:7  
 13:10  
**streetscaping** 22:13  
**Stronghold** 7:14  
**strongly** 28:22  
**struck** 20:7  
**student** 23:15  
**students** 32:3 38:10  
 39:8  
**study** 3:22 4:4 5:20  
 6:3,19 14:20  
 31:17 40:7 41:4  
**submit** 8:22 19:8  
 26:18  
**submitted** 5:17  
 10:13  
**sufficient** 16:21  
 34:2  
**suggest** 40:5  
**suggestions** 29:14  
**summer** 9:6 23:14  
**Summit** 1:11  
**Sunday** 24:6  
**support** 11:8 13:14  
 15:9 16:17,18  
 17:12 21:17 27:6  
 27:14,22  
**supported** 37:19  
**supporting** 7:17  
**supports** 29:9  
**sure** 17:21 25:1  
 30:1,7 34:2 35:13  
 40:22 42:22  
**Sursum** 7:13 15:5  
 15:10 17:13 19:15  
 19:20 21:3  
**sustainability** 7:10

## T

**T** 1:11  
**table** 2:5 9:13 28:2  
 41:12  
**take** 25:11 34:7  
**taken** 18:13  
**takes** 17:10  
**talk** 19:3 24:13  
 40:15  
**talked** 19:1  
**task** 22:13 39:15  
**taste** 17:10  
**teachers** 32:3  
**team** 14:8  
**tear** 25:3  
**tears** 25:4  
**term** 27:11  
**terra** 24:20  
**testified** 33:15  
**testify** 8:21 9:10  
 11:6,7,10,12,15  
 16:6 34:16 35:7  
 35:10  
**testifying** 11:19  
 35:9 40:16 43:6  
**testimony** 2:10  
 5:10,14 8:13 10:4  
 10:7 19:9 26:19  
 34:12  
**thank** 3:17 12:3  
 15:18,20 19:8,10  
 19:17 20:13 21:5  
 23:6 26:8 28:3,4  
 29:15 33:4,5  
 34:13,14 35:21  
 36:13 38:14 43:3  
**thanking** 21:14  
**themes** 7:22,22  
**therapeutic** 37:13  
**thing** 10:16  
**things** 10:17 20:15  
 22:17 25:17 29:2  
 32:13,21 37:15,21  
**think** 5:4 10:18  
 11:16,18 16:19  
 22:16,18 27:16,18  
 28:20 29:3,4,6  
 34:4



<b>thinking</b> 23:20 24:4	29:13 31:20 41:11	33:15 35:3,7,9	<b>witnesses</b> 9:14	<b>2</b>
<b>third</b> 11:2	<b>type</b> 18:3 19:6 20:2 23:3,3 32:13	37:17,17 38:18	<b>wonderful</b> 18:22	<b>20</b> 14:9
<b>thirty-three</b> 14:5	<b>types</b> 6:1	39:5 42:22	<b>word</b> 16:15	<b>2005</b> 12:18 21:20
<b>thought</b> 20:16	<b>U</b>	<b>wanted</b> 11:11 16:1 28:16 33:8 35:6,7 35:17	<b>work</b> 4:1 12:9 32:16 39:6 40:2 40:20,21 41:1,8 43:1	<b>2006</b> 13:2
<b>three</b> 4:3 9:17 10:19,21 11:1,4 11:19 41:11	<b>underground</b> 34:3 34:10,22	<b>Ward</b> 1:17,18 3:14 3:15,16 33:20	<b>working</b> 20:14	<b>2010</b> 13:10
<b>three-minute</b> 9:20	<b>undergrounding</b> 33:19 34:2,7,9	<b>wards</b> 4:3	<b>wouldn't</b> 25:2	<b>2011</b> 14:2
<b>three-year</b> 33:21	<b>understand</b> 14:17 41:15,16	<b>warning</b> 16:10	<b>written</b> 8:22 19:8 34:12	<b>2013</b> 4:13 6:9 14:9
<b>thrown</b> 17:10	<b>unfortunately</b> 40:7	<b>Washington</b> 1:11 23:11,13,14 24:2 39:3,9	<b>www.mideast.com</b> 8:19	<b>2014</b> 1:8 5:13 8:15
<b>time</b> 5:2 6:11 9:7 11:20 12:20 16:2 34:15,19 36:3	<b>UNIDENTIFIED</b> 34:21 38:15	<b>water</b> 25:16,16	<b>X</b>	<b>21</b> 2:15
<b>timed</b> 9:17	<b>unify</b> 28:20	<b>way</b> 12:7,7,15 14:1 17:2,16 20:14 21:1 23:5 29:8,19 36:9 40:8	<b>Y</b>	<b>21st</b> 18:15 33:16
<b>timekeeper</b> 9:18	<b>unique</b> 5:19	<b>we'll</b> 4:16 10:22 11:19 16:9,11 19:6 26:18 30:20 40:8,17 41:1 43:6	<b>yeah</b> 31:19	<b>23</b> 2:16
<b>times</b> 24:7,7 39:12	<b>unit</b> 14:6 18:2 36:4	<b>we're</b> 3:4,6 5:5,8 23:17 27:20 31:6 34:17 37:4,14 38:4 42:11	<b>year</b> 12:8	<b>25</b> 37:7
<b>toddler</b> 37:9	<b>up-zoning</b> 14:3	<b>web</b> 8:18	<b>years</b> 21:20 25:3 28:15 32:18 37:5 37:7 42:4,10,15	<b>26</b> 2:17
<b>toddlers</b> 30:6 31:4	<b>updated</b> 15:13	<b>web-based</b> 7:4	<b>York</b> 18:1,7 27:3 29:18 30:2 31:7 31:22 39:11 41:20 42:3,8,9,12	<b>26th</b> 4:21
<b>told</b> 24:1	<b>urban</b> 22:2	<b>website</b> 7:2 8:19 35:1	<b>young</b> 38:11	<b>27</b> 4:13
<b>tonight</b> 3:6,19 5:9 8:11 11:6	<b>urge</b> 23:2 28:22	<b>welcome</b> 3:4,8,17 8:8 9:12 10:8 41:12	<b>youth</b> 42:18	<b>27th</b> 6:9
<b>tore</b> 30:3	<b>V</b>	<b>went</b> 4:13,15 43:9 43:14	<b>Yvonne</b> 2:12 11:13 11:22 12:1,5	<b>28</b> 2:18
<b>torn</b> 24:8 25:4,4	<b>vacant</b> 18:18	<b>west</b> 4:7,9 21:11	<b>Z</b>	<b>29</b> 1:8 2:19
<b>tour</b> 24:11,12	<b>variety</b> 6:10	<b>white</b> 42:16	<b>zoning</b> 13:16 19:20	<b>2nd</b> 5:13 9:5
<b>townhouses</b> 13:17 13:21 17:6	<b>various</b> 6:18	<b>Willger</b> 1:16 3:13	<b>0</b>	<b>3</b>
<b>Tracy</b> 1:15 3:11	<b>vehicles</b> 16:22	<b>Williams</b> 2:12,16 11:13 12:3,5 23:7 23:8,12 38:18 39:2,2,3 40:19 41:6,15	<b>1</b>	<b>3 2:7</b>
<b>traffic</b> 31:14,16,21	<b>Veronica</b> 2:16 23:8 23:12 38:18 39:2 39:3 40:19 41:6 41:15	<b>Willis</b> 28:6	<b>10</b> 21:20	<b>30</b> 42:15
<b>Trail</b> 4:8	<b>vested</b> 19:19	<b>wishes</b> 34:16	<b>1100</b> 12:11	<b>30-day</b> 5:8 8:15 9:4
<b>transcriber</b> 10:9	<b>view</b> 32:22	<b>witness</b> 9:16	<b>113</b> 28:13	<b>35</b> 2:20
<b>transportation</b> 19:18 39:10	<b>vision</b> 7:7,8,14,21 21:15		<b>116</b> 1:11	<b>36</b> 2:21
<b>trash</b> 22:2	<b>visions</b> 8:5		<b>12</b> 2:12	<b>395</b> 31:15
<b>treat</b> 22:15	<b>vitality</b> 17:15		<b>1300</b> 18:16	<b>4</b>
<b>tried</b> 6:1	<b>W</b>		<b>133</b> 14:5	<b>40</b> 37:5
<b>Truly</b> 16:18	<b>walk</b> 22:5		<b>16</b> 2:13	<b>41</b> 2:22
<b>Trustees</b> 12:6	<b>walkability</b> 26:13 26:21		<b>1890s</b> 38:7	<b>45</b> 38:4,17
<b>Truxton</b> 24:17 37:3	<b>walked</b> 35:4		<b>19</b> 2:14	<b>4th</b> 4:8
<b>trying</b> 21:15 27:20 30:21 32:1 42:4 42:11	<b>walks</b> 6:16		<b>1973</b> 12:17	<b>5</b>
<b>TUESDAY</b> 1:8	<b>want</b> 11:7,8 20:12 22:4 25:2 26:8 30:1,7 31:11 32:2			<b>5 1:17</b> 3:14,15 33:20
<b>tunnel</b> 25:9,15				<b>5E05</b> 29:18 42:2
<b>Twitter</b> 8:20				<b>5E08</b> 21:9 35:14
<b>two</b> 9:21 11:9 16:10 27:7 28:15,17				<b>6</b>
				<b>6:30</b> 1:11
				<b>6:41</b> 3:2
				<b>60s</b> 24:6
				<b>65</b> 22:19
				<b>7</b>
				<b>7 1:18</b> 3:16

7:35 43:9  
70s 24:6  
7th 5:5 8:14

---

8

8:30 34:20 43:10,11  
43:14  
87th 12:7

---

9





## MEMORANDUM

**TO:** Office of Planning  
**FROM:** Sarah Constant, Managing Director  
**DATE:** September 2, 2014  
**RE:** Mid City East Small Area Plan Comments

---

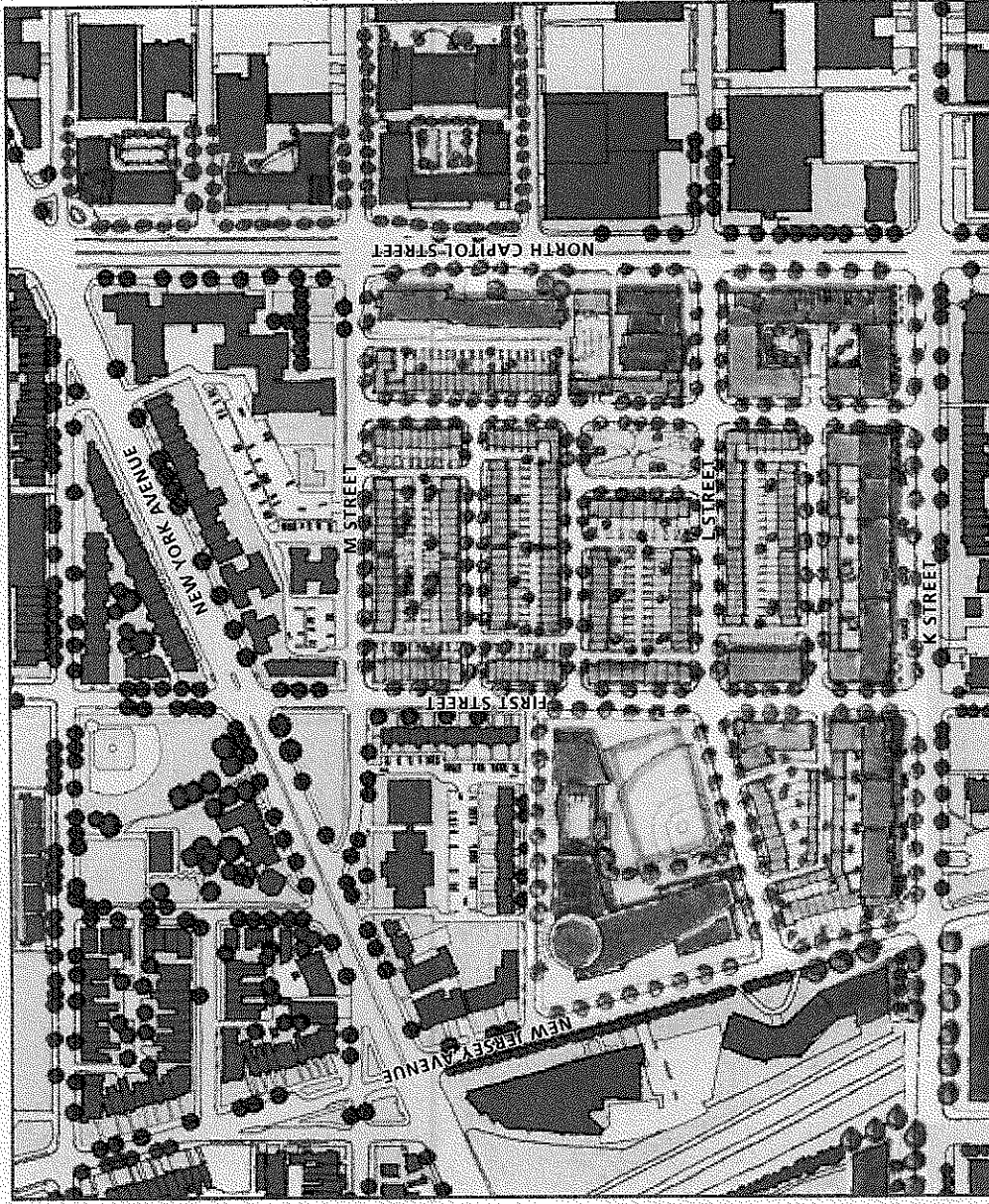
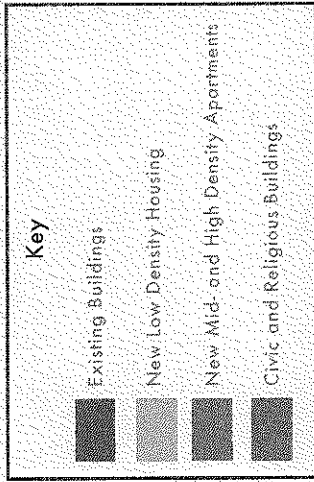
Mission First is a nonprofit affordable housing developer that has been active in the Washington, DC area since 2001. In partnership with Golden Rule Apartments, Inc., a nonprofit affiliate of Bible Way Church, Mission First developed The SeVerna (60 affordable apartments) and is currently completing construction of The SeVerna on K (133 mixed income apartments); these buildings are located between 1st Street NW and 1st Terrace NW, and K Street NW and L Street NW. The SeVerna developments were built in compliance with the Northwest One Master Plan, approved by City Council in 2005. The plan called for 4-story two-over-two townhouses to be constructed along a newly re-opened L Street between First Street NW and North Capitol Street, as density stepped down from K Street. The SeVerna was constructed, with City subsidy and support, in compliance with the plan. Four story affordable townhouses, as shown in the attached photo, were completed in 2011.

Mission First was disappointed to learn that the City was preparing a new plan across L Street NW to the north in coordination with the Mid-City East Plan which would permit additional density in that area, in conflict with the Northwest One Master Plan. We met with Office of Planning staff and expressed our concern that cutting off the planning area at L Street NW did not make sense, since the Northwest One Master Plan encompassed a larger area down to K Street and up to New York Avenue. We were further disappointed to see that draft Mid City East recommendations did not call for the stepping down of density toward L Street, where the four story SeVerna townhouses were constructed.

Mission First recommends the draft Mid City East Plan be updated to recommend that development step down toward L Street NW, in order to not overshadow the newly constructed SeVerna development, in which there was significant City effort and investment. We are concerned about the precedent set should the District alter a portion of a District Council approved plan less than 10 years after its adoption without regard for adjacent plan areas. We also request that the Mid City East Plan attempt some consistency with the existing buildings built to the Northwest One Plan.



## Northwest One Vision





## Liedstrand, Chelsea (OP)

---

**From:** MrM <moultonm@aol.com>  
**Sent:** Wednesday, August 27, 2014 8:42 AM  
**To:** Liedstrand, Chelsea (OP)  
**Cc:** shawneighborhood@yahoogroups.com; nigroanc6e@gmail.com  
**Subject:** NJ Ave traffic calming, bike lane/cycle track; MidCityEast Draft SmallAreaPlan

Dear Ms Liedstrand,

Thank you for the Mid City East Draft Small Area Plan presentation.

The accidents I have witnessed and heard about on NJ Ave, including a young child being struck by a car several years ago, and the fact that even a seasoned and confident cyclist like myself am nervous about biking along the corridor, bring me to request that significant traffic calming features be put in place on NJ Ave NW between NJ Ave and Rhode Island Ave.

Many more cyclists would be comfortable pedaling along this route if there were a curb separated protected bike lane, green lane, or at least a standard bike lane. Motor vehicles make our environment unhealthy and our roads unsafe. Residential communities deserve more safe transportation options. It is unwise to make the area attractive to more residents, businesses and visitors without making it safer for people to use and cross our streets.

Thank you.

---

**Martin Moulton**  
1510 Fifth St NW WDC 20001  
@ShawingtonTimes  
(202) 422-1161

### **Public Comment**

Written comments on the Draft Plan must be submitted by September 2, 2014. Comments must include a name, address and any organization for which the comments represent. Please send all comments to:

Chelsea Liedstrand, Citywide Planner, 1100 4th Street SW., Suite E650, Washington, DC 20024 (202) 442-7600 (p), (202) 442-7638 (f), Chelsea.Liedstrand@dc.gov

Chelsea Liedstrand  
Citywide Planner  
1100 4th Street SW, Suite E650  
Washington, DC 20024

September 2, 2014

Dear Chelsea:

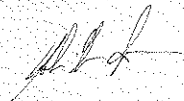
As President of the NoMa Business Improvement District (NoMa BID), I am writing to formally submit comments on the Mid City East Draft Small Area Plan (the Plan), the Office of Planning's Small Area Plan for Mid City East. The NoMa BID would like to congratulate the Office of Planning on the creative and comprehensive public engagement effort made in conjunction with this plan. While the Plan covers much ground, we would like to highlight two proposed Actions (MCE 6.4, 5.14) that will significantly improve east-west connectivity and enhance walkability and green space in Mid City East.

We are pleased about the proposed modifications to the intersections of New York Avenue/North Capitol Street/N Street and Florida/North Capitol Street/Q Street/Lincoln Road (MCE 6.4). As two of the most dangerous intersections in the area, for both crime and vehicular accidents, these adaptation to the roadbed, sidewalk and bicycle infrastructure are much needed. By improving the walk and bike ability of these spaces, they will become more highly trafficked by a variety of modes. Higher levels of activity will help to diminish crime and improved intersection geometry will help to prevent accidents. However, we are disappointed to see that these modifications have been given a time frame for completion of "Mid Term" and request that, where possible, these projects be completed in the "Short Term."

Additionally, we strongly support the recommended Action, MCE 5.14 to "explore opportunities for Green Deck over North Capitol Street." As it stands now, North Capitol cuts trough the neighborhood, creating a divide between east and west. With a new park over the depression in the roadway between T Street and Rhode Island Avenue, this cavernous divide could be transformed into a useful, inviting and well-used park space. This new park space would remediate the current car-centric feel of North Capitol and help transform this central thoroughfare into the Boulevard it should be.

Thank you for your consideration of these requests. Please feel free to contact me directly if you have any questions or would like to discuss further. And, thank you for your time and attention to improving connectivity and parks and green space in Mid City East, in addition to the other important goals of the Plan.

Sincerely,



Robin-Eve Jasper  
President, NoMa Business Improvement District

## **Liedstrand, Chelsea (OP)**

---

**From:** P D Klein <pdkleindc@gmail.com>  
**Sent:** Wednesday, August 06, 2014 10:58 AM  
**To:** Liedstrand, Chelsea (OP); Gabriel, Tracy (OP)  
**Subject:** Fwd: Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave

Dear Chelsea and Tracy,

Congratulations on the completion of the Mid City East Draft Small Area Plan.  
And, thank you for mailing a copy.

We've reviewed the plan and have a few questions.

First, on Page 23, "Comprehensive Plan Future Land Uses," (because it is difficult to discern from the map depictions, as the type appears to be blurred and the stripes are unexplained), we'd like to confirm that you are not recommending a change in the land use designation along the west-side of North Capitol Street. Based on the extensive community feedback and your email, below, it was our understanding that there would not be a change in the land use designation along the west-side of North Capitol Street, but this is unclear in the draft plan (Fig.3.2).

Secondly, at the Advisory Committee Meetings (I believe this was before Chelsea joined the project, as Joyce and Tracy were the leads during these meetings) and from stakeholders reporting to the Advisory members, there was an outcry that North Capitol Street vehicular traffic was not part of the Small Area Plan or the related DDOT Study and that the extreme traffic snarls at North Capitol Street at New York Avenue, and New York Avenue at Florida Avenue were detrimental to health, safety, and to commercial revitalization of the corridor. The Advisory Board members expressed concern that addressing the traffic issues on North Capitol is key to the success of the area revitalization. While DDOT did focus on pedestrian safety at some of these intersections, there was no traffic study plan or recommendations for speed reduction or easing of congestion. At these meetings, Tracy assured stakeholders that concerns about these important issues could still be included in the Small Area recommendations. However, on Page 77, "North Capitol Street," Paragraph 1, the statement that North Capitol "functions well as a vehicular corridor.." negates the conditions and feedback by residents and business owners that the corridor is dysfunctional. We documented the dysfunctional conditions and shared them with Joyce during the feedback process. The topic was also at the forefront of the Advisory Board meetings with the DDOT consultants. Will a traffic study of these troublesome intersections be part of the recommendations?

With appreciation,  
Phyllis

----- Forwarded message -----

**From:** Liedstrand, Chelsea (OP) <Chelsea.Liedstrand@dc.gov>  
**Date:** Wed, Dec 4, 2013 at 11:00 AM  
**Subject:** RE: Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave  
**To:** P D Klein <pdkleindc@gmail.com>

Cc: "Gabriel, Tracy (OP)" <[Tracy.Gabriel@dc.gov](mailto:Tracy.Gabriel@dc.gov)>, "Crain, Deborah (OP)" <[deborahlcrain.kemp@dc.gov](mailto:deborahlcrain.kemp@dc.gov)>

Good Morning Phyllis,

After careful consideration, the Office of Planning will not be recommending to change the land use designation along the west-side of North Capitol Street. We are however, considering a more focused intersection approach which may include the intersections at North Capitol and New York and North Capitol and Florida. We are still in the process of vetting this concept and editing the draft recommendations modification. We will share the updated draft recommendations with you when they are complete and in advance of the Advisory Committee Meeting on December 9, 2013. The market analysis conducted for purposes of this plan does not directly make reference to our suggested approach, but provides information to help guide our decisions as it relates to development in the study area. I am not certain that the document would provide you with any insight regarding our decision making process.

In regards to the property tax and Jamal site questions, I will have to do some research and get back to you next week.

Best,

Chelsea M. Liedstrand

*Citywide Planner*

*DC Office of Planning*

*1100 4<sup>th</sup> St SW, Ste. E650*

*Washington, DC 20024*

*v [202.724.4314](tel:202.724.4314) f [202.442.7638](tel:202.442.7638)*

*[chelsea.liedstrand@dc.gov](mailto:chelsea.liedstrand@dc.gov)*





**District of Columbia  
Office of Planning**



**From:** P D Klein [mailto:[pdkleindc@gmail.com](mailto:pdkleindc@gmail.com)]  
**Sent:** Wednesday, November 20, 2013 2:29 PM  
**To:** Gabriel, Tracy (OP); Liedstrand, Chelsea (OP)

**Subject:** Re: Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave

Hello Chelsea and Tracy,

We hope this note finds you well.

We're following up about questions from the property and business owner meeting, outlined in an email on 11/1/13.

Would you be able to:

- tell us the effect of land use increase to real property taxes;
- send, for our review, the market analysis to understand the reasoning behind the recommended change in the land use from low to medium density on North Capitol Street NW between NY Ave and Florida Ave, NW;
- tell us about the development coming across the street @ the Jemal parcel?

(The question about the Mundo Verde own/lease status has already been answered by our councilmember's office.)

Many thanks.

On Fri, Nov 1, 2013 at 12:09 PM, PD Klein <[pdkleindc@gmail.com](mailto:pdkleindc@gmail.com)> wrote:

Hi Tracy and Chelsea,

Thanks again for taking time to meet with North Capitol Street property owners.

We're circling back for answers to the outstanding questions from the meeting, including the Cook School ownership, the effect of land use increase to real property taxes, and a chance to review the market analysis to understand the reasoning behind the recommended change in the land use from low to medium density on North Capitol Street NW between NY Ave and Florida Ave.

Although your comments that the increase in land use was unlikely to change the profile on North Cap, we have seen instances where the unique and historic character has been overshadowed or overtaken by infill development.

During meetings held with stakeholders there has been a resounding emphasis on:

- supporting, reinforcing, and showcasing neighborhood identity;
- preserving and improving the unique sense of place (including historic assets)
- supporting commercial corridor vitality with local entrepreneurs, community serving retail and services

Stakeholders specifically emphasized the priority to remain distinctive, with a lower scale, neighborhood feel, utilizing our current assets: unique historic architecture, local entrepreneurs, emerging creative economy, wide sidewalks for future cafes, high visibility.

In the advisory sessions, the commercial revitalization group underscored the opportunity to improve and promote the unique assets that exist here and which drew many people to settle or start businesses in the community. It was noted that with the burgeoning high density development all around, including NOMA, Chinatown, O Street, 14th Street, Mass Ave, SW Waterfront, which offer many national chain retailers, the vision for the North Capitol corridor between NY Avenue and FLA Avenue is to continue to improve and cultivate the unique sense of place.

The feel of a neighborhood "village" experience was strongly emphasized. There was further consensus that improving and promoting the unique commercial areas, including the emerging creative economy cluster, is a viable solution for economic revitalization.

We look forward to hearing from you.

On Wed, Oct 16, 2013 at 11:14 PM, Gabriel, Tracy (OP) <[Tracy.Gabriel@dc.gov](mailto:Tracy.Gabriel@dc.gov)> wrote:

I do not believe so. Chelsea will confirm.

**From:** PD Klein [mailto:[pdkleindc@gmail.com](mailto:pdkleindc@gmail.com)]

**Sent:** Wednesday, October 16, 2013 3:41 PM

**To:** Gabriel, Tracy (OP)

**Subject:** Re: Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave

Thanks, Tracy.

We appreciate your time.

Would an increased land use designation result in increased real property land valuation/tax assessment?

Thanks,

p

On Wed, Oct 16, 2013 at 9:28 AM, Gabriel, Tracy (OP) <[Tracy.Gabriel@dc.gov](mailto:Tracy.Gabriel@dc.gov)> wrote:

Dear Phyllis,

Thanks so much for your feedback – we are looking forward to our discussion today. Below please find answers/clarifications to your questions and comments below in red. We plan to reconvene the Advisory Committee in November to discuss any recommendations for which the feedback has been substantially mixed and consensus is not apparent, or recommendations for which significant changes in wording/intent have been requested. We are continuing to get feedback from advisory committee members and various stakeholders which will help us to identify those recommendations that require further targeted discussion. So today's conversation is a start but there will be further opportunity to discuss with the advisory committee and other stakeholders.

Thanks,

Tracy and Chelsea

\*\*

Dear Chelsea and Tracy,

During our last MCE Advisory Meeting, when presented with the draft recommendations, we responded to **Theme 2** and **Theme 3** recommendations with the following questions and concerns. We were told that the recommendations were only in draft form and that our voiced concerns would be taken into consideration for the final version.

I wonder if you could please provide some feedback and answers for us, via email, in advance of our meeting next week?

**Theme 3: Redevelopment Opportunities and Housing (See attachment.)**

GOAL: Support strategic land use designation changes on key sites and the redevelopment of publicly-owned properties.

- Encourage creation of more neighborhood amenities through a **land use change** on the west side of North Capitol Street (north of NY Ave. + south of Florida Ave.) **from low density residential/commercial to moderate density residential/commercial.**

- Ensure ground floors of development on **west side of N. Capitol St. will accommodate retail or office space through the Planned Unit Development (PUD) process.**

Can you please tell us what the height requirements/limitations are for the current 'low density residential/commercial' zoning designation and how they would change for 'moderate density residential/commercial'? The existing zoning of C2A is consistent with the Density Residential/Commercial designation, and it allows 50ft by right or up to 65ft when achieved through a Planned Unit Development, although no additional density can be achieved through the PUD. Moderate Density Residential/Commercial would typically allow a height of 65ft by right. Although this designation would have the potential for up to 90ft through a Planned Unit Development, the narrowness of the properties from North Capitol and the presence of R-4 (moderate density residential) directly to the west, would limit the potential for achieving this kind of height at this location. The relationship between the proposed height and the character of existing, adjacent development is a primary consideration in any PUD, and lowering or stepping down the height towards the rowhouse areas would be part of the review process. So the Zoning Commission, though the PUD, would balance the various factors – the low density to the west, the high density to the east (across North Capitol), and the importance of North Capitol Street as a monumental corridor.

As we explained to Joyce and the consultants, this recommendation contradicts the vision and community-stated aims for The Mid City East Small Area Plan, including to maintain a unique identity and showcase the sense of place by preserving the unique qualities and historic architecture of the North Capitol corridor as well as maintaining and improving the quality of life while supporting the community of ethnically, economically, and generationally diverse residents.

While there is a PUD site (still to be developed) on North Capitol Street (1300 block?), where the property owners demolished historic buildings and then ran into financing problems, the residential and commercial business owners are not in favor of PUD designation for all of the blocks on the west side of North Capitol Street from NY Ave to FL Ave.

We do not think that the PUD designation recommendation for the west side blocks of North Capitol from NY Avenue to Florida Avenue is aligned with the vision and could in fact destroy many of the desirable and unique characteristics of these blocks. In addition to our concerns for the preservation of the unique character of these blocks, there are also serious transportation safety and management issues.

A Planned Unit Development is not a designation, but rather is a process a developer could opt to go through in order to achieve a higher density, height or other zoning flexibility for a proposed project. For your reference, a summary of the PUD process is attached. A PUD would be possible under the current zoning and land use designations, and would be possible under any proposed new designation. In fact, our intent would be that any new land use designation approved by Council through this small area plan could only be achieved through a PUD, rather than through an OP sponsored zoning map amendment, to better ensure that new development goes through the public review process associated with a PUD. In order to be eligible for the PUD process, there are requirements that must be met such as a minimum lot size, and the submission of a package of benefits to the community. For example, *if* a developer were to seek a PUD, we could ensure that ground floor commercial/retail be provided as a desired community benefit since the zoning does not require it, and we could ensure that the scale and massing of any proposed building reflects surrounding character. Additionally, it is important to note that a developer is never prohibited from pursuing a development under by-right zoning (without a PUD) but no additional density could be requested, and there would be no public review process and no community benefits.

The increased zoning height and PUD recommendations did not come from the community meetings that we attended. Can you tell us where/how this recommendation originated and provide supporting rationale?

Through our public outreach process we have received both positive and negative feedback regarding increasing density along North Capital at NY and Florida. We also heard from stakeholders a desire for more amenities and retail options. This recommendation came out of the market and land use analysis for the study area, which revealed an opportunity to potentially strengthen retail amenities while allowing development that is more commensurate with the location of the properties on North Capitol Street. We would suggest this item be the subject of further conversation with the Advisory Committee and other stakeholders before including in the final plan.

**From:** PD Klein [mailto:[pdkleindc@gmail.com](mailto:pdkleindc@gmail.com)]

**Sent:** Friday, October 11, 2013 2:51 PM

**To:** Liedstrand, Chelsea (OP); Gabriel, Tracy (OP)

**Cc:** Shannon Boyle; [pawad@aol.com](mailto:pawad@aol.com); [bbrown@nextgenproperty.com](mailto:bbrown@nextgenproperty.com)

**Subject:** Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave

Dear Chelsea and Tracy,

During our last MCE Advisory Meeting, when presented with the draft recommendations, we responded to **Theme 2** and **Theme 3** recommendations with the following questions and concerns. We were told that the recommendations were only in draft form and that our voiced concerns would be taken into consideration for the final version.

I wonder if you could please provide some feedback and answers for us, via email, in advance of our meeting next week?

• **Theme 2: Commercial Revitalization, designating New York Avenue to P Street, entrepreneurial production and creative services cluster. (See attachment.)**

We had asked and would like to know about the basis for this "nodal" approach of designating specific uses for the respective blocks and how is the approach applied? Could you explain? We can see that there may be some enterprises that have taken hold as shown, but for the 1300, 1400, and 1500 blocks, we are actively in the process of attracting restaurants and other diverse retail and community services and do not wish to be limited by any designations listed on the plan. Furthermore, we explained to Joyce and the consultants that their idea for some blocks to provide sustained low-cost/shared office space is unrealistic, unless there are incentives or subsidies to property owners.



• **Theme 3: Redevelopment Opportunities and Housing (See attachment.)**

GOAL: Support strategic land use designation changes on key sites and the redevelopment of publicly-owned properties.

• Encourage creation of more neighborhood amenities through a **land use change** on the west side of North Capitol Street (north of NY Ave. + south of Florida Ave.) **from low density residential/commercial to moderate density residential/commercial.**

• Ensure ground floors of development on **west side of N. Capitol St. will accommodate retail or office space through the Planned Unit Development (PUD) process.**

Can you please tell us what the height requirements/limitations are for the current 'low density residential/commercial' zoning designation and how they would change for 'moderate density residential/commercial'?

As we explained to Joyce and the consultants, this recommendation contradicts the vision and community-stated aims for The Mid City East Small Area Plan, including to maintain a unique identity and showcase the sense of place by preserving the unique qualities and historic architecture of the North Capitol corridor as well as maintaining and improving the quality of life while supporting the community of ethnically, economically, and generationally diverse residents.

While there is a PUD site (still to be developed) on North Capitol Street (1300 block?), where the property owners demolished historic buildings and then ran into financing problems, the residential and commercial business owners are not in favor of PUD designation for all of the blocks on the west side of North Capitol Street from NY Ave to FL Ave.

We do not think that the PUD designation recommendation for the west side blocks of North Capitol from NY Avenue to Florida Avenue is aligned with the vision and could in fact destroy many of the desirable and unique characteristics of these blocks. In addition to our concerns for the preservation of the unique character of these blocks, there are also serious transportation safety and management issues.

The increased zoning height and PUD recommendations did not come from the community meetings that we attended. Can you tell us where/how this recommendation originated and provide supporting rationale?

As always, your help is greatly appreciated.



New, expanded library hours start **Oct. 1**. More hours for story time. More hours for community meetings. More hours to use free computers. Check out the library's new hours at [dclibrary.org/newhours](http://dclibrary.org/newhours).

## Each

One Give One! Help the **DC ONE FUND** reach our One City DC One Fund goal of **\$1 million dollars** to provide much needed support to so many in our region. Learn more at [www.dconefund.org](http://www.dconefund.org) or [www.onefund.dc.gov](http://www.onefund.dc.gov)

## Liedstrand, Chelsea (OP)

---

**From:** PD Klein <pdkleindc@gmail.com>  
**Sent:** Friday, November 01, 2013 12:10 PM  
**To:** Gabriel, Tracy (OP)  
**Cc:** Liedstrand, Chelsea (OP)  
**Subject:** Re: Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Tracy and Chelsea,

Thanks again for taking time to meet with North Capitol Street property owners.

We're circling back for answers to the outstanding questions from the meeting, including the Cook School ownership, the effect of land use increase to real property taxes, and a chance to review the market analysis to understand the reasoning behind the recommended change in the land use from low to medium density on North Capitol Street NW between NY Ave and Florida Ave.

Although your comments that the increase in land use was unlikely to change the profile on North Cap, we have seen instances where the unique and historic character has been overshadowed or overtaken by infill development.

During meetings held with stakeholders there has been a resounding emphasis on:

- supporting, reinforcing, and showcasing neighborhood identity;
- preserving and improving the unique sense of place (including historic assets)
- supporting commercial corridor vitality with local entrepreneurs, community serving retail and services

Stakeholders specifically emphasized the priority to remain distinctive, with a lower scale, neighborhood feel, utilizing our current assets: unique historic architecture, local entrepreneurs, emerging creative economy, wide sidewalks for future cafes, high visibility.

In the advisory sessions, the commercial revitalization group underscored the opportunity to improve and promote the unique assets that exist here and which drew many people to settle or start businesses in the community. It was noted that with the burgeoning high density development all around, including NOMA, Chinatown, O Street, 14th Street, Mass Ave, SW Waterfront, which offer many national chain retailers, the vision for the North Capitol corridor between NY Avenue and FLA Avenue is to continue to improve and cultivate the unique sense of place.

The feel of a neighborhood "village" experience was strongly emphasized. There was further consensus that improving and promoting the unique commercial areas, including the emerging creative economy cluster, is a viable solution for economic revitalization.

We look forward to hearing from you.

On Wed, Oct 16, 2013 at 11:14 PM, Gabriel, Tracy (OP) <[Tracy.Gabriel@dc.gov](mailto:Tracy.Gabriel@dc.gov)> wrote:

I do not believe so. Chelsea will confirm.

**From:** PD Klein [mailto:[pdkleindc@gmail.com](mailto:pdkleindc@gmail.com)]

**Sent:** Wednesday, October 16, 2013 3:41 PM

**To:** Gabriel, Tracy (OP)

**Subject:** Re: Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave

Thanks, Tracy.

We appreciate your time.

Would an increased land use designation result in increased real property land valuation/tax assessment?

Thanks,

P

On Wed, Oct 16, 2013 at 9:28 AM, Gabriel, Tracy (OP) <[Tracy.Gabriel@dc.gov](mailto:Tracy.Gabriel@dc.gov)> wrote:

Dear Phyllis,

Thanks so much for your feedback – we are looking forward to our discussion today. Below please find answers/clarifications to your questions and comments below in red. We plan to reconvene the Advisory Committee in November to discuss any recommendations for which the feedback has been substantially mixed and consensus is not apparent, or recommendations for which significant changes in wording/intent have been requested. We are continuing to get feedback from advisory committee members and various stakeholders which will help us to identify those recommendations that require further targeted discussion. So today's conversation is a start but there will be further opportunity to discuss with the advisory committee and other stakeholders.

Thanks,

Tracy and Chelsea

\*\*

Dear Chelsea and Tracy,

During our last MCE Advisory Meeting, when presented with the draft recommendations, we responded to **Theme 2** and **Theme 3** recommendations with the following questions and concerns. We were told that the recommendations were only in draft form and that our voiced concerns would be taken into consideration for the final version.

I wonder if you could please provide some feedback and answers for us, via email, in advance of our meeting next week?

### **Theme 3: Redevelopment Opportunities and Housing (See attachment.)**

GOAL: Support strategic land use designation changes on key sites and the redevelopment of publicly-owned properties.

- Encourage creation of more neighborhood amenities through a **land use change** on the west side of North Capitol Street (north of NY Ave. + south of Florida Ave.) **from low density residential/commercial to moderate density residential/commercial.**
- Ensure ground floors of development on **west side of N. Capitol St. will accommodate retail or office space through the Planned Unit Development (PUD) process.**

Can you please tell us what the height requirements/limitations are for the current 'low density residential/commercial' zoning designation and how they would change for 'moderate density residential/commercial'? The existing zoning of C2A is consistent with the Density Residential/Commercial designation, and it allows 50ft by right or up to 65ft when achieved through a Planned Unit Development, although no additional density can be achieved through the PUD. Moderate Density Residential/Commercial would typically allow a height of 65ft by right. Although this designation would have the potential for up to 90ft through a Planned Unit Development, the narrowness of the properties from North Capital and the presence of R-4 (moderate density residential) directly to the west, would limit the potential for achieving this kind of height at this location. The relationship between the proposed height and the character of existing, adjacent development is a primary consideration in any PUD, and lowering or stepping down the height towards the rowhouse areas would be part of the review process. So the Zoning Commission, through the PUD, would balance the various factors – the low density to the west, the high density to the east (across North Capitol), and the importance of North Capitol Street as a monumental corridor.

As we explained to Joyce and the consultants, this recommendation contradicts the vision and community-stated aims for The Mid City East Small Area Plan, including to maintain a unique identity and showcase the sense of place by preserving the unique qualities and historic architecture of the North Capitol corridor as well

as maintaining and improving the quality of life while supporting the community of ethnically, economically, and generationally diverse residents.

While there is a PUD site (still to be developed) on North Capitol Street (1300 block?), where the property owners demolished historic buildings and then ran into financing problems, the residential and commercial business owners are not in favor of PUD designation for all of the blocks on the west side of North Capitol Street from NY Ave to FL Ave.

We do not think that the PUD designation recommendation for the west side blocks of North Capitol from NY Avenue to Florida Avenue is aligned with the vision and could in fact destroy many of the desirable and unique characteristics of these blocks. In addition to our concerns for the preservation of the unique character of these blocks, there are also serious transportation safety and management issues.

A Planned Unit Development is not a designation, but rather is a process a developer could opt to go through in order to achieve a higher density, height or other zoning flexibility for a proposed project. For your reference, a summary of the PUD process is attached. A PUD would be possible under the current zoning and land use designations, and would be possible under any proposed new designation. In fact, our intent would be that any new land use designation approved by Council through this small area plan could only be achieved through a PUD, rather than through an OP sponsored zoning map amendment, to better ensure that new development goes through the public review process associated with a PUD. In order to be eligible for the PUD process, there are requirements that must be met such as a minimum lot size, and the submission of a package of benefits to the community. For example, if a developer were to seek a PUD, we could ensure that ground floor commercial/retail be provided as a desired community benefit since the zoning does not require it, and we could ensure that the scale and massing of any proposed building reflects surrounding character. Additionally, it is important to note that a developer is never prohibited from pursuing a development under by-right zoning (without a PUD) but no additional density could be requested, and there would be no public review process and no community benefits.

The increased zoning height and PUD recommendations did not come from the community meetings that we attended. Can you tell us where/how this recommendation originated and provide supporting rationale?

Through our public outreach process we have received both positive and negative feedback regarding increasing density along North Capital at NY and Florida. We also heard from stakeholders a desire for more amenities and retail options. This recommendation came out of the market and land use analysis for the study area, which revealed an opportunity to potentially strengthen retail amenities while allowing development that is more commensurate with the location of the properties on North Capitol Street. We would suggest this item be the subject of further conversation with the Advisory Committee and other stakeholders before including in the final plan.

**From:** PD Klein [mailto:[pdkleindc@gmail.com](mailto:pdkleindc@gmail.com)]

**Sent:** Friday, October 11, 2013 2:51 PM

**To:** Liedstrand, Chelsea (OP); Gabriel, Tracy (OP)

**Cc:** Shannon Boyle; [pawad@aol.com](mailto:pawad@aol.com); [bbrown@nextgenproperty.com](mailto:bbrown@nextgenproperty.com)

**Subject:** Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave

Dear Chelsea and Tracy,

During our last MCE Advisory Meeting, when presented with the draft recommendations, we responded to **Theme 2** and **Theme 3** recommendations with the following questions and concerns. We were told that the recommendations were only in draft form and that our voiced concerns would be taken into consideration for the final version.

I wonder if you could please provide some feedback and answers for us, via email, in advance of our meeting next week?

• **Theme 2: Commercial Revitalization, designating New York Avenue to P Street, entrepreneurial production and creative services cluster. (See attachment.)**

We had asked and would like to know about the basis for this "nodal" approach of designating specific uses for the respective blocks and how is the approach applied? Could you explain? We can see that there may be some enterprises that have taken hold as shown, but for the 1300, 1400, and 1500 blocks, we are actively in the process of attracting restaurants and other diverse retail and community services and do not wish to be limited by any designations listed on the plan. Furthermore, we explained to Joyce and the consultants that their idea for some blocks to provide sustained low-cost/shared office space is unrealistic, unless there are incentives or subsidies to property owners.

• **Theme 3: Redevelopment Opportunities and Housing (See attachment.)**

**GOAL:** Support strategic land use designation changes on key sites and the redevelopment of publicly-owned properties.

- Encourage creation of more neighborhood amenities through a **land use change** on the west side of North Capitol Street (north of NY Ave. + south of Florida Ave.) **from low density residential/commercial to moderate density residential/commercial.**
- Ensure ground floors of development on **west side of N. Capitol St. will accommodate retail or office space through the Planned Unit Development (PUD) process.**

Can you please tell us what the height requirements/limitations are for the current 'low density residential/commercial' zoning designation and how they would change for 'moderate density residential/commercial'?

As we explained to Joyce and the consultants, this recommendation contradicts the vision and community-stated aims for The Mid City East Small Area Plan, including to maintain a unique identity and showcase the sense of place by preserving the unique qualities and historic architecture of the North Capitol corridor as well as maintaining and improving the quality of life while supporting the community of ethnically, economically, and generationally diverse residents.

While there is a PUD site (still to be developed) on North Capitol Street (1300 block?), where the property owners demolished historic buildings and then ran into financing problems, the residential and commercial



business owners are not in favor of PUD designation for all of the blocks on the west side of North Capitol Street from NY Ave to FL Ave.

We do not think that the PUD designation recommendation for the west side blocks of North Capitol from NY Avenue to Florida Avenue is aligned with the vision and could in fact destroy many of the desirable and unique characteristics of these blocks. In addition to our concerns for the preservation of the unique character of these blocks, there are also serious transportation safety and management issues.

The increased zoning height and PUD recommendations did not come from the community meetings that we attended. Can you tell us where/how this recommendation originated and provide supporting rationale?

As always, your help is greatly appreciated.

New, expanded library hours start Oct. 1. More hours for story time. More hours for community meetings. More hours to use free computers. Check out the library's new hours at [dclibrary.org/newhours](http://dclibrary.org/newhours).



## Liedstrand, Chelsea (OP)

---

**From:** P D Klein <pdkleindc@gmail.com>  
**Sent:** Wednesday, November 20, 2013 2:29 PM  
**To:** Gabriel, Tracy (OP); Liedstrand, Chelsea (OP)  
**Subject:** Re: Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Chelsea and Tracy,

We hope this note finds you well.

We're following up about questions from the property and business owner meeting, outlined in an email on 11/1/13.

Would you be able to:

- tell us the effect of land use increase to real property taxes;
- send, for our review, the market analysis to understand the reasoning behind the recommended change in the land use from low to medium density on North Capitol Street NW between NY Ave and Florida Ave, NW;
- tell us about the development coming across the street @ the Jemal parcel?

(The question about the Mundo Verde own/lease status has already been answered by our councilmember's office.)

Many thanks.

On Fri, Nov 1, 2013 at 12:09 PM, PD Klein <[pdkleindc@gmail.com](mailto:pdkleindc@gmail.com)> wrote:

Hi Tracy and Chelsea,

Thanks again for taking time to meet with North Capitol Street property owners.

We're circling back for answers to the outstanding questions from the meeting, including the Cook School ownership, the effect of land use increase to real property taxes, and a chance to review the market analysis to understand the reasoning behind the recommended change in the land use from low to medium density on North Capitol Street NW between NY Ave and Florida Ave.

Although your comments that the increase in land use was unlikely to change the profile on North Cap, we have seen instances where the unique and historic character has been overshadowed or overtaken by infill development.

During meetings held with stakeholders there has been a resounding emphasis on:

- supporting, reinforcing, and showcasing neighborhood identity;
- preserving and improving the unique sense of place (including historic assets)

- supporting commercial corridor vitality with local entrepreneurs, community serving retail and services

Stakeholders specifically emphasized the priority to remain distinctive, with a lower scale, neighborhood feel, utilizing our current assets: unique historic architecture, local entrepreneurs, emerging creative economy, wide sidewalks for future cafes, high visibility.

In the advisory sessions, the commercial revitalization group underscored the opportunity to improve and promote the unique assets that exist here and which drew many people to settle or start businesses in the community. It was noted that with the burgeoning high density development all around, including NOMA, Chinatown, O Street, 14th Street, Mass Ave, SW Waterfront, which offer many national chain retailers, the vision for the North Capitol corridor between NY Avenue and FLA Avenue is to continue to improve and cultivate the unique sense of place.

The feel of a neighborhood "village" experience was strongly emphasized. There was further consensus that improving and promoting the unique commercial areas, including the emerging creative economy cluster, is a viable solution for economic revitalization.

We look forward to hearing from you.

On Wed, Oct 16, 2013 at 11:14 PM, Gabriel, Tracy (OP) <[Tracy.Gabriel@dc.gov](mailto:Tracy.Gabriel@dc.gov)> wrote:

I do not believe so. Chelsea will confirm.

**From:** PD Klein [mailto:[pdkleindc@gmail.com](mailto:pdkleindc@gmail.com)]

**Sent:** Wednesday, October 16, 2013 3:41 PM

**To:** Gabriel, Tracy (OP)

**Subject:** Re: Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave

Thanks, Tracy.

We appreciate your time.

Would an increased land use designation result in increased real property land valuation/tax assessment?

Thanks,

p

On Wed, Oct 16, 2013 at 9:28 AM, Gabriel, Tracy (OP) <Tracy.Gabriel@dc.gov> wrote:

Dear Phyllis,

Thanks so much for your feedback – we are looking forward to our discussion today. Below please find answers/clarifications to your questions and comments below in red. We plan to reconvene the Advisory Committee in November to discuss any recommendations for which the feedback has been substantially mixed and consensus is not apparent, or recommendations for which significant changes in wording/intent have been requested. We are continuing to get feedback from advisory committee members and various stakeholders which will help us to identify those recommendations that require further targeted discussion. So today's conversation is a start but there will be further opportunity to discuss with the advisory committee and other stakeholders.

Thanks,

Tracy and Chelsea

\*\*

Dear Chelsea and Tracy,

During our last MCE Advisory Meeting, when presented with the draft recommendations, we responded to **Theme 2** and **Theme 3** recommendations with the following questions and concerns. We were told that the recommendations were only in draft form and that our voiced concerns would be taken into consideration for the final version.

I wonder if you could please provide some feedback and answers for us, via email, in advance of our meeting next week?

**Theme 3: Redevelopment Opportunities and Housing (See attachment.)**

GOAL: Support strategic land use designation changes on key sites and the redevelopment of publicly-owned properties.

- Encourage creation of more neighborhood amenities through a **land use change** on the west side of North Capitol Street (north of NY Ave. + south of Florida Ave.) **from low density residential/commercial to moderate density residential/commercial.**

- Ensure ground floors of development on west side of N. Capitol St. will accommodate retail or office space through the Planned Unit Development (PUD) process.

Can you please tell us what the height requirements/limitations are for the current 'low density residential/commercial' zoning designation and how they would change for 'moderate density residential/commercial'? The existing zoning of C2A is consistent with the Density Residential/Commercial designation, and it allows 50ft by right or up to 65ft when achieved through a Planned Unit Development, although no additional density can be achieved through the PUD. Moderate Density Residential/Commercial would typically allow a height of 65ft by right. Although this designation would have the potential for up to 90ft through a Planned Unit Development, the narrowness of the properties from North Capitol and the presence of R-4 (moderate density residential) directly to the west, would limit the potential for achieving this kind of height at this location. The relationship between the proposed height and the character of existing, adjacent development is a primary consideration in any PUD, and lowering or stepping down the height towards the rowhouse areas would be part of the review process. So the Zoning Commission, though the PUD, would balance the various factors – the low density to the west, the high density to the east (across North Capitol), and the importance of North Capitol Street as a monumental corridor.

As we explained to Joyce and the consultants, this recommendation contradicts the vision and community-stated aims for The Mid City East Small Area Plan, including to maintain a unique identity and showcase the sense of place by preserving the unique qualities and historic architecture of the North Capitol corridor as well as maintaining and improving the quality of life while supporting the community of ethnically, economically, and generationally diverse residents.

While there is a PUD site (still to be developed) on North Capitol Street (1300 block?), where the property owners demolished historic buildings and then ran into financing problems, the residential and commercial business owners are not in favor of PUD designation for all of the blocks on the west side of North Capitol Street from NY Ave to FL Ave.

We do not think that the PUD designation recommendation for the west side blocks of North Capitol from NY Avenue to Florida Avenue is aligned with the vision and could in fact destroy many of the desirable and unique characteristics of these blocks. In addition to our concerns for the preservation of the unique character of these blocks, there are also serious transportation safety and management issues.

A Planned Unit Development is not a designation, but rather is a process a developer could opt to go through in order to achieve a higher density, height or other zoning flexibility for a proposed project. For your reference, a summary of the PUD process is attached. A PUD would be possible under the current zoning and land use designations, and would be possible under any proposed new designation. In fact, our intent would be that any new land use designation approved by Council through this small area plan could only be achieved through a PUD, rather than through an OP sponsored zoning map amendment, to better ensure that new development goes through the public review process associated with a PUD. In order to be eligible for the PUD process, there are requirements that must be met such as a minimum lot size, and the submission of a package of benefits to the community. For example, if a developer were to seek a PUD, we could ensure that ground floor commercial/retail be provided as a desired community benefit since the zoning does not require it, and we could ensure that the scale and massing of any proposed building reflects surrounding character. Additionally, it is important to note that a developer is never prohibited from pursuing a development under by-right zoning (without a PUD) but no additional density could be requested, and there would be no public review process and no community benefits.

The increased zoning height and PUD recommendations did not come from the community meetings that we attended. Can you tell us where/how this recommendation originated and provide supporting rationale?

Through our public outreach process we have received both positive and negative feedback regarding increasing density along North Capital at NY and Florida. We also heard from stakeholders a desire for more amenities and retail options. This recommendation came out of the market and land use analysis for the study area, which revealed an opportunity to potentially strengthen retail amenities while allowing development that is more commensurate with the location of the properties on North Capitol Street. We would suggest this item be the subject of further conversation with the Advisory Committee and other stakeholders before including in the final plan.

**From:** PD Klein [mailto:[pdkleindc@gmail.com](mailto:pdkleindc@gmail.com)]

**Sent:** Friday, October 11, 2013 2:51 PM

**To:** Liedstrand, Chelsea (OP); Gabriel, Tracy (OP)

**Cc:** Shannon Boyle; [pawad@aol.com](mailto:pawad@aol.com); [bbrown@nextgenproperty.com](mailto:bbrown@nextgenproperty.com)

**Subject:** Mid-City East Area Plan: West side of North Capitol Street between NY Ave & FL Ave

Dear Chelsea and Tracy,

During our last MCE Advisory Meeting, when presented with the draft recommendations, we responded to **Theme 2** and **Theme 3** recommendations with the following questions and concerns. We were told that the recommendations were only in draft form and that our voiced concerns would be taken into consideration for the final version.

I wonder if you could please provide some feedback and answers for us, via email, in advance of our meeting next week?

- **Theme 2: Commercial Revitalization, designating New York Avenue to P Street, entrepreneurial production and creative services cluster. (See attachment.)**

We had asked and would like to know about the basis for this "nodal" approach of designating specific uses for the respective blocks and how is the approach applied? Could you explain? We can see that there may be some enterprises that have taken hold as shown, but for the 1300, 1400, and 1500 blocks, we are actively in the process of attracting restaurants and other diverse retail and community services and do not wish to be limited by any designations listed on the plan. Furthermore, we explained to Joyce and the consultants that their idea for some blocks to provide sustained low-cost/shared office space is unrealistic, unless there are incentives or subsidies to property owners.

- **Theme 3: Redevelopment Opportunities and Housing (See attachment.)**



GOAL: Support strategic land use designation changes on key sites and the redevelopment of publicly-owned properties.

- Encourage creation of more neighborhood amenities through a **land use change** on the west side of North Capitol Street (north of NY Ave. + south of Florida Ave.) **from low density residential/commercial to moderate density residential/commercial.**

- Ensure ground floors of development on **west side of N. Capitol St. will accommodate retail or office space through the Planned Unit Development (PUD) process.**

Can you please tell us what the height requirements/limitations are for the current 'low density residential/commercial' zoning designation and how they would change for 'moderate density residential/commercial'?

As we explained to Joyce and the consultants, this recommendation contradicts the vision and community-stated aims for The Mid City East Small Area Plan, including to maintain a unique identity and showcase the sense of place by preserving the unique qualities and historic architecture of the North Capitol corridor as well as maintaining and improving the quality of life while supporting the community of ethnically, economically, and generationally diverse residents.

While there is a PUD site (still to be developed) on North Capitol Street (1300 block?), where the property owners demolished historic buildings and then ran into financing problems, the residential and commercial business owners are not in favor of PUD designation for all of the blocks on the west side of North Capitol Street from NY Ave to FL Ave.

We do not think that the PUD designation recommendation for the west side blocks of North Capitol from NY Avenue to Florida Avenue is aligned with the vision and could in fact destroy many of the desirable and unique characteristics of these blocks. In addition to our concerns for the preservation of the unique character of these blocks, there are also serious transportation safety and management issues.

The increased zoning height and PUD recommendations did not come from the community meetings that we attended. Can you tell us where/how this recommendation originated and provide supporting rationale?

As always, your help is greatly appreciated.

New, expanded library hours start Oct. 1. More hours for story time. More hours for community meetings. More hours to use free computers. Check out the library's new hours at [dclibrary.org/newhours](http://dclibrary.org/newhours).



## Liedstrand, Chelsea (OP)

---

**From:** Schultz, Eric E <Eric.E.Schultz@uscis.dhs.gov>  
**Sent:** Monday, August 25, 2014 4:51 PM  
**To:** Liedstrand, Chelsea (OP)  
**Subject:** Mid City East Plan

Good Afternoon – Here are my comments for the Mid-City East plan.

Bury the entire highway on N. Capitol St. On top of the highway, add green space and bike lanes. Add a new streetcar line that will connect the planned streetcar lines at Michigan, Rhode Island, Florida and H St., widen some of the sidewalks (also widen the sidewalks on Rhode Island Ave). At a minimum there should be parks added over N. Capitol on either side of Rhode Island Ave.

Restore the traffic circle at Truxton Circle. The new Truxton Circle will be just north of Florida Ave, so it does not impede traffic.

Re-open McMillan Park to the public. Restore the park. Terminate the plans for offices and condos. Open retail below in the underground cells such as restaurants, groceries, gym, shops, pubs, galleries etc. On the top part of McMillan Park, have the community center, pool, sports fields, an amphitheater for outdoor movies, plays and concerts, community gardens, jogging/para-trail, restored Olmstead walk, water features and fountains, unearth Tibor Creek, too many options to list here.

Move the United Planning Organization at 301 Rhode Island Ave NW so that the neighborhood can have a local supermarket.

Add more bike lanes

Improve and beautify the Park at LeDroit. The open fields there are full of hard rocks. The rocks need to be removed and softer soil and better grass needs to be planted. The community gardens need to be fenced in due to vandalism. The dog park needs to be enlarged, improved and shading provided.

The unit block of T street should be added to the list of blocks eligible for tree box planters.

Traffic on New York Ave needs to be slowed way down.

Reduce traffic on First Street. N. Capitol St. gets so busy that people drive down First St., instead. Maybe put in speed bumps or more traffic lights to slow down the traffic.

Thanks!

Eric Schultz  
58 Rhode Island Ave NW