

DISTRICT OF COLUMBIA OFFICE OF THE DEPUTY MAYOR
FOR PLANNING AND ECONOMIC DEVELOPMENT

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ST. ELIZABETHS EAST ADVISORY BOARD

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BOARD MEETING

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TUESDAY
JUNE 13, 2017

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The St. Elizabeths East Advisory Board met in the R.I.S.E. Demonstration Center, 2730 Martin Luther King, Jr. Avenue, SE, Washington, DC, at 6:30 p.m., Ed Fisher, Executive Director, presiding.

MEMBERS PRESENT

HARVEY BARON, Chair
TELAEKAH BROOKS, Member
SHEILA BUNN, Member
MARY CUTHBERT, Member
CHRISTOPHER EARLEY, Member
BRENDA JONES, Member
DAYVIE PASCHALL, Member
DENISE ROBINSON, Member
JOHNATHAN SCHAFLER, Member

STAFF PRESENT

ED FISHER, Executive Director, DC DMPED
JAMES PARKS IV, DC DMPED
DARNETTA TYUS, DC DMPED
STEPHAN RODIGER, Redbrick LMD

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

2 6:38 p.m.

3 MR. FISHER: Good, good evening
4 everybody. My name is Ed Fisher. I have the
5 pleasure of serving as director of St. Elizabeths
6 East for the Deputy of Management Planning and
7 Economic Development.

8 Thank you all for being here tonight.
9 We are starting this meeting at 6:37 on Tuesday,
10 June the 13th.

11 So again, thank you everybody. Again,
12 I'm Ed. I want to introduce James Parks, project
13 manager for DMPED.

14 Darnetta Tyus, Community Outreach
15 Manager for DMPED.

16 Stephan Rodiger from Redbrick, who
17 will be presenting on the housing component a
18 little bit later on.

19 And now, if we can go around the
20 table, because we have some, we have two new
21 members here today, if everybody could introduce
22 themselves and tell why you have chosen to be a

1 part of this board, and what your interest is in
2 St. Elizabeths. Anybody can start.

3 MS. BROOKS: Sure. My name is Telaekah
4 Brooks. I've been on the advisory board for a
5 while. It's my second mayor for this. Excited
6 about it, because I used to run a program in
7 Congress Heights, and so excited about the
8 revitalization of Congress Heights, and this,
9 this facility and space as an important part of
10 that. So that's why I have been on the board.

11 LCDR SCHAFLEER: Awesome. Thank you.
12 I am Lieutenant Commander Johnathan Schafler with
13 the United States Coast Guard. I represent the
14 Department of Homeland Security and the US Coast
15 Guard, and our 4000 some-odd employees and
16 growing, with an interest in, a couple of
17 interests. One is that we're members of this
18 community, we have a vested interest in what goes
19 on here for the people that have been here in DC,
20 with the people that have been here before the
21 revolution took part in the growth in the
22 opportunities that are here.

1 Our employees contribute almost 1000
2 hours a month into the community in a variety of
3 different functions, from mentoring kids to
4 cleaning up debris, and working with the
5 community. And I'm really looking forward to
6 helping the mayor, and Ed and his staff do great
7 things here. And we're really looking forward to
8 it.

9 And my sidekick here, Wyatt Lesco, has
10 been also helping me through this process, and I
11 invited him to take a look at what we're doing
12 tonight.

13 MS. CUTHBERT: Good evening. I'm Mary
14 Cuthbert, Advisory Neighborhood Commission 8-C.
15 I've worked on this project for, on this property
16 regarding the East campus of St. Elizabeths since
17 2000. And when they built the pavilion, that was
18 the first thing to be built on this property
19 since 1956, which I was very proud of. The
20 community wanted to keep the chapel. So a group
21 of us talked to council member Barry and Mayor
22 Gray, and this is what we received of the fitted,

1 we've outfitted the chapel, so we still have the
2 chapel, which I'm very proud of.

3 I'm proud of what we're planning to
4 develop: the arena, and the sports, Entertainment
5 & Sports Arena, why? I think it might change
6 some attitudes of the people in this community.
7 That they don't have to go east of the river,
8 west of the river for entertainment. And maybe
9 it will help some of our young people to
10 understand, you have to work if you go to some
11 entertainment, and then they, it gives them some
12 incentive, that the ward is changing, rather than
13 hanging on the corner.

14 And then we have some jobs to give
15 them, and once the arena is built, there might be
16 some employment for them. So it's going to
17 enhance our community.

18 And the third thing, I'm sort of
19 competitive. Se we, with the National Harbor,
20 they can come on over here.

21 LCDR SCHAFLER: Mmhmm, right. You're
22 competitive?

1 (Laughter.)

2 MS. CUTHBERT: That's it. Mmhhh.

3 MS. JONES: So we're just introducing
4 ourselves -

5 MR. FISHER: Yes.

6 MS. CUTHBERT: You're late.

7 MS. JONES: Sorry I was late. Brenda
8 Jones, native Washingtonian, long-time resident
9 of Ward 8. Attended Turner and Garfield School.
10 And also, my first summer job, this was before
11 Marion Barry came to the town, was actually in
12 St. Elizabeth on the West Side campus. I was a
13 record clerk for that side.

14 LCDR SCHAFLER: What building?

15 MS. JONES: God, I can't tell you the
16 building -

17 LCDR SCHAFLER: I should take you over
18 there, and you -

19 MS. JONES: I -

20 LCDR SCHAFLER: - walk you around,
21 show you.

22 MS. JONES: It's not there -

1 (Simultaneous speaking.)

2 MS. CUTHBERT: It's gone.

3 LCDR SCHAFLEER: It's not there?

4 MS. JONES: It's not there anymore.

5 Yeah, but I do have some memories of this
6 property. They used to have a lot of picnics
7 over here, because there's some big trees. We
8 used to come on Fourth of July, go on the West
9 Side, and look at the fireworks -

10 MR. FISHER: We're trying to do that
11 again -

12 MS. JONES: - dramatic vibe, they
13 going to let you do that?

14 MR. FISHER: Well, we're trying -

15 MS. JONES: Oh -

16 MR. FISHER: We're trying.

17 MS. JONES: Okay.

18 MR. FISHER: Anyway.

19 MS. JONES: So this is kind of dear to
20 my heart, to be on this advisory board, and to
21 also be from this community. I'm excited to,
22 about what's going to happen here, and just want

1 to part of making sure that it's going to be
2 something that all of Ward 8, east of the river,
3 will be able to be proud of and take part of.

4 MS. CUTHBERT: Oh, you've got to let
5 them know you've been working on this project
6 since 2000.

7 MS. JONES: Yes. Yes. The, right -

8 MS. CUTHBERT: We've been working on it
9 since -

10 MS. JONES: That's right. Thank you
11 very much.

12 MS. CUTHBERT: - 2000.

13 MS. JONES: We're here, trying to be
14 part of the community. That's what, you got to
15 show up, isn't that right Mary?

16 MS. CUTHBERT: Mhmm. That's right.

17 MS. JONES: Got to show up.

18 MS. PASCHALL My name is Dayvie
19 Paschall. I'm a native Washingtonian. My family
20 raised we here in Ward 8. My family raised her
21 family in Congress Heights, and my mom raised her
22 children in Anacostia. I grew up on Wade Road.

1 One of my first internships was
2 actually the construction of the UCC, on the East
3 campus, a little bit down the hill.

4 I believe I was invited to join this
5 infrastructure group because I also participated
6 in some of the major infrastructure developments
7 here in Ward 8, to include the 11th Street Bridge
8 project. And I've been doing study on this site
9 since about 2007 as well.

10 Oh, and I'm formally trained as an
11 architect, but I've been doing construction
12 management for the last 12 years, so.

13 MS. CUTHBERT: That's wonderful.

14 LCDR SCHAFLER: Lot of expertise.

15 (Laughter.)

16 MS. ROBINSON: Good evening. My name
17 is Denise Robinson. I work for Preservation of
18 Affordable Housing. I've been in affordable
19 housing for almost two years now. And I joined
20 the board, I think, because of my development
21 experience. But also, I'm just passionate about
22 community and economic development.

1 I'm currently working on Barry Farm,
2 which is down the street, so I'm active in Ward
3 8, and want to remain active in Ward 8, and have
4 a vested interest in helping out.

5 MR. FISHER: Tell them what college you
6 went to.

7 MS. ROBINSON: and I also went to
8 Hampton University -

9 MS. CUTHBERT: That's why, okay -
10 (Simultaneous speaking.)

11 (Laughter.)

12 MS. CUTHBERT: The other HU.

13 (Laughter.)

14 MR. EARLEY: Oh, man. So I'm Chris
15 Earley. I'm from Ohio originally, been in DC
16 since '02. Cut my teeth at DHCD down the street.
17 My role here, I'm with Capital One Bank. We've
18 been doing affordable housing investment, and
19 I've actually worked on a number of projects here
20 east of the river. Some scattered sites still,
21 played a role in Trinity Plaza down the street.
22 I'm on the board of Community of Hope as well.

1 But my motivation for being here is
2 just to provide some expertise in housing
3 finance. I leave east of the river, and just
4 wanted to see if I could help out in any way I
5 can with the expertise I bring to the table. So
6 I see some familiar faces here, obviously some
7 new faces. I'm just glad to be part of the team.
8 Thank you.

9 MR. HARVEY: Good evening, everyone.
10 I'm Baron Harvey. I'm with Howard University,
11 and we have a real interest in, this is my second
12 mayor appointment, and we have some real interest
13 in trying to provide education programming here.
14 We have a real commitment east of the river. We
15 think there's real growth opportunities.

16 We have been exploring these
17 feasibilities for about ten years. We have a
18 number of activities that we'd like to engage in,
19 and we believe the St. Elizabeths project will be
20 compatible to what, some of the things that we
21 want to do.

22 MR. FISHER: Great. Thank you

1 everybody, for your introductions. I don't know
2 if anybody cares about my background or not, but

3 -

4 MR. HARVEY: Oh, I'm sorry, but I -

5 (Simultaneous speaking.)

6 (Laughter.)

7 MR. FISHER: I'm, again, Ed Fisher.

8 I'm a native Washingtonian, born and raised in
9 Deanwood. I still live in Ward 7. But my ex-
10 wife grew up on Wheeler Road, so I had a lot of
11 sneak late-night trips over this way.

12 (Laughter.)

13 MR. FISHER: And her mom is still
14 there, so my kids are in this neighborhood quite
15 often to visit their grandmother.

16 I spent, before I started this job, I
17 spent two years at CareFirst BlueCross BlueShield
18 as director of community affairs, doing corporate
19 philanthropy. Before that, I spent almost seven
20 years at city council working for Councilmember
21 Alexander in various capacities: legislative
22 director, legislative council, committee

1 director, chief of staff, and I worked on
2 numerous government projects stemming from that
3 aspect. And I won't go back any further than
4 that, that's too far.

5 But anyway, and again, I'm honored to
6 serve in this role, and I'm looking forward to
7 working with all of you, especially to our newest
8 members, who I haven't had a chance to work with
9 yet. So that's a quick summary on me.

10 But I'm going to go ahead and get
11 started with our agenda for this evening. Some
12 of this stuff, many of you have seen before.
13 Some of our newer members may not have seen this,
14 so I'm going to go through it. Feel free, if you
15 have any questions, to stop me as we go.

16 This first slide is just a general,
17 basic history on St. Elizabeths. Some of you may
18 or may not know this, but established in 1855 on,
19 most, mostly in the West Campus. The first
20 buildings in the East Campus weren't built until
21 about 1902.

22 At one point, there were about 7000

1 patients across the 350 acres, and the East
2 Campus was transferred to the District in 1987.
3 And most of the campus was vacant since that
4 time, except for a handful of buildings that were
5 used for services until the new building was
6 built back in 2010.

7 So just a quick history. I use this
8 presentation in different places, so some of the
9 stuff is very simple for the crowds, depending on
10 where I'm presenting, so forgive me if you know
11 any of this stuff here.

12 Infrastructure, so we started our
13 infrastructure project in November of 2016. All
14 new roads, wet and dry utilities, traffic signals
15 are being installed as we speak. The project is
16 a, roughly a \$58 million project for the southern
17 portion of the campus, and we are scheduled to be
18 complete by July of 2018.

19 LCDR SCHAFLEER: Can you define wet and
20 dry roads?

21 MR. FISHER: Water lines, sewer lines,
22 gas lines, electric.

1 LCDR SCHAFLER: Thank you.

2 MR. FISHER: The second phase of our
3 infrastructure's going to create a new 13th
4 Street right at the Congress Heights Metro
5 station, which currently, 13th Street pretty much
6 stops once you get to Alabama Avenue.

7 So the second phase, which we hope to
8 get going underway in FY 19, getting construction
9 started in FY 19, will create a new 13th Street.
10 We're going to help reconfigure the access to
11 Congress Heights Metro station. And 13th Street,
12 the first part of it will run all the way up
13 being Entertainment & Sports Arena. And you'll
14 see it on the map in a future slide.

15 Again, these infrastructure
16 improvements are going to help support the
17 Entertainment & Sports Arena, which is scheduled
18 to be delivered in fourth quarter of 2018, 252
19 units of multi-family housing. I believe I'm
20 right, delivering in roughly fourth quarter 2019,
21 100 to 110 townhome units, delivering in fourth
22 quarter 2019. 170,000 square foot office

1 building with roughly 40,000 square feet of
2 ground floor retail, and hopefully that will
3 deliver in fourth quarter 2020.

4 Stephan will speak to that in a little
5 bit more detail once we get to that portion of
6 the agenda.

7 DC water and a new water tower in the
8 north of, the northern part of the new hospital
9 parking lot, the new water tower is under
10 construction. It's a two million gallon water
11 tank which is going to provide increased water
12 pressure for not only this campus, but for the
13 Congress Heights neighborhood and Anacostia
14 neighborhoods at large.

15 Ms. Cuthbert, do you have any comment
16 on the water tower?

17 MS. CUTHBERT: No, I'm telling you,
18 we've given the Water Department, we've, they,
19 we, they got a run for their money, because they
20 decided they want to put valve on, and it has to
21 go inside your house. AC supported the water
22 tower, because we felt we were going to get new

1 pressure. Then just last year, they decided
2 about this water pressure thing that has to go
3 inside. Well, they should have told us that
4 eight years ago, because all we were thinking
5 about was just a new tower for - So, it's a
6 mess.

7 MR. FISHER: So last night, we had a
8 large community meeting -

9 MS. CUTHBERT: It's a mess.

10 MR. FISHER: - right here in this room
11 with DC Water, and they, you know, gave their
12 presentation about why these pressure valves are
13 needed in about 1700 homes throughout the
14 community. To date, roughly, almost 600 people
15 have signed up for it.

16 And then, as Ms. Cuthbert mentioned,
17 there, you know, there's some opposition in the
18 community for the installation of the PRV valves.

19 MR. EARLEY: Just question.

20 MR. FISHER: Sure.

21 MR. EARLEY: Was there any discussion
22 of how maybe DC Water can play a partnership role

1 in helping folks cover that cost, versus, you
2 know -

3 MR. FISHER: Oh, so, so, so -

4 MR. EARLEY: You know, it just seems
5 like they've just sprung it on folks, you know?

6 MR. FISHER: They have had, they've
7 done some meetings I think since last year, or
8 maybe even 2015, I'm not exactly sure. The
9 installation of the PRV valve is free.

10 MR. EARLEY: Oh, okay.

11 MR. FISHER: DC Water's paying for the
12 installation.

13 MR. EARLEY: Okay.

14 MR. FISHER: The concerns that many
15 residence have is the warranty issue -

16 MR. EARLEY: Oh.

17 MR. FISHER: It's a one year warranty
18 on the valve. And then in the event that your
19 main water valve, main water line is behind this
20 wall, if it's behind this wall, they have to
21 obviously cut the wall out, but they're not
22 guaranteeing that they're going to restore your

1 all.

2 So those are some things that the
3 community is trying to negotiate with DC Water,
4 to get to the bottom of it -

5 MR. EARLEY: Right.

6 MR. FISHER: - who's going to pay for
7 it. So they had, they got an earful last night,
8 and hopefully they're taking it back to the
9 decision makers at DC Water, so that there can be
10 some concessions from DC Water with, you know,
11 with the residents.

12 So, but this is just to make you guys
13 aware of an issue. We don't, we, when I say we,
14 DMPED doesn't have an active role in that part of
15 it -

16 MR. EARLEY: Right. Right.

17 MR. FISHER: You know, we, DC Water's
18 a quasi-governmental agency, so we -

19 MR. EARLEY: Right.

20 MR. FISHER: - don't have any control,
21 necessarily, over that.

22 MR. EARLEY: Sure.

1 MR. FISHER: But I'm just making sure
2 that everybody is aware, because this water tower
3 is on our campus.

4 MS. JONES: I just wanted to know,
5 because the new water tower will have more into
6 our faucets or something, and so this gadget is
7 going to

8 MR. FISHER: Yeah.

9 MS. JONES: - makes it go so -

10 MR. FISHER: So regarding the new water
11 tower, many people are going to, just about
12 everybody's going to experience increased water
13 pressure in their home. If the water pressure
14 coming into your home is greater than 80 pounds -
15 whatever PSI stands for, pounds -

16 MS. JONES: Per square inch.

17 MR. FISHER: - per square inch. Thank
18 you. If it's above 80 pounds per square inch,
19 you run the risk of your pipes not being able to
20 handle it, pipe could burst, water heater,
21 something like that. This pressure valve -

22 MS. CUTHBERT: House will be filled.

1 MR. FISHER: This pressure valve will
2 reduce that, so that you don't go above that,
3 that threshold.

4 MS. CUTHBERT: So they say.

5 MR. FISHER: Right.

6 LCDR SCHAFLEER: And if it bursts, and
7 it's inside your home, the cost is yours. And
8 there could be serious repercussions, so that's
9 what the community has concerns about.

10 MR. FISHER: Yeah. So that's the DC
11 Water issue that we're dealing with right now.

12 Parking. That's another community
13 concern that people have had, because obviously
14 we're building a new arena, we're building new
15 housing, new office building, where are these
16 people going to park, that are coming to St. E?

17 So over the last year or so, James,
18 just, just about a year or so, along with one of
19 our consultants, we conducted a master parking
20 study, and I'm going to get into a little bit
21 more depth in that in a few moments. But long
22 story short is that we are going to have adequate

1 parking within the, contained within the campus
2 so that there should be minimal spillover in the
3 community. But I'll get to that in a few slides
4 later, in a little bit more detail.

5 And this is just a infrastructure map.
6 You see everything that is kind of like, outlined
7 in purple there? Those are all the new roads
8 that we're going to have here on the campus.
9 Some, some roads are new, some roads are changing
10 the direction from what they currently are, just
11 a little bit.

12 And this is the new 13th Street that
13 will ultimately feed into the campus, and it will
14 at least go to, the first - 13th is going to
15 come in like three phases, so the first phase of
16 it will, we expect it to stop here at, at the
17 arena.

18 So that's just your, your
19 infrastructure overlay of what we're going to
20 have going on.

21 And - Oh! And then a quick note
22 about infrastructure. It came up at one of our

1 community meetings, a question about the
2 employment on the construction jobs right now.
3 Gilbane is our general contractor for the
4 infrastructure work. There are 14 sub-
5 contractors currently working on the project,
6 seven of which are CBEs, and one is a Ward 8 CBE.

7 There are a total of approximately 111
8 construction workers on the project. Thirty-five
9 of them are district residents, 15 of them are
10 Ward 8 residents, and 11 of them are Ward 7
11 residents. And we also have two ward, one
12 resident going to an electrical apprenticeship
13 program, and another has been hired as an
14 equipment operator.

15 So that was as of the last week of
16 May. I know that question came up in a meeting
17 not too long ago about -

18 MS. CUTHBERT: That's important to the
19 citizens -

20 (Simultaneous speaking.)

21 MR. FISHER: So you're looking at about
22 a third of the -

1 MS. CUTHBERT: Workforce -

2 (Simultaneous speaking.)

3 MR. FISHER: - workers are District
4 residents.

5 MS. PASCHALL What was the overall
6 number? I heard 35 DC.

7 MS. CUTHBERT: Thirty-five District.

8 MR. FISHER: Yeah, 35 District
9 residents, and 111 total.

10 MS. CUTHBERT: So when they say
11 District residents, that's all over the District

12 -

13 MR. FISHER: Yeah, and -

14 MS. CUTHBERT: - I like the breakdown,
15 but you -

16 (Simultaneous speaking.)

17 MR. FISHER: I have a breakdown ward by
18 ward, but I just specifically -

19 MS. CUTHBERT: Seven and 8, he said,
20 were -

21 MR. FISHER: - said 7 and 8 for today.

22 All right, and this is just a photo I

1 took maybe two weeks ago when I was out at the
2 site. This is Cypress Street, which is this
3 street right out here, that cuts off from MLK.
4 And this street is going to take you right back
5 to the arena.

6 So wherever you are right now is
7 pretty close to where, I believe where the, one
8 of the parking lots is going to be.

9 This is our overall plan. You guys
10 have seen this many, many times now. I'm not
11 going to get into any detail. We've already
12 discussed most of what you can see here. But
13 it's just a summary map of what we have going on.

14 This is a rendering of the
15 Entertainment & Sports Arena. This will be
16 managed and operated by Events DC. Monumental
17 Sports is not an owner, they are a tenant. They
18 will have a 19-year lease.

19 It is District land, and the building,
20 again, will be operated by Events DC. I've
21 included in your packet a copy of an unexecuted
22 community benefits agreement. There was a

1 meeting here maybe two weeks ago with the NCC,
2 and they went over the details of this community
3 benefits agreement. This is something directly
4 between Events DC and various community
5 organizations and residents at large. DMPED is
6 not a party to the community benefit agreement.

7 MS. PASCHALL This the one Monica led?

8 MR. FISHER: Yes.

9 MS. PASCHALL Okay.

10 MR. FISHER: Yes. I mean, very
11 briefly, over the course of 19 years, Events DC
12 will provide \$760,000 in scholarships to
13 different Ward 8 organizations, educational
14 scholarships, \$475,000 for career development
15 and, yeah, career development and educational
16 services, \$950,000 for annual community events
17 such as Congress Heights Day, other Ward 8
18 community events as well.

19 This is not yet signed, but we are
20 expecting for it to be signed pretty soon. Ms.
21 Cutler has been involved with many of the
22 discussions and negotiations here.

1 One, one thing to note, and I believe
2 it's on page two here, that once this is
3 executed, a new committee is going to be set up.
4 And one member of this board has, we have a seat
5 on that committee as well.

6 MS. CUTHBERT: Well, we have, we have
7 more than one member -

8 MR. FISHER: Well, I was just, yes,
9 because you are on there as the chair of AC.

10 MS. CUTHBERT: But it's also -

11 MR. FISHER: We have an additional -

12 MS. CUTHBERT: - a second member,
13 District person will be on there. See 8C03?

14 MR. FISHER: Mmhmm.

15 MS. CUTHBERT: That's single members.
16 So it'll be three people from the ward
17 automatically, four people automatically board on
18 this new -

19 MR. FISHER: Yeah, I was referring to
20 number five, about this board. One member from
21 this board also serves.

22 MS. CUTHBERT: Oh, okay.

1 MR. FISHER: That's what I was
2 referring to. So -

3 MS. CUTHBERT: All right.

4 MR. FISHER: - I think once that, we
5 get to --

6 (Simultaneous speaking.)

7 MS. CUTHBERT: Not the first, but the
8 second -

9 MR. FISHER: - a point where that
10 document's been executed, they, you know, the
11 word shall, should select someone to serve on
12 that committee.

13 Again, just a rendering here. One of
14 the highlights that we, we always talk about is
15 that this area right here is going to be
16 providing restaurant services that, you know,
17 obviously we don't have many of them here in Ward
18 8, which will be outward-facing. So, you know,
19 if there isn't a game going on, people can still
20 have access to sit-down restaurants.

21 MR. EARLEY: And that's Cypress or
22 13th?

1 MR. FISHER: That is actually Oak.

2 MR. EARLEY: Okay, Oak.

3 MR. FISHER: It's Oak Street.

4 MR. EARLEY: Okay.

5 MR. FISHER: Excuse me. And you'll see
6 here, the, another rendering. So Oak Street,
7 this is the CT campus, where the affordable
8 housing's going to be. Cypress is here. And
9 then you would come in, and you can, this is Oak.
10 Cypress will come - well, this isn't a perfect
11 rendering, but - will bring, Cypress will bring
12 your right here.

13 LCDR SCHAFLEER: Okay, basically -

14 MS. ROBINSON: Where are we now? Can
15 you orient?

16 MR. PARKS: It's not really on the map.

17 MR. FISHER: Yeah, let me -

18 (Simultaneous speaking.)

19 MR. PARKS: There. The way I remember
20 it, is Cypress basically comes from MLK. 13th
21 Street comes straight from Alabama, and then goes
22 behind it, and then Oak Street comes from Alabama

1 and goes in front of it.

2 MR. FISHER: So here we are right now
3 at R.I.S.E.

4 MS. ROBINSON: Right.

5 MR. FISHER: This is, where we all just
6 entered, this street's going to cut through.
7 This is where the, a parking lot will be for
8 Monumental Sports. This is Oak Street. So just
9 from that visual, it looks a little weird, but
10 this is Oak Street, and you'll come in on Oak,
11 and this is where the arena will be.

12 MS. CUTHBERT: So, on this side -

13 MS. ROBINSON: Oh, okay, I got it.

14 (Simultaneous speaking.)

15 MR. EARLEY: At the bottom is Alabama.

16 MS. ROBINSON: Yeah.

17 MR. FISHER: So Cypress cuts straight
18 down -

19 MR. EARLEY: That's Alabama at the
20 bottom.

21 MR. FISHER: And Alabama's right here.
22 Yep.

1 MS. ROBINSON: Yep. Okay.

2 MR. FISHER: This is an older picture,
3 so the hole is much bigger now, and there's been,
4 there's sheeting and shoring that's already
5 happened. But this was a picture from a couple
6 of months ago at this point.

7 Water tower, we've already talked
8 about the water tower issue, but it is under
9 construction.

10 MS. PASCHALL Where is it located on
11 there? I'm on the map, this is -

12 MR. FISHER: Okay, so this isn't the
13 best map to show you, but it is pretty much right
14 here.

15 LCDR SCHAFLER: Right, in that clear
16 spot.

17 MR. FISHER: Yeah. Here's the old one.
18 The new one's like right here.

19 MS. ROBINSON: Is that like where the
20 stadium used to be?

21 MR. FISHER: No, no, no, no.

22 MS. CUTHBERT: No.

1 MR. FISHER: I have a better, you know
2 what? I have a better map. Give me five
3 minutes.

4 MS. CUTHBERT: You remember this, don't
5 you?

6 MS. PASCHALL Yes, ma'am.

7 (Laughter.)

8 LCDR SCHAFLE: And that barn that's
9 over there?

10 MS. PASCHALL Yeah, we had to relocate
11 that for the UCC, so we had to get rid of all
12 that, and move that house.

13 LCDR SCHAFLE: That, you moved that
14 barn? That big barn?

15 MS. PASCHALL Mhmm. No, no, no. The
16 house that was on -

17 (Simultaneous speaking.)

18 LCDR SCHAFLE: That barn is, I'm
19 guessing that barn's worth \$2 million today.
20 Twelve by twelve beams.

21 MR. FISHER: For everybody here, to
22 orient you to where we are. That's the arena.

1 This is Cypress, as I mentioned. Stable, the
2 barn is right there.

3 MS. ROBINSON: Okay.

4 MS. PASCHALL And where are we again?
5 The R.I.S.E. Center

6 MR. FISHER: We are here. So come
7 right in there, that's a direct access to the -

8 MS. PASCHALL And that's the old one?

9 MR. FISHER: Yeah, that's the old water
10 tower. The new one is, I believe, right here.

11 MS. PASCHALL Okay.

12 MR. FISHER: It's right there.

13 MS. PASCHALL Oh, all right, so that's
14 where Broccoli City was this year.

15 MR. FISHER: So -

16 MS. CUTHBERT: Yeah.

17 MR. FISHER: - again, water tower's
18 scheduled to be complete, also July of 2018.

19 MS. CUTHBERT: It's going to be
20 completed July 28?

21 MR. FISHER: 2018. That's the plan,
22 yeah. July 2018. So just by, just over here -

1 MS. CUTHBERT: The ugly water tower.
2 This is not the one I wrote the letter to
3 support.

4 MR. FISHER: So -
5 (Laughter.)

6 MR. FISHER: Oh, you know, you know we
7 were going to get a new water tower.

8 So one of the things, so once the
9 water tower's built, the second part will be the
10 plan is to wrap the water tower so that it
11 doesn't look like an ugly water tower.

12 So there was a, excuse me, a
13 solicitation by DC Water for a competition for
14 design teams. I'll try to bring it up to the
15 next meeting. I didn't think to bring what the
16 proposed design is for the new water tower, but I
17 think everybody's going to, it looks pretty cool,
18 I think. And it's going to have lights, so
19 Fourth of July it'll be red, white, and blue.
20 For domestic violence month it'll be purple.

21 MS. PASCHALL Oh, that's nice.

22 MR. FISHER: So, you know.

1 MS. PASCHALL So it's all concrete?

2 MR. FISHER: No, it's some -

3 MS. CUTHBERT: No.

4 MR. FISHER: - it's some high-tech,
5 well the tower itself, but what it's going to be
6 wrapped in though.

7 MS. PASCHALL No, no, not what I'm
8 talking about. So the actual tower is concrete,
9 but you guys are going to wrap it so that
10 aesthetically it looks nice -

11 MR. FISHER: Exactly.

12 LCDR SCHAFLER: Picture of Marion
13 Barry.

14 MR. FISHER: Yeah.

15 MS. PASCHALL Okay.

16 MS. CUTHBERT: No.

17 LCDR SCHAFLER: No.

18 MR. FISHER: Okay.

19 MS. CUTHBERT: It's what she said,
20 okay.

21 MR. FISHER: So I believe this is slide
22 number 11. What you can see is that once the

1 infrastructure is done, it says initial supply
2 will be 986 spaces. That is once all the streets
3 have been paved, and we have on-street parking,
4 and then the existing parking lots, we'll have
5 986 spaces. Now, obviously that's not enough to
6 support events, none of it underground. We'll
7 get there. We'll get there.

8 Well, the underground, there will be
9 an underground in the office ground, but we'll,
10 there, we'll talk about the rest of it.

11 I only have a couple of slides here
12 from the actual progress date. It's a lot of
13 pages, but I can certainly supply with an
14 electronic copy of the entire thing. These are
15 the two slides that people care about the most.

16 What we're going to do in the short
17 term proposal is add an additional 1152 spaces.
18 That's going to give us a total of 2138 spaces.

19 The next three columns show you what
20 the demand is either during the week, or during
21 the evening, I'm sorry. During the week, during
22 the day, and during the evening, and then on

1 weekends if there's an event.

2 What you'll see that is during, at
3 2:00 p.m. on a regular, on a Wednesday afternoon,
4 we'll have a surplus of spaces based on demand
5 for any events at the ESA. We'll have 1600
6 vacant spaces, so to speak. 6:00 p.m., there's a
7 game going on, we'll have 335 available, extra
8 spaces of surplus. And if it's a weekend, and
9 there's an event going on at ESA or at the
10 pavilion right across the way, we'll have a
11 surplus of five.

12 The numbers that were taken into
13 account for this are for worst-case scenario,
14 worst-case scenario being there is a concert at
15 the ESA, and there's something going on at
16 Gateway Pavilion at the same time.

17 We don't expect for that to happen too
18 often because Events DC will be managing both
19 properties, and we would expect that they would
20 not try to jam up the campus like that at one
21 time.

22 So these are the numbers that we're

1 looking at here for the short term. And how
2 we're going to accomplish that is in the next
3 slide, by creating some temporary surface lots.
4 Okay, it's part of the ESA that we have to
5 deliver parking with the ESA.

6 So what we plan to do by the end of
7 next year, when the ESA comes online, we're going
8 to have new surface parking lots. This here is
9 the Dorothea Dix building, which is in front of
10 the 801 East Homeless Shelter. It's the big
11 brown building up there.

12 We are working now to get that
13 building demolished.

14 LCDR SCHAFLEER: Is there any timeline
15 on that?

16 MR. FISHER: I'm working with DGS right
17 now on the timeline. I actually sent another
18 email today. The short answer is, when the ESA
19 is ready, we have to have that parking lot. So
20 at the end of next year. When, the demo probably
21 won't start until, if we're lucky, late this
22 year.

1 MR. PARKS: But as soon as we know,
2 we'll let you know -

3 MR. FISHER: Yeah.

4 MR. PARKS: At this meeting or other
5 ones.

6 MR. FISHER: Yeah, I've been pushing
7 DGS to get moving.

8 MS. PASCHALL They're going to
9 completely demolish Dorothea Dix building?

10 MR. FISHER: Mmhmm. It is a non-
11 contributing, non-historical building.

12 MS. PASCHALL It is? Why is that?

13 LCDR SCHAFLER: We voted to stay.

14 (Simultaneous speaking.)

15 MR. FISHER: Well, it, it's one of the,
16 it's one of the largest parks that we have where
17 we can put some parking for right now.

18 So this is one parking lot, everyone,
19 and it's going to temporary surface parking.

20 This is the ESA -

21 LCDR SCHAFLER: We've got to access the

22 -

1 (Simultaneous speaking.)

2 MR. FISHER: - space around these
3 buildings here. We're going to put another
4 surface parking lot there.

5 We have, this is the RISE parking lot.
6 We're going to re-pave that, and get a few extra
7 spaces additionally, from what we have right now.
8 And then right across the way, once this new road
9 is done, we'll have an opportunity to put another
10 parking lot across the street there.

11 LCDR SCHAFLER: I see a note below the
12 Dorothea Dix parking, it says surface lot -

13 MR. FISHER: Oh, surface lot minimum.

14 LCDR SCHAFLER: - this, oh, minimum.

15 MR. FISHER: Yeah. Minimum --

16 LCDR SCHAFLER: That's 80 -

17 MR. FISHER: - 80.

18 LCDR SCHAFLER: Okay.

19 MR. FISHER: Yeah.

20 LCDR SCHAFLER: Yeah.

21 MS. JONES: That road, is there any way
22 to sort of level that road off, because it's

1 horrible on the car.

2 MR. FISHER: The, oh, getting into
3 here, you mean?

4 MS. JONES: Yeah.

5 MR. FISHER: It, so Cypress Street is
6 like, next up.

7 MS. JONES: I know, I mean, just a
8 temporary -

9 (Simultaneous speaking.)

10 MR. FISHER: Let me -

11 MS. JONES: I mean, just not wait until
12 2018, '19 -

13 MR. FISHER: No, it'll be this year --

14 MR. PARKS: This summer.

15 MR. FISHER: It'll be this summer.

16 MS. JONES: Oh.

17 MR. FISHER: When Cypress street gets

18 -

19 MS. JONES: Oh, repaved.

20 (Simultaneous speaking.)

21 MR. FISHER: Yeah, by the next meeting,
22 they're going to -

1 (Simultaneous speaking.)

2 MR. FISHER: - by the next meeting.

3 MS. JONES: Not the next meeting you
4 come to.

5 (Simultaneous speaking.)

6 MR. FISHER: So this is our short-term
7 plan, and this is what we've come up with.

8 I'm sorry, I forgot that this is
9 another opportunity for a parking lot here, which
10 will be across from the Monumental parking. So
11 we're extending parking wherever we can get it on
12 the campus right now, keeping in mind that these
13 are developable properties in the long term,
14 which I'll get to on the next slide. We have an
15 opportunity to develop those.

16 MR. EARLEY: Just a thought. Has there
17 been any discussion about providing people who
18 might want a parking lot at Congress Heights
19 Metro station?

20 MS. CUTHBERT: No.

21 MR. EARLEY: No. I don't know, I -

22 MR. FISHER: Well, so -

1 MR. EARLEY: I'm just asking, I don't
2 want to -

3 MR. FISHER: - here, here's what the
4 opportunity is. So there's no game, so who's
5 going to parking? I mean, that's a wasting
6 parking lot -

7 MR. EARLEY: That's kind of why I asked
8 the question -

9 MR. FISHER: He just told you, you've
10 got 20,000, well 14,000 new employees coming on
11 the West End -

12 MR. EARLEY: Right. Right.

13 MR. FISHER: - and they're not, you
14 guys aren't getting more parking, right?

15 (Laughter.)

16 MR. FISHER: So what we are expecting
17 is these will be revenue generators for the city
18 -

19 MR. EARLEY: That would, that would be

20 -

21 (Simultaneous speaking.)

22 MR. FISHER: These -

1 MR. EARLEY: Yeah.

2 MR. FISHER: - can be used for people

3 -

4 MR. EARLEY: That's good.

5 MR. FISHER: - who are, want to use

6 the -

7 MR. EARLEY: So they're not just

8 sitting there as -

9 MR. FISHER: Exactly.

10 MR. EARLEY: - baking in the sun.

11 MR. FISHER: We know that there's a

12 demand for those parking spaces.

13 MR. EARLEY: Right.

14 MS. PASCHALL but the city's not going

15 to give it to WMATA.

16 MR. EARLEY: Mhmm.

17 MR. FISHER: No.

18 LCDR SCHAFLE: No, and they'll be

19 paid, those will be paid parking lots, and

20 anybody parks there will pay -

21 MR. EARLEY: What -

22 LCDR SCHAFLE: - who do they pay?

1 Are they -

2 MR. EARLEY: That's what I was going to

3 -

4 LCDR SCHAFLEER: - going to pay the
5 city, or are they going to pay -

6 MR. EARLEY: Yeah.

7 (Simultaneous speaking.)

8 MR. FISHER: - operator -

9 MR. EARLEY: - use them, they should
10 pay for them -

11 LCDR SCHAFLEER: - yeah, and but, so -

12 MR. EARLEY: - how are people going to

13 -

14 LCDR SCHAFLEER: - they'll pay the
15 operator, and you'll just get a fee -

16 MR. FISHER: It's just like -

17 LCDR SCHAFLEER: - from the operator.

18 MR. FISHER: Yeah. Just like, yeah.

19 LCDR SCHAFLEER: Right.

20 MR. FISHER: Just like going downtown,
21 the regular road.

22 LCDR SCHAFLEER: Mmhmm.

1 MS. CUTHBERT: Well, they need to drive
2 up a BMW.

3 (Laughter.)

4 (Simultaneous speaking.)

5 LCDR SCHAFLEER: So -

6 MR. FISHER: Yes.

7 LCDR SCHAFLEER: - for the sake of, and
8 argument isn't the right word, but as -

9 MR. FISHER: Discussion.

10 LCDR SCHAFLEER: - discussion. When we
11 want to use those spaces, and we are going to
12 access our campus through that tunnel system,
13 which it currently exists there -

14 MR. FISHER: Mmhmm.

15 LCDR SCHAFLEER: - is there, are there
16 any plans from this side of the campus to do
17 anything with that access that would improve the
18 lighting, the ventilation, the look of that, and
19 feel, for the thousands of employees that will
20 probably access and egress from there daily using
21 that lot, and other things that they'll come
22 across for based on what's over here? If there

1 are shops and restaurants -

2 MR. FISHER: Yeah.

3 LCDR SCHAFLEER: - eventually there
4 will be a shuttle that goes through the other
5 campus, stops right there on the other side of
6 that tunnel, lets people off, they'll come
7 through the tunnel, and they'll come over to shop
8 -

9 MR. FISHER: Yeah, that's -

10 LCDR SCHAFLEER: - recreate, run and
11 jog, whatever.

12 MR. FISHER: As part of our discussions
13 with EGS on this project, and the planning group,
14 we're trying to come up with a plan of how we
15 clean up that, that tunnel access -

16 MS. ROBINSON: Where is the tunnel?

17 MS. CUTHBERT: It's right -

18 MR. FISHER: The tunnel is -

19 LCDR SCHAFLEER: It's right where the
20 yellow, right above, where the yellow, right
21 there, yeah. Right in there.

22 (Simultaneous speaking.)

1 LCDR SCHAFLER: And it used to be, it
2 used to be a two-tunnel, driveable -

3 MR. FISHER: Yeah.

4 LCDR SCHAFLER: - causeway there that
5 was -

6 MR. EARLEY: Wow.

7 LCDR SCHAFLER: - brought with a berm
8 to not allow driving access and, when they create
9 the rise.

10 MR. FISHER: Yeah, so right now it's,
11 it is locked. But there is a security guard on
12 your side -

13 LCDR SCHAFLER: It's open every day
14 from some, from, like 6:00 or 7:00 to 3:00 in the
15 afternoon -

16 MR. FISHER: But nobody uses it.

17 LCDR SCHAFLER: Right, nobody from this
18 side uses it. We have four or five, maybe,
19 people a day from our side that come over and
20 run, and jog, and -

21 MR. FISHER: Right.

22 LCDR SCHAFLER: And when we had food

1 trucks over here, that we tried -

2 MR. FISHER: Food truck Friday's coming
3 back?

4 LCDR SCHAFLER: Well, it's just hard to
5 go from -

6 MR. FISHER: It's hard from your,
7 coming from -

8 LCDR SCHAFLER: - if you have thirty
9 minutes to lunch -

10 MR. FISHER: Yeah.

11 LCDR SCHAFLER: - you can't walk over
12 -

13 MR. FISHER: Yeah.

14 LCDR SCHAFLER: - get under the
15 tunnel, get your food, get back, and get over
16 there in time -

17 MR. FISHER: After -

18 MS. JONES: They don't have the shuttle
19 anymore?

20 LCDR SCHAFLER: There isn't, never was
21 a shuttle.

22 MS. CUTHBERT: Yes, there was.

1 (Simultaneous speaking.)

2 LCDR SCHAFLEER: Oh there was, well, not
3 since, in my tenure there, it's never been a
4 shuttle. But there will be once -

5 (Simultaneous speaking.)

6 MR. FISHER: Yeah, we're definitely
7 trying to figure out how we're going to connect
8 the two campuses.

9 LCDR SCHAFLEER: Well, please keep us in
10 -

11 MR. FISHER: Absolutely.

12 LCDR SCHAFLEER: - engaged with that
13 discussion.

14 MR. FISHER: Absolutely.

15 Next slide is our long-term. Our
16 long-term is 15, 20 years out, as we continue
17 development across the campus.

18 MS. JONES: Fifteen or 20 years out.

19 MR. FISHER: It takes a while.

20 MS. JONES: Yeah.

21 MR. FISHER: It takes a while. Like I
22 said, this is the long-term plan.

1 MS. JONES: Wow.

2 MR. FISHER: Our short-term plan is
3 going to provide us with adequate parking, for
4 what we've done so far.

5 Now, and this all depends on what we
6 do with the northern part of the campus. If we
7 can strike some deal in the next year or two that
8 makes sense, then we'll accelerate that timeline,
9 obviously.

10 So in the long-term plan, we're going
11 to add an additional 2200 or so spaces, for a
12 total of 32 and 32. And you see the numbers
13 right there, what the supply and demand, what
14 that looks like.

15 LCDR SCHAFLER: Have you been at all
16 the discussions with GAS on their two proposed
17 underground parking facilities on the West
18 campus?

19 MR. FISHER: I have not, no.

20 LCDR SCHAFLER: Yeah, so where the old
21 greenhouses were, at the initial gate one
22 entrance, there'll be a pull-out lane before gate

1 one, and where all the greenhouses were, there
2 will be a several story underground parking
3 garage there -

4 MS. ROBINSON: Really.

5 LCDR SCHAFLER: - and then at gate
6 three, there will also be a smaller underground
7 parking garage there. It's all part of GSA's
8 master plan. I'll get you that information -

9 MR. FISHER: Please.

10 LCDR SCHAFLER: - so we can have that
11 conversation -

12 MR. FISHER: I, I wasn't aware -

13 LCDR SCHAFLER: - because I want to
14 make sure that we're on cue. But we're bringing
15 14,000 people here. We'll easily eat up those,
16 and still have a requirement -

17 MR. FISHER: Yeah.

18 LCDR SCHAFLER: - for others, I'm
19 sure. And that's eight, 10 years out -

20 MR. FISHER: Okay.

21 LCDR SCHAFLER: - at a minimum.

22 MR. FISHER: Got you. So this is what

1 the map would look like for our long-term plan.
2 And you'll see that those two yellow parking lots
3 that were here and here are now purple, but
4 that's because we expect those to be some sort of
5 parking garage structure, whether it's above
6 ground, underground. It would accompany an
7 office building, or whatever gets developed there
8 on that lot. And it's not necessarily right
9 there, where that purple block is. It's just
10 representative of the general area where it,
11 we're not going to erase the street and build a
12 parking garage.

13 MS. PASCHALL So a long time, you're
14 thinking, subsurface, but for the immediate
15 relief, they aren't doing any subsurfaces.

16 MR. FISHER: No.

17 MS. ROBINSON: Well, and it sounds like
18 you're not a hundred percent sure that it will be
19 subsurface either, long term?

20 MR. FISHER: I'm not a hundred percent
21 sure, no -

22 MS. ROBINSON: Okay.

1 MR. FISHER: It, it, you know, it
2 depends on what gets built there, because -

3 MS. PASCHALL So it'll be at the
4 developer's discretion, what they put -

5 (Simultaneous speaking.)

6 LCDR SCHAFLER: There will be a
7 negotiation -

8 MR. FISHER: It's, it'll be part of the
9 negotiation, so depending on, whatever the deal
10 is, if we say hey, you guys -

11 MS. PASCHALL Right.

12 MR. FISHER: - can -

13 (Simultaneous speaking.)

14 MS. PASCHALL That's what my question
15 is, is the land right for it. Will it afford -

16 MR. FISHER: Well, see, that's, and
17 that's part of what we're doing now, with this
18 initial, with the surface -

19 MS. PASCHALL Right.

20 MR. FISHER: - kind of map we're
21 doing. We're doing a study right now on what we
22 can do. So it's, there's an option, we have the

1 option to go below.

2 In Stephan's office building here,
3 we're doing 140 spaces below. So a study's been
4 done that this, and another opportunity for a
5 garage right across the street from this office
6 building, put another office building, or
7 whatever goes here, we would definitely add
8 additional parking there.

9 MS. PASCHALL But those make more
10 space, make more sense off the main street
11 anyway, because of the high traffic volume by the
12 station, and then right on MLK also.

13 MR. FISHER: And you'll see these two
14 red boxes here. These parcels above the ravine
15 are, I believe, zoned for residential. So this
16 is whatever parking would accompany that
17 residential, if that's what actually happens
18 here.

19 So these are your long term and short-
20 term options. I would be happy to share the
21 entire parking study with anybody who wants it,
22 but these are two of the easiest stats to explain

1 what we plan to do in the short-term and the
2 long-term.

3 MS. CUTHBERT: As long as they don't
4 park in front of my house.

5 (Laughter.)

6 MR. FISHER: Stephan

7 SMS. ROBINSON: Okay, can you hear me?

8 SMS. ROBINSON: Good evening. Thank
9 you for having me.

10 My name is Stephan Rodiger. I'm with
11 Redbrick LMD. I head our development group,
12 oversee design, development, zoning,
13 entitlements, and construction.

14 Okay. And really, really good timing
15 because we, over the last three months, we've
16 really geared up, and started our pre-development
17 activities on all of the three projects, which I,
18 you know, one is parcel 11, which is also called
19 CT Campus. Another is the townhouse, our ground
20 up, new ground up townhomes. And then what Ed
21 mentioned is a ground up new office.

22 And what, what I want to do is go

1 through parcel 11, which is the existing CT
2 Campus - seven buildings built in the late '30s,
3 two of them were built in 1940. Beautiful
4 buildings that, with our partner Flaherty &
5 Collins, we are now engaged in doing pre-
6 development services, surveying, civil
7 engineering, geotechnical, environmental testing,
8 and some conceptual schematic design.

9 So, parcel 11's right across the
10 street from the Entertainment & Sports Arena.
11 It's literally right across the street from the
12 ground-floor retail, which will have restaurants,
13 which is really exciting.

14 So the first phase, we're actually,
15 we're now in schematic design. And the next page
16 - Do you want me to? On the next page, I can
17 do, you, I'll go back and forth.

18 But this is our landscape site plan,
19 as you can see, a lot of open, open green space.
20 But we're taking seven historic buildings,
21 turning them into 252 units; 202 are affordable,
22 and I'll go back to that.

1 So this is really driven by affordable
2 rental units, and driven by, as you can see, I
3 want to put the unit mix up, because the majority
4 of the units are what I call more family, two and
5 three bedroom units, which is really one of the
6 goals here, is to not only deliver small units
7 that you see all over the city, but really drive
8 it with family units.

9 And this is a perfect time to, you
10 know, give an overview, because we'll be, we'll
11 want to come back and meet with you starting in
12 the summer with community groups, with the ANC,
13 and then we have to go through a formal review
14 process with historic preservation, fine arts,
15 and National Capital Planning Commission. So we
16 are going to try to run the gauntlet, going
17 through all the, all the reviews, public reviews
18 on the local and federal side. So we need to go
19 through the federal review on this project.

20 And so we're, we're really tracking to
21 start construction next year. You know, we're
22 tracking to get our funding in place, to get our

1 building permits, a site permit. So we're
2 really, you know, trying to close the project,
3 you know, January, February, or March. Some time
4 in that window.

5 LCDR SCHAFLEER: So I know there's a lot
6 of talk about what is affordable, and what the
7 pricing, it's not my intent to go into that
8 discussion here. But when these units are done,
9 that's when the calculations are effective?

10 MR. RODIGER: Yeah -

11 LCDR SCHAFLEER: So if it's not in
12 today's dollar, it could be in 2018 \$29, and that
13 the hundred percent market rate costs, those are
14 what would interest the folks that are coming
15 from Homeland Security, because that's the ones
16 that'll be available for purpose from folks
17 coming in to live, working right next door.

18 MR. RODIGER: Yeah.

19 LCDR SCHAFLEER: And that's where you'll
20 base the 40, the 30, 50, and 60, is off the
21 market rates placed on those ones that will be
22 market rates? So if those are, how many are

1 going to be market rate? I see that, what's
2 affordable, but how many -

3 (Simultaneous speaking.)

4 MR. FISHER: Fifty will be of the, of
5 the apartments.

6 MR. RODIGER: Right. So whatever
7 market, what, we haven't determined what is
8 market -

9 LCDR SCHAFLER: No, you won't know 'til
10 then.

11 MR. RODIGER: Yeah.

12 LCDR SCHAFLER: Right.

13 MR. RODIGER: So the next time I come,
14 and I have some of the pricing here, but it does
15 change on an annual basis.

16 LCDR SCHAFLER: Right.

17 MR. RODIGER: Sometimes, you know,
18 every two years it'll be updated. So, I mean,
19 we're going to deliver this in three years, and
20 so it's, sometimes I don't like to represent
21 rents really early, because then, you know, you
22 come back two years later, and they're like,

1 well, these went up \$200. So, but I'll start
2 ballparking, like what the range will be.

3 But again, we're going to kick off
4 next year. In fact, we might try to do some
5 internal asbestos abatement and internal
6 demolition to really get the ball rolling on the
7 project.

8 LCDR SCHAFLER: And there are no for-
9 purchase units here.

10 MR. RODIGER: On this, on this project,
11 no. On this -

12 LCDR SCHAFLER: Okay.

13 MR. RODIGER: -- phase, no. So it's
14 250, it's just rental units.

15 MS. JONES: So they're affordable.
16 Will you have any set aside for seniors, or is it
17 just all families?

18 MR. RODIGER: It's, what we're going to
19 do is, there's no set aside for seniors at this
20 point, for the 252 multi-family units. But we're
21 going to roll out a process with our property
22 management group, which is Flaherty & Collins, by

1 the end of this year.

2 So there will be a process to get on
3 the waiting list. It will be highly advertised,
4 and we'll start that process as soon as we can -

5 MS. JONES: So the -

6 MR. FISHER: For the affordability
7 levels, you know, seniors do retire. They're not
8 working.

9 MS. JONES: Yes.

10 MR. FISHER: They still qualify. So
11 it's just a matter of applying, whether or not
12 you're a senior or not.

13 MS. JONES: So this is not rental, I'm
14 just interested in the rental, I mean, not,
15 purchasing. I'm only interested in -

16 MR. RODIGER: Yeah, that's next.
17 That's next.

18 MS. JONES: Oh, what's next?

19 (Simultaneous speaking.)

20 MR. RODIGER: This is all rental. This
21 is all rental.

22 LCDR SCHAFLER: Parcel 11 is all

1 rental.

2 MR. RODIGER: Yes. Parcel 11 is all
3 rental.

4 MS. JONES: That's I'm interested in.

5 LCDR SCHAFLEER: Okay.

6 MR. RODIGER: Yep. All rental, and
7 then I'll go into the building amenities, and the
8 outdoor amenities.

9 Buy Mary, you have a question?

10 MS. CUTHBERT: Yes, I do. I understood
11 that the buildings with the red brick were
12 supposed to be re-fitted for seniors. What
13 happened to that story? I'm a senior, are you
14 supposed to wait? I was prepared to move -

15 MR. FISHER: I've never heard that.

16 (Simultaneous speaking.)

17 MR. RODIGER: If their income qualifies
18 -

19 MS. CUTHBERT: It's still, I'm a
20 senior.

21 MR. RODIGER: Yep.

22 MS. CUTHBERT: Because I thought that

1 you had told us that those red, those ones with
2 the red brick was going to be refitted for
3 seniors. Now I hear it's just going to be rental
4 properties. I don't want to hang out with no
5 young folks.

6 (Simultaneous speaking)

7 MR. FISHER: They want to age in place.

8 (Simultaneous speaking.)

9 MS. CUTHBERT: I thought that had been
10 set aside, that was just for seniors.

11 (Simultaneous speaking.)

12 MR. PARKS: I just wanted to say, I was
13 in the negotiations with Redbrick. One of the
14 things that was really important to us while we
15 were making this deal for phase one, making sure
16 that the people who live here already, in Ward 8,
17 in Congress Heights, can move into these nice new
18 buildings. And we were able to negotiate that.

19 In a second, he's about to tell you
20 that not only can you rent these apartments, but
21 you can move here and own your own home, and
22 acquire, you know, a great investment property,

1 or a family home that you can pass on to your
2 kids.

3 But these rental apartments, even
4 though there's no specifically, hey, this unit,
5 this building, this wing is for seniors, the
6 seniors who want to live here will be able to
7 live here. And as Stephan was saying -

8 MS. CUTHBERT: That's a difference.

9 MR. PARKS: There is a difference.
10 You're right. One of the -

11 MS. CUTHBERT: Y'all want to play music
12 too loud.

13 MR. PARKS: One of the things that, one
14 of the things that you were saying was that they
15 messaged to the community that there was going to
16 be seniors -

17 MS. CUTHBERT: Yes.

18 MR. PARKS: But that -

19 MS. CUTHBERT: Yes.

20 MR. PARKS: -- was never a part of the
21 deal that was created.

22 MS. CUTHBERT: Okay.

1 MR. PARKS: Right. So -

2 MS. CUTHBERT: Okay.

3 MR. PARKS: -- in, on the website, in
4 phase one, and in the document, the land
5 disposition agreement that's publicly available,
6 everybody can see that we talked about
7 affordability, we talked about making sure we
8 have rental and townhomes that everybody can
9 afford, and making sure that we have a project
10 that works not just for people coming in, but the
11 people who are already here. That's been the
12 focus of Redbrick and DMPED.

13 We weren't able to get senior housing.
14 I'm sorry about that. But the consolation is,
15 the seniors can still come.

16 MS. CUTHBERT: Well, that was one
17 reason why I strongly supported it, for senior
18 housing, because many of us, we need to live
19 together.

20 MS. JONES: Yeah, and some of us want
21 to, we want to move out of the houses with steps
22 -

1 MS. CUTHBERT: Right -

2 (Simultaneous speaking.)

3 MR. HARVEY: I guess the next question
4 is, is there priority for seniors?

5 MS. CUTHBERT: No.

6 MR. HARVEY: As you put a formula
7 together for selection, would seniors get a
8 priority?

9 MS. JONES: Or is it too late?

10 MR. FISHER: I, I mean, I think that's
11 something that, you know, Redbrick and Flaherty
12 can look at as they try to formulate what this
13 process looks like. We, they haven't gotten that
14 far in the process yet, so I mean, I, I think
15 that's why you guys are here, to advise -

16 MR. RODIGER: Yeah.

17 MS. JONES: - us on these things. To
18 see if that's something that we can do.

19 MS. ROBINSON: Where are your market
20 rate units going to be? Are they going to be
21 mixed in all of the buildings, or -

22 MR. RODIGER: So yeah, peppered

1 throughout, yeah -

2 MS. ROBINSON: Okay.

3 MR. RODIGER: -- so sprinkled
4 throughout the seven buildings, because all the
5 buildings, you know, if it's, most likely if
6 it's, you know, 50 units, then it's, you know, X
7 percent of the total to -

8 MS. ROBINSON: Yeah.

9 MR. RODIGER: -- 20 percent. So
10 there'll probably be 20 percent each building to,
11 so it's proportional to -

12 MS. ROBINSON: So they'll be financed
13 separately, or as a, are you doing it -

14 MR. RODIGER: All together.

15 MS. ROBINSON: - in one transaction?

16 MR. RODIGER: One transaction.

17 MS. ROBINSON: Okay.

18 MR. RODIGER: Yeah. And then just a
19 final note on this project, for the, the
20 building, it's got some really interesting
21 amenities. It's not only like a, you see a Class
22 A apartment building across the city, it'll have

1 a management office, business office, fitness,
2 bike storage, point maintenance -

3 (Simultaneous speaking.)

4 MR. RODIGER: Yeah, club room, yeah.

5 MS. CUTHBERT: And there's a pool over
6 here? There's a pool?

7 MS. JONES: Yep, there's a pool.

8 MR. RODIGER: And right, this one shows
9 a pool. So we're, there's definitely going to be
10 a water, kind of recreation feature. But right
11 now, what's programmed, is a pool. So we're
12 trying to make that, we're trying to make that
13 happen. Along with -

14 MS. JONES: Remember, he's saying
15 they're trying to make a pool happen -

16 (Laughter.)

17 (Simultaneous speaking.)

18 MS. JONES: They'd like to do some type
19 of water recreation.

20 (Simultaneous speaking.)

21 MS. JONES: - that they can make a
22 pool. I just want to make sure that he's, he's

1 clear.

2 MR. RODIGER: Yeah, I just want to be
3 clear. Yeah.

4 MS. JONES: Yeah.

5 MS. BROOKS: And that will be just for
6 the residents there?

7 MR. FISHER: Mmhmm.

8 (Chorus of yeses.)

9 MS. PASCHALL So I have a question -

10 MR. RODIGER: So that's, that's a good
11 question. I'll take your, if you, what did you
12 want to -

13 MS. PASCHALL So I was going to ask,
14 while you're leasing up, if you have a group of
15 seniors that are all ready, could they all be
16 placed in the same building, on the same floor,
17 or something like that?

18 MR. RODIGER: Yeah, we take that into
19 consideration. If that's what they really
20 wanted, you know -

21 MS. PASCHALL Yeah.

22 MR. RODIGER: -- sure. Sure.

1 Absolutely.

2 And then a segue from, those are the
3 amenities of the building, but there's also a
4 community aspect to this development on parcel
5 11, there's 14,000 square feet of community
6 space, most of it in the basement, that will be
7 used for anything from incubator space for small
8 businesses, to training, to classes, to popup
9 retail, to small businesses. So we're also
10 trying to figure that out. That's a really
11 important aspect of this 252 unit project.

12 (Simultaneous speaking.)

13 MS. JONES: - central building? The
14 central building?

15 MR. RODIGER: Yep. It's building 190.

16 MS. JONES: Also storage for residents?

17 MR. RODIGER: Yeah, so there'll be,
18 good question. There'll be storage, throughout
19 the building, there will be storage in cages in
20 the basement, as well as storage in the units.

21 So that's everything, you know, the
22 idea is that this is, this, you'll be finding

1 out, there'll be a lot more information on this
2 over the next three months. So whenever you can
3 be, you know, can meet again, we're more than
4 willing to come back and give you more, probably
5 just drilling down on this project.

6 But I wanted to give you kind of a
7 primer on this one.

8 MR. FISHER: And, and one of the things
9 that I've already spoken to Stephan is as we get
10 closer to, later on this year, maybe in the fall,
11 is having a more comprehensive housing discussion
12 with the community, because, as it came up, you
13 know, what's affordable, and what is AMI, and how
14 do I qualify? I think we need to, and I'll
15 probably be leaning on you two for some help and
16 some direction.

17 But to use that opportunity as an
18 educational moment, so that people understand
19 what we're doing, and so that they don't feel
20 like they weren't included or educated about the
21 process.

22 MS. CUTHBERT: Yeah. I just want to

1 say to you, Stephan, that I'm really
2 disappointed, because I was looking forward for
3 the senior citizens' building. And that's stuck
4 in my head, that the Redbrick building would be
5 for senior citizens. Now it's not there, but
6 okay, no -

7 (Simultaneous speaking.)

8 MR. FISHER: - suggestion that maybe
9 it would work, you know, if you take one wing of,
10 you know, of a building -

11 MS. JONES: Yeah.

12 MR. FISHER: - it would make sense,
13 you know, to have that be a -

14 MS. JONES: Or one building.

15 MR. FISHER: - a senior wing, or
16 something like that. I think that's something
17 that, I think it could be done. I don't think
18 you'd have to have an entire building dedicated
19 to seniors, but I think you can -

20 MS. CUTHBERT: Oh no, yeah -

21 MR. FISHER: I think there's ways to
22 accomplish what you -

1 (Simultaneous speaking.)

2 MS. CUTHBERT: So what are you going to
3 do with those Redbrick, the buildings with the
4 red top? Red brick top?

5 MR. FISHER: That's these buildings.

6 MS. PASCHALL That's the ones we're
7 talking about.

8 (Simultaneous speaking.)

9 MS. CUTHBERT: That's what I thought.

10 MS. PASCHALL Yeah.

11 MS. CUTHBERT: Well, most of them have
12 red brick tops, so.

13 MS. JONES: No, the ones that he's
14 working on, they've got, other than the - Right.

15 (Simultaneous speaking.)

16 MR. RODIGER: It's these buildings
17 right there. Yep. So there's no question, there
18 is demand.

19 I went out the senior center, the
20 Congress Heights Senior Center, and I was
21 presenting on another project. And all they
22 wanted to hear about was St. Elizabeths.

1 So there's a need and there's a demand
2 for it. So there's no question that this is part
3 of the process, to incorporate the seniors into
4 the pre-leasing process so they, they can move in
5 when we initially open.

6 MR. FISHER: Sheila?

7 MS. BROOKS: And I may have missed
8 this, but in terms of -

9 (Simultaneous speaking.)

10 MS. BROOKS: -- how are, how will the
11 renters be selected, or solicited, to make sure
12 that folks that are here in the community kind of
13 get into them, since you can't get first dibs at
14 getting in.

15 MR. RODIGER: So we're going to develop
16 a process over the next three months for the 252
17 rental units. So we're going to come back, and
18 we're going to roll out, we're going to explain
19 the whole process for qualifying to occupy, and
20 go through, so everyone's on the same page with
21 it. Does that answer your question?

22 MS. BROOKS: So when you say roll out,

1 is that roll out, you're going to roll out with
2 us first and then, or -

3 MR. RODIGER: We're, we're going to, it
4 could be here. It'll be a forum where it'll be
5 multiple meetings, where we're going to -

6 MR. FISHER: Yeah, that's -

7 MR. RODIGER: -- present information -

8 MR. FISHER: I think what Stephan's
9 saying is we're going to have men here saying
10 hey, this is the opportunity, this is what the
11 process will be, and obviously, you know, with,
12 we can go through, you know, the councillor's,
13 the mayor's, whoever, DMPED, and share access to
14 all of the organizations. We'll make sure that
15 it's well-advertised so those folks who are
16 connected to those organizations will come.

17 I think the first session is an
18 information session, letting you know that the
19 opportunity exists, and now if you want to, you
20 know, get a unit, this is what the process is.
21 It won't be that first day where we start taking
22 applications, but say, now, six weeks from now,

1 in order to apply, you need to have X, Y, and, Z,
2 and this is what we'll -

3 (Simultaneous speaking.)

4 MS. BROOKS: -- I'm sorry, maybe I
5 missed, I'm talking about, whatever those
6 qualifying factors are, whatever the process is,
7 will we get the opportunity to weigh in on that
8 -

9 MR. FISHER: This one -

10 MS. BROOKS: -- proposal for the -

11 MR. FISHER: - oh, this one, oh, okay,
12 I'm sorry,

13 MR. RODIGER: -- Got you.

14 MS. BROOKS: -- to everyone else.

15 MR. RODIGER: Got you.

16 MS. BROOKS: That's my question.

17 MR. RODIGER: The answer is yes.

18 MS. BROOKS: Okay.

19 MR. FISHER: Yeah.

20 MR. RODIGER: The answer is yes, I
21 think it makes, it's natural, I'd like to hear
22 this feedback, because we're early on in how

1 we're doing this.

2 MR. FISHER: And so, and Stephan and I
3 will work on time, I know our next meeting isn't
4 'til, is it September? September, I believe. So
5 if it needs to be before then, then we'll have to
6 circulate, you know, you'll get an email. We'll
7 figure out, but we can call a special meeting,
8 you know, we can do that.

9 LCDR SCHAFLEER: Where does the
10 homeowners club fit into any of this?

11 MR. RODIGER: So we're going, we're
12 going there next. So let's -

13 (Simultaneous speaking.)

14 MR. RODIGER: -- move on, let's go to
15 the, the homeowners phase, which is on parcel 10
16 and 14.

17 So for simplicity's sake, we're
18 looking at approximately 100 townhomes. We're
19 trying to do more than 100 townhomes, up to 120,
20 but I don't think the site will actually fit 120
21 townhomes on parcel 10 and 14.

22 And again, this is, there's an

1 affordability component to this. It's thirty
2 percent affordable units. So if there's 100
3 units, there's 30 units that would be affordable.
4 So 15 will be affordable at 80 percent AMI, and
5 then 15 townhomes units will be affordable at 50
6 percent AMI. And the intent is that all these
7 units will be three-bedroom units, so they're all
8 family, ground up townhomes.

9 Right now, similar to looking at the
10 criteria for qualificating, or qualifying for
11 rental, in the home, the Home Buyers Club, we're
12 also going to, this, there's an active, there is
13 active Home Buyers Club. But we're going to,
14 we're going to enlarge the program, and we're
15 going to make it more frequent. So we've, that
16 will also, basically, in September, we'll be kind
17 of re-launching the Home Buyers Club.

18 But we have, we have, we've been
19 active this entire year with, Monica Reyes
20 (phonetic) has been leading the Home Buyers Club
21 at this point.

22 So again, this is going to follow CT

1 Campus, where we're going to be out in the
2 community. So if we come in September to talk
3 about CT Campus, in October we'll be here to talk
4 about townhomes, the for sale townhomes.

5 MR. FISHER: So just for me, Stephan -

6 MR. RODIGER: Yeah.

7 MR. FISHER: I think people are asking
8 where the townhomes are going be.

9 MS. ROBINSON: Got it.

10 MR. FISHER: Along --

11 LCDR SCHAFLER: Right there.

12 MR. FISHER: - along Alabama, and this
13 alleyway area. So it's right across from --

14 (Simultaneous speaking.)

15 LCDR SCHAFLER: So Alabama is -

16 MR. FISHER: This is Alabama right here

17 -

18 LCDR SCHAFLER: Right, right.

19 MR. RODIGER: So this helps -

20 MR. FISHER: So the, Malcolm X will cut
21 through --

22 LCDR SCHAFLER: There we go.

1 MS. CUTHBERT: Okay.

2 MR. RODIGER: And what's exciting is
3 what we're, what we're trying to do with, work
4 with DMPED to actually do a whole branding
5 exercise with a sales office and a model home,
6 and basically try to get a lot of enthusiasm,
7 excitement for not only the affordable townhomes,
8 but the market rate.

9 So we're going to start the marketing
10 next year for the project, and, you know -

11 I'm sorry.

12 MR. FISHER: We definitely are going to
13 want your input on that, because we want to make
14 sure that everything is Congress Heights, we're
15 not creating some new neighborhood, and -

16 (Simultaneous speaking.)

17 LCDR SCHAFLEER: Right.

18 MS. ROBINSON: Exactly.

19 MR. FISHER: - anything like that, so

20 -

21 MR. RODIGER: Right.

22 MR. FISHER: - we're definitely

1 sensitive to that, so, I mean the towns will have
2 some name to them. They will be whatever, you
3 know, it'll still be at Congress Heights, or at
4 St. Elizabeths -

5 MR. RODIGER: Right.

6 MR. FISHER: I think, whatever we do,
7 we definitely got to remain sensitive to not
8 rebranding -

9 LCDR SCHAFLEER: Right.

10 MR. RODIGER: No, there's no rebrands,
11 but it's St. Elizabeths townhomes, that's -

12 (Simultaneous speaking.)

13 MR. EARLEY: Can you clarify something?
14 I'm just looking at this background. It looks
15 like Malcolm X drive, you can drive into Dogwood
16 from Malcolm X?

17 MR. FISHER: Malcolm X is, it will be
18 open at -

19 (Simultaneous speaking.)

20 MR. FISHER: - right at that end,
21 Malcolm X and A Street. These right now are both
22 dead end streets.

1 MR. EARLEY: And is that a street right
2 there, going diagonal?

3 MR. FISHER: Right here?

4 MR. EARLEY: No, if you, if you -

5 MS. JONES: Go back.

6 MR. FISHER: This is an old street,
7 that won't be there.

8 (Simultaneous speaking.)

9 MR. EARLEY: I'm sorry.

10 MR. FISHER: That's okay, I'm not being
11 clear. This part.

12 MR. EARLEY: What is that? Is that
13 just the -

14 MR. FISHER: No, that's actually where
15 the gate is right now.

16 (Simultaneous speaking.)

17 MR. RODIGER: That's an existing paper
18 alley -

19 MR. FISHER: - it's a paper alley -

20 MR. RODIGER: -- that we're, we've been
21 working with DMPED and DDOT to actually convert
22 that paper alley. In some places, I just walked

1 it tonight -

2 MR. FISHER: Yeah, that's, people use
3 that as it a shortcut -

4 MR. RODIGER: Sure, it's a great
5 shortcut from the Metro to here. So we're going
6 to actually make it a proper alley -

7 MR. EARLEY: Oh, okay.

8 MR. RODIGER: -- about like 20 feet.
9 So that will be part of our responsibility, to
10 upgrade that alley, and -

11 MR. FISHER: And just so that, like,
12 the gate will eventually come back -

13 MR. EARLEY: That was my, that was
14 where I was going -

15 MR. FISHER: - the gate, the gate is
16 coming back. The gate is going to come down
17 around the majority of the southern campus.

18 MR. EARLEY: That's good.

19 MR. FISHER: Yeah, so it won't be
20 blocked off as -

21 MS. JONES: Closed off.

22 MR. FISHER: - closed off, as it has

1 been for many years.

2 (Simultaneous speaking)

3 MR. FISHER: So the gate will still be
4 on the northern part of the campus right here for
5 now.

6 MS. ROBINSON: Okay.

7 MR. FISHER: Obviously, for the Maple
8 Quad area, it's still going to be private, and
9 you know, it won't be a public street yet, so for
10 safety we can't have it open.

11 MS. ROBINSON: Can you talk a little
12 more about the live/work units that -

13 MR. RODIGER: Sure, so -

14 MS. ROBINSON: It looks like there are
15 going to be 16 of them?

16 MR. RODIGER: Yeah, so let me preface
17 this with, that this is an initial concept -

18 MS. ROBINSON: Right.

19 MR. RODIGER: I'll, I'll go through it,
20 and then we'll get to the live/work allotment
21 plan.

22 MS. ROBINSON: Sure.

1 MR. RODIGER: The units you see here
2 are all 14, 16, 18 square foot townhomes.
3 They're all three bedroom townhomes, and they all
4 have integrated garages, meaning they have
5 garages that you can drive into, they're secured,
6 conditioned.

7 So that, that's really this piece.
8 Each compartment, we tried to create a little
9 pocket park of open green space that people can
10 use here, here, and a little bit here. So for
11 the most part, they're pretty simple ground up
12 townhomes.

13 And when you come along Alabama,
14 there's a requirement for live/work, and this
15 piece -

16 LCDR SCHAFLER: Live/work?

17 MS. ROBINSON: Yeah.

18 MR. RODIGER: Yeah, so -

19 LCDR SCHAFLER: Live/work.

20 MR. RODIGER: Yeah.

21 MS. ROBINSON: Live/work.

22 LCDR SCHAFLER: Live/work, okay.

1 MR. RODIGER: Live/work, so it's a, so
2 everyone has a different interpretation, and I'd
3 actually look to you guys to provide some kind of
4 feedback and input, because there's, there is a
5 couple ways we can interpret the live/work.

6 The initial, straightforward way is to
7 look at this as just a townhouse, and I did it in
8 a couple different projects in my previous
9 employer around DC, is basically, it's just a
10 walk-up townhouse, and on the first floor you
11 might have a nook, or you might have a dedicated
12 area to actually have your business -

13 LCDR SCHAFLER: Might or must?

14 MR. RODIGER: You would. You would
15 have, you would -

16 LCDR SCHAFLER: The requirement would
17 be you added that -

18 MR. RODIGER: No, no, not necessarily.
19 Not necessarily. So you don't, it's not a must.
20 We're trying to fully develop this now.

21 But one piece is just a
22 straightforward, you basically have a work area

1 inside your townhouse. That's one.

2 Another interpretation is here, is
3 that you could do condos above retail space, and
4 this could be co-working space and retail space,
5 with a coffee shop, neighborhood-serving -

6 MS. ROBINSON: Cleaners.

7 MR. RODIGER: -- or other - cleaners,
8 anything like that. This is -

9 MS. ROBINSON: Drug store.

10 MR. RODIGER: -- so instead of each
11 individual having their, kind of, their
12 workspace, that we make it a little more
13 communal, and we create a little more retail. So
14 that's another way, when we show it, where you
15 could do either one here.

16 LCDR SCHAFLER: And that's also, again,
17 could, so you -

18 MR. FISHER: Well, as a part of our
19 negotiation, it has to be a live/work situation.
20 Now, what the live/work looks like is what he's
21 saying we have to -

22 LCDR SCHAFLER: So I buy one, and I

1 want peace and quiet, and I got a carpenter that
2 moves in next to me, who's building 10
3 sculptures, and at 6:00 in the morning, he's
4 pounding his tin in his space below his house,
5 and next door to me, that way, I'm hearing that
6 at 6:00 in the morning.

7 I'm just, I'm just saying, whatever
8 business that is, you know, when you have purely
9 residential against mixed-use and they're
10 together, there's going to be some sort of
11 conflict.

12 MR. RODIGER: So you have HOA rules and
13 regulations that -

14 LCDR SCHAFLEER: Mmhmm.

15 (Simultaneous speaking.)

16 MR. RODIGER: -- you know, you'll have
17 hours of quiet, I mean, you, we'll have to have,
18 this whole, this whole home ownership will have
19 an HOA, and this will have a unique set of rules
20 and regs to govern that live component, because
21 it can be incompatible if you don't manage it
22 property.

1 MR. FISHER: And then also, depending
2 on what kind of business it is, they have to get
3 the right licenses -

4 MS. CUTHBERT: You have to coordinate,
5 and make sure everything flows properly, really,
6 if you want this to make sense -

7 MR. RODIGER: And let me reiterate what
8 Ed and -

9 (Simultaneous speaking.)

10 MR. RODIGER: -- what Ed said. This is
11 a requirement. It's not, it's a requirement to
12 do at least 15 live/work units.

13 MS. BROOKS: SO I'm sorry, just so I'm
14 clear, so these townhomes are going to be
15 governed by HOA? There's going to be a
16 homeowner's association?

17 MR. RODIGER: Yes, and -

18 MS. BROOKS: So -

19 MR. RODIGER: -- and so really there
20 has to be.

21 MS. JONES: Right.

22 MS. BROOKS: Why does it have to be?

1 MR. RODIGER: Oh, sure, because
2 there's, they -

3 (Simultaneous speaking.)

4 MR. RODIGER: -- there's common area
5 maintenance throughout, that homeowners share in
6 their expenses.

7 MS. BROOKS: So that street is not
8 going to be a public street? Or -

9 MR. FISHER: No, that's still a public
10 street, so -

11 (Simultaneous speaking.)

12 MS. ROBINSON: - the green space -

13 MR. RODIGER: - I believe all the
14 common areas are going to have to be -

15 LCDR SCHAFLER: The pool -

16 MR. RODIGER: -- here -

17 MR. FISHER: No, that, there's no pool
18 for this.

19 MS. ROBINSON: There is no pool, so the
20 city -

21 (Simultaneous speaking.)

22 MR. FISHER: - cut the grass here, to

1 shovel the snow here, that's part of the HOA.
2 The street here is going to be taken care of DPW,
3 DDOT, and so forth.

4 MS. BROOKS: And DPW's going to pick up
5 trash and all of that.

6 MR. FISHER: So, I'll give you an
7 example. So -

8 MS. BROOKS: Because I'm saying,
9 because all the stuff that, a lot of HOAs operate
10 differently, so I'm -

11 MR. FISHER: Sure, you're right -

12 MS. BROOKS: -- just trying to see -

13 MR. FISHER: - you're right, so, now,
14 I don't know based on this - and Stephan might
15 need to help me - so I'm using an example for a
16 project that I worked on, MetroTown, okay? They
17 have an HOA. Somebody comes and cuts their
18 grass, they shovel their walkway -

19 MR. RODIGER: Landscaping, you know -

20 MR. FISHER: - but, landscaping, but
21 DPW picks up their trash.

22 MS. BROOKS: Okay.

1 LCDR SCHAFLER: Yup.

2 MR. FISHER: So it depends on whether,
3 wherever the trash is going to be taken out, or
4 however that's set up, if that is dedicated as a
5 Public Alley -

6 MS. BROOKS: Right.

7 MR. FISHER: - DPW has to take care of
8 it.

9 (Simultaneous speaking.)

10 MS. BROOKS: So the alleys will be
11 public.

12 MS. ROBINSON: Not necessarily -

13 (Simultaneous speaking.)

14 MR. FISHER: Not necessarily -

15 MS. ROBINSON: - he's saying if it is
16 public -

17 MR. FISHER: - if the alleys are

18 public -

19 (Simultaneous speaking.)

20 MS. ROBINSON: - the city would pick
21 it up -

22 MR. FISHER: - and don't know that

1 level of detail yet -

2 MR. RODIGER: Yeah, we're not, we're
3 not there yet, to dedicate it to -

4 (Simultaneous speaking.)

5 MS. CUTHBERT: Okay.

6 MR. RODIGER: But we're setting this
7 up, as you can see, where Public Works can
8 actually pick up trash for all the units.

9 MS. BROOKS: And another question I
10 have, it may sound like a dumb question but each
11 of these townhomes will be individually metered
12 and watered, correct?

13 MR. RODIGER: Correct.

14 MS. BROOKS: Okay.

15 MR. RODIGER: Yep. Yep. Yeah, you'll
16 have individual Washington Gas, Pepco, DC Water,
17 and then, you know, your cable, your Verizon -

18 MS. BROOKS: So HOA -

19 (Simultaneous speaking.)

20 LCDR SCHAFLER: No community wifi.

21 MR. RODIGER: There is community wifi
22 here, right?

1 MR. FISHER: Yeah, there will be free
2 wifi in the -

3 MR. RODIGER: Streetlights.

4 MR. FISHER: - streetlights, thank
5 you. So for instance, at MetroTown, I think it's
6 \$75 a month. I don't know what it's going to be
7 here, but there, it's very comparable, I think,
8 to what they're doing here.

9 It's \$75, you don't have to cut your
10 grass, they come out, they put down your mulch
11 for you -

12 MS. CUTHBERT: But you still have to
13 pay for it.

14 (Simultaneous speaking.)

15 MR. RODIGER: You're right, I mean -

16 MS. JONES: Who's coming in communities
17 to -

18 MR. RODIGER: -- this is set up to be
19 affordable -

20 MR. FISHER: - optic -

21 MR. RODIGER: -- so that it is -

22 MR. FISHER: DC's rewired for optic, we

1 have a, we're finalizing an MOU offer now. So,
2 wherever the, we have to have the separate, I
3 don't think it's on every single light, but it'll
4 be on many of the light fixtures throughout the
5 campus.

6 MR. RODIGER: So what other questions?
7 Those are good questions.

8 MR. EARLEY: I'm sorry. Just, I'm just
9 thinking ahead. What's, what's going to be
10 y'all's process to figure out whether or not the
11 live/work spaces will be townhomes with the
12 cubbyhole, if you will, versus condos over
13 retail? What's your, what do you envision that
14 process to look like, and where are you all on
15 that now? I might have missed that part earlier.

16 MR. RODIGER: Yeah, no, no, we, you
17 know, we've looked at, so that's a good question.
18 Behind the scenes, we're doing our own market due
19 diligence to see if there's demand for, you know,
20 co-working space like WeWork. There's an
21 incubator down, you know, HIVE 2.0 in Anacostia
22 -

1 MR. EARLEY: Right.

2 MR. RODIGER: -- which is small, but I
3 think it's pretty popular.

4 We're just trying to think out of the
5 box a little bit. It could, it could be that we
6 just split it up, where, you know, we do eight
7 with work, traditional, and then we do 6000
8 square feet of, kind of, maybe a coffee shop with
9 WeWork, with something else, and we give people
10 the option, and we provide a communal, kind of
11 workspace, and then we provide a individual, you
12 know, kind of fee simple work space.

13 MR. FISHER: So I, and then to your
14 question, I think, you know, because they'll come
15 back and present -

16 MR. RODIGER: Yep.

17 MR. FISHER: - what the final plan is
18 to this body, you know, before, you know, they go
19 to closing, and all that stuff. So.

20 MR. RODIGER: And if you guys have any,
21 you know, there's no, there's no market research
22 that tells you, like, a WeWork would work here.

1 In the past, live/work, people have
2 struggled with. It's always something that
3 developers try to get a hold of early, and try to
4 figure out how to make it work, and how it
5 contributes to the greater, kind of the greater
6 good of the, of the neighborhood in Congress
7 Heights, and for St. Elizabeths. So your
8 feedback would be great.

9 MS. PASCHALL: Have you all looked at
10 the artist's lofts in Brookland?

11 MR. RODIGER: Yep -

12 MS. PASCHALL: As a percent?

13 MR. RODIGER: Yep, yep. Walked those,
14 actually. Yep.

15 MS. PASCHALL: And what about any of
16 the shipping container developments for some of
17 this affordable housing?

18 MR. RODIGER: Not for this -

19 MS. PASCHALL: They're putting it on
20 9th Street as well.

21 MR. RODIGER: Yeah, not for this
22 project. But yeah, I saw that, in Brookland,

1 right? We're thinking about it on another
2 project, but not here. Not for St. Elizabeths,
3 so.

4 MS. PASCHALL: 9th and, it's like,
5 right by Busboy's. It's like 9th and -

6 MS. ROBINSON: Oh, in Brookland.

7 MS. PASCHALL: Yeah.

8 MR. RODIGER: I think it's really
9 exciting, and we've definitely internally talked
10 about it -

11 MS. BROOKS: Quick question. My first
12 question is, did they put the size of the
13 townhomes, is that denoted as one is a bed, two,
14 three, is that -

15 MR. RODIGER: No, no, they're just
16 widths. They're widths. So the number up front
17 is 18 foot width, 16 foot width, and then -

18 MS. BROOKS: Yeah, that's what I'm
19 saying. They're, these are all shown
20 differently, and they're off. Some of them are
21 different. Some are 18 by 36, other are -

22 MR. RODIGER: No, no, no, they're just

1 -

2 MR. FISHER: These are all, these are
3 the live/work ones that might have the different

4 -

5 MR. RODIGER: Right.

6 MR. FISHER: - dimension, but I think
7 when you're saying, all the, they're all spread
8 out, so 14, 14, 14, then two 18s, they're all
9 three-bedrooms, right?

10 MR. RODIGER: They're all three
11 bedrooms, there's no, yeah -

12 MS. BROOKS: Okay, so, so there's -

13 (Simultaneous speaking.)

14 MR. FISHER: It's just, this bottom one
15 is the layout, and then actually -

16 MS. BROOKS: Okay.

17 LCDR SCHAFLER: Oh, okay.

18 MS. BROOKS: And then, what's the one
19 that denotes as IZ?

20 MR. RODIGER: So that's just including

21 -

22 (Simultaneous speaking.)

1 MR. RODIGER: Yep. Yep. And you can
2 see the, see how they're kind of sprinkled
3 throughout the -

4 MS. BROOKS: Okay.

5 MR. RODIGER: -- the, the larger 110th
6 project.

7 MS. BROOKS: Got you.

8 MR. RODIGER: So yeah, any feedback,
9 I'll leave, I'll give everyone my card, and love
10 to hear what, what you guys think.

11 So, so we'll just go to the office
12 component really quick, I know this is all
13 housing, but we are, we are really thinking
14 deeply about the office, trying to, we've been
15 out trying to pre-lease both the retail, and
16 trying to get a office user here, so we, we're
17 pushing forward with, with this project, a lot on
18 the retail leasing and office leasing, because we
19 really do need to hit the certain critical point
20 of pre-leasing the building, about, you know,
21 somewhere between 50 and 75 percent, and then we
22 can launch, then we launch the ground up

1 development of this.

2 So this is a little more in the early
3 phase, but we still, we're very much focused on
4 this piece.

5 And that, this is right, literally
6 right next to the Metro entrance.

7 MR. FISHER: Brenda stepped out, but
8 when you, when she comes back in, if you could
9 just briefly talk about -

10 MS. CUTHBERT: Brenda's gone -

11 (Simultaneous speaking.)

12 MR. FISHER: Oh, she left, she left.
13 Yeah, I'm sorry, I didn't realize that. ICFC and
14 the interests that you got at the conference.

15 MR. RODIGER: Oh, sure, sure, so we -

16 MR. FISHER: That was her, I hate to
17 ask you that, but that was one of the questions
18 that she had for me last week, when I spoke to
19 her.

20 MR. RODIGER: So there, yeah, there is
21 quite a bit of interest from national, regional,
22 and local retailers, and some office users for

1 St., Elizabeths campus, and part of the reason we
2 were all, you know, all out there was to promote
3 the Congress Heights neighborhood, and to
4 basically educate people on the St. Elizabeths
5 campus, and all the amenities it has.

6 So there is interest by, you know,
7 it's obvious that the national, like the CVSS of
8 the world, the Walgreens, those. And then also,
9 some national, you know, food stores, grocery
10 stores looking at it.

11 And we, we're also, you know, like the
12 WeWorks, we've also talked to them, in trying to,
13 you know, get more interest at this location.
14 And a lot of it is just initially, like where is
15 it? I need to come and see it. I'll fly here,
16 and, because they're so excited about it, but
17 they, it just really wasn't on their radar before
18 we met with them. So it's more of a process of
19 educating people, on what, we're doing a lot of
20 place-making here.

21 So I think, I think the opportunities
22 are only growing as people see real, like real

1 progress with the infrastructure, and the
2 vertical development.

3 Yeah.

4 MS. BROOKS: Have you been working with
5 the DC Economic Partnership, and their ICFC?

6 MR. RODIGER: Yes.

7 MS. BROOKS: Okay.

8 MR. RODIGER: Absolutely.

9 MR. FISHER: Yeah, that's a good, the
10 meetings, there were a lot of meetings. There
11 are separate meetings, so DMPED has meetings,
12 Redbrick has meetings, the Economic Partnership,
13 they have meetings about, everybody's meeting
14 about their -

15 MR. RODIGER: Yeah.

16 MR. FISHER: - about -

17 MR. RODIGER: And we have a group, we
18 have a group there, too. So we sponsored it with
19 them, so we will, we will be working closely with
20 them.

21 MS. BROOKS: And what type of retail
22 are you hoping or looking for, and does that also

1 include some type of convenience store, grocer,
2 or something like that -

3 MR. RODIGER: Yeah, good question -

4 MS. BROOKS: -- full-scale, something
5 that -

6 MR. RODIGER: Yes, absolutely,
7 neighborhood-serving retail and food grocer would
8 be fantastic. So if we could get a great grocery
9 store here, or a pharmacy, you know, any of
10 those. Any of those serving neighborhood needs,
11 absolutely, that's what we're looking -

12 MR. FISHER: And, and let me jump in,
13 because Stephan wasn't part of this conversation
14 I had yesterday, but there is a grocer that is
15 interested in St. Elizabeths. It's not Safeway,
16 and it's not Wegman's -

17 MS. BROOKS: Is Lidl?

18 MR. FISHER: Who?

19 MS. BROOKS: Is Lidl interested, or -

20 MR. FISHER: They, they might be
21 interested, yes.

22 MS. CUTHBERT: He's not going to give

1 the names, so.

2 (Laughter.)

3 He's not interested.

4 MR. FISHER: What'd you say, what was
5 that? Well, I mean, so honestly, there is
6 interest from a grocer that, and it is not
7 Safeway, and I think that it's -

8 MS. BROOKS: It's fine, I'm not a
9 Safeway fan.

10 MR. FISHER: None of us are.

11 (Simultaneous speaking.)

12 MR. FISHER: - there is interest. So

13 -

14 MR. RODIGER: Yeah, and we just, we
15 haven't had enough conversations to actually go
16 into a lot more details. We don't know how
17 interested, we're, like, in this, like, kind of
18 informal dating phase of, like, going back and
19 forth.

20 LCDR SCHAFLEER: Earlier on in the
21 process, there was talk of the space directly
22 behind us here being some sort of an office

1 structure, professional building, or possibly
2 even a hotel-type context that would be in the
3 corner here. You have 14,000 people showing up
4 here -

5 (Simultaneous speaking.)

6 LCDR SCHAFLEER: - I mean, hundreds and
7 hundreds of people come every month to come to
8 DHS headquarters, who will be staying in
9 Alexandria and other places, who would benefit
10 from some sort of a structure here with the
11 amenities commensurate with the needs of a
12 Marriott, or a, you know, a sports bar and a
13 restaurant, and shops and things like that -

14 MS. CUTHBERT: No, we need a, like an
15 Embassy Suite or something small -

16 MR. RODIGER: Sure. Yeah.

17 LCDR SCHAFLEER: Yeah.

18 MR. RODIGER: So there is, there
19 actually is interest with different hotel flags,
20 and we've been just talking to them in general,
21 because that's kind of the whole retail office
22 strategy is to talk with hospitality firms about

1 locating -

2 LCDR SCHAFLER: Mmhhh. Does this -

3 MR. RODIGER: And not being exactly
4 right, but that's one of the locations they
5 really want -

6 LCDR SCHAFLER: Does this building
7 here, the Barton Hall, was that demolished?

8 JMS. PASCHALL: Yes.

9 MS. CUTHBERT: The what?

10 JMS. PASCHALL: That was demolished,
11 yeah. Barton Hall.

12 (Simultaneous speaking.)

13 JMS. PASCHALL: -- the white building
14 structure -

15 MR. RODIGER: There's houses there -

16 LCDR SCHAFLER: There's a home back
17 there -

18 MR. FISHER: Oh, that has to be moved.

19 LCDR SCHAFLER: Has to be moved.

20 MR. RODIGER: Yeah.

21 LCDR SCHAFLER: And, but that's part of
22 the larger construct of what we're talking about

1 in this space back here -

2 MR. FISHER: That's one of the, that's
3 one of the proposed sites for the hotel.

4 LCDR SCHAFLEER: All right.

5 MS. BROOKS: And speaking of the hotel,
6 I know earlier in the concept, there was
7 conversation around not just having a hotel, but
8 making whatever, that hotel, some type of
9 hospitality training facility for those who might
10 be interested in, you know, managing a hotel in
11 some sort of form, is that still, and I thought,
12 because I think that would be a valuable asset
13 given the boom in the industry, and it makes lots
14 of years.

15 MR. RODIGER: So, yeah, so that's,
16 that's been part of the conversation. What's
17 interesting is the 14,000 square feet of
18 community space could be an incubator for the,
19 creating those kinds of jobs, and doing training.
20 So something like that, you can put the pieces
21 together so they all work.

22 But the 14,000 square feet of the

1 community space, there, that could be part of the
2 job training, if that's what you're referring to.

3 MS. BROOKS: It is job training, but
4 it's more so in mind so you take, we'll take a
5 Marriott and actual hotel management training, so
6 it's training people in the community to do these
7 specific jobs. So not just a you know, not just,
8 you know, a training facility of all types of
9 jobs, but more specific. If you're going to have
10 a brand-new hotel here, like a Marriott or, or
11 whomever, to put some real thought behind it, and
12 train individuals to run a large hotel.

13 MR. RODIGER: So I think it's a great
14 idea. I think it's a great idea. It's, they are
15 looking at high-bred models, where it's limited
16 stay, and extended stay, with some kind of,
17 there's some, there is some kind of, like,
18 conference space-slash-training space. There's
19 demand, and it's a good fit for the location.
20 So.

21 MR. FISHER: I've had people express
22 interest in bringing a hotel. I know they,

1 Redbrick had talked to folks -

2 MR. RODIGER: Yeah.

3 MR. FISHER: - and I think we are
4 still a little ways off before we get there, so I
5 certainly agree with you on that.

6 I think that whatever we would
7 negotiate with a hotel training program, that
8 would require it. So, I mean, I don't see any
9 way we could do it without, without that.

10 I just, we're -

11 MS. BROOKS: Not there.

12 MR. FISHER: - a ways off, on actually
13 getting a hotel.

14 MR. RODIGER: Yeah. My, the feedback
15 I've heard is that it's too early, like I had
16 said, and they want to see more context around,
17 they want to see a little more happen before they
18 commit.

19 But they're very interested, it's now
20 on their radar, where they're tracking it, and
21 it's one of their potential sites. But not this
22 year, and not next year.

1 MR. FISHER: Yeah, I think another
2 trigger is, is what the Commander said about
3 hopes that it would be on that side of the campus
4 -

5 MR. RODIGER: Right.

6 MR. FISHER: - and then it's office
7 buildings. Depending on who the tenant is, they
8 would likely need hotel rooms on a regular basis.

9 LCDR SCHAFLER: And there's already a
10 stated desire by Homeland Security for off-site
11 office space, more than we've got there, because
12 we're constrained by SHPO on what we can build
13 over there, so there will be an overflow, I'm
14 sure, that we'll have a necessity to have
15 offices.

16 MR. RODIGER: So this is, this is an
17 oversight plan, but you know, once we start more
18 fully developing the architecture, we'll have
19 more details. So.

20 LCDR SCHAFLER: Give me a -

21 MR. RODIGER: Yeah -

22 LCDR SCHAFLER: I'm trying to -

1 (Simultaneous speaking.)

2 MR. FISHER: Alabama Avenue here -

3 LCDR SCHAFLER: Right.

4 MR. FISHER: The Metro is right here.

5 LCDR SCHAFLER: Okay. All right.

6 MS. PASCHALL: How many stories will
7 this be?

8 MR. RODIGER: It's over 60 feet, so
9 it's, you know, retail, that's like -

10 MS. PASCHALL: Twenty.

11 MR. RODIGER: -- fifteen feet over, you
12 know, four or five stories. So the height
13 limit's 70 here, if I'm not mistaken.

14 LCDR SCHAFLER: That, that footprint's
15 60 feet?

16 MR. FISHER: No, he's saying the
17 height.

18 LCDR SCHAFLER: Height.

19 MR. RODIGER: The height. Up to 70
20 feet. So this calls for a little more higher
21 density, because you are right on the -

22 MS. CUTHBERT: Metro.

1 MR. RODIGER: -- on the Metro, and you
2 are on Alabama Avenue, so.

3 MR. FISHER: Well, that's Stephan's
4 last slide, I believe. I don't know if there are
5 any more questions for Stephan?

6 We're pretty close to the end. The
7 last item here is new business. Any questions,
8 suggestions, things we can do better, things we
9 want to see at the next meeting.

10 LCDR SCHAFLEER: Tell me about this
11 again. This is a proposal, this is not vetted by

12 -

13 MR. FISHER: So they are pretty much,
14 should be signing it pretty soon.

15 LCDR SCHAFLEER: Okay.

16 MR. FISHER: They presented to the
17 community -

18 (Simultaneous speaking.)

19 LCDR SCHAFLEER: Right.

20 MR. FISHER: - yeah. So now if there
21 are any changes or renegotiations, then there's
22 always an opportunity for that until it gets

1 signed. But at the community meeting two weeks
2 ago, three weeks ago maybe -

3 LCDR SCHAFLER: Right.

4 MR. FISHER: Events DC presented it to
5 the community. Obviously, some people were,
6 wanted more, something else -

7 LCDR SCHAFLER: Right. Right.

8 MR. FISHER: - or something different.

9 MS. CUTHBERT: Always.

10 MR. FISHER: But yeah, that's the
11 nature of this. But please take a look at it,
12 and if you have a question or concern about it,
13 the point of contact is Events DC, I guess, I'll
14 tell you exactly who, I guess we can go to Eric.
15 Okay. I'll figure out who it is exactly,
16 somebody that - Do you have a question?

17 MS. BUNN: I do, but you all covered on
18 the agenda, so I'll retract it.

19 MR. FISHER: No, what is it, go ahead?

20 MS. BUNN: Yeah, I, just kind of an
21 update on where things stand with Gateway, the
22 pavilion, and just activation and activities, and

1 -

2 MR. FISHER: Yeah, so, we, we're trying
3 to just, well, Events DC has managed it for the
4 last year and some change, and they're also
5 taking over on the operations here at R.I.S.E. I
6 believe June 23, there's a big summer kick-off.

7 And there is a, they usually have a
8 schedule, and some kind of idea of what's, of all
9 the summer programming. You, summer programming
10 may be a little bit lighter this year, and then
11 just to be quite honest, this street's going to
12 be torn up soon. And it's going to be hard to
13 access the site safely.

14 But Events DC has a lot of, they do
15 have a lot of things planned. They're still
16 going to do the movie night again. There's
17 another big festival coming up on July the 1st,
18 Trill Grill Festival's coming up. They're doing
19 something with Far Southeast. That's the 23rd, I
20 believe, and they're doing that also with Deputy
21 Mayor Snowden's office.

22 So there will be programming this

1 year, but it might look a little bit lighter than
2 what you saw last year, as we're going to have a
3 little bit of trouble accessing the site,
4 probably in, I think, late July to August. July,
5 August, we're going to see the start of
6 construction out here.

7 MS. BUNN: And then just, this is going
8 way down the road, question, and I know that the
9 pavilion was built as a temporary structure -

10 MR. FISHER: Mmhmm. Mmhmm.

11 MS. BUNN: Have there been thoughts
12 related to what's going to happen in that space
13 down the road, or are we not there yet?

14 MR. FISHER: Right now, there haven't
15 been any discussions about moving it. I, I think
16 that while it was originally supposed to be
17 temporary, it's going to be permanent. Even if
18 it has to be moved again, it's going to be a
19 permanent structure somewhere on this campus.

20 I, I can't see us getting rid of,
21 getting rid of the building.

22 MS. PASCHALL: It was received well, so

1 -

2 MR. FISHER: I'm sorry?

3 MS. PASCHALL: It was received well by
4 the community, so -

5 MR. FISHER: Yeah, yeah, I mean -

6 MS. PASCHALL: - so they'll continue
7 utilizing it -

8 (Simultaneous speaking.)

9 LCDR SCHAFLEER: But it was designed to
10 be a temporary structure.

11 MS. CUTHBERT: Right, well -

12 MR. FISHER: So, but it can be moved,
13 and we still have a little bit of space on the
14 campus. And we're trying to be creative to
15 figure out what we do with the farm parcel, you
16 know, what are we going to do with the barn?

17 I mean, I've said this before, you
18 know, you could have Eastern Market, you could
19 have Southern Market right there in that barn.
20 On those two floors, we can come up with
21 something creative. We've got to get somebody to
22 operate it and make it sustainable, and then we

1 have to still build the infrastructure up there.

2 But, you know, these are the kind of
3 ideas and things that I've been thinking about,
4 and whether or not we make that some type of,
5 really that's the open space part of the campus,
6 where we, maybe you move the pavilion there, and
7 you work, integrate it with the stables, and all
8 those type of things, so.

9 But to answer your question, no. We
10 don't have any plans to move the pavilion anytime
11 soon.

12 JMS. PASCHALL: Thank you all.

13 MS. CUTHBERT: Thank you.

14 MR. FISHER: Anybody else, do you have
15 a question?

16 LCDR SCHAFLEER: Is, I always go back to
17 the ancillary properties that are, the farm, the
18 no-man's land the 801 shelter, the, I mean,
19 those, at some point we have to enter into
20 discussions -

21 MR. FISHER: Sure.

22 LCDR SCHAFLEER: - about what goes on

1 with the shelter, what happens to the horse
2 stables. That, I'd like to see weddings take
3 place at that barn, and some sort of an event
4 structure there that is community based, that is
5 run by locals, that there's maybe a farmer's
6 market there. I mean, there's lots of
7 opportunities in that space, and that space is
8 owned by the city.

9 MR. FISHER: Yeah.

10 LCDR SCHAFLEER: And, and under your
11 purview?

12 MR. FISHER: Yeah, and that's what I
13 was just saying, like, we're trying to figure
14 out, like, what we can do, who an operator could
15 be. You know, we have to figure out what type of
16 infrastructure.

17 Oh, you know what, there's one thing
18 that we haven't talked about that I've noticed
19 has been in the papers and everything, is the
20 talk about putting the hospital over there.

21 And I'm sorry, you know, I forgot
22 about that in our agenda. So studies are being

1 done right now about whether a hospital is
2 feasible there.

3 LCDR SCHAFLER: Two studies, right?

4 MR. FISHER: Yeah, there are actually
5 two studies being done right now. So that's,
6 that's something else that they looked at as
7 well. It's not a DMPED study, it is a healthcare
8 finance study. The Department of Healthcare
9 Finance is doing that.

10 So, and I'm saying that because you,
11 you mentioned 801 East. We are, we don't have
12 any immediate plans to move 801 East, but we know
13 that at some point, we are going to have to move
14 801 East. And I think we are looking at a
15 minimum of three years before you see any real
16 movement --

17 LCDR SCHAFLER: That's owned by the
18 city, the -

19 MR. FISHER: Yeah, the Department of
20 Behavioral Health owns that facility and operates
21 that facility. I think, what you will see, that
22 there's approximately 430 beds -

1 LCDR SCHAFLER: Yep.

2 MR. FISHER: - or so in that facility.

3 I think the ideal plan - We expect that we're
4 going to have some homeless shelter of some sort
5 on this campus somewhere. A much smaller one,
6 with better services, with daytime programming.
7 But I think -

8 LCDR SCHAFLER: Transitional, for
9 people are going to work from there, and -

10 MR. FISHER: Some people are going to
11 work from there now.

12 LCDR SCHAFLER: They are -

13 MR. FISHER: Yeah.

14 LCDR SCHAFLER: People work right down
15 there.

16 MR. FISHER: Yeah. But what I was
17 going to say is that, so we're going to go from a
18 400 shelter to maybe a 100 bed shelter, and then
19 we have to figure out how to spread out these,
20 you know, these other beds, or we go from a 400
21 bed shelter to 300 beds somewhere else, where we
22 can get 100 of those men placed, you know - DBH

1 is working on a plan with the Department of
2 Health, with the deputy mayor, for human services
3 to come up with a plan, I would say in the next,
4 by fiscal year '19 or '20.

5 MS. ROBINSON: So who makes the final
6 decision about whether there'll be a hospital
7 here or not?

8 MR. FISHER: The mayor.

9 MS. ROBINSON: Is that the mayor?

10 MR. FISHER: Mmhmm. It's the mayor.

11 MS. BUNN: So I have a question. The
12 reduction of the spots at the homeless shelter,
13 is that being driven because we need or want to
14 use that space for something else, or we want to
15 spread the love throughout the city in terms of
16 how our homeless population -

17 MR. FISHER: Mmhmm.

18 MS. BUNN: -- is taken care of? What's
19 the driving factor?

20 MR. FISHER: Well, I think the driving
21 factor is that, that's the only location where we
22 could do, where you could put a hospital, for.

1 But it's -

2 LCDR SCHAFLEER: On that spot -

3 MR. FISHER: - basically -

4 LCDR SCHAFLEER: - where the -

5 MR. FISHER: The entire hospital,

6 including -

7 MS. BUNN: Where, can you point out

8 where you're -

9 MR. FISHER: Sure.

10 MS. BUNN: -- talking about?

11 MR. FISHER: Including the Dix

12 Building, which we are tearing down. That, where

13 his hand is, is pretty much the only general area

14 that you could -

15 LCDR SCHAFLEER: 801 Shelter, Dorothea

16 Dix -

17 MR. FISHER: Yeah.

18 LCDR SCHAFLEER: - building -

19 MS. BUNN: Oh, all right.

20 MR. FISHER: That you could put a

21 hospital, or -

22 (Simultaneous speaking.)

1 MR. FISHER: Or, or some other -

2 MS. BUNN: Why do you say that's the
3 only spot?

4 LCDR SCHAFLEER: Historical -
5 (Simultaneous speaking.)

6 MR. FISHER: You can't, for all of the
7 historical aspects. You couldn't put a hospital
8 in any of these other buildings.

9 LCDR SCHAFLEER: What's all this?

10 MR. FISHER: That's the ravine -

11 LCDR SCHAFLEER: Protected forest -

12 MR. FISHER: Yeah, protected -

13 LCDR SCHAFLEER: Protected -

14 MS. BUNN: So where's the barn, and all
15 of that?

16 LCDR SCHAFLEER: Here.

17 MR. FISHER: So that's the stable. The
18 barn's right here, right off the map.

19 LCDR SCHAFLEER: And there's several
20 other structures -

21 MR. FISHER: Couple other little things
22 in here, so -

1 MS. BUNN: And the shelter is that one,
2 right?

3 (Simultaneous speaking.)

4 MR. FISHER: Right.

5 MS. BUNN: That ground.

6 MR. FISHER: Yeah. So that's really
7 the only plot of land that we could develop
8 something new. So whether it's a hospital, or
9 some other mega, structure of a office park
10 building, whatever, or house, whatever it is, the
11 only place that we can do something that does not
12 have historical limitations is that general area.

13 LCDR SCHAFLER: This is very historic.

14 MR. FISHER: Yeah, I meant -

15 MS. BUNN: But that was -

16 (Simultaneous speaking.)

17 MR. FISHER: I was referring just to
18 this part -

19 LCDR SCHAFLER: Right. Right, right.

20 MR. FISHER: - knowing that we have to
21 keep these structures. We can move them, that's
22 problematic, obviously.

1 And, now, to a point you made earlier,
2 we actually have money in the budget to stabilize
3 the barn and the stables -

4 LCDR SCHAFLEER: Mmhmm.

5 MR. FISHER: In FY 18.

6 LCDR SCHAFLEER: And so the, the stables
7 need stabilization -

8 MR. FISHER: Yeah.

9 LCDR SCHAFLEER: - the barn itself -

10 MR. FISHER: That barn's okay -

11 LCDR SCHAFLEER: - is completely safe.

12 MR. FISHER: - yeah.

13 MS. BUNN: And can you, visually, where
14 is the water tower? I think it was -

15 MR. FISHER: Water tower's going to be
16 right there.

17 MS. BUNN: Okay.

18 LCDR SCHAFLEER: Here's, here's the old
19 water tower -

20 MS. BUNN: Yeah, that's the, okay, got
21 it.

22 MR. FISHER: Yeah. So I, so the -

1 LCDR SCHAFLER: Cemetery, sitting on
2 this cemetery here.

3 MR. FISHER: - the, one of the
4 motivating factors that you asked about is,
5 whatever we put there, like how I showed you that
6 purple -

7 MS. BUNN: Mmhmm.

8 MR. FISHER: - garage. Whether it's,
9 like I said, some other, I'm just throwing this
10 out there. Let's say we got Google, or whoever,
11 coming over here, that's where they got to go,
12 unless they have some real creative ways to use
13 the Maple Quad, which we're trying to figure out
14 too.

15 MS. BROOKS: Yeah, well the Maple Quad,
16 the buildings are really, they're beautiful, but
17 restrictive.

18 MR. FISHER: Very.

19 MS. BROOKS: And when we -

20 LCDR SCHAFLER: Where's Maple Quad on
21 here?

22 MS. BROOKS: - these sight lines, this

1 whole top quad up there?

2 LCDR SCHAFLER: Oh, yeah.

3 MS. BROOKS: I mean, the sight lines
4 are protected from the -

5 LCDR SCHAFLER: Yeah, absolutely.

6 MS. BROOKS: I mean, it's -

7 LCDR SCHAFLER: Right.

8 MR. FISHER: Yeah.

9 (Simultaneous speaking.)

10 LCDR SCHAFLER: These are some of the
11 more historic buildings in the whole -

12 MS. BROOKS: Yeah.

13 MR. FISHER: Yeah.

14 LCDR SCHAFLER: - place, right?

15 MR. FISHER: So, you know, that's a
16 challenge that we have. I mean, we couldn't put
17 a hospital in any of those buildings, unless -

18 MS. BUNN: Because these are untouched,
19 right? The -

20 MR. FISHER: Yeah.

21 LCDR SCHAFLER: These are beautiful
22 buildings, I mean -

1 MS. BUNN: Yeah -

2 LCDR SCHAFLE: - I mean, this sort of

3 -

4 (Simultaneous speaking.)

5 MS. BUNN: -- but also in terms of what

6 Redbrick is doing -

7 MR. FISHER: Yeah, Redbrick doesn't,

8 no, they're not touching them.

9 LCDR SCHAFLE: That's up to DC to fix

10 and restore.

11 MR. FISHER: Or if, or if we find -

12 (Simultaneous speaking.)

13 LCDR SCHAFLE: Another kind of a

14 partner -

15 MR. FISHER: Yeah, it's, they're the

16 developer -

17 LCDR SCHAFLE: Right.

18 MR. FISHER: - I mean, they could do

19 it.

20 MS. BUNN: Right.

21 MR. FISHER: They just, it -

22 MS. BROOKS: Just got to -

1 MR. FISHER: - what we're dealing with

2 -

3 MS. BUNN: -- really think outside the
4 box.

5 LCDR SCHAFLEER: Oh yeah. Oh yeah.

6 MS. BROOKS: It's going to take some
7 real thought.

8 LCDR SCHAFLEER: Right. And money.

9 MR. FISHER: And money, yeah.

10 MS. BROOKS: A lot of money.

11 MR. FISHER: A lot of money.

12 MS. BROOKS: That's the more -

13 (Simultaneous speaking.)

14 LCDR SCHAFLEER: Well, we're fixing up
15 the ones on the other side, and it's \$400 a
16 square foot. And with that new construction 70,
17 80, we're spending \$400 over there. And, because
18 when we get into these things, everything's got
19 to be replaced. I mean, we had to put
20 scaffolding around the entire structure, remove
21 the foundation, and just kept the Band-Aid, and
22 built around that. These things were so fragile

1 --

2 MR. FISHER: I'll bet.

3 LCDR SCHAFLER: - that, you know, the
4 work, the money -

5 MR. EARLEY: And you're on -

6 LCDR SCHAFLER: - we put into that
7 center building -

8 MR. EARLEY: And you're on a slope.

9 LCDR SCHAFLER: Right.

10 MR. EARLEY: Yeah, so.

11 LCDR SCHAFLER: It, it's just a
12 nightmare.

13 MR. EARLEY: Yeah.

14 LCDR SCHAFLER: And really expensive.
15 But the end product will be -

16 MR. FISHER: It'll be nice to get it -

17 LCDR SCHAFLER: - impressive.

18 MR. FISHER: - done, though, yeah.

19 LCDR SCHAFLER: Right.

20 MR. FISHER: Anybody else, any other
21 questions, or, again -

22 LCDR SCHAFLER: Can this be sent to us

1 electronically?

2 (Laughter.)

3 LCDR SCHAFLEER: And you have my email?

4 MR. FISHER: Yep.

5 (Simultaneous speaking.)

6 LCDR SCHAFLEER: Because I'm going to
7 update management on this, and I'm making notes
8 on this, but I want a clear and clean copy of it.

9 Awesome.

10 MR. FISHER: Thanks. Well, if there's
11 no other questions, I will adjourn the meeting at
12 8:11 p.m. Thank you all for your participation.

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

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Before: DC DMPED

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