

GOVERNMENT OF THE DISTRICT OF COLUMBIA
SAINT ELIZABETH'S EAST REDEVELOPMENT INITIATIVE
ADVISORY BOARD

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PUBLIC MEETING

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WEDNESDAY, MARCH 14, 2018

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The Advisory Board met in the RISE Demonstration Center, 2730 Martin Luther King, Jr. Avenue, SE, Washington, D.C., at 6:30 p.m., Ed Fisher, Office of the Deputy Mayor for Planning and Economic Development, presiding.

Present:

ED FISHER, Chair, Office of the Deputy Mayor for
Planning and Economic Development

LAFAYETTE BARNES, Transportation and Land Use
Expert

TELAEKAH BROOKS, Education and Philanthropy
Representative

CHRISTOPHER EARLEY, Real Estate Finance Manager
at Capital One

BARON HARVEY, Howard University, Educational
Representative

BRENDA JONES, Ward 8 Resident

DAYVIE PASCHALL, Infrastructure Developer

DENISE ROBINSON, Real Estate Development

CHRISTOPHER STUART, Faith Community Leader

Also Present:

BILL HAGUE, AEDC

STANLEY JACKSON, AEDC

JAMES PARKS, DMPED Project Manager

VANASSA SIMMONS, DGS

HANNAH UNTEREINER, Redbrick

STEPHAN RODIGER, Redbrick

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

2 (6:39 p.m.)

3 CHAIR FISHER: All right. Good
4 evening, everyone. My name is Ed Fisher, the
5 executive director for St. Elizabeth's East team.
6 The time now is 6:39 p.m. on March the 14th,
7 2018. I'm going to call this meeting to order.

8 Again, welcome, everyone. We have
9 some new faces here on our Advisory Board, so
10 what we're going to do is go around the table
11 first and everybody introduce yourself, why
12 you're here, your connection to the project.

13 We've done this many times for some of
14 us, but we have some new members here. And, as
15 our recorder -- so you make sure you say your
16 name loud and clear so he can get this down.
17 This is a public meeting and he has to keep a
18 record. So we want to make sure that we get
19 everybody's name clearly as we go around the
20 table. So I'll start here with James.

21 MR. PARKS: Hi, everybody. My name is
22 James Parks. I work with DMPED as a project

1 manager on the panel St. Elizabeth's East team.

2 MEMBER PASCHALL: Good evening,
3 everyone. My name is Dayvie Paschall. I'm a
4 Ward 8 resident and business owner. And I helped
5 build the UCC down the street.

6 MEMBER ROBINSON: Good evening. My
7 name is Denise Robinson. I work with POAH,
8 Preservation of Affordable Housing. And we are
9 redeveloping Berry Farm, so we're pretty active
10 in Ward 8.

11 MEMBER JONES: Good evening, everyone.
12 My name is Brenda Jones. And I am the business
13 representative on this advisory committee. And
14 I'm a lifelong Washingtonian and Ward 8 resident
15 again.

16 MEMBER STUART: Good evening,
17 everyone. My name is Christopher Stuart, and I
18 am the faith leader on the Advisory Board. And
19 I'm a Washingtonian, fifth generation Anacostian.

20 MEMBER EARLEY: Chris Earley,
21 appointed to the Board last year with Michaels
22 Development Company, representing a real estate

1 professional. So he'd be glad to see everybody
2 this afternoon.

3 MEMBER BARNES: All right. Lafayette
4 Barnes, longtime resident of Ward 8, recently
5 retired from the District government where I
6 served as the director for the Office of Parks
7 and Rec for almost 20 years, believe it or not.
8 And I'm here on the Board as a transportation and
9 logistics representative.

10 MEMBER HARVEY: Good evening,
11 everyone. I'm Baron Harvey. I'm from Howard
12 University, and I am the educational
13 representative of the Board.

14 CHAIR FISHER: And we have some of our
15 partners here around the room.

16 MS. SIMMONS: Vanassa Simmons, Project
17 Manager at DGS.

18 MS. UNTEREINER: Hi, I'm Hannah
19 Untereiner. I am a member of the Redbrick team.

20 MR. RODIGER: Stephan Rodiger with
21 Redbrick LMD.

22 MR. HAGUE: Good evening, my name is

1 Bill Hague. I'm project engineer, Anacostia
2 Economic Development Corporation. I represent
3 1LT, a developer of DC interests for Parks and
4 Rec.

5 CHAIR FISHER: And we've got someone
6 from the public here.

7 PARTICIPANT: I'm from the public.
8 I'm a Ward 7 business owner. I'm representing
9 Family Fish Farms Network aquaponics company.

10 CHAIR FISHER: Thank you. And again,
11 one more time, I'm Ed Fisher. I forgot, to leave
12 out, I am a native Washingtonian, born and raised
13 here, in Deans Woods.

14 So thank you again, everybody. You
15 should have all received the presentation in your
16 emails yesterday. Some of this stuff you've seen
17 before but there's definitely some new
18 information and new updates to share, so I'm
19 going to go through this presentation.

20 But as we get certain parts of the
21 presentation that are relevant to Redbrick or
22 AEDC or DGS or the Entertainment Sports Arena,

1 I'm going to have each one of those groups come
2 up and say a few words respective to their part
3 of the campus.

4 So as you all know, we started on
5 infrastructure in November of 2016. You see the
6 roads are still underway here, but all new wet
7 and dry utilities. We are on target to finish at
8 the end of August. We will have all new roads.
9 These roads will be public streets serviced by
10 MPD, DPW, DDOT and any other city agency who has
11 connection with our public streets and alleyways.

12 We are also in discussions with WMATA
13 to reconfigure the Congress Heights metro station
14 and to extend 13th Street throughout the campus.
15 We expect to start our design phase of Fiscal
16 Year '19, which is October 1 of this year with
17 construction to start October 1 of 2019, FY-20.

18 And I will go through these in a
19 little bit more detail as we go through the rest
20 of the presentation. Many of you know that these
21 infrastructure improvements will help support the
22 Entertainment & Sports Arena which will open in

1 September of this year, our 4,200-seat
2 entertainment sports arena.

3 Anywhere from -- we'll have 252 units
4 of affordable housing which Mr. Bill Hague will
5 talk about as we get a little bit further down in
6 our agenda. But anywhere from 80 to a hundred
7 town homes is what we are planning to build with
8 Redbrick.

9 And a 200,000 square-foot office
10 building with roughly 35,000-40,000 square feet
11 of ground floor retail. And Stephanie can talk
12 about that a little bit further in a moment.

13 Mr. Barnes and I were just talking
14 about water pressure before you guys got in here.
15 As a water resident, we have been working with DC
16 Water to build a new water tower which will come
17 online in July, I believe, did I say, time frame?

18 MEMBER JONES: Yes.

19 CHAIR FISHER: In July of this year,
20 a 2-million gallon water tank will help serve not
21 only the campus, but the surrounding community as
22 well.

1 And parking, we'll be building
2 approximately 1,200 new parking spaces across
3 three surface parking lots on the campus that
4 will help support the ESA and the Rise Center.
5 And I will obviously give you more details as we
6 go further.

7 MEMBER JONES: And is all that street
8 parking, not a garage?

9 CHAIR FISHER: That is all street
10 parking. Yes, all that parking. No garage
11 parking yet. We are anticipating building some
12 garages in the second phase of the project.

13 MEMBER PASCHALL: Will there be
14 metered or zone parking?

15 CHAIR FISHER: There will be metered
16 parking on some streets. I'm not exactly sure
17 which ones yet. But there will be metered
18 parking, and the parking lots will be paid lots.
19 They will not be free lots.

20 Again, primary purpose is to serve
21 events at the Entertainment Sports Arena, but we
22 anticipate that, due to high demand, especially

1 from the West campus and other commuters on the
2 Green Line that we will -- already that there
3 will be commuter parking on the line as well.

4 MEMBER PASCHALL: Where is he working
5 then, from the --

6 CHAIR FISHER: So we're still working
7 that out right now. Right now, the District owns
8 that, owns the land. We are not in the parking
9 business. So it will be contracted out. It may
10 be Events DC. It may be some other operator. So
11 we're still negotiating that right now. But we
12 will not be giving them away.

13 So depending on which way you came
14 into the campus, you noticed that the Dix
15 building is currently being evaded, as we are
16 preparing it for demolition. Demolition is
17 scheduled to be complete May 26th of this year.
18 And once it is complete, we will then start the
19 construction of an 876-parking space -- parking
20 lot, 876-space parking lot.

21 As I said, Perdomo Companies was
22 awarded the contract back in January, January

1 16th of this year. And that is roughly a 2.1 --

2 MEMBER JONES: 2.5.

3 CHAIR FISHER: -- \$2.5 million

4 demolition contract. Redbrick and AEDC will be
5 happy to report that we went to advanced closing
6 on Parcels 10, 11, 14, AB and Parcel 17 on
7 February 26th of this year.

8 If you're familiar with our land
9 disposition process here in D.C., we typically
10 have two years to go to closing with the
11 developer that's been selected. And we made it by
12 two days. We ran out of time on February 28th
13 and we beat it -- got it in on February 26th. It
14 was a very long and tedious process with a lot of
15 negotiations and renegotiations, but we were able
16 to get it done.

17 So what that means is Redbrick is now
18 the owner of their parcels. And Flaherty
19 Collins, along with AEDC, they are now the owners
20 of the CT campus, which is Parcel 11. And so now
21 our next step is finance closing for those
22 parcels so that we can then really start our

1 construction on those different parcels there.

2 All right. As I mentioned, the
3 parking lots, we put out an RFP two, almost two
4 Fridays ago for these roughly 1,200 parking
5 spaces. And I'm going to show you on a map and
6 then you see it there in your packet where these
7 parking spaces are going to be located.

8 And bids are due March 27th. We
9 expect to award the bid on April the 10th. And
10 we have our completion dates of August 31st for
11 our Dix parking lot and our Parcel 15 parking lot
12 for August 31st. Yes?

13 MS. SIMMONS: Did the RFP call out
14 anything for low-impact design or impervious
15 pavement?

16 MEMBER JONES: Not for impervious.

17 MS. SIMMONS: So it's just ad hoc?

18 MEMBER JONES: Yes, we don't have LIDs
19 on the parking. We have LIDs as part of the
20 construction.

21 MS. SIMMONS: Okay.

22 CHAIR FISHER: And we've just been

1 joined by Mr. Stan Jackson from AEDC. Stan, if
2 you could -- I know you just walked in, but if
3 you could introduce yourself and your role here
4 with St. Elizabeth's?

5 MR. JACKSON: Hi. I'm Stan Jackson,
6 President and CEO of Anacostia Economic
7 Development Corporation. And we're very pleased
8 to be a partner with Redbrick as we engage in the
9 redevelopment of the St. Elizabeth's project and
10 we'll buy in to Phase 1 development which is the
11 CT campus.

12 It comprises seven historic buildings
13 that will be re-purposed for residential usage.
14 And we're going to do it at 80/20, on development
15 weight which means that 80 percent of our
16 apartments are going to be affordable, starting
17 with the most challenging --

18 (Simultaneous speaking.)

19 CHAIR FISHER: You wouldn't make --

20 (Simultaneous speaking.)

21 CHAIR FISHER: Thanks for that, Tom.

22 So, Cypress Street -- many people don't know what

1 Cypress Street is. But Cypress Street is the
2 street that you entered the campus on just now
3 when you came in.

4 We will be closing this entrance, we
5 believe, by Friday because they actually had to
6 start doing the work on Cypress Street to connect
7 it to the rest of the campus. Now this is one of
8 the last streets that we did, obviously because
9 they use RISE so much.

10 So there will be a new entrance on 8th
11 and Malcolm X that will be open, we believe, this
12 Friday. We're working through a minor issue with
13 DDOT so it could possibly be next Friday. But we
14 are -- our goal is this Friday, but it may be
15 next Friday. So we're going to start doing the
16 infrastructure work here to connect Cypress to
17 the rest of the campus.

18 MEMBER JONES: So this, there would be
19 -- never mind. Is that 8th Street right here?

20 CHAIR FISHER: Yes.

21 MEMBER JONES: Okay.

22 CHAIR FISHER: So if you go down MLK,

1 you make a left on Malcolm X and then you'll make
2 another left on 8th, and you'll come right to the
3 campus. And you'll come from the back end of the
4 parking lot.

5 MEMBER JONES: Okay.

6 CHAIR FISHER: Yes. And 8th Street
7 will be one of our new entrances to the campus
8 once we're done. But we anticipate that this
9 will be closed for four months, so basically
10 until the end of the infrastructure project.

11 MEMBER JONES: And that would be
12 opening --

13 MEMBER EARLEY: This building?

14 CHAIR FISHER: Not the building, the
15 entrance.

16 MEMBER EARLEY: Over here?

17 CHAIR FISHER: Yes. MLK side street
18 entrance will be closed basically until September
19 or late August-September.

20 MEMBER ROBINSON: Are they going to
21 have like signage up to tell like the detour --

22 CHAIR FISHER: Yes. So we will have

1 detour signs that we put up. There will be a
2 sign on the gate that says, "New entrance on 8th
3 and Malcolm X".

4 MEMBER ROBINSON: Okay.

5 CHAIR FISHER: But there will be
6 signs throughout MLK and Malcolm X. And then
7 Malcolm X --

8 (Simultaneous speaking.)

9 MEMBER JONES: Okay. I'm sorry.
10 What day is that again?

11 MEMBER ROBINSON: Friday.

12 MEMBER JONES: Friday? Thank you.

13 CHAIR FISHER: So realistically, it's
14 probably next Friday, but our goal was this
15 Friday.

16 MEMBER JONES: Oh, next Friday, not
17 this Friday. Okay.

18 CHAIR FISHER: Do you have a question?
19 No? Okay. Here is probably the biggest
20 development or the biggest piece of news, that we
21 will likely be putting out an RFP for Parcels 13
22 and 15 by the end of this month.

1 And I will show you on the map where
2 these -- where those parcels are. But most
3 importantly, we have to do what's called a
4 surplus meeting where we have public meetings to
5 inform residents DMPED has a desire to label
6 Parcels 13 and 15 as surplus, meaning that
7 they're no longer used or needed for government
8 purposes.

9 And our goal in that is to ultimately
10 have it developed as a complementary Park to the
11 Entertainment Sports Arena. It is the parcel
12 immediately next to the upcoming ESA. And we can
13 talk about that a little bit further.

14 But, again, that meeting is on --
15 sorry, March 28th, right here, from 6:30 to 8:30
16 p.m. And because I am going to be out of town,
17 James is going to handle that on my behalf. So
18 if you're here, be gentle with, on James. And
19 we'll talk about that more as we go through.

20 Phase II infrastructure, as I
21 mentioned earlier, we're going to start our
22 design in FY-19 and construction to begin in FY-

1 20. We've already done some preliminary design
2 for infrastructure and we're going to gear up for
3 that October 1.

4 And Phase II consists of connecting
5 13th Street from Alabama all the way to Pecan
6 Street, which is basically where the Dix building
7 is right now, and connecting 13th Street, Pecan
8 Street and then the streets around the Maple
9 Quad.

10 So many of you have seen this map
11 before. This is the map of the entire campus and
12 our land use map, which was adopted in 2012, and
13 our master plan.

14 This is our Phase I summary sheet.
15 Many of you have seen this before. It just
16 summarizes the different phases and parcels
17 across the campus. James, you want to --

18 MR. PARKS: Yes. So, thank you, Ed.
19 For our visual learners and people who are really
20 excited about the Entertainment Sports Arena,
21 this is it. This is what we're working towards.

22 They're working really hard, long

1 hours, holidays, weekends, that sort of thing to
2 make sure that this gets done on time and on
3 budget.

4 Check out this shape right here, these
5 two shapes. Then on the next, we can kind of see
6 where we're going. It's taking shape, and we're
7 really proud that people are working hard and
8 it's getting done.

9 And you can actually see the structure
10 from Alabama Avenue. It's exciting. Hopefully,
11 people are seeing that this is really getting
12 done. St. E's is becoming a destination,
13 somewhere we can be proud of. And you can see,
14 people are there doing work.

15 Just a bit more, this is from the back
16 of the practice side. And then you can also see
17 back practice side here. This is the main
18 portion that they're focusing on, getting down
19 first, so that they can get the players from the
20 Mystics in first to make sure they're getting
21 ready -- and the Wizards, make sure they're
22 getting ready for the season.

1 So lots of our -- you can see this is
2 already -- the facade, so this is already done.
3 And they're working on building that up and
4 getting it finished up. So a lot of progress,
5 and we're really happy that they're working hard
6 to get it done.

7 So construction is underway and, as we
8 are just kind of getting into 2018 as we start
9 closing out 2018 in the fall months, we're going
10 to see the substantial completion of the entire
11 Entertainment Sports Arena and then it's going to
12 open in the fall.

13 So you can see a couple of milestone
14 dates that we have in here. I think the more
15 important ones are the weather proofing and --
16 which is coming up very soon, and then the arena
17 floor is going to start coming in in June. And
18 then the training court floor is going to come in
19 July.

20 CHAIR FISHER: Can I say something?
21 Mr. Barnes, I'm going to make you feel old for a
22 second because you've known me since I was a

1 child. When the floor goes in, it's my 40th
2 birthday.

3 MEMBER BARNES: Oh, my God.

4 CHAIR FISHER: I want you to know
5 that.

6 MEMBER BARNES: We'll get you a
7 basketball.

8 MR. PARKS: So we have that right on
9 the calendar and they're working towards those.
10 Those are dates that they do not want to miss,
11 and they'll make sure that it gets done.

12 So, I mean, the most important thing
13 is the floor. They need something to bounce that
14 ball on. And then also, in terms of the
15 operation of the building, Events DC is working
16 hard to make sure that once it's up and it's
17 built, they've got some things going on inside of
18 it so you're not just walking into an empty
19 building.

20 So they have all the solicitations out
21 for Food and Beverage, Janitorial, et cetera.
22 And you can go to the website if you have any

1 knowledge of people who are interested in that or
2 want to check out what they're actually asking
3 for, so you can see what's coming.

4 CHAIR FISHER: So they have to go to
5 that website and they have to register and then
6 that way they're allowed to put an electronic bid
7 for the different services that are currently
8 out.

9 So I believe these are all still open.
10 None of them have been awarded yet, but the clock
11 is ticking. So if you know -- again, as James
12 has said, if you know of anybody, please make
13 sure that they go and register on that website.

14 MEMBER EARLEY: Is the plan to have --
15 this might be an obvious question, but is the
16 plan to have those bids put in place and awarded
17 by the time the building's ready to go?

18 CHAIR FISHER: Absolutely. All of
19 them. So, yes.

20 MEMBER EARLEY: Okay.

21 MR. PARKS: Yes, they're working very
22 hard, very diligently.

1 CHAIR FISHER: Yes, I mean, we're
2 planning for the building to be fully operational
3 by October.

4 MEMBER EARLEY: Before Labor Day?

5 CHAIR FISHER: No. So, Events DC,
6 their project manager, could not make it tonight.
7 He's actually traveling. So if you need more
8 specific questions, I can certainly contact you
9 with Will Ledner about some timelines which I may
10 not be aware of.

11 MR. PARKS: And in addition, I just
12 want to point out, it's a little hard to see, but
13 right here is the water tower that's going to be
14 servicing all water and the -- so that's it.

15 CHAIR FISHER: Thank you, James.

16 MR. PARKS: Yes.

17 CHAIR FISHER: So, as I mentioned
18 earlier, we are building three parking lots.
19 Excuse me, James. So this is the Dix building
20 parking lot which total, will be about 876
21 spaces. Maybe 48 of those are valet spaces which
22 we would then enter from MLK here.

1 This is the RISE center parking lot
2 where we are now. We're going to expand this
3 parking lot to about 203 spaces, I think, is the
4 total. Right now, there are roughly 170 or so,
5 about 170 spaces outside. And then this is
6 Parcel 15. Now we're doing another 204 spaces
7 there. Again, this is immediately next to where
8 an entertainment sports arena is. I want to --
9 hm?

10 MS. SIMMONS: How many are in 15?

11 CHAIR FISHER: 204. 204, I believe.

12 And I think the RISE is 203 or 201.

13 MEMBER BARNES: You said 230. Didn't
14 you say 230? Or you said 203?

15 CHAIR FISHER: No, I think I said 203.
16 But I'm not -- I probably --

17 MS. SIMMONS: I heard it.

18 CHAIR FISHER: You heard 230?

19 MS. SIMMONS: I did, but --

20 (Simultaneous speaking.)

21 CHAIR FISHER: Maybe I did. But I
22 believe it's 203 here and 204 at 15. And a total

1 of 876 here. I want to point out a couple of
2 things real quick, we are putting the RISE center
3 parking lot on a different schedule because we
4 want to keep the RISE Center operational while we
5 build the other one. So, the other ones have a
6 date of August 31. This is October 30th,
7 Vanassa?

8 MS. SIMMONS: Yes.

9 CHAIR FISHER: October 30th. And we
10 plan to build the RISE center space in phases so
11 we can continue to keep the building operational.
12 I want to stress to you that these two lots,
13 specifically, will be the paved lots. Anytime
14 that somebody's coming for a RISE event, they
15 will not have to pay to use the RISE parking lot.
16 But we will also use it on event nights for
17 Entertainment Sports Arena events, where it will
18 be paid.

19 So if in the event that there's an ANC
20 meeting or something and a game on the same
21 night, we're going to work through a process
22 where if you're here for an ANC meeting that we

1 have enough spaces for people to access the
2 building and that you will still not have to pay.
3 So, we're going to work on a validation system
4 and so forth.

5 One of the things that I want to
6 stress to you about these, that we are labeling
7 these temporary parking lots. They are going to
8 be surface parking lots until the Phase II
9 development begins here on the campus.

10 As I mentioned, we're putting out an
11 RFP for this lot here, which is Lot 15, where
12 we're building a temporary parking lot. But we
13 know that the greatest and best value of this lot
14 here is to develop it. It is not as a surface
15 parking lot. So as we go through this process of
16 -- as we go through the RFP process, whatever we
17 incorporate, we're going to replace this parking
18 somewhere on the campus.

19 Lot 13, as I mentioned, is also part
20 of the surplus, which is a vacant lot which goes
21 down into the ravine. We are anticipating that
22 we will substitute some of this parking here,

1 down into the ravine and ultimately develop above
2 it to become above grade. But we're still
3 working through that as we develop the RFP for
4 that parcel.

5 MEMBER PASCHALL: Would that one be a
6 structure since it's only --

7 CHAIR FISHER: That would be a
8 structure in 13. So that would be a four, maybe
9 a four, maybe five-level structure that goes
10 down, not underground but out into the ravine.
11 And then ultimately we would like to develop
12 above Parcel 13.

13 MEMBER BARNES: What about Lot 6? You
14 probably said this already, I'm just --

15 CHAIR FISHER: So Lot 6 is an option
16 to do the same thing. Lot 6, I believe, if we go
17 through the master plans, also has a residential
18 requirement on it. So if we were to build into
19 the ravine, apartment garage below, we would
20 develop above with a mix of retail, residential
21 above.

22 Because actually 16, I'm sorry, 6 and

1 13 I think both have residential requirements as
2 per the master plan. So whatever we would do
3 ultimately when we go high, we're going to build
4 housing there as well.

5 MEMBER JONES: Okay.

6 MS. SIMMONS: RISE right now currently
7 has 131 spaces.

8 CHAIR FISHER: Okay.

9 MS. SIMMONS: And it will be 219 with
10 five handicapped spaces when we're done with
11 that.

12 CHAIR FISHER: For RISE, 219. Okay.

13 MS. SIMMONS: This one, the Dix will
14 be 876 and a portion of that will be for valet.
15 And Parcel 15 is 244.

16 CHAIR FISHER: Really?

17 MS. SIMMONS: With a portion of those
18 will be AEA as well.

19 CHAIR FISHER: Okay.

20 MEMBER EARLEY: Ed, I want to ask you.

21 CHAIR FISHER: Sure.

22 MEMBER EARLEY: With respect to the

1 plans for Congress Heights Metro Station, how is
2 that tying into Lot 15 and what might end up at
3 13 and 6?

4 CHAIR FISHER: Yes, so --

5 MEMBER EARLEY: There was a PUD there,
6 correct? Or am I wrong? It's an old --

7 (Simultaneous speaking.)

8 CHAIR FISHER: -- for the hospital.

9 MEMBER EARLEY: Okay.

10 CHAIR FISHER: It was for the
11 hospital. That PUD has sunsetted. Has
12 sunsetted. Okay. So here is 13th Street. Right
13 now, if you come down Alabama Avenue you can make
14 a left turn onto 13th Street, you're basically
15 going to the Congress Heights Metro Station bus
16 terminal. What we're going to do is reconfigure
17 13th Street to, basically this Purple Line here
18 as you can see, goes through the campus. It does
19 not necessarily, it impacts Parcel 15, but the
20 plan is always to have this street go behind
21 Parcel 15.

22 MEMBER EARLEY: Okay.

1 CHAIR FISHER: What we're doing in the
2 interim, though, we're going to also build a
3 pedestrian path from the Congress Heights Metro
4 Station along the side of the parking lot to Oak
5 Street, to the front of the arena. So that's
6 part of the design of Parcel 15 parking lot.

7 So that -- because when you come out
8 of the Congress Heights Metro Station, you can't
9 miss the arena. And so, people want to figure
10 out what's the easiest, most direct way to get
11 there. So we're building this pedestrian path
12 that will take you -- this will be a fixed
13 surface lot. And then people can just walk
14 around, be a well-lit pedestrian path that will
15 take you to Oak Street and you're right there.
16 And it might be a minute and 30-second walk.

17 MEMBER EARLEY: Covered or not
18 covered?

19 CHAIR FISHER: Not covered.

20 MEMBER EARLEY: Okay.

21 MEMBER PASCHALL: They've considered
22 public art along the walkway?

1 CHAIR FISHER: Absolutely. So, right
2 now our immediate goal is to get a parking lot
3 done and the walkway. Because we've been in
4 communication with artists now. And then some
5 other organizations who want to have some type of
6 presence along the pathways and along these
7 apartments.

8 MEMBER JONES: You said artists. Are
9 there any efforts to retail to artists here in
10 Ward 8 or 7 to the river?

11 CHAIR FISHER: Yeah. I think James
12 could speak to it a little bit more. But before
13 I got here, Catherine did a lot of it because of
14 her history with the art community. We just were
15 emailing today with the --

16 MS. SIMMONS: Sheila Crider.

17 CHAIR FISHER: Yes, an artist who has
18 the white stars and female --

19 (Simultaneous speaking.)

20 MS. SIMMONS: She has the shooting
21 star as well as the art lockers up here.

22 CHAIR FISHER: Yes.

1 MS. SIMMONS: By Gateway, she did
2 that.

3 CHAIR FISHER: So we are looking at,
4 we're ultimately going to have to move those
5 shooting stars but we've been talking to Redbrick
6 about implementing them on Parcel 17. But if you
7 have any suggestions for outreach in the art
8 community, please let us know. And we can figure
9 out how we do that as we continue to work on the
10 designs for these.

11 MEMBER PASCHALL: That was one of the
12 ideas for students about an outreach for a team
13 of --

14 (Simultaneous speaking.)

15 CHAIR FISHER: Okay. I know I got an
16 email I got to follow up on.

17 MEMBER PASCHALL: Yes, it was a
18 request for equal space for, it was two. One was
19 for OSHA training and one was for the arts.

20 CHAIR FISHER: Yes, that's what I
21 remember. But I don't remember the art. I'm
22 sorry.

1 MEMBER PASCHALL: Maybe that was James
2 and --

3 CHAIR FISHER: Okay, well we'll figure
4 it out. So --

5 MEMBER JONES: Just a quick question.
6 So what space is planned for community
7 organizations, small businesses to utilize while
8 they're on campus? I don't know whether this is
9 the right time to --

10 CHAIR FISHER: It's coming up in like
11 I think the next slide.

12 MEMBER JONES: Okay. So we're right
13 on point.

14 (Simultaneous speaking.)

15 CHAIR FISHER: We'll be able to help
16 you there.

17 MEMBER JONES: Thank you.

18 CHAIR FISHER: Coming right up. We're
19 being joined by another member. How are you?

20 MEMBER BROOKS: Hi, sorry to be so
21 late.

22 CHAIR FISHER: That's okay. Traffic

1 can get you. I know how that is. Could you
2 briefly introduce yourself to the room?

3 MEMBER BROOKS: Telaekah Brooks. I'm
4 a community member. Hey, hi everybody. I'm
5 sorry, were we supposed to say something else?

6 CHAIR FISHER: Whatever else you'd
7 like to say about -- we have some new members who
8 you might have never met. So --

9 MEMBER BROOKS: Okay. Well, yes, of
10 course Lafayette. I've been in the, serving with
11 Baron for quite some time, seven years, something
12 like that.

13 MEMBER HARVEY: Yes.

14 MEMBER BROOKS: Yes.

15 MEMBER HARVEY: And you represent the
16 educational --

17 MEMBER BROOKS: I was, now you're
18 holding it down. I'm in philanthropy now. But
19 yes, education and philanthropy.

20 CHAIR FISHER: Thank you.

21 MEMBER BROOKS: Thank you, sorry to be
22 late.

1 CHAIR FISHER: So, as I said, the next
2 slide will address that. So, I'm going to bring
3 Stan and Phil up, or just Stan, to come and talk
4 about what we're doing at the CT Campus.

5 MR. JACKSON: Good. Good, good, good.
6 Hey.

7 MEMBER BROOKS: Hey, Stan.

8 MR. JACKSON: So this is an exciting
9 time for us. We're going to be involved,
10 obviously, with the CT Campus. As you look
11 outside of the door here, you'll see seven
12 contiguous buildings that comprise the CT campus
13 that we're going to be, thankfully, re-purposing
14 very shortly to residential units. We're going
15 to convert them into 252 residential units and
16 interestingly enough, we're going to do a lot of
17 family style units. Somewhere in the area about,
18 on average about 32 percent of the units are
19 going to be three bedrooms, I'm sorry, a three --

20 (Simultaneous speaking.)

21 MR. JACKSON: Yes. I'm sorry, will be
22 a three bedrooms. For example, the mix of the

1 units are going to be currently, now we're
2 looking at about 19 at zero to 30 percent of AMI,
3 we're going to have about 182 that would be at
4 about 50 percent AMI, up to 50 percent AMI. And
5 we'll have about 51 that would be 60 percent or
6 above.

7 So clearly 80 percent of our units are
8 going to be at the affordable level. And only 20
9 percent will be at market. We're going to
10 disperse these units throughout all seven
11 buildings so they'll be good flavor. And one of
12 these, we want to make sure that we recognize and
13 wanted the community to really claim this
14 experience that we're going to have 88 of our
15 units that's going to be three bedrooms.

16 So they're going to be available for
17 families, we want families to be part of this
18 neighborhood, to be part of this transformation.
19 We're also going to have interesting
20 configurations of our quads. We're going to have
21 four different quads with four different things
22 to be inter-generational where we're going to be

1 able to connect to our youth with maybe a nice
2 little pod for the youngsters.

3 We're going to have a piece for our
4 seniors, where they can gather and entertain and
5 exchange memories and thoughts and also guidance
6 to mixed generation. We're going to have a piece
7 for our young adults, where they can do their
8 thing.

9 We're going to have a real creative
10 environment. And one of the things we want to
11 have is the community to really claim this
12 experience. What we're also going to be doing is
13 that in the, what we call our community space
14 area, we're going to be bringing into operation
15 what we call a wheel house operation.

16 Where we're going to bring families
17 from around the country to be mentors for our
18 young adults. Because we want to tie our kids to
19 this whole notion of how do we really use
20 technology to change the paradigm of our
21 experience. So we're going to expose our young
22 folks early on to technology. Whether it's

1 artificial intelligence, whether it's cyber,
2 whether it's water, wind, sun.

3 We're going to do a whole array of
4 that through what we call a living lab
5 experience. In addition to that, we're going to
6 have space available for the community where
7 we're going to ask the community to help us
8 define what are the services that you would like
9 to have at that facility so that will be a
10 vibrant experience for our residents.

11 We really want to create an
12 environment that really illustrates how we can
13 turn this campus into a live, work, and
14 entertainment venue for the community. And
15 that's what we want to leave the community with.
16 So, we're excited, we'll be coming back to you
17 with some more renderings.

18 It was an amazing journey but I think
19 we're at a very good place, thanks to my
20 colleagues here at Redbrick and Ed, and DMPED and
21 the persistence to do this because we knew the
22 neighborhood wants this. So from an educational

1 standpoint, Telaekah, because we go way back.

2 MEMBER BROOKS: Yes, we do.

3 MR. JACKSON: We have some wonderful
4 connectivities from that. And I think what
5 you're going to see coming out of this is
6 probably a true iconic experience that could be
7 duplicated in most urban markets around the
8 country. So we're just excited to be part of
9 this amazing development. And remember, this is
10 just Phase I. So, this is an exciting thing to
11 follow.

12 CHAIR FISHER: If there's questions
13 around the table.

14 MR. JACKSON: All right. Questions?

15 MEMBER JONES: Mr. Jackson?

16 MR. JACKSON: Yes, Mr. Lafayette?

17 MEMBER JONES: So, one is a real basic
18 question because I don't know, what does CT mean?

19 MR. JACKSON: It was recorded to us,
20 continuous treatment campus. When the hospital
21 was used as a facility it was referred to as a
22 continuous treatment facility for those that

1 were, you know, inferred here.

2 MEMBER JONES: Okay.

3 MR. JACKSON: At the university, or at
4 this campus here. And one of the things that
5 they did was also played in whole space around
6 agriculture. So one of the things that we're
7 going to be doing is also doing hydroponics,
8 aquaponics. So we're going to really enliven the
9 campus and really change it from just a treatment
10 campus to a real live experience.

11 CHAIR FISHER: And before, if I can,
12 are you able to say what you propose here?

13 MR. JACKSON: Yes, yes.

14 CHAIR FISHER: So, we're going to stop
15 referring to it as CT campus.

16 (Simultaneous speaking.)

17 CHAIR FISHER: Now they own it. So,
18 they call it what they want. So, with your
19 blessing.

20 MR. JACKSON: Yeah, we wanted to do a
21 sort of blend, you know, continue with this
22 history but also blend some contemporary flavor

1 in it. So, we're going to call it the Residences
2 at St. E's East.

3 So, the residents -- and we've got a
4 wonderful logo that I think you'll be excited
5 because it's very contemporary, but it also
6 captures the significance of the history of the
7 St. E's campus. So, we wanted to keep St. E's
8 part of our logo, so that's why we decided the
9 Residences at St. E's East. Lafayette?

10 MEMBER JONES: Just a quick follow-up.

11 MR. JACKSON: Yes, sir.

12 MEMBER JONES: So will there be any
13 space available for local businesses that want to
14 operate on the campus or other community based
15 organizations?

16 MR. JACKSON: Yes, absolutely. We
17 will have at least somewhere in the area of about
18 7,000 square feet plus that we want to dedicate
19 to our local community, to engage in activities
20 at a very preferred rate of exchange. Part of
21 what we want to do is make this truly the
22 community. This is yours, you know, we just

1 happen to be blessed to have the ability to help
2 re-purpose the asset so that the community could
3 get full use of it.

4 And make it part of the broader
5 community as you see, as my colleague's going to
6 talk about. You know, those barriers are
7 separating the neighborhood from the campus.
8 We're going to dissipate those with landscaping
9 and other kind of really attractive activities
10 that invite the community into the campus as
11 opposed to wall the campus off from the
12 community.

13 MEMBER PASCHALL: Would they be
14 configured as like shared office spaces or like
15 incubators for businesses?

16 MR. JACKSON: Well, we may have some
17 part of that, we want the community to tell us
18 what you want out of that asset. Because we're
19 going to have part of what we call our building
20 B, you know, we renamed the campus, the north
21 side and the south side. When it was one campus
22 we referred to it as our north entrance and our

1 south entrance.

2 MEMBER BROOKS: So Maple part is now
3 north?

4 CHAIR FISHER: I think he meant us
5 building a north --

6 MR. JACKSON: Yes, we're --

7 (Simultaneous speaking.)

8 CHAIR FISHER: I think he meant post
9 building up north.

10 MR. JACKSON: Yes, referring.

11 (Simultaneous speaking.)

12 MR. JACKSON: And right over here, if
13 you notice, there's a sports arena. So you could
14 maybe sit up on your island adventures so you
15 could watch all the activity that's going right
16 into the Sports and Entertainment Arena.

17 So I think it gives you a really great
18 feel. And what we're going to do, and that was a
19 challenge we had to work through CFA and work
20 through Preservation and work through Park
21 Service but we're going to put a sort of an entry
22 way at the north and south towers that sort of

1 integrate contemporary building or technology
2 with this historic designation of St. E's.

3 So we are going to continue the
4 historic designation. But we're going to add a
5 little temporary flavor to it to really connect
6 it to the broader community.

7 MEMBER JONES: Yes. I'm -- could you
8 speak a little bit more about the senior housing,
9 since I am interested in moving. Never thought I
10 would want to move to Saint Elizabeths.

11 (Laughter.)

12 (Simultaneous speaking.)

13 MR. JACKSON: But yes, that aspect of
14 what we have, within the construct of that the
15 252 units there will be, obviously, housing for,
16 I think the term Dayvie used was season?
17 Seasoned. For some of our seasoned residents to
18 enjoy. And we're going to enter an intermingle
19 branch, so we're not dedicated or isolated from
20 the community.

21 MEMBER JONES: Okay.

22 MR. JACKSON: We want this to be

1 blended. We want this to be truly
2 intergenerational --

3 MEMBER BARNES: Do you understand
4 intergenerational?

5 MR. JACKSON: Absolutely. And we want
6 that kind of flavor.

7 MEMBER JONES: So how are you going to
8 do that? As a seasoned senior, you know, in our
9 golden years we like a little quite, peace. So,
10 how are you going to integrate them into the --

11 MR. JACKSON: Because --

12 MEMBER JONES: -- three bedroom, where
13 we know it's going to be hard to --

14 MR. JACKSON: That's what we've done.
15 What we've tried to do is take all seven
16 buildings, and look at the configuration of the
17 252 units and we've put a mix of one, two and
18 three's in every building.

19 So within each structure, we're going
20 to try to tie seniors. But we also want to
21 create a convenience. As you know, all six
22 buildings that create the outer rim are very

1 similar.

2 The only different buildings, we call
3 Building 109, are the center core which is the
4 hub off the wheel. That's where we're going to
5 try to integrate, where we're going to have,
6 obviously, a commercial kitchen experience, and
7 other kind of shared activities. Where seniors
8 and other people can congregate around that.

9 So, but also make access and ingress
10 to the facility far more amenable to those that
11 may be mobility challenged, or those that may
12 have some other issues of seasoning.

13 MEMBER ROBINSON: Well, that's -- some
14 of us seasoned are pretty spry, so, you know.

15 MR. JACKSON: I know you are.

16 MEMBER ROBINSON: We like to get out
17 and all, but I was just wondering about that.

18 MR. JACKSON: As we continue to
19 develop this, and we're going to start showing
20 you some of the constructs, or the composition of
21 what we're going to do that's on these units.

22 I mean, I want you to really

1 appreciate it and let your mind just drift to the
2 fact that, because we're talking about an asset,
3 that we're going to do an 80/20 affordable
4 experience.

5 It doesn't mean that there has to be
6 any reduction of the quality of the experience,
7 or the quality of the assets or the amenities
8 that we're bringing to the community.

9 So one of the things that we want to
10 do is change the paradigm about what does
11 affordable product mean and look like. So you're
12 going to have star-rated energy efficient
13 equipment. You're going to have top-rated
14 amenities. And you're going to have, obviously,
15 a configuration of the space. And I think that
16 was a challenge to us.

17 And our architect says how do we take
18 the existing space, because of its historic
19 destination, and we purposed it in a way that
20 continues to recognize and honor the historic
21 structure, but also bring modern technology and
22 modern usage to the asset.

1 So that was our biggest challenge.
2 But I think at the end of the day our community
3 is going to be very pleased with the outcome. I
4 think the young lady there had a --

5 MEMBER ROBINSON: Yes, I did. So, I
6 wanted to ask about -- you talked a lot about the
7 Indy space and all that. Who's going to be
8 ongoing property manager for this project?

9 MR. JACKSON: Well, the property
10 manager is going to probably be, in the early
11 phase, is going to be one of us. Our development
12 partner has a property manager. But we want to
13 start training and hiring local folks.

14 A lot of things that's going to come
15 out of this is job creations, because we're going
16 to need landscapers. You know, we're going to
17 need people who are going to be building
18 engineers, we're going to need people who's going
19 to do some security of the campus.

20 So what we hope to do is use this as
21 an incubator for job creation as well. And
22 that's why we were looking at doing the

1 wheelhouse so that we can create the technology
2 experience, but also use this as a way to create
3 job experiences for our residents.

4 Whether we have security, whether it's
5 landscaping, whether it's, you know, building
6 engineering maintenance.

7 So we're going to be doing all of
8 those things and, as a matter of fact we're
9 working very closely now with the council member
10 and, I guess his group DEO, I think it is --
11 we're working very closely with them right now to
12 develop that infrastructure, or that connectivity
13 to our community.

14 So as we start moving into rolling
15 this out, and really becoming live we can then
16 start having sort of a pipeline of people that
17 are already prepared. And we're also going to be
18 starting, probably sometime in is it April or
19 May, with our LED coop training program. You
20 know, we lost to LED company and what we're going
21 to do is use our local folks to be the ones who
22 install and maintain the LED systems and

1 lightings for the facility.

2 So to your point, everything we're
3 trying to do, we're trying to connect the value
4 that benefits our residents and our community.

5 MEMBER ROBINSON: And what was it you
6 were saying about DEO?

7 MR. JACKSON: It was the DEO,
8 Developing Economic Opportunities, if I'm not
9 mistaken. I think its chair is Mr. Tom Brown.

10 MEMBER ROBINSON: Okay.

11 MR. JACKSON: I think Jim might get
12 impatient.

13 MEMBER STEWART: Oh, no. I just had
14 a few questions. Now, the buildings, the seven
15 buildings and any of the other buildings, are
16 they going to be LEED? Maybe there should have
17 been energy in development of design, like
18 certified.

19 MR. JACKSON: Yes, we have to --

20 MEMBER ROBINSON: The investor
21 mandated the city now.

22 MR. HAGUE: There's another factor

1 here it's LED. And then there's a property use
2 classification called Green Communities, which
3 has, in some instances, a higher standing, in
4 terms of the energy efficiency of the building.

5 So, these buildings were all certified
6 Green Communities. And perhaps better suited for
7 the capital usage, so.

8 MR. STEWART: The percentage of maybe
9 construction employees from Ward 8 is that we'll
10 guaranteed to be hired from Ward 8.

11 MR. JACKSON: Obviously, you know, we
12 have signed our CBE, a participation plan, and
13 our First Source agreement, so you have to attest
14 that we will exceed both categories.

15 As a matter of fact, we are working
16 right now with Mr. Odie at DOES. We started
17 preparing identifying student's young --

18 (Simultaneous speaking.)

19 MEMBER ROBINSON: Yes, Odie's at --

20 (Simultaneous speaking.)

21 MR. JACKSON: I didn't get the email.
22 Things are happening quickly. Now I had a

1 meeting with him just three weeks ago. Wow.

2 (Simultaneous speaking.)

3 CO-CHAIR BROOKS: I heard there was a
4 live broadcast on Skype. And he was being
5 interviewed and offered a job and accepted it
6 online.

7 MR. JACKSON: Well you got better data
8 then me. My meeting was three weeks ago, so.
9 And he did indicate to me that he was looking,
10 so.

11 CO-CHAIR BROOKS: Yes, it went down.

12 MR. JACKSON: Things happen quick --

13 CO-CHAIR BROOKS: Yes, it went down.

14 MR. JACKSON: -- in this town. But,
15 I guess the short answer is that we'll continue
16 to work with our agencies DOES, and we'll
17 continue to work with DSLBD, to make sure that
18 we're hitting and exceeding all of these targets.

19 And I don't think there's going to be
20 a problem there because we're working very
21 closely with the counsel member as well. So I
22 have no question that we're going to exceed that

1 target.

2 And part of what we want to do is
3 demonstrate that we can do a major project that's
4 probably a million-dollars-plus projects with
5 local talent. That's what we want to try to
6 demonstrate.

7 MEMBER STUART: Are there any, I
8 guess, measures to ensure that Ballou students
9 and Anacostia students have externships,
10 internships outside of XYZ?

11 MR. JACKSON: This is a perfect segue,
12 when you notice what we do now, currently now we
13 are tied to both Ballou and Anacostia. We
14 provide scholarships for the kids right now.

15 So what we are doing now, and part of
16 our wheelhouse structure, is to use them as
17 feeder, as well as our middle schools.

18 We're going to start exposing our
19 middle schools to technology early on, so we can
20 expand their possibility of what technology can
21 do. So the short answer to your question is that
22 absolutely.

1 Ballou and Anacostia is always a part
2 of our relationship because we do a scholarship
3 program for them every year. So we have given
4 out close to half a million dollars of
5 scholarships to Ballou and Anacostia students
6 over the last several years.

7 MEMBER ROBINSON: And this wheelhouse,
8 that the community is basically structured on, it
9 will be part of the climbing theme for the
10 overall development? Or is this going to be a
11 separate --

12 MR. JACKSON: No, we -- what we do is
13 give it a shell and everything else is we have to
14 create ourselves. You know.

15 MR. HAGUE: It will not be part of the
16 overall?

17 MR. JACKSON: No, it's not part of the
18 overall of things.

19 MR. HAGUE: Will the complex itself
20 will be developed under the -- actually to be
21 honest with you, it would be developed under the
22 guidance of AEDC design so that we can make sure

1 that it acts as a vacuum to --

2 MR. JACKSON: So the answer to your
3 question is that it's skin off our back. You
4 know, we're not using the financial structure.

5 We're going to deliver a shell and now
6 from that shell we'll do the customize build out
7 to make sure we build the, what we call the
8 living lab experience so that we can have all of
9 that technology housed in a central point where
10 people can access it very easily. And the beauty
11 of all of this is that at the end of the day,
12 we'll turn it over to the community.

13 Once we develop these technologies we
14 want to connect our community to jobs whether
15 it's cyber, whether it's artificial intelligence.

16 The whole goal of this, and just to
17 tell you where we are going with this, we've
18 already signed a partnership with the Washington
19 D.C. Economic Partnership to do a pact with the
20 scholarship program.

21 So we are now working with another
22 sister agencies to have a sort of a pathway, if

1 the Mayor talks about pathway to the middle
2 class.

3 We're going to use as a pathway to
4 introduce our young folks to technology since we
5 are now going to be the -- while we're moving
6 greatly to become the Silicon Valley of the East.

7 We're going to use that technology
8 experience to connect our kids and our young
9 folks to opportunities in that space. So then --

10 CO-CHAIR BROOKS: So then -- I'm
11 sorry, go ahead.

12 MEMBER PASCHALL: Cyber, and finance
13 and sponsorships and partnerships the tenants?

14 MR. JACKSON: I'm sorry?

15 MEMBER PASCHALL: So the Department
16 will finance Partnerships and Sponsorships for
17 tenants inside of the --

18 MR. JACKSON: No, we're not going to
19 finance it through the tenants, no. Not at this
20 point.

21 I mean, we still believe, right now,
22 we tapped into a couple of sources where they're

1 still about social conscious investments at South
2 Gate. Where people are looking to make conscious
3 investments to improve the quality of life in the
4 experience.

5 And so if we can show them that we can
6 give return, because people want -- what the
7 employers want is skilled workers. You know,
8 education is also critically important but mostly
9 they want skilled workers, people to do the job.

10 So what we want to do is make sure
11 that we don't create barriers for our students
12 who may have a pathway to college, or pathway to
13 a career through some technical training. So we
14 want to try to create as many linkages as we can
15 with that process.

16 MEMBER ROBINSON: But you guys will
17 remain as the operator, is that correct?

18 MR. JACKSON: Yes, we will remain as
19 the owner of the space, the lessor of the space.
20 But we're going to have individual people
21 operating the activities.

22 So the various thought leaders and

1 creators, you know, they're going to be
2 responsible for their own technology.

3 We will provide the space, and we will
4 guarantee that they have to, have to use that
5 space to engage our community, to engage youth in
6 our community to take advantage of the activities
7 that's going on in the wheelhouse.

8 MR. HAGUE: Just by way of background,
9 and not to embarrass the resident any more than
10 is necessary. Over the last 14, 15 years the ADC
11 has operated what is called the Business
12 Development Center.

13 On that Business Development Center is
14 tied to Dean Harvey School, a business school at
15 Howard University. It's called the Small
16 Business Development Center.

17 And what we try and do is we try to
18 provide opportunities for people who want to
19 receive training, and want to start businesses.
20 So we give them the background and the tools to
21 look at entrepreneurial opportunities. Where
22 Stan was talking about the wheelhouse experience.

1 It's just one more exposure to that
2 entrepreneurial experience, entrepreneurial
3 mechanisms. Not everybody is going to be able to
4 jump up and start a new business, but they will
5 receive training.

6 Some of it's, you know, like how to --
7 soup to nuts -- how to show up to the job on
8 time. What to wear and how you interact with a
9 client, et cetera. While other things become
10 much more sophisticated, this plan is about the
11 market study analysis. Almost -- and so, it is
12 kind of soup to nuts.

13 But, the key thing is to create an
14 environment where all these things are exposed to
15 people -- knowing all this and at different
16 levels, staying all these classes, we take our
17 clients where we find them. This is another gap.
18 You know, you show up, we try and help. But we
19 got tools that we can work --

20 MS. SIMMONS: Will it be like, you
21 know, the RISE Center, that you guys will
22 operate?

1 MR. HAGUE: RISE Center?

2 MS. SIMMONS: Yes. Not like this --

3 MR. HAGUE: Well, no one -- see,
4 everybody, we were around before the RISE Center.

5 MEMBER BROOKS: So I understand that
6 ADC would do property management, but I am now
7 hearing that you're talking about putting a SBDC
8 onsite here? Because I know that SBDC doesn't do
9 entry, you know, you stopped doing entry level
10 startup businesses a while back.

11 MEMBER HARVEY: No we do entry level
12 startup business.

13 MEMBER BROOKS: We're back to doing
14 that?

15 MEMBER HARVEY: Yes, we do start up
16 businesses.

17 MEMBER BROOKS: And then for workforce
18 development, are you talking to UDC's Community
19 College at all for it? I know that Community
20 College was always supposed to be a part of the
21 redevelopment of this entire site. And when we
22 start talking about workforce development in

1 youth, other than those of us who have been on
2 the academic side, the University side we know,
3 obviously we would love to have academic
4 programming. But, we're talking about straight
5 pipelined career, which is fine.

6 But you do have UDC's Community
7 College has a workforce development unit. Are
8 you talking about having potentially, them in
9 that space?

10 MEMBER HARVEY: No. Not in that space
11 necessarily. Because they're right there, right
12 down the street. They're right at PR Harris. So
13 what we're trying to do is create an ecosystem
14 around this campus. Because what we are tied to
15 is, you know, we also have hydroponic system,
16 which is right at PR Harris. So part of what we
17 want to do is link all of these because you've
18 got a Community College right at PR Harris. So
19 we've been in a relationship --

20 MEMBER BROOKS: I understand that. I
21 mean, they were always at PR Harris and yet,
22 you've been, I mean when we were talking about

1 the redevelopment of St. E's, even --

2 MEMBER HARVEY: Back in the day.

3 MEMBER BROOKS: -- a couple of mayors
4 ago.

5 MEMBER HARVEY: Yes, in the day.

6 MEMBER BROOKS: Okay? There was
7 always the intention that there would be a higher
8 ed presence on the campus and UDC's workforce
9 development unit, as you remember, was always a
10 piece of that. And PR Harris was already in the
11 portfolio at that time. So it sounds like what
12 you're saying now is, no. Because that's --
13 we're not talking about a college, community
14 colleges on campus because of PR Harris now?

15 MEMBER HARVEY: No. I don't think
16 that's what we're saying. We're saying in this
17 phase of it. But we are engaged with UDC right
18 now because we --

19 MEMBER BROOKS: I see. Yes, I know
20 you are. Because ADC has been for years.

21 MEMBER HARVEY: Yes, correct.

22 MEMBER BROOKS: I'm just saying, when

1 you said workforce development and youth, I
2 thought --

3 MEMBER HARVEY: Oh, no.

4 MEMBER BROOKS: -- immediately, to
5 institutions are already doing it. And that --

6 MEMBER HARVEY: No, remember, we're
7 only playing with less than a million square
8 feet. We got about a little less than 800, a
9 thousand square feet of development here on
10 campus that's got 360-plus acres.

11 And so this is a small footprint of a
12 bigger pie. So our piece of the pie, which would
13 start out, talking about the CT campus of seven
14 buildings is what we're really talking about, so
15 putting into play those seven buildings and
16 maximizing the use of those buildings for the
17 benefit of the community is exactly what we're
18 really talking about now.

19 MEMBER BROOKS: Sure. It's just
20 evolved. I mean, because, even before you were
21 here, Ed, we were talking about a commercial
22 kitchen running out of Building 109, and it was

1 going to be run by Bread for the City or DC
2 Central Kitchen. And we were going to have the
3 community college doing the workforce part
4 connected to the culinary program.

5 CHAIR FISHER: And I'll say that a
6 lot of those conversations are still happening.
7 I had a meeting with UDC at this same table three
8 weeks ago. We still talked to places like Bread
9 for the City and so forth about the kitchen and
10 so on.

11 It's -- I wish it wasn't this way, but
12 it's difficult to figure out the right model for
13 what's going to work here. I think we're going
14 to see now though is that now that we're actually
15 building something here, it's going to be a
16 little bit easier to find not only -- to find
17 external funds from other investors besides the
18 government subsidizing everything.

19 And I think now that when you have --
20 because you're going to have 700,000 people
21 living on CD campus across those buildings.
22 You're going to have another couple hundred with

1 the town homes and whatever happens with the
2 office buildings as well.

3 So now that we'll have the mass of
4 people, and those people will say, okay, now we
5 know that we can build here and it can work,
6 those discussions will, I think, tell.

7 MEMBER JONES: I just want to say,
8 wasn't at the top -- when you talk about UDC
9 campus -- I don't know if that's a conversation
10 years ago, and I thought they were talking about
11 the West campus at that time.

12 MR. JACKSON: Well, years ago, we did
13 talk about the West campus. Remember we would
14 talk about, oh -- and then it morphed. And so
15 going back to Telaekah's point, over the years,
16 you know, we've seen things change substantially.

17 Even the footprint has added and Ed
18 should know, the footprint of the campus that we
19 first started writing that several years ago, has
20 shrunk substantially. So within the confines of
21 the space we're working with.

22 And I think Ed's final point is that

1 we wanted to really enliven and actualize this
2 campus as soon as possible with the space that's
3 available now, while we look at future
4 developments. And he talked about another phase
5 coming on real soon.

6 MEMBER BARNES: Just a quick, just to
7 kind of visualize it, and thanks for going over a
8 number of parcels that are being developed. But
9 when you look at the total space on the East
10 campus, what percentage is actually being
11 developed?

12 During this first, we will plan for
13 the second phase. And then what -- and how much
14 is available for other activities as we move
15 forward?

16 CHAIR FISHER: So I'd say that we are
17 probably using a third of the campus right now,
18 first phase. So most of the southern portion of
19 the campus is what we're already using right now.

20 So these two buildings are now gone,
21 but this is where the arena is. This is what
22 Stan is talking about here, the residences at St.

1 Elizabeth's East. These two buildings are part
2 of Parcel 15 which will be demolished once we --
3 the are the only two buildings left that we can
4 demolish besides that and the Dix building.

5 So this is what I generally refer to
6 as the southern portion of the campus, everything
7 from Cypress below. The northern campus is
8 Cypress and above, obviously. This is operating
9 fine. This is like our next frontier. There are
10 eight buildings here. They are massive. They
11 are massive, massive buildings. I think this one
12 is eight stories, and this one as well.

13 MEMBER BARNES: Are they historic
14 also?

15 CHAIR FISHER: They're all historic.
16 The only two that are not, these are called non-
17 contributing because these are like the last two
18 buildings that were built on the campus, and then
19 the Dix building which is under -- which will be
20 demolished.

21 So everything in here is what I have
22 been tasked with figuring out what we do here.

1 MEMBER BARNES: Okay.

2 CHAIR FISHER: But what we do here
3 helps what we do here.

4 MEMBER BARNES: And where are you --
5 what you do there, that's compared to this land
6 size, is that comparable or larger? I know you
7 have larger buildings, but just in terms of --

8 CHAIR FISHER: Well, square footage
9 and development size of the buildings is larger.
10 I have to see what the acreage is. I don't know,
11 but we have a map that shows the building size
12 for each building, the acreage size for each
13 parcel as well.

14 But I kind of -- I cut the campus into
15 thirds -- Cypress and above, Maple Quad to here
16 and then Dix to the farm parcel. And then UCC is
17 here. So I kind of, myself, cut the campus into
18 thirds.

19 MEMBER BARNES: Where's Dix on there,
20 again? I'm sorry --

21 CHAIR FISHER: This is Dix here.

22 MEMBER BARNES: Okay, got you.

1 CHAIR FISHER: This is 801 East
2 Homeless shelter. This is the farm parcel, and
3 that's UCC. So, for me, this is a third, a third
4 and a third.

5 MEMBER BARNES: Okay.

6 MEMBER JONES: Yes, it's much broader.

7 CHAIR FISHER: And that's kind of how
8 we are attacking the development here, in thirds
9 there, with, save for Parcel 15 because of its --
10 we felt it was one of the most valuable parcels
11 here because of its proximity to the arena and
12 the --

13 MEMBER BARNES: Got you.

14 CHAIR FISHER: -- Metro station.

15 MR. JACKSON: And just for context
16 purposes of what he's saying, just think about
17 this being almost twice the size of McMillan and
18 Walter Reed combined. This is what you're
19 working with. And so if you've some of the
20 renderings of those two projects, then you get a
21 flavor of the mass opportunity here.

22 CHAIR FISHER: Yes, the McMillan is 53

1 acres and --

2 MR. JACKSON: It's 62.

3 CHAIR FISHER: Sixty-two?

4 MR. JACKSON: Yes.

5 CHAIR FISHER: And Walter Reed is
6 around that as well, somewhere in there, 60-70
7 acres. But we're -- what'd you say, almost --

8 MR. JACKSON: Two times.

9 CHAIR FISHER: -- two and a half times
10 bigger.

11 MEMBER BROOKS: Yes, the map doesn't
12 do it justice, really, because if you -- now that
13 there's construction, too, it's harder to walk
14 it, but when we had walked the whole campus, it's
15 really quite massive. You can't really see it
16 now because of the construction.

17 But we walked the entire thing. So
18 this is really a -- not a small portion of it,
19 but it's, like he said, it's really only a third
20 of the campus. It's really quite sizable.

21 MEMBER BARNES: Okay.

22 MEMBER STUART: So this actually may

1 go on to maybe Phase II, maybe jumping ahead.
2 But this old, District of Columbia Public Library
3 has a Center for Accessibility, formerly Adaptive
4 Services Department. And they serve individuals
5 who learn differently.

6 The problem is that, literally, it's
7 the only space really like that in D.C. And it
8 was located at the Martin Luther King Library,
9 9th and G, Calvary Place. But they have a three-
10 year renovation. So it's now located on K
11 Street. Now, how difficult is it to get to K
12 Street?

13 So many of the individuals, they use
14 Metro Access, but that can be costly. So there's
15 nothing, really, in this area to have a space to
16 include technology, but for individuals who use
17 ADA and other forms, that would be something to
18 consider.

19 CHAIR FISHER: How much space do they
20 need?

21 MEMBER STUART: So right now it's very
22 tiny. It's a small, no more than a thousand and

1 five-hundred square feet.

2 MEMBER BROOKS: How much was it
3 though? How much space do they need?

4 MEMBER STUART: So that was usually --
5 that's what it was. So what you have is
6 technology and computers that has jaws and
7 different types of equipment that -- for
8 individuals who are deaf and blind. And they
9 were trying to develop a program with partners
10 that -- for students who were possibly -- adults
11 who were SPED, special ed.

12 CHAIR FISHER: Is that, and that's,
13 you said DC Laboratory and they fund it?

14 MEMBER STUART: Is it funded?

15 CHAIR FISHER: Yes.

16 MEMBER STUART: Oh, it's absolutely
17 funded. Not as much as it should be.

18 CHAIR FISHER: Right. But are they
19 going to return to MLK?

20 MEMBER STUART: They will, yes.

21 CHAIR FISHER: So they need it for --
22 they need some temporary space, but you think --

1 MEMBER STUART: Well, they have the
2 temporary space on --

3 CHAIR FISHER: But I understand some
4 more accessible temporary space?

5 MEMBER STUART: Yes. Well, I think
6 having something on this campus would be
7 essential for the residents of Ward 8, 7 and --

8 CHAIR FISHER: Well, you know, one of
9 the things that we can do is talk to Events DC.
10 Events DC manages this space for us, for DMPED,
11 this space and the Gateway Pavilion.

12 I don't know how many -- I'm assuming
13 it's five days a week that this program runs.

14 MEMBER STUART: Six.

15 CHAIR FISHER: Six days a week, yes.
16 We can talk to the library. If you know who the
17 contact person is, you can connect myself or
18 James to see if there's something that can happen
19 here in the Rise Center, depending on scheduling
20 and availability.

21 One of the things that some of you
22 probably don't know is that we're actually now

1 doing some renovations downstairs in the
2 basement. We had some flooding problems. We're
3 going to be doing some renovation next month, we
4 hope, to get the place back in order so that we
5 can better utilize the space.

6 So there's a possibility there. And
7 you can follow with James who can reach out and
8 see --

9 MEMBER STUART: And the last thing,
10 possibly a meditation center,
11 meditation/spiritual space. Some of the
12 individuals who are -- so many different faiths
13 in Ward --

14 CHAIR FISHER: So if you could have --
15 do downstairs we could have a, what's it room?

16 MR. PARKS: Small mediation room.

17 CHAIR FISHER: We have a mediation
18 room.

19 MEMBER STUART: Okay, okay.

20 CHAIR FISHER: But it's in flight, so
21 we -- but I don't mean to cut you off, but we do
22 have a space downstairs that -- a Reflection

1 room, I think is what it's called. So we do have
2 a small space downstairs that we can use for
3 that.

4 MEMBER STUART: Thank you.

5 (Simultaneous speaking.)

6 MEMBER ROBINSON: On the bottom of
7 that slide right there it talks about scheduling,
8 so timing. So it says you guys are planning to
9 close on your financing the end of this year.
10 Have you already submitted your application, your
11 4-percent application to HFA?

12 MR. JACKSON: We're way downstream.
13 Yes. Yes, yes. We have and we are working right
14 now with Todd's people at -- and we're working,
15 obviously, with Collins Group as well. And we,
16 obviously, already got letters of interest from
17 our funders, from the marketplace.

18 So, yes, all of that's in place now.
19 We're just now going through the due diligence
20 and closing. Our goal here is to, hopefully,
21 close by summer. We really want to start playing
22 this summer. We want to start -- we want the

1 community to get excited about what's getting
2 ready to happen. Because we want to start seeing
3 local folks.

4 But one of the first channels we've
5 got to do is, you know, we've got a lot of
6 environment challenges because of the age of
7 these assets here. So we've got some of that
8 space and some other kind of environmental
9 challenges that we want to make sure to remediate
10 completely.

11 Because one thing we don't want to
12 ever have is anybody to think, because we're in a
13 virtually low-income community over in Ward 8,
14 that we would do anything less than what we do in
15 any market rate product. So the short answer is
16 that we want to get started early because we want
17 to deliver early.

18 Our goal is deliver early because we
19 want the mayor and our partners to celebrate with
20 us when we get this done. Thank you so very
21 much.

22 GROUP: Thank you.

1 CHAIR FISHER: And I'm going to bring
2 Stephan up. And he can talk about town home
3 phases and the office.

4 MR. RODIGER: So that I think for
5 Phase I is the crown jewel, amazing project,
6 really dynamic. So kudos to these guys. They've
7 been working on this for the last couple of
8 years.

9 It's a big lift for the financing, as
10 well as just the project. It's 354,000 square
11 feet for 252 units. So it's a big, big project
12 and a renovation.

13 So this, it's, if you didn't
14 appreciate everything he went through, if you
15 didn't before, now you will. And so that's the,
16 you know, that's the multi-family rental
17 component, 80 percent affordable, 20 percent
18 market.

19 What we're doing is a home ownership
20 component, which is 70 percent market, 30 percent
21 affordable. And it's really on the edge of the
22 campus, which is adjacent, directly adjacent to

1 the single-family homes in the neighborhood.

2 And what we, over the last couple of
3 months before we closed at the end of February,
4 we decided because of the unique zoning for St.
5 Elizabeth's in that we really wanted to hit the
6 ground running, we decided to decouple the
7 townhomes into two phases, basically decoupling,
8 Phase I has specific zoning and Phase II has a
9 different set of zoning requirements.

10 So in order to try to hit the market
11 as soon as possible, what we decided to do is
12 work and focus on Phase I first and then go to
13 Phase II.

14 But, this year what we want to do is
15 we want to move dirt, we want to do site work by
16 the summer. So you would see actually doing site
17 work and fencing and banners up. So these would
18 be pad ready, shovel ready by the end of this
19 year. We really want to show progress make the
20 site look as nice as possible.

21 And what I'm showing you here in Phase
22 I is about 50 single-family homes. Right now,

1 we're showing all three-bedrooms. They are at
2 least three-bedroom units and at least 1,800
3 square feet in this kind of configuration.

4 We think this was the most land
5 efficient. We've done due diligence with the
6 zoning administrator, as well as Office of
7 Planning.

8 And what we expect is that we're going
9 to come out to the community this spring with
10 more detailed plans, as well as go to Historic
11 Preservation, HPO and submit our application to
12 be heard in front of the Historic Preservation
13 Board.

14 So that's why we basically wanted to
15 just get this going right, immediately after we
16 closed.

17 Phase II is unique and it's really
18 interesting. There's a kind of special use
19 requirement, which can be accommodated with
20 retail, arts, other retail like financial
21 services, office.

22 There's also a live/work component.

1 So when we start thinking about this, we know the
2 campus is dynamic, the neighborhood's dynamic.
3 We think in a year, things will change.

4 And just like Stan was talking about,
5 you know, sometimes it's hard to predict the
6 future. We don't know if a co-working space
7 could work on the campus or is it just a
8 straight, a very traditional live/work, where
9 basically someone buys a townhome, and they live
10 where they work.

11 So we're trying to work through that,
12 and it might take a little more time with the
13 zoning. So with Phase I, we're trying to get all
14 our entitlements this year and close by early
15 next year.

16 And we want to basically have a sales
17 center up by early next year and be able to just
18 go and hit the ground running. These homes,
19 they're typically built as sticks.

20 So you build, you'll go just out and
21 you'll build eight if it's a stick of eight, a
22 stick of six. And so we're going to be able to

1 kind of pre-sell these and then build as quickly
2 as we're selling. So it could go really, really
3 fast or it might go moderately in kind of sales
4 speed and construction.

5 The affordability component will be
6 sprinkled throughout these townhomes, and they'll
7 be different types. If we do 18-footers and 20-
8 footers and 16-footers, you know, it'll be
9 proportional to the entire project.

10 So I just use the example, if we're
11 doing 100 townhomes, you know and 30 are
12 affordable, they'll be reflecting what's in the
13 100 units. And it'll be, as I said, sprinkled
14 throughout.

15 On Phase II, which I want to just
16 focus with a little bit, it's basically a year
17 behind most likely. And at that point, hopefully
18 we have sold out Phase I and we're ready to go in
19 Phase II.

20 And Phase II will be a little more
21 interesting, because you'll have ground floor
22 retail. You'll also have a live/work component,

1 on Alabama most likely. And it'll also have just
2 these simple townhomes.

3 So right now, we are working with
4 Torti Gallas Urban, who has been working on other
5 master plan communities in D.C., and we're going
6 through the process of selecting our team.

7 And so in the spring, we'll have a lot
8 more to look at besides a site plan. We'll
9 actually start looking at architecture, design,
10 floor plans, amenities, but very similar to what
11 Stan kind of tried.

12 We've been working closely for a long
13 time now, so everything he told you about
14 requirements for the project, we have to do as
15 well. This is a Green Communities project. It's
16 not LEED for homes.

17 You can do LEED, but we decided to do
18 Green Communities, which is a national program.
19 So it'll be energy- and water-efficient. It'll
20 be very sustainable.

21 So as we're going through the process
22 in Phase II, there might be an opportunity like

1 we're going to do in Parcel 17, do pop-up retail,
2 do pop-up entertainment and really focus on Ward
3 8 talent.

4 And we've started the process of
5 actually interviewing and talking to different
6 Ward 8 groups, people who actually curate spaces,
7 pop-up spaces, as well as the makers, the folks
8 that, the entertainers that are local-based and
9 specifically in Ward 8.

10 So again, in the spring, we're going
11 to have some news about the pop-up retail. So
12 we've actually spent quite a bit of time in the
13 last year to try to cultivate a group of people.

14 And we want to be very inclusive.
15 There's a lot of space that we can use for both
16 the townhouse space, as well as the office. So,
17 yes?

18 CHAIR FISHER: I just want to
19 apologize. I neglected to add his Phase I slide,
20 so there's another slide that talks about Phase
21 I, and I can send it out tomorrow. It's very
22 similar, but there's a few differences here, and

1 I just missed that slide, so I apologize for
2 that.

3 MR. RODIGER: So yes, the office
4 component -- yes?

5 CHAIR FISHER: I'm sorry. Before we,
6 are there any questions about the townhome
7 component before we jump to the office?

8 MR. BARNES: Well, let me ask one
9 question right now. So that other slide talked
10 about the affordable for-sale townhomes, what
11 about the, is there a percentage in there that
12 are just going to be pure market rate? And if so
13 --

14 MR. RODIGER: Correct.

15 MR. BARNES: And if so, what do you
16 anticipate the cost, because I don't see that?

17 MR. RODIGER: So the market rate
18 price?

19 MR. BARNES: Yes.

20 MR. RODIGER: So the market rate
21 price, you know, it's been moving in the last
22 couple of years. Many projects in the

1 neighborhood have sold really well, and they've
2 moved up prices.

3 But, we think high 4's, low 5's is,
4 could be what the market rate lands at, but we
5 actually don't know.

6 MR. BARNES: Yes.

7 MR. RODIGER: We don't know.

8 CHAIR FISHER: So --

9 MR. RODIGER: Yes?

10 CHAIR FISHER: So I think another part
11 of your question was how many, so 30 percent are
12 affordable and then 70 percent. So if there's
13 100 townhomes, 70 of them will be market, 30
14 percent will be --

15 MR. BARNES: Right. Okay. Got you.

16 CHAIR FISHER: Any other townhome
17 questions? Okay.

18 MEMBER ROBINSON: No, because you'll
19 send out the slide that'll have the timing again?

20 MR. RODIGER: Yes, yes.

21 CHAIR FISHER: Yes. I'll send it out
22 tomorrow. James, if you could just remind me to

1 send out that slide copy. Stephan caught it and
2 then I just didn't have time to print it out. He
3 caught it before we left.

4 MEMBER STUART: So for the townhomes
5 when they do start selling maybe the first
6 quarter of 2019, and you have someone who comes
7 in in a wheelchair, and they would prefer a
8 shower that they can roll right into as opposed
9 to a bathtub. Will some of them townhomes be
10 like ADA or will they be able to suggest like,
11 hey, I want this?

12 MR. RODIGER: Yes, of course. And by
13 D.C. code, you need to --

14 MEMBER STUART: Have a percentage.

15 MR. RODIGER: -- have a percentage
16 that are, yes, that's right. So they will be.

17 CHAIR FISHER: Okay.

18 MR. RODIGER: Now, the office phase,
19 which is adjacent to the Metro, it's very
20 interesting, because a couple years ago, you
21 know, we thought there was really no office
22 market here.

1 But, we've been, you know, pounding
2 the pavement, working hard to try to basically
3 build interest and excitement about the location.
4 And what we've found is that there's actually,
5 there's been a lot of interest both on the
6 private for-profit, the private nonprofit, and as
7 well as government, but not as much government.
8 But it's been more the private sector.

9 And we actually have a best-in-class
10 tenant, nonprofit tenant. We can't talk about it
11 yet, because we don't have, we have an LOI, but
12 we don't have the signed lease.

13 But, it potentially will be someone
14 who'd take at least if it's 170,000 square feet
15 of office, could take over 100,000. And then I
16 think we have someone else to backfill, another
17 tenant to backfill the remaining 70,000.

18 And why we haven't progressed the
19 drawings, because both groups, both the nonprofit
20 private, as well as the for-profit, for-profit
21 private user, we do it built-to-suit.

22 So we'd actually work with, most

1 likely we would work and collaborate with their
2 architect with all their design specifications to
3 build an office building that's really custom-
4 built for them.

5 And so we even have looked at, if we
6 only could get the 100,000 square foot user, that
7 we potentially could break the office building
8 into two buildings to get started. So we've
9 actually looked at a couple of different
10 permutations, because we really, really want to
11 get this moving.

12 And on the retail side, we've been
13 doing leasing in Ward 8 over the last two years,
14 and we're, you know, we're also looking for, we
15 actually focused on some, there's some great Ward
16 8 retailers out there that we know could work in
17 the space here, as well as nationals and
18 regionals.

19 So we're not really worried if it's
20 30,000 square feet of retail or 40,000. I think
21 we're going to have some really exciting retail,
22 both on the food side, it could be the creative

1 arts, design and architecture firms, soft goods.

2 So we're actively working on that too.
3 We think it's really important, and it will
4 complement our live/work component, as well as
5 any other retail we do with the town.

6 So we're kind of thinking about it
7 altogether, as well as coordinating with what
8 Stan is doing.

9 MEMBER ROBINSON: Are you using a, you
10 said you're doing that? Are you using a retail
11 broker?

12 MR. RODIGER: Right now, we've been
13 doing it up until two years ago. We do have a
14 listing agreement with Papadopoulos Properties,
15 but we haven't committed to them, it's just a
16 listing agreement. And they're helping us with
17 just looking at pop-up retailers.

18 But, to tell you the truth, we've had
19 better luck just working with ourselves and
20 working just our relationships and finding a lot
21 of really interesting retailers and talents. And
22 what we think is some of the pop-up hopefully

1 will go to the permanent space.

2 MEMBER JONES: I noticed there's going
3 to be underground parking now. I thought before
4 there was not to be any underground parking?

5 MR. RODIGER: Well, we're going to
6 determine that with the user. So, you know,
7 there's, we haven't developed the plans further
8 than this because there's an option. We could do
9 some surface with no underground parking.

10 So we look at it both ways. It
11 depends on the user and, you know, they both
12 prefer to do underground parking, and so we're
13 just underwriting it.

14 It really is driven to a certain
15 extent by how much rent you can get, which we're
16 negotiating.

17 MEMBER JONES: Would that be also for
18 the rental? Parking?

19 MR. JACKSON: We're going to have
20 surface parking.

21 MEMBER JONES: Oh, surface. No
22 covered.

1 MEMBER BROOKS: So this underground
2 would be dedicated to the tenant?

3 MR. RODIGER: To the tenant. And
4 there would be a carve-out, and it's a D.C. code
5 requirement for the retail, for 30,000 retail.
6 So you would have parking for the retail as well.

7 But, you have a Metro, so you
8 automatically get a 50 percent reduction of your
9 parking requirement. And then from there you can
10 actually get an exemption to reduce it further.

11 MEMBER BROOKS: Okay.

12 MEMBER BARNES: I don't know if this
13 fits in your part of the development or AEDC's,
14 but just thinking about what some of the young
15 people in Ward 8 like.

16 My kids, for example, they're really
17 into trying to get these, what I would call music
18 studios, where they can come and create their
19 music.

20 Is there any thought about trying to
21 have some type of space for young people? And
22 that's the question for you too as well, Stan, so

1 they can come and develop their music.

2 But, more importantly, get some of the
3 other services that they need to help with their
4 growth and development, you know, as young
5 musicians or whatever, entertainers, et cetera.
6 So who wants to take that?

7 MR. RODIGER: I'll take it first and
8 then, it's interesting you ask that, because I
9 wasn't going to bring it up, but Sirius radio,
10 satellite radio, we're going to tour them on the
11 property just to look at it and feel it out, but
12 very interested, as well as U Street Music Hall.

13 We're looking at both, you know,
14 potentially a recording space, entertainment
15 space. And we know and why we started that
16 discussion was because of the pop-ups.

17 We're just like, yes, we want to throw
18 a concert. You know, we would love for Sirius to
19 have a DJ and, you know, basically going live
20 during, you know, a Mystics game and then having
21 a couple of bands play.

22 So that conversation has been

1 happening. I don't know how it all fits into our
2 project, but we are, we're considering it.

3 MEMBER BARNES: Okay.

4 MR. HAGUE: We looked it from a couple
5 of different angles. The first vantage point we
6 were looking at is we want to make sure we've got
7 a first class residential property located in
8 Saint E's.

9 MEMBER BARNES: Okay.

10 MR. HAGUE: The second is, and this is
11 where I become a dinosaur, so you know, I beg
12 your forgiveness. But, I mean, we've been trying
13 to figure out a way in which to make something
14 like a recording studio compatible with a
15 residential property, and it is very difficult.

16 I've been beat up on for about the
17 last nine months, because I'm sticking to my guns
18 and while I want to support that activity, I have
19 not been convinced that it can take place in that
20 residential property if it's across all seven,
21 where you've got residential units.

22 MEMBER BARNES: Right, right.

1 MR. HAGUE: If we did not have
2 residential units along there, we could do a lot
3 of different stuff. I am personally not prepared
4 to sacrifice the quality and comfort of the
5 residents for that type of use.

6 MEMBER BARNES: Right.

7 MR. HAGUE: Before you start throwing
8 stones, you know, you know, we'll look at it, and
9 there may be other options. But, you know, our
10 first objective, as Ed points out to us
11 regularly, is to develop a first class
12 residential property.

13 MEMBER BARNES: Okay.

14 MEMBER JONES: So will there be an
15 activity room of some sort?

16 (Simultaneous speaking.)

17 MR. HAGUE: Yes, yes. And Building B
18 that Stan referred to, that's the 14,000 square
19 feet of community space. So they could have --
20 that started last July.

21 (Simultaneous speaking.)

22 MR. HAGUE: -- and we're starting a

1 new phase of that in the latter part of April
2 where we'll be going out to the agencies and
3 we'll come back to you with different concepts
4 and drawings where we can plug in how that 14,000
5 square feet of space can be utilized. So certain
6 things we're trying to figure it out as best we
7 can how to make them happy.

8 MEMBER PASCHALL: Have you spoken to
9 the folks over at Edgewood about their space?
10 They have a recording studio.

11 MR. HAGUE: I'm aware of it but I
12 haven't spoken to them personally about
13 architectural designing that space.

14 MEMBER JONES: And the Boys and Girls
15 Club at THEARC had a recording studio.

16 MEMBER BARNES: Well you know -- I
17 don't know want to take too much time here. I
18 know we've got a full agenda but the concept is
19 something I think would probably resonate in a
20 lot of young people in this community because
21 they like music. And it's a good way to get them
22 in an incubator type of space, not living right

1 next to the residents because that might not work
2 for obvious reasons. But somewhere where they
3 have dedicated space where they can grow their
4 art and at the same time, get the other kind of
5 entrepreneurial support and mentorship that they
6 need to really develop that business.

7 MR. JACKSON: Just to share with you
8 one of the conversations we've been having is as
9 Bill talked about, you know, also you know, we
10 have this beautiful facility here and we wanted
11 to also be talking with Bill too as the Sports
12 Entertainment Center because there may be a
13 better way to utilize this.

14 One of the things we wanted to do is
15 look at how we connect all of the development
16 here in a way that we keep an ecosystem of
17 activity for, you know, not just for the
18 residents here on the campus but for the broader
19 community as well.

20 So one of the things that Ed talked
21 about is that you're going to see going forward
22 -- and Stephan talked about, is the evolution of

1 the use of this space based on development. So
2 as we continue to develop this, everything can't
3 go into the first set of projects but what we can
4 do is begin to talk about how do we create this
5 ecosystem around these developments where you can
6 now add linkages to a better equipped facility
7 that may be comparable for that kind of service
8 than a residential building.

9 So while we're going to -- you know,
10 and I think our primary, as Bill said, is to make
11 sure it's a world class residential experiment
12 for our residents. But to look at -- and don't
13 limit us to -- not figurative, to a broader
14 canvas because what we want to do is create an
15 integrated campus here where we sort of leverage
16 the value from one asset to the next.

17 MEMBER PASCHALL: The residential
18 building on 4th Street and Edgewood have a
19 recording studio in their apartment building.

20 MEMBER EARLEY: And this is something
21 good to talk about too because this is just Phase
22 1. So I mean, how many acres are out here?

1 (Simultaneous speaking.)

2 MEMBER EARLEY: It's almost a clean
3 slate right now. So I think that idea needs to
4 continue to be pushed as things move north and
5 east and what not.

6 MEMBER BARNES: Okay, thank you.

7 CHAIR FISHER: Any other questions for
8 17, office building?

9 MEMBER ROBINSON: Going back to the
10 townhouse residence, use of the -- but I now
11 you're early design -- as you move to the end of
12 process, we'll have to further the design. Will
13 we see it before you finish or will we see it
14 prior to completion of the entire phase again or
15 how?

16 MR. RODIGER: Yes. So obviously we
17 can -- what I've done in the past is before we
18 submit the package or as we submit the package
19 and Stan said this too, they basically shared it
20 with everyone.

21 MEMBER ROBINSON: Okay.

22 MR. RODIGER: This is going to public

1 record or --

2 CHAIR FISHER: Yes, once it goes to
3 the HPO and TFA, it's public so --

4 MEMBER ROBINSON: I meant prior to it
5 but that's fine.

6 CHAIR FISHER: Oh. Yes, yes,
7 certainly. I mean our next meeting isn't until
8 June but depending on the schedule we have it
9 ready when they're comfortable with what they
10 have, I can share to the group electronically.

11 MR. RODIGER: We'll definitely be
12 presenting it in public to the ANC before June.

13 MEMBER ROBINSON: Okay.

14 MR. RODIGER: So that's for sure. So
15 it will be in the public realm.

16 CHAIR FISHER: So I think it's wise
17 that even before we going to the ANC that we
18 share with this group.

19 MR. RODIGER: Yes.

20 CHAIR FISHER: So that they can
21 provide comments because they may catch something
22 that we don't see. And before it goes to the ANC

1 and the public at large.

2 MR. RODIGER: That's a good idea.

3 Yes, that's a good idea. We'd love your feedback
4 actually earlier than later. Okay.

5 MEMBER ROBINSON: Thank you.

6 MR. RODIGER: Yes, sure.

7 CHAIR FISHER: Thank you. So I'm
8 going to talk briefly about Parcel 15. This is
9 actually our last agenda item. Then we'll open
10 the floor to any more questions that you might
11 have.

12 So if you have that slide there, it
13 should be your next to last slide. I talked
14 about our plans for partial bids. So our
15 immediate plans are to build this surface parking
16 lot -- this temporary surface parking lot.

17 This parcel of land is about 4.2
18 acres, 186,000 square feet. It has a pretty good
19 FAR 3.5. And again, it's right next to the
20 Congress Heights metro station. And you can see
21 it there in relation to the rest of the campus in
22 blue shaded, almost triangle shape there on the

1 bottom of the screen.

2 So the Deputy Mayor is very, very
3 interested in moving Parcel 15 out to develop it.
4 We feel that one of the major reasons is when
5 people come here to the Entertainment Sports
6 Arena, we don't want them to come to a game or to
7 a concert and literally come and just leave. We
8 want them to come before the game and sit down at
9 a restaurant. Have dinner, grab a beer, go
10 shopping, all that. And then when the game is
11 over or when the concert is over --

12 MR. PARKS: Look for a new home.

13 CHAIR FISHER: What?

14 MR. PARKS: Look for a new home.

15 CHAIR FISHER: Look for a new home
16 when they come to the campus. So we are really
17 going to try to move this along quickly.
18 Obviously it won't be ready by the time that the
19 arena is done but we would like to see some
20 activity here on Parcel 15 next year.

21 So we are going to have this surplus
22 meeting here on the 28th. We are going to take

1 public comment to see what the public would like
2 to see here. We think that it is ideal for
3 creating an entertainment hub here at --
4 entertainment and leisure hub at St. Elizabeth.
5 So we want to compliment the arena.

6 And as Stephan has mentioned, they're
7 planning some popup opportunities here. We
8 believe that in the interim, we will use 15 as a
9 popup space as well. You know you see -- well,
10 it's not there anymore because of the development
11 but down by the baseball stadium, they had Yards
12 Park. So we were thinking something along that.

13 I think in Las Vegas they have
14 something that's called Container Park. And it's
15 a venue where people can go and do all those
16 things that you would do as if you were going
17 downtown to the now Capital One Arena or if you
18 were going to see a baseball game.

19 So, that is part of what we are
20 envisioning there. It's not a -- we want
21 obviously input. We believe that more office and
22 residential could be a part of it. But we really

1 want to focus on bringing more amenities and
2 retail to St. Elizabeth's.

3 So again, the process is we have this
4 surplus meeting. We will be issuing an RP soon
5 after that. And then at some point, a
6 development team will be selected and we go
7 through the disposition here. And that is the
8 more -- that's usually the more robust public
9 meeting that we will have then.

10 So I'm putting that on the radar.
11 Many people -- this is probably the first amenity
12 you're hearing about our plans for Parcel 15. So
13 questions?

14 MEMBER JONES: Yes. Maybe a possible
15 skating rink, bowling alley. These are the
16 things that we've been asking for, for decades
17 over here have not --

18 CHAIR FISHER: And so what I
19 anticipate, I think that when RP comes out, we
20 are going to -- it's going to be explicit desire
21 for leisure, recreation and entertainment. So if
22 somebody is creative, they would include

1 something like that in their proposal. That's
2 what we're looking for.

3 I have sat with other developers who
4 have done these type of entertainment destination
5 districts in other parts of the country and they
6 usually incorporate those types of things.

7 So for instance, I mean I have no idea
8 what it's all going to look like but this court
9 yard could have an ice skating rink --

10 MEMBER JONES: Or roller skating rink.

11 CHAIR FISHER: Roller skating, ice
12 skating, depending on what the layout is. We
13 don't know what the layout of the --

14 (Simultaneous speaking.)

15 CHAIR FISHER: But there's certainly
16 opportunity to do that.

17 MEMBER BARNES: And again, I'm trying
18 to play catch up but what's the opportunity for
19 local Ward 8 or Ward 7 businesses to actually be
20 a part of this, you know, recreation,
21 entertainment, and leisure development? And
22 thinking from a perspective that often times you

1 might have the interest and the expertise but not
2 the resources. So I don't know if there's any
3 opportunity for those folks to -- I'd say compete
4 for these opportunities for some funding to help
5 them along the way. Is there any thought about
6 that?

7 CHAIR FISHER: Yes. What we normally
8 see is that we see that an organization that does
9 have some capacity would partner with one of the
10 larger firms. I think that's one of the
11 challenges that we've faced for many years here
12 with some our entities that are tasked with
13 building capacity in our small businesses and
14 with our nonprofits. I don't have an immediate
15 answer --

16 MEMBER BARNES: Right, right. But you
17 think conceptually there will be some type of
18 requirement for collaboration so that --

19 CHAIR FISHER: Yes, I mean --

20 (Simultaneous speaking.)

21 CHAIR FISHER: So we always have the
22 CBE requirements --

1 MEMBER BARNES: Right.

2 CHAIR FISHER: -- and, you know, often
3 -- far too often not enough of our smaller CBEs
4 actually get to benefit from that. We've tried
5 to do a good job, I think, I know on the
6 infrastructure project that we have a list -- I
7 think it's in my bag, of Ward 8 businesses --

8 MEMBER BARNES: Right.

9 CHAIR FISHER: -- who have benefitted
10 from this development. We use MLK Deli a lot.

11 MEMBER BARNES: Right.

12 CHAIR FISHER: Gotta Go Now.

13 MEMBER BARNES: Hypothetically if MLK
14 Deli wanted to move off of their avenue into this
15 new space, is there a way --

16 (Simultaneous speaking.)

17 CHAIR FISHER: So I think what would
18 happen there is that we would have to make sure
19 the developer gave a very reasonable rent to our
20 -- and that's something that can be negotiated
21 throughout the LDA process. We negotiate a lot of
22 similar type of items with Red Brick as we went

1 through. That's how that 14,000 square feet of
2 community space came along. That's just part of
3 the negotiations.

4 So I think if -- if we build this here
5 and we want our local businesses that are already
6 here to be a part of it, then that comes on me,
7 Deputy Mayor, my bosses to put that as part of --
8 make that a part of the negotiations.

9 MEMBER PASCHALL: Can we put Ward 8 in
10 RFP?

11 MR. PARKS: I was just about to
12 mention that. It's really hard to kind of -- in
13 the RFP process, exclude all other wards and say,
14 make a requirement, but I was going to say is
15 we're going to make sure we're being clear in the
16 RFP process that our focus is on this community
17 and drawing from the talent and skills of this
18 community.

19 And so by making that clear, hopefully
20 our responses will include their intent. And,
21 you know, it's already promised, but in writing
22 say that they're going to pay very close

1 attention to all the skills and talent and
2 subcontractors coming out of Ward 8 and obviously
3 we'll encourage people to come to the RFP
4 solicitation meeting.

5 And then also partner with the people
6 who have the larger capacity so that we're
7 getting everybody in the same room. Everybody
8 involved so nobody can say they weren't here. We
9 didn't know. And then on the back end, we can
10 take what we hear from the community, which we
11 assume will be we want more Ward 8 participation.
12 And say that was important to the success of this
13 project and work forth from there to make sure
14 we're choosing the best group with that in mind.

15 MEMBER PASCHALL: Are we allowed to
16 weight the score based on their proposals or --

17 MR. PARKS: Well that's what I was
18 saying. It's hard to make that requirement and
19 make that particular way in terms of specifically
20 Ward 8. It's difficult to make that requirement.

21 MEMBER JONES: And will you require
22 preference points for partnering --

1 CHAIR FISHER: So CBEs do get
2 preference points as part of their bid, whenever
3 they put in a bid. You do get CBE preference
4 points. You get long-term local, long-term
5 resident points in regard to local. So yes, you
6 do get that points when you are submitting any
7 type of bid.

8 I'll just speak personally and say
9 that one of the things that I have tried to be
10 consistent in doing since I started in this role
11 is connecting the local CBEs directly to the
12 developers. I sent Stan a connection just last
13 -- this week, I think. Maybe it was last week
14 for a CBE -- they were Ward 5 CBE but, you know,
15 it was a CBE who does good work.

16 I have also connected Stephan's team
17 with some other Ward 8 CBEs for all types of
18 projects with signs around the campus, the
19 fencing. I've made direct connections.

20 So I try to make sure that we do that
21 -- that I do that as a part of it. So we're
22 developing RP and as Stan said, there are

1 limitations on some of the hard requirements of
2 what you can put in there. But I think it goes a
3 long way to the reviewers when they see that you
4 have DC based in especially Ward 7 and Ward 8
5 based residents. I mean CBEs or small businesses
6 as part of your team. It definitely goes a long
7 way.

8 We were in one of the meetings and I
9 mentioned Gotta Go and one of their primary
10 business lines is porta-potties. And they are
11 the sub on every phase of the project. They have
12 the infrastructure, they're on the ESA. I'm
13 talking about Gotta Go. But while they -- that's
14 where they started their expanding their business
15 lines to construction, fencing and a few other
16 lines of business that they're expanding to.

17 And a lot of that is because of the
18 business that they have gotten here on this
19 campus. I think he threw out in five years, so
20 it will be about \$40 million a year in business.

21 So, you know, and we have -- and it's
22 not -- I want to say we're not playing a

1 preference to any one business but when we know
2 that we have a business here on the campus that
3 does well, we try to encourage our general
4 contractors and our developers to use them and to
5 help build capacity.

6 So that was our last major agenda
7 item. But I'd love to open the floor to any
8 other questions that anybody might have for me,
9 for Bill, for Stephan, or Vanessa from BGS.

10 MEMBER STUART: I think I want to go
11 by, just briefly. So the room downstairs, how
12 large is that?

13 CHAIR FISHER: It's not very large.
14 We can take you downstairs before the night's
15 over if you want to take a look at it.

16 MEMBER STUART: Okay. Because I'm
17 just thinking for thousands of residents, that
18 may not --

19 CHAIR FISHER: No, it's -- no. I
20 mean, it is a personal room.

21 MEMBER STUART: Right.

22 CHAIR FISHER: So I mean really one

1 person at a time is what it's designed for.

2 MEMBER STUART: Oh, okay. Okay.

3 MEMBER BROOKS: Brooks. You're asking
4 about meditation room?

5 MEMBER BROOKS: Yes. Like when I
6 think of like a meditation space is pretty large.
7 Not necessarily a chapel but something to the
8 extent where actually it can be -- kind of like a
9 spiritual place. I think that's important.

10 (Simultaneous speaking.)

11 CHAIR FISHER: They have some space
12 they're trying to develop a planned program for
13 so maybe that's something that --

14 MR. HAGUE: We actually are making a
15 program with some of that space, well, not a
16 great deal but passive and meditation room.

17 (Simultaneous speaking.)

18 CHAIR FISHER: Any other questions?
19 Okay. Other than that, I'm going to officially
20 adjourn but I'm here for any other questions that
21 you might have. So as of now, we're officially
22 adjourned at 8:20 p.m. Thank you all for your

1 time and your questions. Our next meeting is
2 June 13th, I think, the second Wednesday of June.
3 And it will be right here in this room but you'll
4 get all the announcements.

5 (Whereupon, the above-entitled matter
6 went off the record at 8:21 p.m.)

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C E R T I F I C A T E

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In the matter of: Public Meeting

Before: St. Elizabeth's East Advisory Board

Date: 03-14-18

Place: Washington, DC

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Court Reporter

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