

DISTRICT OF COLUMBIA

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OFFICE OF THE DEPUTY MAYOR FOR PLANNING
AND ECONOMIC DEVELOPMENT

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PUBLIC MEETING ON ST. ELIZABETH'S EAST

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WEDNESDAY
MARCH 28, 2018

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The public meeting met in the RISE
Demonstration Center, 2730 Martin Luther King Jr.
Avenue, SE, Washington, DC, at 6:40 p.m., James
Parks, Project Manager, presiding.

PRESENT

JAMES PARKS, Project Manager

ALSO PRESENT

SHARECE CRAWFORD, ANC 8C
MARY CUTHBERT, ANC 8C
STEPHAN RODIGER, Redbrick LMD
OUSSAMA SOUADI, Gragg Cardona Partners
REUBEN TAYLOR, Community of Hope Church
HANNAH UNTEREINER, Redbrick LMD

ARTHUR WOMACK, Community of Hope Church

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

2 6:40 p.m.

3 MR. PARKS: All right, good evening.

4 My name is James Parks. I'm a project manager
5 with the Deputy Mayor's Office for Planning and
6 Economic Development.

7 Thank you for coming out tonight.

8 Please make sure to sign in so that we can
9 accurately attach your name to your comments.

10 The Executive Director Ed Fisher is
11 unable to join us this evening and he will be
12 present for other aspects of the project, as well
13 as available to answer any questions you may
14 have.

15 Additionally, I could like to welcome
16 Commissioner Cuthbert from ANC 8C, the
17 chairperson, for being here tonight.

18 Tonight, on behalf of the Office of
19 the Deputy Mayor's Office for Planning and
20 Economic Development, we are here to receive and
21 record comments from the public regarding the
22 proposal to designate Saint Elizabeth's East

1 Parcels 13 and 15, lots 810 and 817 located in
2 Square 5868 as surplus properties. And I will
3 show you the maps later.

4
5 I will refer to these lots as the
6 Property and you can use the word property when
7 providing your testimony as well.

8 Declaring the Property as surplus
9 means that the Property is no longer required for
10 public purposes, for example, as a government
11 office building, a public park, or other
12 municipal facility. Neither DMPED nor any other
13 District agency has any plans for the property
14 for public purposes at this time but we would be
15 -- we would like to obtain public comment
16 regarding potential public purposes.

17 So before we hear your comments, let
18 me provide a brief background on the Property and
19 then explain the surplus process.

20 I'll show it on the map.

21 MS. CUTHBERT: Can you dim your lights?

22 MR. PARKS: Okay, we can dim the

1 lights. One second.

2 How's that?

3 MS. CUTHBERT: That's good.

4 MR. PARKS: So, the Property is
5 composed of two parcels in the Congress Heights
6 Neighborhood on Saint Elizabeth's East Campus in
7 Southeast D.C. The parcels with the street
8 address 1100 Alabama Avenue, Southeast are
9 located between Sycamore Drive and Oak Drive,
10 Southeast; also 15, which is -- don't see the
11 map?

12 MR. RODIGER: Not really. This room
13 is too large to see it.

14 MR. PARKS: Okay.

15 MR. TAYLOR: Is that as dim as the
16 lights go?

17 MR. PARKS: It goes one further.

18 MS. CUTHBERT: That's better.

19 MR. TAYLOR: Wow.

20 MR. PARKS: Okay, so I'll just try to
21 bring it in as best as I can.

22 So parcel 15 is right there. We'll

1 see a better picture of it in a little while but
2 let me just describe it for you.

3 So parcel 15 is directly across from
4 the Congress Heights Metro station. Parcel 13 is
5 between the Entertainment Sports Arena site and
6 the Saint Elizabeth's East Hospital property
7 that's run by the Department of Behavioral
8 Health.

9 The property consists of approximately
10 339,000 square feet of land or 7.78 acres.
11 That's parcel 15 and 13 combined. And there are
12 two vacant buildings on parcel 15.

13 So the Council of the District of
14 Columbia may declare a property surplus by
15 reviewing and approving legislation submitted by
16 the Mayor under D.C. Official Code 10801.

17 To inform the Mayor's determination
18 whether the real property is no longer required
19 for public purposes, a public meeting is held,
20 which is the one we're in right now, to obtain
21 community input on potential public uses of the
22 property prior to submitting the legislation to

1 Council. That is the purpose of tonight's
2 meeting.

3 Comments received will be submitted to
4 Council together with the surplus legislation.
5 The Council will review the surplus legislation
6 and conduct a separate public hearing before
7 voting to approve or disapprove the surplus
8 designation.

9 So I'm going to go a little bit more
10 into the background of not only the parcels but
11 what we're doing in development on the Saint
12 Elizabeth's East Campus around those few parcels.

13 So this is a map of the -- both the
14 satellite and kind of the potential uses from our
15 master plan for each parcel. This talks about
16 the Phase 1 of the development. As you can see,
17 to the left of parcel 15 is parcel 11 and that's
18 where we're going to have some multi-family
19 units. Also a little bit north and to the left
20 of parcel 15 is parcel 12 and that's the site
21 where the Entertainment and Sports Arena is going
22 to go.

1 Also nearby is parcel 14, which is
2 where townhomes are going to go. And right below
3 parcel 15 is parcel 17 and that is where we are
4 going to have some commercial office uses.

5 Now to the right of both of those is
6 the Congress Heights Metro Station. So that's
7 going to serve all of the Saint Elizabeth's
8 Campus, the East Campus. And then right behind
9 if you go from 11 to 12, follow the numbers and
10 it's 13 right behind that. Right now that is a
11 ravine and the District has no plans to develop
12 that right now but I just want to point out
13 that's where it is in relation to the other
14 things that are going on.

15 Right now, we are in the purple
16 building to the south, which is the RISE
17 Demonstration Center.

18 So this is a view of the Entertainment
19 and Sports Arena when it's done. You can see
20 they're making progress on it. And then this is
21 a view from the back. You can see where a
22 building on parcel 13 would go right across the

1 Entertainment and Sports Arena site on 13th
2 Street. And obviously, you can see the historic
3 buildings towards the top of the page.

4 This is another view of where 13th
5 Street and the Entertainment and Sports Arena is
6 going to be. Where those trees are are basically
7 parcel 13.

8 So this is a map of the new surface
9 parking lots that we're going to put on the
10 campus. You can see to the right in parcel 15
11 that there's going to be a temporary surface lot
12 there and the current green space in the vacant
13 area. And then we're going to demolish the
14 Dorothea Dix Building, which is now contributing
15 to the historic campus.

16 And these parking lots -- and also
17 there's going to be an extension of the RISE
18 Demonstration Center parking lot. These
19 temporary surface parking lots are going to serve
20 the campus and the community so that -- and it's
21 going to be open to the public so that people who
22 are visiting Saint Elizabeth's don't have to park

1 in the neighborhood. They can come onto the
2 campus and not disrupt the traffic flow and the
3 other neighborhood parking.

4 So just to give you a sense of what's
5 going on on other parts of the Saint Elizabeth's
6 East Campus around these parcels that we're
7 looking to surplus.

8 This is a parcel 17 site plan. So
9 right above it you can see where parcel 15 is.
10 And that, again, just shows you what is happening
11 directly around it and how it all connects
12 together.

13 So this is a picture of the master
14 plan page that describes parcel 15. If you give
15 me a second, I also want to show you the one for
16 parcel 13.

17 So this talks about how many acres it
18 is. It's four acres. It's planned that you
19 could have a building there that is about seven
20 stories. And the recommended FAR is --

21 MS. CUTHBERT: Seven stories?

22 MR. PARKS: Yes. So that's the --

1 there's an additional density for the zoning on
2 parcel 15. So these are big sites with a lot of
3 potential and we want to hear from you about
4 whether or not we can use those for public use,
5 whether it's necessary for public use.

6 So this is my contact information and
7 I'll put up the lights so you can write it down
8 while I'm putting up the lights. And then I will
9 talk about any instructions for public comment.

10 So now is the public comments time.
11 I'll talk to you about the information that you
12 need and the ground rules.

13 The intention for tonight's meeting is
14 to focus on whether there is a public purpose
15 need for the property. There will be additional
16 opportunities to discuss any proposed development
17 during the public disposition meeting and if and
18 when the Council holds hearings on the
19 disposition of the property.

20 DMPED will be meeting with the
21 community in the future to keep people informed
22 and to hear comments and suggestions for the

1 proposed development of the property.

2 So for those willing and wishing to
3 share any comments regarding the proposed
4 designation of the property as surplus, please
5 form a single line at the center of the aisle.
6 And we don't necessarily need to do that because
7 I can just hand you the microphone when I'm done
8 talking.

9 Please focus your comments on the
10 surplus designation. Should you have any
11 questions or comments about the future
12 development of the property I would be happy to
13 discuss that outside of the meeting.

14 When beginning your remarks, please
15 state and spell your name and any association
16 you're a part of; for example, if you're an ANC
17 member or a resident from one of the
18 neighborhoods surrounding the property.

19 So tonight's meeting is being recorded
20 and transcribed and all comments will be
21 submitted to Council with the surplus package.
22 Of course, please respect anyone who is speaking

1 and avoid interrupting so we can get the benefit
2 of hearing that person's comment and so that the
3 transcriber can fully record each person's
4 comment.

5 Comments will be emailed to myself or
6 you can email them to Ed Fisher. Both of our
7 contact information is listed on the
8 presentation. And we're going to be taking
9 public comments until April 11th.

10 My business cards are also available
11 here tonight. I put them on the table. And then
12 I put note cards and pencils at the sign-in
13 table, which is up front, if anyone would prefer
14 to submit a comment in writing tonight, rather
15 than at the microphone.

16 Are there any questions?

17 Yes, go ahead.

18 MS. CRAWFORD: What are the total
19 number of acres in that parcel?

20 MR. PARKS: Yes, so I mentioned that
21 a little earlier. It's 7.78 acres total for
22 parcel 13 and parcel 17.

1 MS. CRAWFORD: And how did you guys
2 plan your outreach for what we're going to need
3 today? Is there going to be another meeting?

4 First question: How was your outreach
5 done? And the second question: Is there going
6 to be another meeting before the last date
7 coming?

8 MR. PARKS: So for today, we sent out
9 information to all the ANC commissioners and then
10 we also posted on Facebook a few times on the
11 Great Ward Eight Facebook Group site.

12 There's not going to be another
13 meeting in terms of surplus that goes to the
14 Council but we are taking comments for the next
15 two weeks from anybody who wants to comment on
16 this. And this presentation will go online on
17 our website and anybody can contact me or Ed
18 Fisher to submit their comments about just the
19 surplus.

20 In the future, and I do have the
21 process for moving forward with the development
22 of the campus after this meeting, if you want to

1 have that.

2 MS. CRAWFORD: Well I would just
3 recommend Ms. Mary Cuthbert talked about putting
4 the stuff on the same thing all the time and I
5 think that is definitely a great way to go when
6 we're looking at how to move forward with the
7 second phase.

8 And I think you guys have the
9 resources to put an outreach team out there.

10 MR. PARKS: All right, thank you. Any
11 other? Okay, yes.

12 MR. TAYLOR: If this goes through with
13 parcels 13 and 15, who or what organization will
14 actually benefit or profit from this particular
15 ordeal?

16 MR. PARKS: Yes, that's a great
17 question.

18 So with the surplus all we're trying
19 to do is say that we believe, as a District, that
20 the property does not hold any more use for
21 public use; that we wouldn't be creating say a
22 post office or any municipal building. And so

1 after that, our goal as an agency is to make sure
2 that the land is being used to the benefit of the
3 District and the benefit of the neighborhood, the
4 residents, the people who live in and around the
5 area.

6 So you would benefit, hopefully.
7 That's our goal. That's our job, to make sure
8 that the community and the District benefits from
9 anything that we do on those parcels.

10 Whether it's surplus or not, this is
11 just saying that we want that benefit to come
12 from something else, rather than a District-owned
13 and operated building or entity on the land.

14 MR. TAYLOR: You said a seven story
15 building could be built on one of those parcels?

16 MR. PARKS: Technically, that is what
17 is in the master plan. They said that -- I think
18 that might go --

19 MS. CUTHBERT: Up to.

20 MR. PARKS: Right, up to that,
21 depending on the zoning and how the actual
22 development goes. That might include

1 subterranean levels, that sort of thing.

2 MR. TAYLOR: And what type of building
3 are you looking at, commercial, another apartment
4 building, or grounds, or something?

5 MR. PARKS: So because of the
6 proximity to the Metro, we want the space to
7 serve a lot of people who are both residents and
8 visiting. There is -- in the master plan it
9 talks about the preferred use would be some type
10 of commercial office with some residential there.

11 MR. TAYLOR: A hotel, possibly?

12 MR. PARKS: Yes, it also mentions a
13 possible hotel there.

14 I also just want to make it clear that
15 the surplus is just for determining whether it's
16 for government purposes and then the disposition
17 talks about what we're actually thinking about
18 building and what the community wants to build.

19 Commissioner Cuthbert.

20 MS. CUTHBERT: At this point in time,
21 we could support the surplus but we've also got
22 to look at the deposition or what we want to come

1 there. Because you have to remember Red Brick is
2 building townhouses, which is real close, I
3 forget, and we have to be careful of what we're
4 building there because of the homeowners. Then
5 we have the Arena that we have to be careful.
6 The land, the surpluses, it's great. But what do
7 we see there that would fit in for the community,
8 to fit into the puzzle of Saint Elizabeth's?
9 Saint Elizabeth's is getting to be a big puzzle
10 but we don't want it to be just anything. You
11 have to understand that you have retail, you have
12 the Arena, you have the hospital, the mental
13 hospital, then you have the regular hospital
14 coming, and then there's more things coming.

15 So we have to really look at what we
16 really want to go there, once we declare it
17 surplus.

18 MR. PARKS: Yes.

19 MS. CUTHBERT: And you have to look at
20 the location and what's being built around it.

21 MR. PARKS: Agree. Agree.

22 If there aren't any more questions,

1 then we can start. Do you have another question
2 before we start?

3 MS. CRAWFORD: I do have another
4 question -- a suggestion that I was sending to
5 Council, that I was sending to Office of Planning
6 and Urban Development is that we have to start
7 looking at how can we get equity in what's being
8 developed. How can we also be stakeholders and
9 not just consumers? So whatever is being built
10 in our community, there's no equity opportunity,
11 there's no shared income opportunity in anything
12 I've seen being developed. And I believe DMPED
13 also had a responsibility to help negotiate the
14 best benefits for whatever is going to come here.

15 And just from last night's meeting,
16 with the Bozzuto project, DMPED didn't negotiate
17 anything there. And so you guys have the
18 attorneys. You have resources. Meanwhile, we're
19 here coming to say hey, here's our opinions but
20 you guys are negotiating the contract. You guys
21 are closing the deal.

22 So I wanted to go on record to say

1 that we need to be able -- you need to provide
2 equity opportunities in anything that is
3 developed in parcel --

4 MR. PARKS: Okay. I understand that.
5 I just want to make sure that in terms of the
6 process and anything I've presented so far are
7 there any questions about what I've done. I
8 definitely want to give you a chance to speak and
9 we have that time so if we can --

10 MS. CRAWFORD: Can you really go back
11 over again what you mean by saying that this
12 space is no longer -- that the community is no
13 longer be used for public space? Can you state
14 that line again? Because I really want to be
15 careful of what that means. The community
16 definitely needs community space.

17 MS. CUTHBERT: What he's saying
18 really, in laymen's terms, what I see what he's
19 saying, this chair is empty. We don't need this
20 chair in this space anymore for use for
21 government purposes. We're going to make this
22 space empty for people who are developers who

1 want to develop in this space.

2 So a surplus is going to be surplus
3 now. Once it's declared surplus, then we, the
4 community, the residents will say what will go in
5 that space.

6 MR. PARKS: Yes, sorry to cut you off.
7 I want to go -- I definitely want to go over the
8 process of how this is going to go so everybody
9 is of the same understanding. And then we can
10 just go into public comments if everybody is
11 understanding what I'm saying.

12 So following this surplus meeting --
13 and the surplus meeting is basically to say that
14 the land is not going to be used for a school or
15 a municipal government building. So we're not
16 going to build a post office on parcel 15. We
17 don't need that space for a post office. That's
18 what the government is saying.

19 And we want public comments from you
20 to say what you think about that, whether you
21 agree or disagree, if you have other ideas.

22 MS. CRAWFORD: Is there an actual list

1 of what -- because it seems to me you're speaking
2 of Federal Government entities that that land
3 would not be used for. Because a school building
4 would be a Federal Government building --

5 MR. PARKS: District buildings, yes.

6 MS. CRAWFORD: But a post office would
7 be a Federal Government building. So now we're
8 talking about either District building or Federal
9 building.

10 MR. PARKS: In terms of D.C., I didn't
11 mean to say post office as an actual example of
12 what would go in here.

13 MS. CRAWFORD: Well that's why I'm
14 asking do you have a listing of the things that
15 we're exempting ourselves from? Meaning that is
16 there a list to say we're no longer interested in
17 this list of things. Because it seems to me that
18 it's not really -- the lines are not really
19 defined.

20 MR. PARKS: Right. I don't have a
21 complete list of every government use --

22 MS. CRAWFORD: I'd like to know what

1 I'm exempting myself from to say we're no longer
2 interested in it.

3 MR. PARKS: Yes, I understand that.
4 I think for the purposes of this meeting we can
5 think of say we're not going to build a DDOT
6 office on this campus. We're not going to build
7 a school on this campus. We're not going to
8 build a government building on this parcel, on
9 this Property.

10 And keep in mind that this is just two
11 parcels on the entirety of Saint Elizabeth's so
12 it doesn't mean that none of Saint Elizabeth's
13 will be used for any other government purpose.
14 It's just saying these two parcels won't be used
15 for building an office building for DGS or for
16 DMPED.

17 MS. CRAWFORD: Well, for example,
18 there may be a need for a larger daycare
19 facility.

20 MR. PARKS: Right and we want to hear
21 from you about that.

22 MS. CRAWFORD: Well, that's what I'm

1 asking is trying to define who -- basically
2 you're asking a plan of ownership. Is that
3 correct?

4 MR. PARKS: Yes.

5 MS. CRAWFORD: Meaning who will own
6 the facility that goes in this space.

7 MR. PARKS: Yes.

8 MR. TAYLOR: The developer.

9 MS. CRAWFORD: So for example, if
10 there was a daycare facility that was ran by a
11 government agency --

12 MR. PARKS: Right.

13 MS. CRAWFORD: -- we'd be exempting
14 ourselves from the opportunity to put a
15 government daycare facility in that space, if we
16 went to say that we're no longer interested in
17 government facilities.

18 MR. PARKS: Not exactly. You're onto
19 the right path but it's not saying that you can't
20 have anything with any government on the campus,
21 on the property. But it's saying the government
22 doesn't need the land to be for that. Does that

1 make sense?

2 Like if there's a need for a daycare
3 center, like you're talking about, that's run by
4 the government, we're saying that parcel 15 and
5 13 are not where that needs to go and we don't
6 need those parcels to put that daycare center on.

7 It doesn't mean that someone else who
8 wants to develop it can't say we want to work
9 with this group to put in a daycare center.

10 MS. CRAWFORD: I would like to see a
11 list of options before we're deciding on what we
12 don't want. I think -- and I hear what you're
13 saying but I really want to be clear that option
14 is more important than us deciding what we don't
15 want or what are our options to actually put in
16 there.

17 MR. PARKS: So I understand exactly
18 what you're saying and I want to give everybody a
19 chance to state what they feel about the surplus
20 but I just -- you know, there are many municipal
21 facilities that come into that list. If you have
22 a question about what is a municipal facility or

1 what fits into that category or not, you can ask
2 that question and we'll address it.

3 This is not the final surplus. Like
4 once we're done with this meeting, it won't
5 immediately be surplus. There is a Council
6 hearing and you know that's open to the public
7 before that's determined by the Council to
8 approve it.

9 So it's not to say that this meeting
10 is the last time that you can state your case on
11 why you think that this property shouldn't be
12 surplus.

13 MS. CRAWFORD: -- the case is about
14 getting clarification. And the challenge that I
15 see with many development projects is that the
16 lack of clarification is what ends up giving us
17 the short end of the stick.

18 And so the earlier on we can get these
19 kinds of questions answered, the earlier on we
20 can actually make decisions so that we're not in
21 a situation like we were in last night and keep
22 going back to the situation with Bozzuto because

1 it was a mess. You know people weren't involved.
2 And even though that may even still be the case,
3 if you're putting this on record and you're doing
4 a great job with getting engagement and getting
5 information out, then now they have information
6 that they can say hey, it's out there and we've
7 done our footwork to give you access to the
8 information.

9 So this isn't about stating a case.
10 This is about a point of clarification so that we
11 know what we're exempting ourselves from and what
12 we're opening the door to access.

13 MR. PARKS: Okay, I understand what
14 you're saying. I think that you can submit those
15 questions today. You've done that on the record
16 and you can also do that in writing and we will
17 respond to that. And before the --

18 MS. CRAWFORD: Is it going to be on
19 the stelizabeths.com website?

20 MR. PARKS: Yes.

21 MS. CRAWFORD: And can you upload? I
22 think it could be as simple as uploading a link

1 to the website with the various municipal
2 options, as well as what your recommendations
3 might be, or alternative options.

4 MR. PARKS: That's a good suggestion.

5 So right now I'm going to go into the
6 public record and we can go one by one for
7 anybody who wants to speak for three minutes,
8 saying what they want to say about the surplus of
9 the property. And you can say comments like that
10 and ask questions on the public record. And
11 DMPED will respond, and make sure that everybody
12 understands what we're doing here, and why we
13 believe that the District for parcels 13 and 15
14 are being surplus-ed.

15 So who would like to go first?

16 MS. CUTHBERT: I'll go first.

17 MR. PARKS: Okay. Let me get you on
18 the microphone.

19 MS. CUTHBERT: Good evening. My name
20 is Mary Cuthbert.

21 I'm the chair for Advisory
22 Neighborhood Commission 8C, which covers Saint

1 Elizabeth's.

2 I want to know, one, we have two
3 parcels that we feel that we don't need at this
4 time; we will not be using for any government
5 agency or facility. How far have you looked in
6 advance where to say that we don't need this
7 parcel or we're just getting rid of these two
8 parcels to build more housing?

9 That's my concern because it's around
10 Red Brick's development on the housing part. So
11 we have to be careful of what you're going to put
12 in the deposition what we would like to see on
13 those two parcels. Because they're building
14 houses and then we have the Arena not too far.

15 We have to be visionary when we are
16 developing Saint Elizabeth's. That's always been
17 my concern. And unfortunately, I know I'm going
18 to never see it finished but we also have a plan
19 of a hospital. Where at on Saint Elizabeth's,
20 where that's going to be built, I don't know but
21 we do need it.

22 And also the idea that we're having a

1 school. What type of school? Some say higher
2 education. Some say lower education, elementary
3 to 12th grade.

4 And we have to really look at the
5 bigger picture and that's what I'm not seeing
6 right now. We're moving a little too fast and I
7 would like for the Office of the Deputy Mayor for
8 Economic Development to come out to ANC 8C and
9 explain to the community why we don't need these,
10 we're not going to use those two parcels of land.
11 And I understand different government agencies is
12 moving all around in the city but why we do not
13 need those two parcels 13 and 15.

14 MR. PARKS: Thank you very much. Who
15 would like to go next?

16 MS. CUTHBERT: I want an answer, too.

17 MR. PARKS: Of course.

18 MS. CRAWFORD: Do have any answers,
19 James? I don't want to -- if you're just here to
20 just give us the invitation, that's fine. But I
21 really want -- transparency is much more
22 important than just kind of not responding. Just

1 to kind give the information that you do have and
2 it's something that you just don't know, then can
3 you make sure that we're knowledgeable about who
4 can give those answers.

5 MR. PARKS: Right.

6 MS. CRAWFORD: Because the problem is
7 that we're just not getting straight answers.
8 And you're looking like a deer in the headlights
9 right now.

10 MR. PARKS: I'm trying to be as clear
11 and straightforward as possible.

12 So in terms of how it looked at the
13 campus, it was a multi-agency effort to do the
14 master plan. And in the master plan, as I said
15 before --

16 MS. CUTHBERT: I worked on the master
17 plan --

18 MR. PARKS: Yes.

19 MS. CUTHBERT: -- 8C envelopes Saint
20 Elizabeth's.

21 MR. PARKS: Right.

22 MS. CUTHBERT: So, I was there.

1 MR. PARKS: Yes, and we appreciate
2 that.

3 MS. CUTHBERT: And I do understand.

4 MR. PARKS: So parcel 13 is in the
5 ravine. Right now, it's going to take a lot of
6 work to develop that into anything. It's just
7 you know we're working on the infrastructure.
8 We're making progress on the infrastructure.

9 Right now infrastructure will be done
10 by the end of this year on parcel 15, right
11 around there. So we have an opportunity to build
12 something there.

13 And one of the things that we're
14 looking to do as DMPED is create spaces that make
15 Saint E's a destination and spaces that allow the
16 District residents, the community residents,
17 Congress Heights, the Ward 8 residents, east of
18 the river residents, a place to come and
19 stimulate the economy of the District, have fun.

20 You know people are going to be living
21 on the campus, places where they can shop, places
22 where they can work and have jobs. And there's

1 also some residential zoning on parcel 15. So
2 people could even live on parcel 15.

3 And it's right next to the Metro. So
4 we want to look at the best and highest use of
5 the parcel and land and say is the best thing for
6 parcel 15 a government building that is only
7 really going to serve directly D.C. Government
8 people and people who use that for that specific
9 purpose, or try to expand that to be bigger and
10 say we can have more people there next to the
11 Metro with a bigger --

12 MS. CUTHBERT: So we need to think out
13 of the box.

14 MR. PARKS: I would like that, yes.

15 MS. CRAWFORD: You are trying attract
16 people that don't live in D.C. to come and do
17 business here?

18 MR. PARKS: That's definitely not what
19 I meant to say. I think what I was trying to say
20 is we want to invest in the community, and the
21 residents who live here, and also attract people
22 who don't live here to see how great this

1 community is.

2 MS. CRAWFORD: Tourist attraction.

3 MR. PARKS: Not necessarily tourism
4 but just create a place where people are happy to
5 live, work and play --

6 MS. CUTHBERT: Socialize.

7 MR. PARKS: -- right in terms of Saint
8 Elizabeth's and make sure that it's benefitting
9 --

10 MS. CRAWFORD: Do you guys already
11 have -- I know that when I talked to Ed about
12 this sometime last year they had been to I think
13 in Vegas, where they were going to go to search
14 for potential vendors, if you will, that would
15 develop here.

16 Do you guys already have a list of
17 prospective developers that you're looking at?

18 MR. PARKS: No, not at this time. But
19 we know that because the parcel is right in-
20 between the Metro, and the Entertainment Sports
21 Arena, and people who are going to be living here
22 in brand new affordable rental apartments --

1 MS. CRAWFORD: Have you considered an
2 actual 24-hour gym, like literally for exercise?

3 MR. PARKS: We haven't but that's
4 something that I would like you to talk about.

5 MS. CRAWFORD: Absolutely. We would
6 like to work out and people would like to be able
7 to do it.

8 Well so --

9 MS. CUTHBERT: I don't have to worry
10 about it because I am --

11 MS. CRAWFORD: You'd never go do some
12 crunches?

13 MR. PARKS: So who came to this
14 meeting -- please remember to state your name.

15 MR. TAYLOR: My name is Reuben Taylor.
16 I'm pastor of Community of Hope Church down on
17 Alabama Avenue.

18 I'm concerned about what type of study
19 have the developers, or whoever is initiating
20 this, thought about what type of crime increase,
21 or how it will be managed or decreased,
22 hopefully. That's one thing.

1 And then the other thing is I'm
2 concerned about the housing that would be
3 developed would probably be so expensive that it
4 would knock a lot of us in the community out from
5 being able to have an opportunity to even reside
6 in the facility that would be structured.

7 And also, you're saying that right now
8 you're doing some infrastructure now?

9 MR. PARKS: Yes.

10 MR. TAYLOR: Where is that budget
11 coming from? Where is the monies coming from to
12 support the infrastructure in the space on the
13 land?

14 MR. PARKS: Thank you. I appreciate
15 it. In terms of the infrastructure project, I
16 mean that's coming from the larger District
17 budget and then there's the DMPED budget. And
18 then some of that DMPED budget is for Saint
19 Elizabeth's. So that's for infrastructure
20 improvements in Saint Elizabeth's.

21 Right now, the campus, before any
22 infrastructure is in at all, is an historic

1 campus. It's a national historic landmark. And
2 so it was basically off the grid separated, not
3 just by the gates, but in a lot of ways from the
4 rest of the community. So all of the electricity
5 and the plumbing, and the water and sewer was
6 connected within the campus but it doesn't
7 connect to the rest of the campus. And since
8 most of the campus buildings have been vacant for
9 a while, they're out of code, they're out of use,
10 and so we need to put in new and improved so that
11 people who come here now, like for this building
12 and the others that we're building, are able to
13 have the best quality infrastructure and also
14 putting power cables under the road. So that's
15 what we're doing.

16 I mean that's what we're doing with
17 the infrastructure. We're connecting it to the
18 rest of the city and then we're also improving it
19 so it's not only up to code but up to date and
20 everything like that.

21 What you were saying about what we've
22 done to prepare for this in terms of crime,

1 security is always important to us. We're always
2 thinking about how can we make this not just a
3 new and great place but also a safe place.

4 One of the things that the
5 infrastructure brings is creating a public and
6 open road network that connects to the rest of
7 Congress Heights. Before it's all private roads
8 that are partly secured but now DDOT is having to
9 manage the roads, once they are dedicated and
10 open. And MPD is going to be securing things.

11 So we're always thinking about
12 security. We're always thinking about security
13 and making sure that, as we build, and develop,
14 and bring barriers down, that we're also making
15 sure that people coming here are safe. That's
16 why we're doing the streetlights, as well as the
17 roads, so it's lit. It has places where you can
18 do the emergency call buttons, that's on the
19 campus already.

20 I hope that answers your question. If
21 you have any more, please feel free to write them
22 down, sir.

1 Do you want to go next?

2 MS. CRAWFORD: My name is Sharece
3 Crawford. I just wanted to be sure to go on the
4 record with this. I am the Advisory Neighborhood
5 Commissioner for Saint Elizabeth's district that
6 this development is happening in.

7 And I wanted to reiterate my point of
8 interest to see exactly what we would be, on top
9 of the study that Chairwoman requested and our
10 neighbor.

11 On top of the study that we would like
12 to see from DMPED, we would like to also see a
13 list of what the municipal facilities could
14 possibly be, as well as alternative options, and
15 a recommendation as looking at access to a 24-
16 hour fitness facility.

17 MS. CUTHBERT: Well, someone is going
18 to have to deal with that.

19 MS. CRAWFORD: Well DMPED just gave
20 away a parcel of land for \$1. Were you all a
21 part of that? Was it a contract down in
22 Anacostia?

1 MS. CUTHBERT: That was what I was
2 talking about.

3 MR. PARKS: With respect to DMPED and
4 the District, I just wanted to say that --

5 MS. CRAWFORD: Yes, because with
6 respect to the residents of the District, we want
7 to make sure that that opportunity is presenting
8 itself again, that the community has a chance to
9 buy a parcel of land for \$1, including facility
10 space.

11 And so I also wanted to put down on
12 the record that we have the capability to buy, to
13 own, that we're also looking at a seat at the
14 table.

15 MR. PARKS: So with respect to DMPED
16 and the District, each project we do is different
17 and I take ownership for the Saint Elizabeth's
18 project and what we do here. With respect to my
19 colleagues and people who have worked in DMPED in
20 the past and people who worked in D.C. Government
21 in the past, I want to make it clear that even if
22 there are things that you believe have been done

1 wrong or could have been done better, or could
2 have included the community better, I just want
3 to take those experiences that we see, and we
4 know we can improve upon, and use them to make
5 this project better.

6 I came on this project in 2013 and you
7 know we didn't have this building built up and we
8 didn't have Gateway built up. And through
9 community development and community maintenance
10 and making sure that we were bringing the
11 community along --

12 MS. CRAWFORD: Yes, but how long is
13 that going to take? I at least want to make sure
14 that if we're developing that the people who live
15 here can access it and we're not just advertising
16 for those that are -- hey, come on into our
17 community, when people that live here can't
18 access and utilize the facilities.

19 MR. PARKS: Okay. Well, we can talk
20 more about that outside of the meeting in terms
21 of what we've done so far with the development.

22 But I just wanted to make it clear,

1 because you've talked about another project that
2 this project is very different than any other
3 project in the city and I'm making it my personal
4 charge, as well as my professional charge, to
5 make sure that we're doing responsible community
6 development on this campus.

7 MS. CUTHBERT: Well, thank you.

8 MR. PARKS: Thank you.

9 Is there anybody else who wants to
10 provide a comment?

11 MR. WOMACK: Yes. My name is Arthur
12 Womack. I'm a member of Community of Hope
13 Church, 905 Alabama Avenue.

14 I think you talked about a lot of the
15 -- the Arena is going up. What are you doing
16 with the traffic flow? Are you planning on
17 widening Alabama Avenue? You know you haven't
18 built anything down there and so traffic is
19 jammed already.

20 So when all of this parking gets
21 built, which way is the traffic going?

22 MR. PARKS: Thank you. I appreciate

1 that.

2 DDOT has done a traffic study in the
3 past. Unfortunately, DMPED, as an agency, isn't
4 directly involved in how the traffic works. But
5 one of the things that we've tried to do is do a
6 master parking plan and I'll bring up --

7 MR. WOMACK: You've got to get here
8 and get out.

9 MR. PARKS: Yes, so one of the things
10 -- let me just say first that I believe the
11 Federal Government from the west side is trying
12 to work with DDOT to widen MLK to make things
13 easier.

14 MS. CRAWFORD: They want to narrow
15 lanes.

16 MR. PARKS: And so in terms of when
17 people are coming onto the campus for anything
18 that we build here and the things that we're
19 building here, one of the things that we're
20 trying to do is increase the number of entry
21 points and exit points. Before, as in right now,
22 there's basically two entry points and exit

1 points but we're going to add one, two, three,
2 four, five, six into Phase 1 and Phase 2 of the
3 infrastructure.

4 So we're going to have a lot more
5 entry points. So hopefully, that will take
6 pressure off of the main arteries of the major
7 roads for people who are coming here for anything
8 that we're developing.

9 And then we're also building surface
10 parking lots to start and then the long-term plan
11 is to build structured parking facilities. So,
12 hopefully, any additional traffic that comes will
13 only be for certain periods of the day that are
14 rush hour. And then during the day, there won't
15 be so much.

16 But unfortunately, that's not
17 something we can directly control but we do work
18 with DDOT to address those kinds of concerns.

19 MR. TAYLOR: So when you say initially
20 the parking lots will be just flat and then
21 you're going to build some structured parking
22 lots later, where you have multiple levels?

1 MR. PARKS: Yes, just to answer your
2 question quickly, the short-term plan is to do
3 surface parking lots because we are building now.
4 The Entertainment and Sports Arena is going to be
5 done and the Phase 1 of the infrastructure is
6 going to be done. So rather than trying to build
7 something up that's structured quickly, we want
8 to do the surface quickly because that's going to
9 be able to serve the immediate need at a lower
10 cost, than if we did it in a structured parking
11 lot way.

12 So at first, short-term, it's surface.
13 And then long-term when we have a little bit more
14 time, have a little bit more money that we're not
15 spending doing the roads and everything, we can
16 build a structured parking lot.

17 Does anybody else want to submit a
18 comment?

19 MS. CUTHBERT: Just come back so we
20 can have some more people make some comments on
21 this disposition of this Property. Understanding
22 the main thing that I find out that a lot of

1 people in this ward, they don't come to the
2 meetings, although we've given out fliers.

3 Now they hear about something at the
4 last minute, they come in but they don't
5 understand the process. And that's important to
6 me that I understand how things work so that when
7 I make comments, I'm clear on the steps, how the
8 steps are moving, how to walk up the steps.
9 That's important to people in this community so
10 we can understand how to move.

11 If you don't understand the steps,
12 you're losing out because you're going to step up
13 on a step that you just stepped off.

14 MR. PARKS: Agreed. Okay. We'll
15 definitely come out to ANC.

16 MS. CRAWFORD: I would also like you
17 to go over, in addition to the Chairwoman's
18 remarks, with people not coming out is to
19 increase our outreach. I'm wondering if DMPED is
20 willing to commit to doing a robo-call for
21 seniors that don't really have access to emails,
22 as well as a mass mailer so people can get

1 something in their hand.

2 I know you guys have the resources to
3 do that and I believe it's your responsibility,
4 also, to get the word out so that you're not just
5 utilizing social media when people there may or
6 may not use that tool.

7 MS. CUTHBERT: And one correction.
8 It's our responsibility to get it out to the
9 neighbors, as ANC Commissioners.

10 MS. CRAWFORD: That is not true.

11 MS. CUTHBERT: We are elected by the
12 people.

13 MS. CRAWFORD: That's not true.

14 And you work full-time. I work two
15 full-time jobs.

16 MR. PARKS: I think it's a group
17 effort. I think we can agree that it's a group
18 effort.

19 (Simultaneous speaking.)

20 MS. CRAWFORD: Okay, what I'm saying
21 is DMPED has resources, attorneys, access. This
22 is all they do. This is what they do full time

1 all the time.

2 So if you're working full-time, Madam
3 Chairman, I'm working two jobs full time trying
4 to get off work to run to a meeting, how are we
5 going to really be able to do that? You've been
6 doing full-time work longer than I've been
7 living.

8 But you guys have the resources, have
9 the access. This is your full-time thing.

10 MS. CUTHBERT: Thank you, James.

11 MR. PARKS: So if there aren't any
12 more comments, please feel free to write them
13 down, send me emails, let other people know about
14 surplus. We'll be out to an ANC meeting in the
15 near future.

16 And feel free to send me emails and
17 send my contact information around, Ed Fisher's
18 contact information around. Let me put the
19 contact information up one more time.

20 And thank you for coming to meet.

21 (Whereupon, the above-entitled matter
22 went off the record at 7:27 p.m.)

A

able 19:1 34:6 35:5
36:12 44:9 47:5
above-entitled 47:21
Absolutely 34:5
access 26:7,12 38:15
40:15,18 45:21 46:21
47:9
accurately 2:9
acres 5:10 9:17,18
12:19,21
actual 15:21 20:22
21:11 34:2
add 43:1
addition 45:17
additional 10:1,15
43:12
Additionally 2:15
address 4:8 25:2 43:18
advance 28:6
advertising 40:15
Advisory 27:21 38:4
affordable 33:22
agencies 29:11
agency 3:13 15:1 23:11
28:5 42:3
agree 17:21,21 20:21
46:17
Agreed 45:14
ahead 12:17
aisle 11:5
Alabama 4:8 34:17
41:13,17
allow 31:15
alternative 27:3 38:14
Anacostia 38:22
ANC 1:16,17 2:16 11:16
13:9 29:8 45:15 46:9
47:14
answer 2:13 29:16 44:1
answered 25:19
answers 29:18 30:4,7
37:20
anybody 13:15,17 27:7
41:9 44:17
anymore 19:20
apartment 16:3
apartments 33:22
appreciate 31:1 35:14
41:22
approve 6:7 25:8
approving 5:15
approximately 5:9
April 12:9
area 8:13 15:5
Arena 5:5 6:21 7:19 8:1
8:5 17:5,12 28:14
33:21 41:15 44:4

B

arteries 43:6
Arthur 1:20 41:11
asking 21:14 23:1,2
aspects 2:12
association 11:15
attach 2:9
attorneys 18:18 46:21
attract 32:15,21
attraction 33:2
available 2:13 12:10
Avenue 1:11 4:8 34:17
41:13,17
avoid 12:1

back 7:21 19:10 25:22
44:19
background 3:18 6:10
barriers 37:14
basically 8:6 20:13 23:1
36:2 42:22
beginning 11:14
behalf 2:18
Behavioral 5:7
believe 14:19 18:12
27:13 39:22 42:10
46:3
benefit 12:1 14:14 15:2
15:3,6,11
benefits 15:8 18:14
benefitting 33:8
best 4:21 18:14 32:4,5
36:13
better 4:18 5:1 40:1,2,5
big 10:2 17:9
bigger 29:5 32:9,11
bit 6:9,19 44:13,14
box 32:13
Bozzuto 18:16 25:22
brand 33:22
Brick 17:1
Brick's 28:10
brief 3:18
bring 4:21 37:14 42:6
bringing 40:10
brings 37:5
budget 35:10,17,17,18
build 16:18 20:16 22:5
22:6,8 28:8 31:11
37:13 42:18 43:11,21
44:6,16
building 3:11 7:16,22
8:14 9:19 14:22 15:13
15:15 16:2,4,18 17:2
17:4 20:15 21:3,4,7,8
21:9 22:8,15,15 28:13
32:6 36:11,12 40:7
42:19 43:9 44:3

C

buildings 5:12 8:3 21:5
36:8
built 15:15 17:20 18:9
28:20 40:7,8 41:18,21
business 12:10 32:17
buttons 37:18
buy 39:9,12

cables 36:14
call 37:18
campus 4:6 6:12 7:8,8
8:10,15,20 9:2,6
13:22 22:6,7 23:20
30:13 31:21 35:21
36:1,6,7,8 37:19 41:6
42:17
capability 39:12
Cardona 1:18
cards 12:10,12
careful 17:3,5 19:15
28:11
case 25:10,13 26:2,9
category 25:1
center 1:10 7:17 8:18
11:5 24:3,6,9
certain 43:13
chair 19:19,20 27:21
Chairman 47:3
Chairwoman 38:9
Chairwoman's 45:17
challenge 25:14
chance 19:8 24:19 39:8
charge 41:4,4
Church 1:18,20 34:16
41:13
city 29:12 36:18 41:3
clarification 25:14,16
26:10
clear 16:14 24:13 30:10
39:21 40:22 45:7
close 17:2
closing 18:21
code 5:16 36:9,19
colleagues 39:19
Columbia 1:1 5:14
combined 5:11
come 9:1 15:11 16:22
18:14 24:21 29:8
31:18 32:16 36:11
40:16 44:19 45:1,4,15
comes 43:12
coming 2:7 13:7 17:14
17:14 18:19 35:11,11
35:16 37:15 42:17
43:7 45:18 47:20
comment 3:15 10:9

12:2,4,14 13:15 41:10
44:18
comments 2:9,21 3:17
6:3 10:10,22 11:3,9
11:11,20 12:5,9 13:14
13:18 20:10,19 27:9
44:20 45:7 47:12
commercial 7:4 16:3,10
Commission 27:22
Commissioner 2:16
16:19 38:5
commissioners 13:9
46:9
commit 45:20
community 1:18,20
5:21 8:20 10:21 15:8
16:18 17:7 18:10
19:12,15,16 20:4 29:9
31:16 32:20 33:1
34:16 35:4 36:4 39:8
40:2,9,9,11,17 41:5
41:12 45:9
complete 21:21
composed 4:5
concern 28:9,17
concerned 34:18 35:2
concerns 43:18
conduct 6:6
Congress 4:5 5:4 7:6
31:17 37:7
connect 36:7
connected 36:6
connecting 36:17
connects 9:11 37:6
considered 34:1
consists 5:9
consumers 18:9
contact 10:6 12:7 13:17
47:17,18,19
contract 18:20 38:21
contributing 8:14
control 43:17
correct 23:3
correction 46:7
cost 44:10
Council 5:13 6:1,4,5
10:18 11:21 13:14
18:5 25:5,7
course 11:22 29:17
covers 27:22
Crawford 1:16 12:18
13:1 14:2 18:3 19:10
20:22 21:6,13,22
22:17,22 23:5,9,13
24:10 25:13 26:18,21
29:18 30:6 32:15 33:2
33:10 34:1,5,11 38:2
38:3,19 39:5 40:12

42:14 45:16 46:10,13
46:20
create 31:14 33:4
creating 14:21 37:5
crime 34:20 36:22
crunches 34:12
current 8:12
cut 20:6
Cuthbert 1:17 2:16 3:21
4:3,18 9:21 14:3
15:19 16:19,20 17:19
19:17 27:16,19,20
29:16 30:16,19,22
31:3 32:12 33:6 34:9
38:17 39:1 41:7 44:19
46:7,11 47:10

D

D.C 4:7 5:16 21:10 32:7
32:16 39:20
date 13:6 36:19
day 43:13,14
daycare 22:18 23:10,15
24:2,6,9
DC 1:11
DDOT 22:5 37:8 42:2,12
43:18
deal 18:21 38:18
deciding 24:11,14
decisions 25:20
declare 5:14 17:16
declared 20:3
Declaring 3:8
decreased 34:21
dedicated 37:9
deer 30:8
define 23:1
defined 21:19
definitely 14:5 19:8,16
20:7 32:18 45:15
demolish 8:13
Demonstration 1:10
7:17 8:18
density 10:1
Department 5:7
depending 15:21
deposition 16:22 28:12
Deputy 1:3 2:5,19 29:7
describe 5:2
describes 9:14
designate 2:22
designation 6:8 11:4,10
destination 31:15
determination 5:17
determined 25:7
determining 16:15
develop 7:11 20:1 24:8
31:6 33:15 37:13

developed 18:8,12 19:3
35:3
developer 23:8
developers 19:22 33:17
34:19
developing 28:16 40:14
43:8
development 1:3 2:6,20
6:11,16 10:16 11:1,12
13:21 15:22 18:6
25:15 28:10 29:8 38:6
40:9,21 41:6
DGS 22:15
different 29:11 39:16
41:2
dim 3:21,22 4:15
directly 5:3 9:11 32:7
42:4 43:17
Director 2:10
disagree 20:21
disapprove 6:7
discuss 10:16 11:13
disposition 10:17,19
16:16 44:21
disrupt 9:2
district 1:1 3:13 5:13
7:11 14:19 15:3,8
21:5,8 27:13 31:16,19
35:16 38:5 39:4,6,16
District-owned 15:12
Dix 8:14
DMPED 3:12 10:20
18:12,16 22:16 27:11
31:14 35:17,18 38:12
38:19 39:3,15,19 42:3
45:19 46:21
doing 6:11 26:3 27:12
35:8 36:15,16 37:16
41:5,15 44:15 45:20
47:6
door 26:12
Dorothea 8:14
Drive 4:9,9

E

E's 31:15
earlier 12:21 25:18,19
easier 42:13
east 1:5 2:22 4:6 5:6
6:12 7:8 9:6 31:17
Economic 1:3 2:6,20
29:8
economy 31:19
Ed 2:10 12:6 13:17
33:11 47:17
education 29:2,2
effort 30:13 46:17,18
Eight 13:11

either 21:8
elected 46:11
electricity 36:4
elementary 29:2
Elizabeth's 1:5 2:22 4:6
5:6 6:12 7:7 8:22 9:5
17:8,9 22:11,12 28:1
28:16,19 30:20 33:8
35:19,20 38:5 39:17
email 12:6
emailed 12:5
emails 45:21 47:13,16
emergency 37:18
empty 19:19,22
ends 25:16
engagement 26:4
Entertainment 5:5 6:21
7:18 8:1,5 33:20 44:4
entirety 22:11
entities 21:2
entity 15:13
entry 42:20,22 43:5
envelopes 30:19
equity 18:7,10 19:2
evening 2:3,11 27:19
everybody 20:8,10
24:18 27:11
exactly 23:18 24:17
38:8
example 3:10 11:16
21:11 22:17 23:9
Executive 2:10
exempting 21:15 22:1
23:13 26:11
exercise 34:2
exit 42:21,22
expand 32:9
expensive 35:3
experiences 40:3
explain 3:19 29:9
extension 8:17

F

Facebook 13:10,11
facilities 23:17 24:21
38:13 40:18 43:11
facility 3:12 22:19 23:6
23:10,15 24:22 28:5
35:6 38:16 39:9
far 9:20 19:6 28:5,14
40:21
fast 29:6
Federal 21:2,4,7,8
42:11
feel 24:19 28:3 37:21
47:12,16
feet 5:10
final 25:3

find 44:22
fine 29:20
finished 28:18
first 13:4 27:15,16
42:10 44:12
Fisher 2:10 12:6 13:18
Fisher's 47:17
fit 17:7,8
fitness 38:16
fits 25:1
five 43:2
flat 43:20
fliers 45:2
flow 9:2 41:16
focus 10:14 11:9
follow 7:9
following 20:12
footwork 26:7
forget 17:3
form 11:5
forward 13:21 14:6
four 9:18 43:2
free 37:21 47:12,16
front 12:13
full 46:22 47:3
full-time 46:14,15 47:2
47:6,9
fully 12:3
fun 31:19
further 4:17
future 10:21 11:11
13:20 47:15

G

gates 36:3
Gateway 40:8
getting 17:9 25:14 26:4
26:4 28:7 30:7
give 9:4,14 19:8 24:18
26:7 29:20 30:1,4
given 45:2
giving 25:16
goal 15:1,7
government 3:10 16:16
19:21 20:15,18 21:2,4
21:7,21 22:8,13 23:11
23:15,17,20,21 24:4
28:4 29:11 32:6,7
39:20 42:11
grade 29:3
Gragg 1:18
green 8:12
grid 36:2
ground 10:12
grounds 16:4
group 13:11 24:9 46:16
46:17
gym 34:2

H

hand 11:7 46:1
HANNAH 1:19
happening 9:10 38:6
happy 11:12 33:4
headlights 30:8
Health 5:8
hear 3:17 10:3,22 22:20
 24:12 45:3
hearing 6:6 12:2 25:6
hearings 10:18
Heights 4:5 5:4 7:6
 31:17 37:7
held 5:19
help 18:13
hey 18:19 26:6 40:16
higher 29:1
highest 32:4
historic 8:2,15 35:22
 36:1
hold 14:20
holds 10:18
homeowners 17:4
hope 1:18,20 34:16
 37:20 41:12
hopefully 15:6 34:22
 43:5,12
hospital 5:6 17:12,13
 17:13 28:19
hotel 16:11,13
hour 38:16 43:14
houses 28:14
housing 28:8,10 35:2
How's 4:2

I

idea 28:22
ideas 20:21
immediate 44:9
immediately 25:5
important 24:14 29:22
 37:1 45:5,9
improve 40:4
improved 36:10
improvements 35:20
improving 36:18
in- 33:19
include 15:22
included 40:2
including 39:9
income 18:11
increase 34:20 42:20
 45:19
inform 5:17
information 10:6,11
 12:7 13:9 26:5,5,8
 30:1 47:17,18,19
informed 10:21

infrastructure 31:7,8,9
 35:8,12,15,19,22
 36:13,17 37:5 43:3
 44:5
initially 43:19
initiating 34:19
input 5:21
instructions 10:9
intention 10:13
interest 38:8
interested 21:16 22:2
 23:16
interrupting 12:1
invest 32:20
invitation 29:20
involved 26:1 42:4

J

James 1:11,14 2:4
 29:19 47:10
jammed 41:19
job 15:7 26:4
jobs 31:22 46:15 47:3
join 2:11
Jr 1:10

K

keep 10:21 22:10 25:21
kinds 25:19 43:18
King 1:10
knock 35:4
knowledgeable 30:3

L

lack 25:16
land 5:10 15:2,13 17:6
 20:14 21:2 23:22
 29:10 32:5 35:13
 38:20 39:9
landmark 36:1
lanes 42:15
large 4:13
larger 22:18 35:16
laymen's 19:18
left 6:17,19
legislation 5:15,22 6:4
 6:5
levels 16:1 43:22
lights 3:21 4:1,16 10:7
 10:8
line 11:5 19:14
lines 21:18
link 26:22
list 20:22 21:16,17,21
 24:11,21 33:16 38:13
listed 12:7
listing 21:14
lit 37:17

literally 34:2
little 5:1 6:9,19 12:21
 29:6 44:13,14
live 15:4 32:2,16,21,22
 33:5 40:14,17
living 31:20 33:21 47:7
LMD 1:17,19
located 3:1 4:9
location 17:20
long 40:12
long-term 43:10 44:13
longer 3:9 5:18 19:12
 19:13 21:16 22:1
 23:16 47:6
look 16:22 17:15,19
 29:4 32:4
looked 28:5 30:12
looking 9:7 14:6 16:3
 18:7 30:8 31:14 33:17
 38:15 39:13
losing 45:12
lot 8:11,18 10:2 16:7
 31:5 35:4 36:3 41:14
 43:4 44:11,16,22
lots 3:1,5 8:9,16,19
 43:10,20,22 44:3
lower 29:2 44:9
Luther 1:10

M

Madam 47:2
mailer 45:22
main 43:6 44:22
maintenance 40:9
major 43:6
making 7:20 31:8 37:13
 37:14 40:10 41:3
manage 37:9
managed 34:21
manager 1:11,14 2:4
map 3:20 4:11 6:13 8:8
maps 3:3
MARCH 1:8
Martin 1:10
Mary 1:17 14:3 27:20
mass 45:22
master 6:15 9:13 15:17
 16:8 30:14,14,16 42:6
matter 47:21
Mayor 1:3 5:16 29:7
Mayor's 2:5,19 5:17
mean 19:11 21:11
 22:12 24:7 35:16
 36:16
Meaning 21:15 23:5
means 3:9 19:15
meant 32:19
media 46:5

meet 47:20
meeting 1:5,10 5:19 6:2
 10:13,17,20 11:13,19
 13:3,6,13,22 18:15
 20:12,13 22:4 25:4,9
 34:14 40:20 47:4,14
meetings 45:2
member 11:17 41:12
mental 17:12
mentioned 12:20
mentions 16:12
mess 26:1
met 1:10
Metro 5:4 7:6 16:6 32:3
 32:11 33:20
microphone 11:7 12:15
 27:18
mind 22:10
minute 45:4
minutes 27:7
MLK 42:12
money 44:14
monies 35:11
move 14:6 45:10
moving 13:21 29:6,12
 45:8
MPD 37:10
multi-agency 30:13
multi-family 6:18
multiple 43:22
municipal 3:12 14:22
 20:15 24:20,22 27:1
 38:13

N

name 2:4,9 11:15 27:19
 34:14,15 38:2 41:11
narrow 42:14
national 36:1
near 47:15
nearby 7:1
necessarily 11:6 33:3
necessary 10:5
need 10:12,15 11:6
 13:2 19:1,1,19 20:17
 22:18 23:22 24:2,6
 28:3,6,21 29:9,13
 32:12 36:10 44:9
needs 19:16 24:5
negotiate 18:13,16
negotiating 18:20
neighbor 38:10
neighborhood 4:6 9:1,3
 15:3 27:22 38:4
neighborhoods 11:18
neighbors 46:9
Neither 3:12
network 37:6

never 28:18 34:11
new 8:8 33:22 36:10
 37:3
night 25:21
night's 18:15
north 6:19
note 12:12
number 12:19 42:20
numbers 7:9

O

Oak 4:9
obtain 3:15 5:20
obviously 8:2
office 1:3 2:5,18,19
 3:11 7:4 14:22 16:10
 18:5 20:16,17 21:6,11
 22:6,15 29:7
Official 5:16
once 17:16 20:3 25:4
 37:9
online 13:16
open 8:21 25:6 37:6,10
opening 26:12
operated 15:13
opinions 18:19
opportunities 10:16
 19:2
opportunity 18:10,11
 23:14 31:11 35:5 39:7
option 24:13
options 24:11,15 27:2,3
 38:14
ordeal 14:15
organization 14:13
OUSSAMA 1:18
outreach 13:2,4 14:9
 45:19
outside 11:13 40:20
ownership 23:2 39:17

P

P-R-O-C-E-E-D-I-N-G-S
 2:1
p.m 1:11 2:2 47:22
package 11:21
page 8:3 9:14
parcel 4:22 5:3,4,11,12
 6:15,17,17,20,20 7:1
 7:3,3,22 8:7,10 9:8,9
 9:14,16 10:2 12:19,22
 12:22 19:3 20:16 22:8
 24:4 28:7 31:4,10
 32:1,2,5,6 33:19
 38:20 39:9
parcels 3:1 4:5,7 6:10
 6:12 9:6 14:13 15:9
 15:15 22:11,14 24:6

27:13 28:3,8,13 29:10
 29:13
park 3:11 8:22
parking 8:9,16,18,19
 9:3 41:20 42:6 43:10
 43:11,20,21 44:3,10
 44:16
Parks 1:11,14 2:3,4
 3:22 4:4,14,17,20
 9:22 12:20 13:8 14:10
 14:16 15:16,20 16:5
 16:12 17:18,21 19:4
 20:6 21:5,10,20 22:3
 22:20 23:4,7,12,18
 24:17 26:13,20 27:4
 27:17 29:14,17 30:5
 30:10,18,21 31:1,4
 32:14,18 33:3,7,18
 34:3,13 35:9,14 39:3
 39:15 40:19 41:8,22
 42:9,16 44:1 45:14
 46:16 47:11
part 11:16 28:10 38:21
particular 14:14
partly 37:8
Partners 1:18
parts 9:5
pastor 34:16
path 23:19
pencils 12:12
people 8:21 10:21 15:4
 16:7 19:22 26:1 31:20
 32:2,8,8,10,16,21
 33:4,21 34:6 36:11
 37:15 39:19,20 40:14
 40:17 42:17 43:7
 44:20 45:1,9,18,22
 46:5,12 47:13
periods 43:13
person's 12:2,3
personal 41:3
phase 6:16 14:7 43:2,2
 44:5
picture 5:1 9:13 29:5
place 31:18 33:4 37:3,3
places 31:21,21 37:17
plan 6:15 9:8,14 13:2
 15:17 16:8 23:2 28:18
 30:14,14,17 42:6
 43:10 44:2
planned 9:18
planning 1:3 2:5,19
 18:5 41:16
plans 3:13 7:11
play 33:5
please 2:8 11:4,9,14,22
 34:14 37:21 47:12
plumbing 36:5

point 7:12 16:20 26:10
 38:7
points 42:21,21,22 43:1
 43:5
possible 16:13 30:11
possibly 16:11 38:14
post 14:22 20:16,17
 21:6,11
posted 13:10
potential 3:16 5:21 6:14
 10:3 33:14
power 36:14
prefer 12:13
preferred 16:9
prepare 36:22
present 1:13,15 2:12
presentation 12:8
 13:16
presented 19:6
presenting 39:7
presiding 1:11
pressure 43:6
prior 5:22
private 37:7
probably 35:3
problem 30:6
process 3:19 13:21
 19:6 20:8 45:5
professional 41:4
profit 14:14
progress 7:20 31:8
project 1:11,14 2:4,12
 18:16 35:15 39:16,18
 40:5,6 41:1,2,3
projects 25:15
properties 3:2
property 3:6,6,8,9,13
 3:18 4:4 5:6,9,14,18
 5:22 10:15,19 11:1,4
 11:12,18 14:20 22:9
 23:21 25:11 27:9
 44:21
proposal 2:22
proposed 10:16 11:1,3
prospective 33:17
provide 3:18 19:1 41:10
providing 3:7
proximity 16:6
public 1:5,10 2:21 3:10
 3:11,14,15,16 5:19,19
 5:21 6:6 8:21 10:4,5,9
 10:10,14,17 12:9
 14:21 19:13 20:10,19
 25:6 27:6,10 37:5
purple 7:15
purpose 6:1 10:14
 22:13 32:9
purposes 3:10,14,16

5:19 16:16 19:21 22:4
put 8:9 10:7 12:11,12
 14:9 23:14 24:6,9,15
 28:11 36:10 39:11
 47:18
putting 10:8 14:3 26:3
 36:14
puzzle 17:8,9

Q

quality 36:13
question 13:4,5 14:17
 18:1,4 24:22 25:2
 37:20 44:2
questions 2:13 11:11
 12:16 17:22 19:7
 25:19 26:15 27:10
quickly 44:2,7,8

R

ran 23:10
ravine 7:11 31:5
real 5:18 17:2
receive 2:20
received 6:3
recommend 14:3
recommendation 38:15
recommendations 27:2
recommended 9:20
record 2:21 12:3 18:22
 26:3,15 27:6,10 38:4
 39:12 47:22
recorded 11:19
Red 17:1 28:10
Redbrick 1:17,19
refer 3:5
regarding 2:21 3:16
 11:3
regular 17:13
reiterate 38:7
relation 7:13
remarks 11:14 45:18
remember 17:1 34:14
rental 33:22
requested 38:9
required 3:9 5:18
reside 35:5
resident 11:17
residential 16:10 32:1
residents 15:4 16:7
 20:4 31:16,16,17,18
 32:21 39:6
resources 14:9 18:18
 46:2,21 47:8
respect 11:22 39:3,6,15
 39:18
respond 26:17 27:11
responding 29:22

responsibility 18:13
46:3,8
responsible 41:5
rest 36:4,7,18 37:6
retail 17:11
Reuben 1:18 34:15
review 6:5
reviewing 5:15
rid 28:7
RISE 1:10 7:16 8:17
river 31:18
road 36:14 37:6
roads 37:7,9,17 43:7
44:15
robo-call 45:20
RODIGER 1:17 4:12
room 4:12
rules 10:12
run 5:7 24:3 47:4
rush 43:14

S

safe 37:3,15
Saint 2:22 4:6 5:6 6:11
7:7 8:22 9:5 17:8,9
22:11,12 27:22 28:16
28:19 30:19 31:15
33:7 35:18,20 38:5
39:17
satellite 6:14
saying 15:11 19:11,17
19:19 20:11,18 22:14
23:19,21 24:4,13,18
26:14 27:8 35:7 36:21
46:20
school 20:14 21:3 22:7
29:1,1
SE 1:11
search 33:13
seat 39:13
second 4:1 9:15 13:5
14:7
secured 37:8
securing 37:10
security 37:1,12,12
seeing 29:5
seen 18:12
send 47:13,16,17
sending 18:4,5
seniors 45:21
sense 9:4 24:1
sent 13:8
separate 6:6
separated 36:2
serve 7:7 8:19 16:7
32:7 44:9
seven 9:19,21 15:14
sewer 36:5

share 11:3
Sharece 1:16 38:2
shared 18:11
shop 31:21
short 25:17
short-term 44:2,12
show 3:3,20 9:15
shows 9:10
side 42:11
sign 2:8
sign-in 12:12
simple 26:22
Simultaneous 46:19
single 11:5
sir 37:22
site 5:5 6:20 8:1 9:8
13:11
sites 10:2
situation 25:21,22
six 43:2
social 46:5
Socialize 33:6
sorry 20:6
sort 16:1
SOUADI 1:18
south 7:16
Southeast 4:7,8,10
space 8:12 16:6 19:12
19:13,16,20,22 20:1,5
20:17 23:6,15 35:12
39:10
spaces 31:14,15
speak 19:8 27:7
speaking 11:22 21:1
46:19
specific 32:8
spell 11:15
spending 44:15
Sports 5:5 6:21 7:19
8:1,5 33:20 44:4
square 3:2 5:10
ST 1:5
stakeholders 18:8
start 18:1,2,6 43:10
state 11:15 19:13 24:19
25:10 34:14
stating 26:9
station 5:4 7:6
stelizabeths.com 26:19
step 45:12,13
STEPHAN 1:17
stepped 45:13
steps 45:7,8,8,11
stick 25:17
stimulate 31:19
stories 9:20,21
story 15:14
straight 30:7

straightforward 30:11
street 4:7 8:2,5
streetlights 37:16
structured 35:6 43:11
43:21 44:7,10,16
study 34:18 38:9,11
42:2
stuff 14:4
submit 12:14 13:18
26:14 44:17
submitted 5:15 6:3
11:21
submitting 5:22
subterranean 16:1
suggestion 18:4 27:4
suggestions 10:22
support 16:21 35:12
surface 8:8,11,19 43:9
44:3,8,12
surplus 3:2,8,19 5:14
6:4,5,7 9:7 11:4,10,21
13:13,19 14:18 15:10
16:15,21 17:17 20:2,2
20:3,12,13 24:19 25:3
25:5,12 27:8 47:14
surplus-ed 27:14
surpluses 17:6
surrounding 11:18
Sycamore 4:9

T

table 12:11,13 39:14
talk 10:9,11 34:4 40:19
talked 14:3 33:11 41:1
41:14
talking 11:8 21:8 24:3
39:2
talks 6:15 9:17 16:9,17
Taylor 1:18 4:15,19
14:12 15:14 16:2,11
23:8 34:15,15 35:10
43:19
team 14:9
Technically 15:16
temporary 8:11,19
terms 13:13 19:5,18
21:10 30:12 33:7
35:15 36:22 40:20
42:16
testimony 3:7
thank 2:7 14:10 29:14
35:14 41:7,8,22 47:10
47:20
things 7:14 17:14 21:14
21:17 31:13 37:4,10
39:22 42:5,9,12,18,19
45:6
thought 34:20

three 27:7 43:1
times 13:10
today 13:3,8 26:15
tonight 2:7,17,18 12:11
12:14
tonight's 6:1 10:13
11:19
tool 46:6
top 8:3 38:8,11
total 12:18,21
tourism 33:3
Tourist 33:2
townhomes 7:2
townhouses 17:2
traffic 9:2 41:16,18,21
42:2,4 43:12
transcribed 11:20
transcriber 12:3
transparency 29:21
trees 8:6
tried 42:5
true 46:10,13
try 4:20 32:9
trying 14:18 23:1 30:10
32:15,19 42:11,20
44:6 47:3
two 4:5 5:12 13:15
22:10,14 28:2,7,13
29:10,13 42:22 43:1
46:14 47:3
type 16:2,9 29:1 34:18
34:20

U

unable 2:11
understand 17:11 19:4
22:3 24:17 26:13
29:11 31:3 45:5,6,10
45:11
understanding 20:9,11
44:21
understands 27:12
unfortunately 28:17
42:3 43:16
units 6:19
UNTEREINER 1:19
upload 26:21
uploading 26:22
Urban 18:6
use 3:6 10:4,4,5 14:20
14:21 16:9 19:20
21:21 29:10 32:4,8
36:9 40:4 46:6
uses 5:21 6:14 7:4
utilize 40:18
utilizing 46:5

V

vacant 5:12 8:12 36:8	1
various 27:1	10801 5:16
Vegas 33:13	11 6:17 7:9
vendors 33:14	1100 4:8
view 7:18,21 8:4	11th 12:9
visionary 28:15	12 6:20 7:9
visiting 8:22 16:8	12th 29:3
voting 6:7	13 3:1 5:4,11 7:10,22
<hr/> W <hr/>	8:7 9:16 12:22 14:13
walk 45:8	24:5 27:13 29:13 31:4
wanted 18:22 38:3,7	13th 8:1,4
39:4,11 40:22	14 7:1
wants 13:15 16:18 24:8	15 3:1 4:10,22 5:3,11,12
27:7 41:9	6:17,20 7:3 8:10 9:9
ward 13:11 31:17 45:1	9:14 10:2 14:13 20:16
Washington 1:11	24:4 27:13 29:13
water 36:5	31:10 32:1,2,6
way 14:5 41:21 44:11	17 7:3 9:8 12:22
ways 36:3	<hr/> 2 <hr/>
website 13:17 26:19	2 43:2
27:1	2013 40:6
WEDNESDAY 1:7	2018 1:8
weeks 13:15	24- 38:15
welcome 2:15	24-hour 34:2
went 23:16 47:22	2730 1:10
weren't 26:1	28 1:8
west 42:11	<hr/> 3 <hr/>
widen 42:12	339,000 5:10
widening 41:17	<hr/> 4 <hr/>
willing 11:2 45:20	<hr/> 5 <hr/>
wishing 11:2	5868 3:2
Womack 1:20 41:11,12	<hr/> 6 <hr/>
42:7	6:40 1:11 2:2
wondering 45:19	<hr/> 7 <hr/>
word 3:6 46:4	7.78 5:10 12:21
work 24:8 31:6,22 33:5	7:27 47:22
34:6 42:12 43:17 45:6	<hr/> 8 <hr/>
46:14,14 47:4,6	8 31:17
worked 30:16 39:19,20	810 3:1
working 31:7 47:2,3	817 3:1
works 42:4	8C 1:16,17 2:16 27:22
worry 34:9	29:8 30:19
wouldn't 14:21	<hr/> 9 <hr/>
Wow 4:19	905 41:13
write 10:7 37:21 47:12	
writing 12:14 26:16	
wrong 40:1	
<hr/> X <hr/>	
<hr/> Y <hr/>	
year 31:10 33:12	
<hr/> Z <hr/>	
zoning 10:1 15:21 32:1	
<hr/> 0 <hr/>	

C E R T I F I C A T E

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In the matter of: St. Elizabeths East Public Meeting

Before: DCDMPED

Date: 03-28-18

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