

GOVERNMENT OF THE DISTRICT OF COLUMBIA

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OFFICE OF THE DEPUTY MAYOR FOR PLANNING
AND ECONOMIC DEVELOPMENT

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PARCEL 15 DISPOSITION PUBLIC HEARING

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MONDAY
DECEMBER 17, 2018

The Parcel 15 Disposition Public Hearing met in the R.I.S.E. Demonstration Center at St. Elizabeths East, 2730 Martin Luther King Jr. Avenue SE, Washington, D.C., at 6:30 p.m., James H. Parks, IV, Project Manager, presiding.

PRESENT

JAMES PARKS, Project Manager
BRANDON BOGAN, Flaherty & Collins Properties
CHRISTINE BROOKS-CROPPER, DC Fashion Foundation
TOM BROWN, Training Grounds
MARIA CASARELLA, AIA, Cunningham & Quill
Architects
JASON CROSS, Redbrick LMD
JOHN MICHAEL DAY, AIA, LEED-AP BD+C, Cunningham
& Quill Architects
DAVID FLAHERTY, Flaherty & Collins Properties
WILLIAM HAGUE, Anacostia Economic Development
Corporation
DUANE MILLER, Flaherty & Collins Properties
STAN JACKSON, Anacostia Economic Development
Corporation
BRIAN PRINCE, Flaherty & Collins Properties
MONICA RAY, Congress Heights Community Training
and Development Corporation
MICHAEL WINSTANLEY, AIA, AICP, Winstanley
Architects & Planners

ALSO PRESENT

SALIM ADOFO

MIKE AUSTIN

SHARECE CRAWFORD

LISA FITZPATRICK

BRENDA JONES

GLENDIA LEE

AMIR MUHAMMAD

BALDIN NEEDHAM

REGINA PIXLEY

LEONARD WATSON, SR.

TRAYON WHITE

CALVIN WILLIAMS

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

2 6:44 p.m.

3 MR. PARKS: So good evening, my name
4 is James Parks, project manager with the Office
5 of the Deputy Mayor of Planning and Economic
6 Development. Thank you all for taking time out
7 of your schedules to be here today. We much
8 appreciate it.

9 Please, before you leave today, make
10 sure you're signed in so that we can accurately
11 record all of the attendees for this meeting.
12 I'd also like to add the ANC steward here will
13 join us shortly. So the purpose of this meeting
14 and the District disposition process, we just go
15 through it so we're all on the same page.

16 Under District of Columbia Official
17 Code of Tenants, Unit 1, the mayor, for
18 proceeding to negotiate the disposition of real
19 property, shall hold at least one public hearing
20 to obtain community comment and suggestions on
21 the proposed use of the property.

22 So today, on behalf of the Executive

1 Office of the Mayor, we're holding this public
2 hearing to obtain community comment and
3 suggestions on the proposed use of the property,
4 which is Parcel 15 on St. Elizabeths East campus,
5 which is also identified as Square 5868, Plot
6 0802.

7 So comments received tonight will be
8 recorded and submitted to the Council of the
9 District of Columbia together with future
10 disposition legislation. Also, the Council will
11 review the disposition legislation and conduct a
12 separate public hearing before voting to approve
13 or disapprove the disposition.

14 In terms of presentations of the
15 developers, tonight there are two development
16 teams who will present their proposals for the
17 property. So the presentations will be exactly
18 20 minutes or less in length. Please hold your
19 comments and questions until the end of both
20 presentations.

21 And at that time, we'll hold a
22 question and answer/comment period for both

1 development teams. And both of the development
2 teams will remain here, to be present and listen
3 to what you have to say.

4 So I have signs here. And for the
5 development team, I will hold up a sign that says
6 five minutes to let you know when it's, kind of,
7 time to wrap up. I'd appreciate it if you'd
8 adhere to that. And I will definitely cut you
9 off at 20 minutes, because we want to be fair.

10 So if you would like to make comments,
11 there's a sign-in sheet up here. If you haven't
12 signed up yet, now's the time to do that. So
13 there's a sheet that says "Request to Make
14 Comments" available at the front of the room.

15 And this will help us keep organized
16 so everyone has a chance to speak. We're going
17 to go in that order. And then afterwards, if
18 anybody else wants to comment, I'll, you know,
19 choose people based on whose hand is raised or
20 who gets up first.

21 In terms of the site background, I
22 have a little presentation I'll go through

1 quickly about St. Elizabeths and the Parcel 15
2 that we're discussing today.

3 So just an update on the
4 infrastructure, we have a new road network. I'm
5 sure you've seen the great things that we're
6 doing here connecting the community to the campus
7 and making sure that we can travel in and out of
8 the campus with a little more ease than before.

9 The Phase 1, Stage 2 infrastructure
10 includes the site right by the metro which is
11 where we're talking about in terms of Parcel 15.
12 So that's going to start in FY '20. So we've got
13 some time to go through that. But just looking
14 forward in terms of how we're developing the
15 campus, that's going to be something that's
16 coming up soon.

17 So also, the master parking study has
18 been completed for the campus. We're making sure
19 that we have enough parking spots, not too many
20 parking spots but enough so that when there are
21 big events, when people are living here, working
22 here, who entertains here, that there're enough

1 spaces, and it doesn't impede too much on us when
2 we -- And also Phase 2 infrastructure, we'll
3 begin a design phase soon in FY '19, and
4 construction is supposed to start in FY '20.

5 So this is where we are. The picture
6 on your right is from the master plan. That kind
7 of shows where the parcels are. You can see
8 Parcel 15 is in the lower right corner. And then
9 it lines up with the satellite --- and this is a
10 full satellite image. It doesn't have the
11 Entertainment and Sports Arena on it, but that's
12 where we are. We are to the left right now below
13 the last building. There're still some of the
14 historic buildings.

15 So Phase 1 summary, what we've done so
16 far in terms of planning of the campus, we have
17 retail, office, townhomes, multi-family units,
18 and the Entertainment and Sports Arena. We're
19 kind of moving from the Metro to the north. So
20 Parcel 15 fits in very nicely with that.

21 Right now we have the Entertainment
22 and Sports Arena and rental apartments. The

1 townhomes are coming. The office and retail are
2 coming. And Parcel 15 is where -- it's our swing
3 space, but we know we've got to be in place for
4 that. That's what we're going to do today. So,
5 that's to orient you as well.

6 So just to show these next program
7 links to the real thing, development that's
8 happening at St. Elizabeths, and Ward 8, and
9 Congress Heights, so something to be excited
10 about.

11 And then I have said there's a master
12 parking plan, and we're moving forward with that
13 by creating these surface parking lots.
14 Eventually they're going to be replaced by
15 structured parking lots, but for now, to service
16 what's going on with the campus, we have these
17 surface parking lots to make sure, again, that we
18 have enough space on the campus for people to
19 park and enjoy.

20 So Parcel 15, this is what we're here
21 for today. This is also from the master plan.
22 I'm sorry it's a little small and blurry, but

1 I'll bring it out for you. Parcel area, there's
2 about four acres. The new development path area
3 is 3.92 acres.

4 In terms of recommended building
5 height, we can go up to seven stories, because
6 it's now towards the back of the campus. And we
7 don't have to worry too much about the views into
8 the campus.

9 In terms of allowable land uses, it
10 says residential, commercial, office, and
11 hospitality. And then there's ground for a
12 retail allowed, the recommended FAR is 3.5. And
13 there should be an open space which is kind of a
14 transit plaza. And you'll hear that in the
15 presentations today.

16 So the key points, there's a little
17 more up there, 0:29:55 creates lots of space
18 right by the Metro, right by the Entertainment
19 and Sports Arena. The zoning requirements
20 require that we have some residential. So we
21 want to make sure that people can live here, but
22 we also want to make sure there's office, because

1 we've got to get jobs, ground-floor retail.

2 We've got to make sure people can stay
3 on the campus and not just visit, and then open
4 space that kind of creates that transit plaza,
5 and then some underground parking or some
6 additional parking to make sure that the people
7 who are utilizing this space at Parcel 15 have a
8 place to park and are not over-utilizing those
9 surface parking lots. So then the second
10 accommodates a lot of new construction. So we
11 want to hear from you.

12 So the meeting process and public
13 comments, the intention for today's meeting is to
14 focus upon proposed uses of the property. So we
15 will see and hear two presentations for the
16 proposed use of the property based on the points
17 from the last ANC 8C meeting, the AEDC, the
18 Anacostia Economic Development Corporation team
19 will present first. And the Redbrick LMD team
20 will present afterwards.

21 After the last presentation, both
22 teams will be assembled for our public comment

1 portion of this hearing. For those wishing to
2 share any comments regarding the proposed use of
3 the property, I'll call you up to the microphone
4 based on who's signed up at the front, and after
5 that we'll go by, you know, who else needs to go.
6 I'll choose you.

7 And then each person will have a total
8 of one minute to deliver his or her comment. And
9 if your commentary exceeds one minute, we kind of
10 request that you share your comments in writing
11 with our office so that we can fully capture your
12 remarks.

13 So that could be either through
14 electronic mail, email, you can email me at
15 james.parks2@dc.gov, and then we also have note
16 cards up here if you wanted to send me a sheet of
17 paper. I am going to collect all of the
18 information, and make sure that the Council sees
19 it, and it's a part of the package that we send
20 to everyone.

21 So I also have a 15 second sheet that
22 I'll hold up for people talking, so you can make

1 your final comment. Please focus your comments
2 on the proposed use of the property. And when
3 giving your remarks, please state your name and
4 association. I'll go over more of this once the
5 presentations are done. But at this time, I want
6 to ask the AEDC and Flaherty and Collins to come
7 up and present.

8 MR. JACKSON: Good afternoon, good
9 evening. And thank you for allowing us to
10 present to you this afternoon our vision and
11 concept for Parcel 15.

12 We are the development team of AEDC
13 and Flaherty and Collins and certainly are
14 honored to be here today to present to you, thank
15 you -- can you hear me know -- to present to you.

16 Here with me today is, obviously,
17 additional partners are our architects Cunningham
18 and Quill, I think represented by Maria Casarella
19 and Michael Day. With me is Bill Hague and, of
20 course, I'll let David introduce our team from
21 Flaherty and Collins.

22 But what we wanted to do today is talk

1 to you about our vision for Parcel 15. And the
2 vision is really premised on three fundamental
3 things. And that is how do we create the
4 appropriate connectivity to our community, to the
5 campus, and how do we activate the assets in such
6 a way that we create an experience and a
7 destination that we all are excited to be proud
8 of.

9 And with that in mind, what we want to
10 do is look at the location of Parcel 15 in
11 relationship to ongoing development activities
12 here at our site. And one of the things that we
13 wanted to ensure that our community was aware is
14 that we did not want to look at Parcel 15 as an
15 isolated transaction, but how do we make it
16 inclusive with development that's going on right
17 now on that site.

18 With that being said, we wanted to
19 look at the connectivity from different modes of
20 transportation in terms of how do you access that
21 campus either by public transportation, using the
22 Metro, or by vehicular transportation, or by

1 walking. Because we want it to be a walkable
2 community. We wanted to integrate into the
3 fabric of this community. But we also wanted to
4 make it sort of destination venue.

5 So one of the things that we wanted to
6 do, as we enter the campus coming from the metro,
7 is create what we call a pedestrian plaza. And
8 that plaza allows us to sort of attract visitors,
9 attract residents, and attract people who are
10 coming to the campus, and those who may want to
11 participate at the Entertainment and Sports Arena
12 so that we have a, what we call a pedestrian
13 plaza that's sort of attracts you into the heart
14 of the campus.

15 That plaza then will lead you into
16 what we call our retail boulevard where we want
17 to have an integrated experience where you're
18 going to have restaurants, where you're going to
19 have retail, and where you're going to have
20 obviously an integration of housing so that we
21 can make this a true 24/7 live, work, and play
22 space.

1 We also have another what we call
2 plaza which connects us to the Sports and
3 Entertainment Center on that slide there. So
4 then once again, we have two major plaza's on two
5 ends of this development that allows us to create
6 destination venues. And these plazas are
7 flexible in terms of its usage. These plazas can
8 be used for a variety of things that the
9 community would like to see happen here.

10 But more importantly, what we wanted
11 to do is use this as a gateway to bring people
12 and pedestrians into what we call our retail
13 boulevard where we will have shops, where we will
14 have offices, where we will have restaurants,
15 where we have a variety of activities that the
16 community would love to have to make this a
17 destination, a place that you want to be, a place
18 that you want to visit.

19 The other side we wanted to do is also
20 recognize that we want to keep this in a manner
21 that it becomes vibrant, it becomes a thriving
22 experience.

1 So one of the things that we wanted to
2 also do in conjunction with this is create a very
3 thoughtful and sensitive way in which we
4 integrate both the lobbies for housing along with
5 our retail, along with our office space, so that
6 you create an environment where you have 24/7
7 activity, that you keep the concourse live, and
8 active, and vibrant.

9 And the beauty of this concourse here,
10 which we call our Gateway Plaza, we will have a
11 major anchor retail there which is going to be a
12 grocery store which will allow us to offer an
13 array of food amenities to our community.

14 As we all know right now, Ward 8 has
15 one major grocery store serving over 70,000
16 residents. So between Ward 8 and Ward 7, there's
17 about three grocery stores out of 49 serving over
18 140,000 residents.

19 So we believe that this becomes an
20 interesting opportunity to bring a new network of
21 retail to a community that is a food desert, by
22 definition, and located near a Metro also

1 addressed as separate but also a distinct
2 barrier, and that is transportation. A lot of
3 our residents have difficulty with transportation
4 to and from facilities that serve a variety of
5 food.

6 So one of the things that we wanted to
7 do is make sure that we created a vision and an
8 experience where we are now connecting this
9 development, not only to the campus but to the
10 broader Ward 8 community, and particularly to the
11 Congress Heights community, in a way that allows
12 us to sensitively respect the architectural
13 structuring of the historic designation but also
14 bring about new and innovative uses of
15 construction ideas to enliven this whole campus
16 experience.

17 What we did also is tie this to our
18 other development, which is our development that
19 we call the Residences at St. E's, which is 252
20 rental units that's being developed at the CT
21 Campus, what you see on the back-side of that.

22 And what we wanted to do is make sure

1 that we created a blend of housing mix and a
2 blend of income mix. And the purpose for that is
3 to support the diversity of opportunities that we
4 want to attract to this campus.

5 So what we will have at the end of the
6 day, somewhere short of 578 units of housing of
7 which 300 units between the two developments are
8 going to be affordable. And I think that's
9 critically important, because the mix of housing,
10 and the mix of income, and diversity is what we
11 really need to sustain and prosper as a
12 designation here in Ward 8.

13 We also want to recognize that in
14 Building C here, what we wanted to do is sort of
15 mass our parking facility. We would have parking
16 here to not only address visitor's parking, also
17 sports and entertainment parking that would align
18 with shop parking. The beauty of this also is
19 that it's a flexible structure where, as time
20 passes, we will be able to reposition this asset
21 to do other things with it, similar to what we
22 did with our Plaza.

1 The Plazas are so unique in nature
2 that you're able to be very flexible with your
3 adaptability to them. There's a lot of usage
4 from special events, from community fairs, from
5 entertainment, from leisure works.

6 And so the whole purpose of this whole
7 development here in this scene, from our scene
8 here which is the transit plaza, is a critical
9 destination where we're constantly drawing people
10 into the campus.

11 And then we're affording our people a
12 variety of services and resources that they can
13 experience while engaging on our campus here at
14 St. Es. And we want to do it in such a way that
15 we create the integration of the existing
16 development that we have in play right now, which
17 is this parcel here, the Residences of St. Es, so
18 that we could create what we call a continuum of
19 activity as it relates to flow of actions on the
20 campus.

21 So the three things that we want to
22 really stay tuned with is that we want to connect

1 District government to our community, both through
2 work and through entertainment. We want to
3 create activation, we want to activate this site.
4 And more importantly, we want this site to fly,
5 we want this grow.

6 And so these are some of the concepts
7 that we wanted to introduce to you in terms of
8 what were the drivers behind what we wanted to do
9 at this particular development. So we'll get
10 into more details as we continue this discussion.

11 MR. FLAHERTY: Thank you, Stan. I'm
12 David Flaherty. I'm CEO of Flaherty and Collins
13 Properties. I founded the company over 25 years
14 ago with Jerry Collins. And with me tonight,
15 I've got three of my partners, Duane Miller who's
16 been very active in the community for quite a few
17 years now, runs community development and is
18 really the Residences in Es -- the affordable
19 type development is really Duane's specialty. He
20 came from the non-profit side, and he can tell
21 you more. So he's been very engrossed here as
22 well.

1 And Brian Prince is my partner. Brian
2 focuses more on market rate and has been working
3 with some grocery stores as well. And we do have
4 a market rate component, so Brian's here in a
5 partnership capacity to help with that.

6 Brandon Bogan kind of runs our
7 architectural and engineering, so he coordinates
8 with all the architects, engineers, everyone
9 that's involved in our developments, brings all
10 of our expertise from our different developments
11 to every new development that we're pursuing.

12 So a little quick information on
13 Flaherty and Collins, and we'll kind of really
14 jump into the details here. So like I said,
15 we've been around over 25 years. We're a fully
16 integrated company. We have over 500 employees,
17 about 100 in the corporate office. So we have
18 in-house construction expertise, management
19 expertise, and development expertise.

20 Of those 500-plus employees, there's
21 probably ten of us that are partners. And
22 Brandon, Duane, and Brian all fall into that

1 category. So you're dealing with people that
2 have true skin in the game and are vested in the
3 success of this development.

4 I operate about 18,000 units, coming
5 up on 100 different properties spread around --
6 really spread around the country. We're not on
7 the West Coast. We do have a -- we're kind of
8 unique when it comes to the multi-family. We
9 have a very strong affordable development
10 component as well as market rate.

11 What you usually see as a developer is
12 all about market rate or all about affordable,
13 but we're very strong in both, as you'll see with
14 the next slide, which is critical here, because
15 here there's a real mix.

16 So you want somebody that really knows
17 what they're doing, kind of in both categories.
18 As developers go, this is a lot of types,
19 industrial, office, retail, all lumped together,
20 kind of measured, it's a three-year trailing.

21 We're not the largest in the country,
22 but we are in the top 50 in that category. And

1 then, kind of, Duane's group, on the affordable
2 side, they've been, kind of, top 25, I think, for
3 quite a few years in that category.

4 So you can see that we have a lot of
5 depth within the company, a lot of in-house
6 expertise, a lot of people, a lot of years, very
7 involved. So we get our deals done which we
8 think is very important.

9 All we really do are these
10 public/private partnerships. That's not really a
11 nationally measured category, but we think we
12 probably do more public/private partnerships than
13 probably anybody in the country. It's unique,
14 it's more difficult, but that's what we're set up
15 to do as a company.

16 And what we're proposing tonight is
17 what we call we'd be right in our sweet spot.
18 It's a mix of incomes, it's got a retail
19 component, it's got a grocer, it's got parking,
20 it's exactly what we do. So we can't tell you
21 how excited we are to be part of the presentation
22 tonight.

1 Oh, is this you, Brian? Okay. All
2 right.

3 MR. PRINCE: How are you? Brian
4 Prince, Flaherty and Collins. My background with
5 the company, I focus primarily on the market rate
6 side of the developments here. But like they've
7 said, our approach to every development is going
8 into the community, understanding what some of
9 their needs are in the community, and trying to
10 work with the community to deliver on a project,
11 whether it's market rate or affordable, that can
12 hit every need that the community may have.

13 Every, probably 97 percent or more of
14 our projects are public/private partnerships.
15 And as a result of that experience that I've had
16 working the public/private partnerships, recently
17 I've been nominated and appointed to the ULI
18 Council for Public/Private Partnerships.

19 So I'm getting a vast experience, a
20 lot of networking, understanding different
21 community's needs and how we may be able to help
22 them. And I think we can bring some of the

1 experience here to this project.

2 I'm kind of looking at the market
3 demand overall. There's a need for roughly
4 128,000 apartments by 2030. We pulled that
5 information from the National Apartment
6 Association. But producing both market rate and
7 affordable, as we mentioned earlier, is what's
8 going to be key for this project. There is a,
9 what, 300 units will be affordable between the
10 two projects at St. Es as well as this Parcel 15.

11 But in order for us to really deliver
12 to the community the amount of services that the
13 community needs, we really need the market rate
14 component in conjunction with the affordable,
15 with the market rate component having individuals
16 with higher disposable income, to help support
17 more of the businesses and the retail that we'd
18 like to bring to the area, and the diversity
19 inclusion of everyone between high earning
20 individuals as well as individuals who are not
21 earning as much.

22 We think that having that vibrant kind

1 of blend in this area is what's really going to
2 make this area more attractive.

3 Out of the proposed projects, roughly
4 326 units, 98 of those units will be reserved for
5 individuals earning between 30 to 60 percent of
6 the area median income. And then, right now,
7 20,000 square feet or so is dedicated to the
8 grocery. But that could be adjusted upwards if
9 people would like to go out for a little bit
10 larger grocer.

11 MR. FLAHERTY: We do consider a
12 grocery store a vital part of the development.
13 And having experience with grocery stores, we
14 know how difficult they are to make them work as
15 developments. So we thought we'd quickly run
16 through a few that we've recently done. The
17 Whole Foods name is a known name, but --- okay.

18 So it looks as there's a way through
19 those. So we've done Whole Foods, Fresh Market -
20 - or Fresh Thyme, Kroger. We've done, kind of,
21 working with a local grocer situation. We're
22 also working with, kind of, more of a co-op, put

1 somebody in business, supported and owned by the
2 community situation as well. Back to demand.

3 MR. PRINCE: Yes. So here what we've
4 looked at, there are some recent developments,
5 market rate projects have been built recently,
6 and we're kind of showing some examples of those
7 and where those price points are.

8 Out of market rate, rate price points
9 are going to be well below where these projects
10 are. We want to have that blend of affordability
11 here to mix with that market rate component.

12 There's Building A, B, C, and it will
13 have retail, grocer, there's a flex space for
14 office as well. We have the residential
15 component, and then the parking structures will
16 service the parking needs of the community as
17 well.

18 So we look at this as the low income
19 housing. These are the limits for the 60, 50, 30
20 percent. And we can address some of these a
21 little bit later.

22 That main slide there is showing

1 there's 578 units between the two projects, the
2 St. Es project and the Parcel 15, an overwhelming
3 majority is the affordable point of the project.
4 The project will be comprised of primarily
5 studios, one-bedrooms, and two bedrooms.

6 MR. FLAHERTY: Let's go to the
7 economic impact for the project.

8 MR. PRINCE: So the project here, when
9 we're looking at our past projects to try to get
10 understanding of the economic impact of a project
11 this large, we're estimating the economic impact
12 to be north of \$200 million on this development.
13 There's \$95 million of hard construction costs.

14 Looking at our past projects and the
15 number of employees that have been out there on
16 that site through the construction process, just
17 going in and out, we estimated there'd be over
18 700 jobs created from start to finish.

19 Roughly 60 to 70 percent of our
20 projects have residents who are new to the area,
21 thus bringing net new income, income tax for the
22 development as well.

1 From the grocery component, looking at
2 some of our past projects with the grocery, we
3 estimate between 150 to 200 new jobs being
4 created by the grocery component, and the other
5 retail and office component, about another 200 to
6 250 jobs there as well.

7 Those businesses that currently don't
8 exist in the area will generate new property
9 taxes as well for the business, and sales tax as
10 well. We're currently estimating that the
11 property taxes on the development, just for the
12 market rate component, will be anywhere between
13 \$850 to \$1 million a year, but with the
14 additional property taxes from the commercial, we
15 think maybe north of \$1.3, \$1.4 million a year in
16 perpetuity going forward.

17 MR. FLAHERTY: So kind of wrapping up
18 here real quick, I guess we're slow talkers, but
19 with AEDC and Flaherty and Collins, these are a
20 few of the key points that I think you get.
21 Reliable partners, we get our deals done. When
22 we're selected, we get them done which is very

1 important. A lot of times, we think that's why
2 we're picked, because it's hard to get deals
3 done. And when you've got our track record, it
4 kind of speaks for itself.

5 We've obviously got the depth here
6 locally with AEDC. And then as a company, within
7 the company, this isn't going outside to bring in
8 people, these are people that are own partners,
9 my partners, that we've all be together for a
10 long time. We get things done, do it all around
11 the country, and it's local ownership as well.
12 So with AEDC and Flaherty and Collins as owners,
13 that's certainly an execution we perform. Thank
14 you. Did we make it? All right.

15 (Applause.)

16 MR. PARKS: Thank you, AEDC and
17 Flaherty and Collins. I think we're going to
18 take about two minutes, take a little stretch
19 break. Let's transition with the presentations.

20 And if you just walked in, we have a
21 sign-in sheet. We also have a sheet for if you
22 want to make public comments, see what you guys

1 have to say. Maybe this presentation made you
2 think, maybe I should say something, now's the
3 time to sign up. And next will be the Redbrick.

4 (Whereupon, the above-entitled matter
5 went off the record at 7:15 p.m. and resumed at
6 7:20 p.m.)

7 MR. CROSS: Well, good evening. Thank
8 you, James. I and the entire DMPED team, source
9 up at WALA, and all of those that gathered here
10 as our community members, our neighbors, it's
11 great to be right back here at St. Elizabeths
12 East and be right back here in the R.I.S.E.
13 Demonstration Center. I also wanted now to see
14 that Council member Trayon White has joined us.
15 Thank you, sir, for being here.

16 (Applause.)

17 MR. CROSS: My name is Jason Cross
18 with Redbrick LMD. And tonight, on behalf of our
19 entire team that includes our joint venture
20 partner, Gragg Cardona, we just want to say that
21 it's an honor to be here again as we continue our
22 work together here in Congress Heights for this

1 critical project.

2 We are the current Phase 1 master
3 developers for St. Elizabeths East. And we're
4 excited about this opportunity with Parcel 15 to
5 really connect this piece that's integral to this
6 project.

7 And, you know, one of the first things
8 we wanted to do, before we really get into some
9 of the vision and the planning, it's important to
10 make the point, and my mother told me this
11 growing up, that people don't care what you know
12 until they know that you care. And it's
13 important that we know that you know we care as a
14 team and that we have principles that are putting
15 this community first.

16 In fact, one of the first ones here is
17 neighborhood engagement and participation. It is
18 critical that the team gets input tonight and
19 going forward to have this be a community that
20 connects with everyone. Community benefits that
21 are measurable and specific are part of this
22 plan, place-making in a unique architecture that

1 you'll see here this evening that emphasizes
2 sustainability and maximizes efficiency.

3 Expedited delivery schedule. The
4 message we really want to deliver tonight is that
5 we can we will go now. When we have the capital
6 to be able to get that done and the team to make
7 it happen, that's producing immediate retail jobs
8 and opportunities for residents right here in
9 Ward 8, right here in Congress Heights.

10 And I should mention that social
11 impact, that social impact investment that we've
12 been able to attract, they measure based on
13 return on impact, not return on investment.
14 Their measurement is based on community uplift.

15 And so we've been able to assemble a
16 team we're incredibly proud of tonight as
17 Redbrick LMD and Gragg Cardona Partners. This
18 includes Emerson Collective, whose monumental
19 sports and entertainment, major tenant over at
20 the arena, the world-renowned architect, David
21 Adjaye, master planner, Michael Winstanley, who
22 you'll hear from here in just a moment, and Jose

1 Andres who will be curating food concepts here on
2 the campus, as well as even Greg's own, Greg
3 Harrison of the Museum. That's just a handful of
4 our partners who we're very, very proud of.

5 And of course, for neighborhood
6 engagement and connectivity, we're very excited
7 to have Monica Ray and Tom Brown who you'll hear
8 from here in just a moment as well.

9 The bottom line is that this project
10 is going to produce opportunities right here in
11 Ward 8 for Ward 8 businesses as well as Ward 8
12 community-based organizations.

13 And what we're excited about is that
14 we have already a demonstrated and documented
15 track record for connecting with our Ward 8
16 companies. In fact, it's great to see Fred
17 Savage and Larry Greenhill and the team with
18 Savatech. You know, we've been working with them
19 now for years getting connected to opportunities
20 around electrical and LED projects and contracts.
21 We want to thank you so much for being here this
22 evening.

1 You know, we could talk about some of
2 the work that we're doing with Jimmie Jenkins
3 with Manpower and making sure that our young
4 people have programming over the summer to stay
5 safe. These are programs that we already are
6 supporting and we will continue to support
7 through this process.

8 And so tonight, our message is that we
9 are excited about continuing this track record of
10 success that we've demonstrated. We had the land
11 disposition agreement for that Phase 1 for this
12 development project. And that was executed in
13 2016.

14 And we closed in February of this year
15 on Parcel 10 which is one of the townhome
16 parcels, Parcel 11, which is the CT campus where
17 the affordable units are, 252 units there, and
18 Parcel 14, also a townhome unit, as well as
19 Parcel 17 which will have a mix of both office
20 and retail.

21 And so the apartment ground breaking
22 that happened, what, just last month, you know,

1 we were excited as master developers with
2 responsibility for that piece. We're certainly
3 excited to partner with Stan Jackson and the AEDC
4 team, as well as Flaherty and Collins, on that
5 project as well.

6 With Parcel 17, we are excited because
7 we are literally, we are very close to being --
8 so now it's that's a major, major tenant, over
9 100,000 square feet, over 500 jobs right on
10 Parcel 17. We are excited about being able to
11 announce that here in short order. And that's
12 going to produce, you know, an opportunity for a
13 ground breaking in the first, second quarter of
14 2020.

15 And then we have the Parcels 10 and
16 14. Those are our townhome opportunities. Those
17 will be for sale, for sale townhome opportunities
18 right here on St. Elizabeths East. And we're
19 going to be able to break ground on that in the
20 first quarter of 2020 as well. I should mention
21 also 30 percent of those townhome ownership
22 opportunities will be affordable.

1 Here's an aerial view of the campus.
2 And one of the key components that we had to
3 respond to with DMPED's RFP was how do we connect
4 from the Metro here along Alabama into the
5 Entertainment and Sports Arena and provide a
6 welcoming gateway into the campus. And so we've
7 done that here.

8 And one of things I should also
9 mention is that these are conceptual renderings,
10 okay. This is not set in stone as far as how it
11 looks. We wanted to give you a sense of the
12 heights and the massing. The bottom line is we
13 create this together as a community.

14 Here's a view looking from Alabama,
15 now looking to the northwest with an office
16 building here and a hotel, the first full service
17 hotel right here in Congress Heights, right here
18 in Ward 8, very excited about that.

19 (Applause.)

20 MR. CROSS: We have a town square and
21 retail activation as a part of this civic space
22 and a connection here. And there'll be

1 residential opportunities here as well, and
2 ground-floor retail, dining, in fact, healthy
3 food options. You know, Turning Natural will be
4 helping out here with programming.

5 We'll have childcare opportunities,
6 educational opportunities with Monumental being
7 the major tenant here at the site. You know,
8 definitely a possibility for some of the e-sports
9 and e-gaming which is getting a lot of traction
10 in connecting and really inspiring our young
11 people.

12 We see opportunities for all of that
13 and, of course, a grocery option as well
14 addressing the food desert that's been addressed
15 here this evening.

16 And again, another view of daytime
17 activation. And can you imagine being able to be
18 here on the weekend for the Farmer's Markets and
19 being able to just connect perhaps on the way to
20 the Mystics game in the afternoon. That's what's
21 going to be possible here.

22 And there is a need right now though

1 for interim retail activation here on the site.
2 And so one of the things that we're very excited
3 about is working with the Museum's own Gregg
4 Harrison and Christine Brooks-Cropper for that
5 type of programming. And, Christine, a long time
6 history of working in a creative economy as an
7 entrepreneur and really championing what's
8 possible for this creative economy.

9 Christine, if you could just talk a
10 little bit about the interim retail activation
11 option here on the site.

12 MS. BROOKS-CROPPER: Well good
13 evening. I'm Christine Brooks-Cropper. I'm
14 president of the DC Fashion Foundation here. I
15 also have a fashion incubator at Macy's, Metro
16 Center, the first public/private partnership here
17 in Washington, D.C. that works with emerging
18 designers and creatives here and the creative
19 economy.

20 But what we're looking to do, and my
21 partner, Greg Harrison, actually is the owner of
22 the Museum Shop DC in Ward 5, but he is a Ward 8

1 resident of 20 years. His parents went to Ballou
2 High School. And so he's my retail partner for
3 my emerging designers. And Macy's, Inc.
4 Corporate is my corporate partner.

5 So the thing is, when you're trying to
6 transition into a community, or at least to work
7 with entrepreneurs, and hobbyists, and so forth,
8 or emerging business owners, you need to bring
9 together that public/private partnership to make
10 that happen.

11 So we have come together to do the
12 retail activation and event activation. What
13 that project is going to focus on is think about
14 Union Market. And so this is going to be kind of
15 a Union Market over here. We have a background
16 in music production, fashion, culinary, as well
17 as retail activation.

18 So what we're looking to do is, by
19 creating a Made in DC maker space for the
20 community and the business owners located in Ward
21 8, we're going to develop a centralized space for
22 members to make, produce, and receive capacity

1 building training as well as to display and sell
2 their products.

3 Now, this is the great thing, because
4 when you're doing something, and it's a huge
5 development project, you know, you kind of bring
6 in the cool kids to pretty much help to activate
7 that space for temporary, but eventually there'll
8 be opportunity, hopefully, for permanent place
9 making as well.

10 So what we're looking to do is also
11 attract and retrain new Made in DC eligible
12 businesses based east of the river in the
13 Anacostia area, as well as Congress Heights, and
14 increase availability of maker space facilities
15 to develop a sustainable for production needs,
16 increase brand awareness and engagement in
17 revitalizing the community and businesses that
18 are starting up or in a transition phase and, of
19 course, generate new revenue streams for the
20 program members.

21 So this is something that we want to
22 do for the community here but also to start

1 immediate discussion of what's going on over at
2 the Sports and Entertainment Arena. Thank you.

3 (Applause.)

4 MR. CROSS: Now I'd like to
5 acknowledge Janelle here with Events DC. It's
6 great to see you here this evening. We're
7 excited about this inner retail activation here
8 on the campus.

9 And let's talk about jobs and
10 opportunities for our residents right here in the
11 Ward, right here in Congress Heights. Over 2,500
12 jobs, contracting jobs, employment jobs, as well
13 as inclusive of 1,000 construction jobs here.

14 And how does that breakdown, 900
15 office jobs, over 500 or 500 retail jobs,
16 multi-family, once the buildings are built, they
17 don't throw off a ton of jobs, so 26 jobs for the
18 multi-family program, and then 146 jobs we
19 estimate for the hotel program.

20 And I really want to talk about the
21 internships that we did this summer with our
22 young people. And we were thrilled to host

1 actually six students that were from Ballou and
2 KIPP, right here in the neighborhood, and they
3 had an awesome opportunity this summer to connect
4 and learn real estate development. And we had a
5 blast.

6 And actually, first I want to thank
7 Glenda Lee who runs the Academy for Hospitality
8 and Tourism over at Ballou Senior High School.
9 Glenda, thank you so much for connecting us with
10 the young people. Let's give it up for Glenda.

11 (Applause.)

12 MR. CROSS: And I also want to just
13 introduce the two of them that have joined us
14 here this evening, and that is Amayah and Jaylyn.
15 They're here in the front row as well. Let's
16 hear it for Amayah and Jaylyn.

17 (Applause.)

18 MR. CROSS: And I want to go ahead and
19 celebrate Council member Trayon White who not
20 only connected us with multiple apprenticeship
21 candidates but also came out and helped with our
22 October presentation in judging and presenting.

1 And, you know, public speaking is a huge fear for
2 young people, yes, for all of us, yes?

3 (Laughter.)

4 For many people, right? And they did
5 a fantastic job. Let's celebrate our Council
6 member Trayon White.

7 (Applause.)

8 MR. CROSS: And so in working with
9 Glenda in the hospitality space, connecting with
10 those hotel jobs, huge opportunity, I want to go
11 ahead and introduce Mr. Tom Brown, known to all
12 of you here in the Ward and beyond, to talk
13 workforce development. Tom?

14 MR. BROWN: Well, thank you, Jason.
15 All of you may not know me. I'm the founder of
16 an organization, Training Grounds, born and
17 raised native Washingtonian, spent most of my
18 life between Wards 7 and 8. I call it Ward 15.

19 But I think it would be remiss, I
20 would be remiss, not only I want to acknowledge
21 my great partners from Redbrick and Gragg
22 Cordona, but I want to pay homage to some

1 pioneers that are the reason why we're here, Mr.
2 James Bunn, whose daughter, Sheila Bunn, is in
3 the audience, and Marion Barry, Mayor for Life.

4 (Applause.)

5 MR. BROWN: That's why we're here.
6 Because they paved the way, had vision long
7 before we were standing in this moment. So I had
8 to take time to do that.

9 But I'm here about the human capital.
10 In fact, most people that know me in this room
11 know that the only thing I'm concerned about over
12 the bricks and mortar is the human capital. And
13 after spending several years with Redbrick and
14 Gragg Cordona, I can tell you that they listen.
15 I can tell you that human development and
16 advancement is in their DNA.

17 And the biggest thing, they listened
18 to my big mouth, have partners like Monica Ray,
19 who is skilled, experienced, and knowledgeable
20 about how exactly to bring along our businesses
21 and our residents. So I'm just grateful to be a
22 part of this.

1 And you can hold me, I'm talking for
2 me, hold Tom Brown accountable when that doesn't
3 go well. Don't bother the Council member, bother
4 Tom Brown when that part of this project doesn't
5 do everything it's supposed to. I'm putting my
6 name on the line that I'm going to make sure that
7 this does everything that I'm standing here
8 tonight, and Marion Barry, and James Bunn, and
9 leaders like that wanted it to do for this great
10 community. Thank you very much.

11 (Applause.)

12 MR. CROSS: Thank you so much. I
13 thank you for your partnership. Now I want to
14 introduce Michael Winstanley, our master
15 planner, to talk about the campus vision.

16 MR. WINSTANLEY: Thank you. Like any
17 plan, we always start with community engagement.
18 We need to hear from the community what's
19 important and what's important for you.

20 A couple of things that I just want to
21 leave you with, one of the things that we're
22 talking about here is a mixed-use development.

1 And why is that important? Because it's diverse,
2 and it's stable. Day time we have activity,
3 night time we have activity. And, as Jason
4 already said, the diversity also leads to a lot
5 of jobs. The hotel and the office building are
6 terrific.

7 Now, one of the real features that
8 you've probably seen in here is the town square.
9 The town square is your town square. It's not
10 anybody else's. You tell us how this thing
11 should be programmed, lined with retail, be
12 programmed day and night, summer, winter, food
13 fairs, art fairs, skating rinks. You know, this
14 is a flexible space that you can really do
15 anything you want.

16 And the connectivity to this is
17 critically important. We think that spaces that
18 are connected are spaces that are equitable,
19 equitable to all. And one of the things that you
20 can see here is that we have a direct app from
21 the Metro right to the ESA. That's part of the
22 gateway that Jason showed.

1 And equally important in this project
2 is that we're putting all the parking below grade
3 -- go back one slide -- and the reason we do that
4 is so that on all four sides of this site you can
5 get into that town square. It doesn't matter
6 where the buses stop, pedestrians, bike friendly,
7 and all the cars are below grade.

8 Next slide. And so again, we have the
9 gateway. And last, we want to talk about just
10 world class architecture. Bringing on David
11 Adjaye to this team is really pretty special. As
12 you may know, he was the architect for the
13 African American Museum downtown on the Mall.
14 We're thrilled to have him as part of the team.

15 And last, relative to sustainable
16 architecture and the green movement, we will do
17 everything possible to make these as sustainable
18 as possible. Thank you.

19 MR. CROSS: Awesome. Michael, thank
20 you so much for that.

21 (Applause.)

22 MR. CROSS: I should also note that

1 the underground garage makes a couple of things
2 possible. One, it's more aesthetically pleasing
3 to be able to have that underground. And
4 secondly, it preserves density for job-producing
5 buildings.

6 We also wanted to show the program
7 here. A couple hundred thousand square feet of
8 office, two residential towers, up to 300 units
9 there, and a hotel with 125 to 150 rooms.

10 And, you know, affordability is
11 critical. And we understand, you know, having
12 appropriate family-sized units is critical. And
13 so that's why we're going to work together with
14 you and find out what is the appropriate mix and
15 balance of incomes to have family-sized units,
16 and so forth.

17 So if you're in the room tonight, and
18 let's say it's you, and you have two kids, and we
19 can look at several different bands of
20 affordability, 30 percent, 50 percent, 60
21 percent. If you've got two kids, and your income
22 is \$52,000, up to \$52,000 in the household, at

1 the 50 percent band then your rent would be
2 \$1,280 as an example. And we've got more
3 information for you on that as well.

4 Talked about the hotel. It's a
5 critical, critical piece of the puzzle here, over
6 23 million visitors here into the District, \$7
7 billion in, you know, economic activation for the
8 hospitality space. And so we can actually
9 attract those dollars right here in Congress
10 Heights. And so the Monumental Sports partners
11 that are on our team are excited about filling
12 those room nights as well. Here's our proposed
13 schedule.

14 And I want to go ahead and introduce
15 Monica Ray to talk on community engagement.
16 Because that certainly would be one of the first
17 things we take on.

18 MS. RAY: Good evening. I'll be
19 quick. It's important and exciting to me to be
20 able to lead this team in another broad-based,
21 culturally sensitive, community engagement
22 process. There is nothing more important for me

1 than assuring that, as development comes to
2 Congress Heights, we're not only thinking about
3 development but how we bring that community along
4 as well.

5 For those who don't know me, I lead
6 the Congress Heights CTC as well as the newly
7 created Community Improvement District of
8 Congress Heights. And in that role, my primary
9 job is to collectively advocate for culturally
10 sensitive, inclusive development in this
11 neighborhood.

12 And I'm really proud to be a part of
13 this team, because we're ready to go. I think
14 the benefit for our community engagement efforts,
15 we do it every day. And at a Ward, we're able to
16 hit the ground with very little learning curve.
17 Thank you.

18 MR. CROSS: Awesome. Thank you so
19 much, Monica. The bottom line is that we can and
20 will go now. We don't need any District subsidy
21 and the zoning is in place to execute this vision
22 now. Thank you all so much.

1 (Applause.)

2 MR. PARKS: Thank you, Redbrick team.

3 So we'll just take a second to get onto --
4 collect your thoughts, write that down. I want
5 to go over the kind of ground rules about the
6 public comment quickly again, for those who may
7 have just come in.

8 So each person will have a total of
9 one minute to deliver his or her comments. If
10 commentary exceeds one minute, we'll kindly then
11 request that you share your comments in writing
12 so that our office can fully capture your
13 remarks.

14 I have a sign here that says 15
15 seconds to let you know that it's time to express
16 your final thoughts. Please focus your comments
17 on proposed use of the property.

18 When beginning your remarks, please
19 state your name and association. So, for
20 example, if you're an ANC member, or a resident
21 from one of the neighborhoods surrounding this
22 site, please let us know. Please respect the

1 person who's speaking and avoid interrupting so
2 that we may get the benefit of hearing the
3 other's comment. We're putting this all on
4 public record.

5 Comments may also be emailed to me at
6 james.parks2@dc.gov. It's up here. I have
7 business cards if you need them. Please note
8 that this meeting is being recorded and
9 transcribed.

10 Additionally, there are no cards and
11 pencils at the sign-in table here. Now is a good
12 time to get them if you want to submit a written
13 comment. And comments regarding this hearing
14 will be collected for about the next week. So if
15 we can begin now, I will start reading off who.
16 I apologize if I get anyone's name wrong. So
17 David Flaherty?

18 MR. FLAHERTY: Negative. No, I don't
19 have --

20 MR. PARKS: Oh, you just --

21 MR. FLAHERTY: Yeah.

22 MR. PARKS: Okay. So let's go down

1 here. Brandon?

2 (No audible response.)

3 MR. FLAHERTY: Okay. Calvin Williams?

4 MR. WILLIAMS: Yes, good morning.

5 MR. FLAHERTY: Do you have any

6 comments?

7 MR. WILLIAMS: Yeah.

8 MR. PARKS: And thank you for being

9 here Council Member. I do appreciate it --

10 MR. WILLIAMS: Okay, my question is
11 for Flaherty and Collins. I didn't hear too much
12 about your program that you might have with the
13 local contractors in Ward 8 and working along
14 with the businesses in Ward 8. Do you have a
15 program that you can tell us about?

16 MR. JACKSON: Yes. Let me take that.
17 Yes, just in general, we work very closely with
18 the District. Matter of fact, we just received a
19 letter this week for DOES thanking us for
20 exceeding our goals for CBE and local
21 participation, I think, of 26 new jobs that we
22 just created. The majority came out of Ward 8.

1 And so we recently received a letter, I guess it
2 was dated December 11th, from DOES thanking us
3 for exceeding our goals thus far.

4 So our anticipation is to continue
5 with that pace. Our goal is to create at least
6 50 percent all new jobs going to Ward 8 and our
7 Ward 7 residents that's coming out of this
8 development. So to answer your question, there
9 is a long list of relationships that we have with
10 our city in achieving that objective.

11 MR. WILLIAMS: But does the joint
12 venture partnership have a plan for this proposed
13 project?

14 MR. JACKSON: Yeah, we do. As you
15 know, we had to sign a CBE agreement which
16 requires a partnership relationship. What we've
17 done now is we're just starting, and we just had
18 a ground breaking on the 27th. So we are now
19 assembling by trade.

20 And we've had at least three or four
21 different public outreach meetings to our
22 business community identified and getting resumes

1 on folks who are interested in various trades
2 that become available at our site. We are just
3 completing now, and we should have that done by
4 the start of the new calendar year with a lot of
5 environmental parts.

6 Our buildings were historic in nature.
7 We found a lot of environmental challenges to the
8 asset. So we had to resolve that before we could
9 actually bring people into the site to make it
10 safe, apparently.

11 MR. PARKS: So just to be clear, in
12 terms of what this meeting is for, all of these
13 comments are going to be submitted to the
14 Council. It's not necessarily a question and
15 answer where the developers are going to respond.
16 We just want to make sure all the public comment
17 gets on the record.

18 The developers have their time to
19 present, so we want to get your comments so that
20 we can give those comments to the developers.
21 And if you have questions for them, please write
22 them down, submit them. You can save some

1 questions for the record, but we want to make
2 sure all the comments are here, since the
3 developers have their chance to present what
4 they're building.

5 Lisa Fitzpatrick?

6 DR. FITZPATRICK: Good evening. I'm
7 Lisa Fitzpatrick. I'm a Ward A resident and a
8 physician. We've been working in this community
9 for over a decade. I didn't hear anything in
10 either proposal about health facilities, given
11 the challenges we have with health in this Ward.

12 Specifically, I'm not looking for an
13 Orangetheory, or a Flywheel, or places like that.
14 Because we need something like a YMCA that caters
15 to the culture clash that this is going to bring.

16 And related to culture clash, I would
17 love to have you all consider the lessons you can
18 learn from what happened with development in
19 other parts of the city. Because it's going to
20 happen, but I think you have to be intentional so
21 that you can address it before it happens.

22 And the last thing I'll say is, as an

1 example of this, the Anacostia Arts Center is
2 beautiful. Having rented space there and seeing
3 the difficulty we have in getting people from the
4 community to use it, there's a reason for that.

5 So I really want to encourage both of
6 you, whoever wins this proposal or this
7 development project, to really think about how
8 you're going to address some of the issues that
9 deal with the differences that we're going to see
10 with culture.

11 MR. PARKS: Thank you. Okay, it looks
12 like Mary Butley?

13 MS. BUTLEY: That's me. Hi, my name's
14 Mary Butley. I'm not usually in Congress
15 Heights, the surrounding area that you asked us
16 to explain, but I do live in Ward 8.

17 I didn't hear -- I guess I have a
18 question for Redbrick for sure in that I didn't
19 hear -- they mentioned a lot of those parcels
20 here, but they didn't really mention much about
21 Parcel 15, which is what I thought we were here
22 to talk about.

1 So I'm assuming that Redbrick has
2 other parcels here they're developing. But I
3 would like to see, along the line of what the
4 physician mentioned health, I would like to see a
5 gym here, but it's not mentioned at all, if
6 that's possible.

7 And I'd also like to see movie
8 theaters here. So those are my interests I'd
9 like to see. And think this sort of, not that we
10 have a self-contained community, but when I go to
11 the movie, I always go to Virginia or go to
12 Gallery Place.

13 MR. PARKS: Thank you. Okay, give me
14 one moment. So Baldin Needham?

15 MR. NEEDHAM: Good evening, everyone.
16 My name is Baldin Needham. My affiliation is
17 with the Destination Congress Heights Main
18 Streets. I have a couple of questions. Like you
19 said, they don't have to be answered right now,
20 but just for everyone to be thinking about, is
21 today's hearing gaged towards community
22 preference for a certain team that has presented?

1 And if so, how will DMPED determine what the
2 community is interested in or what the
3 community's preference is?

4 In addition to that, we heard, well, I
5 heard talks about CBA agreement and so forth. So
6 when CBA's are negotiated, you know, often they
7 are negotiated before a development authority.
8 So when the city chooses a team, what leverage
9 does the community have to negotiate?

10 MR. PARKS: Thank you. Those are all
11 the people who signed up. Is there anybody else
12 who wants to provide other comments? Okay?

13 MS. JONES: Hi, good evening. My name
14 is Brenda Jones. I'm a Ward 8 resident, also a
15 governor of the St. Elizabeths East Advisory
16 Committee. And I wanted to talk about or ask are
17 there any considerations for housing for seniors?

18 And the fact, I'm glad, Tom, that you
19 mentioned about culturally sensitive businesses.
20 Because, yes, we want jobs, but we have to build
21 local people who have businesses, or who can't
22 start a business. So I'd like for you all to

1 improve that, business opportunity or space.

2 And also then we have people from
3 Ballou, their Council member, possibly try to
4 start some curriculum to help a person who wants
5 to start their own business, become a CBE, to
6 have that kind of class that's over at Ballou and
7 Anacostia.

8 So those are the things that I
9 mentioned, the seniors, and that we have
10 culturally sensitive businesses, activities,
11 there's a social -- Union Town or, what is it,
12 Union over there on Florida Avenue you mentioned.

13 PARTICIPANT: Union Market.

14 MS. JONES: The Union Market. Well,
15 yeah, I'd like for it to be culturally sensitive
16 to this community. Because I understand there's
17 a statement about there are going to be some new
18 residents. But there's a lot of us still here.

19 MR. PARKS: Thank you very much.

20 MR. AUSTIN: Mike Austin, ANC
21 Commissioner. My question is to both groups
22 about how do we, first of all, go about creating

1 new jobs without pushing out some of our
2 journeyman who already have some training in the
3 field, how do we make sure we're helping them
4 stay because a lot of time they're struggling to,
5 so how do make sure we're touching those folks
6 who already have the necessary training in the
7 field.

8 MR. PARKS: Thank you. Anyone else
9 who has a public comment, well then, we'll just
10 go right ahead.

11 MR. WATSON: Yes, my name is Leonard
12 Watson, Sr. I live in Ward 8. My question is,
13 Ward 8 being the poorest Ward in the city, with
14 an average income, when you talk to them, between
15 \$26,000 and \$30,000, where area median income,
16 regional, of \$117,000 which only probably one
17 percent had, one percent in Ward 8.

18 My question is the hotel, all that
19 sound good, by the end of the day, what's the
20 financial sustainability when it will collapse
21 under its own weight, because can't nobody here
22 afford to live in it? Do you have anything in

1 place?

2 Because when you look across the city,
3 this is not a new idea. And a lot of times, when
4 these hotels and motels don't sustain themselves,
5 they become shelters. How do you address that?

6 MR. PARKS: Thank you. I'll come back
7 to you.

8 MS. CRAWFORD: Thank you so much for
9 hosting this event. And great job to both of the
10 teams on their presentations. My question is to
11 DMPED about the land use.

12 I would really like to see more
13 community equity in the land in this city. We
14 talk a lot about how we're -- the developers that
15 are building right, but what are the partnerships
16 like where people that live here can actually get
17 equity in the land, and the environment, and
18 having land, land sharing. And I'd like to see
19 more of that spelled out in development
20 opportunities.

21 The other thing is, what's next from
22 this? How does DMPED make the decision, since

1 there are two groups. And it seems that after
2 this -- I've come to a couple of these --- and it
3 goes into a little black hole. And so I'm
4 interested in really kind of having that spelled
5 out so people can really be engaged if we're
6 going to talk about community vision.

7 And I thank you so much. And my name
8 is Sharece Crawford. I'm one of the actual
9 current ANC for this particular segment of the
10 District. Thank you so much for your time.

11 MR. PARKS: Thank you. Just in terms
12 of the process, I want to explain. So this is
13 being recorded for the public record. And then
14 DMPED will have a selection panel. And we will
15 take everybody's comments into consideration and
16 select a developer.

17 And then that developer will come back
18 out to the community with the plan that they've
19 proposed and, hopefully, with lots of great ideas
20 and open ears to hear what the community wants so
21 that the selected developer can communicate with
22 you.

1 And you guys can have more
2 opportunities to participate, get equity, and
3 learn about what's next. And then once the
4 District and the developer negotiate, we will
5 then go to a Council hearing where the Council
6 will look at this transcript and talk to us about
7 what is happening with the developer and with the
8 development.

9 PARTICIPANT: Hello. My question is
10 for Redbrick. I was an intern with Redbrick this
11 summer. So my question is can you define
12 affordable housing? And after I graduate in four
13 years, what salary would I need in order to move
14 into the housing?

15 MR. PARKS: Thank you very much.

16 MS. CAMPBELL: Hi, good evening. My
17 name is Melanie Campbell. I am a Ward 8
18 resident. I would be considered one of the new
19 Ward 8 residents, and so I chose to invest in
20 this community as opposed to maybe going to a
21 super-developed, super-expensive community.

22 I'm very interested, so I appreciate

1 what Lisa said earlier regarding health
2 facilities, plus the fact that I would have to go
3 outside of this community in order to go to a
4 health facility. I think it's a really big
5 challenge and problem.

6 That means my money is going back to
7 Virginia, or that means some of my money is going
8 to a different Ward within this community. And I
9 prefer to keep the money here.

10 I'm also very interested in finding
11 out what percentage of these retail spaces are
12 going to be for small businesses and at what
13 amount for those small businesses, so that we can
14 have people who are from the community be able to
15 own that space. That would include health folks
16 like Jim Jones, I was following him too, as well
17 as Crossfit, some yoga, sorry.

18 (Laughter.)

19 MS. CAMPBELL: It can go along that
20 line, so it's really interested in being more to
21 do with health.

22 And additionally, the grocer, I'm

1 sorry, the grocery space seems a little small.
2 So I'm really looking to have more detail
3 regarding that as opposed to just the 20,000
4 square feet.

5 MR. PARKS: Thank you so much. Is
6 there anybody else who wants to provide comments?

7 Okay.

8 MR. MUHAMMAD: I'm Amir Muhammad. I'm
9 the Ward 8 president for the past 25 years and a
10 Ward 8 businessman for 20 years. I hear a lot
11 about hotels and that's true, but the second
12 biggest economy to DC is tourism. You know,
13 that's the hotels, but I haven't heard nobody
14 talk about museums, bringing up the skill set,
15 those jobs that are in museums are six figures
16 and higher numbers.

17 Our youth needs to learn some of these
18 skill sets so they can need to come find those
19 jobs. I'm happy to have a space on the museum,
20 been here as a museum for ten years on Ward 8,
21 Martin Luther King Jr. Avenue in just three
22 hours. We need space developed that we can show

1 the diversity of our community.

2 And to start businesses they need to
3 have some training set up, opportunities and all
4 these other things that are out here to put some
5 type of training to learn management skills,
6 accounting skills, so they can compete and
7 they'll have it at a rate that they can come in,
8 you know, the market rate and everything. \$35 an
9 hour, realistic for members of our community and
10 the market. Thank you.

11 MR. PARKS: Thank you.

12 MR. ADOFO: My question is when you
13 said that selection panel would be selected to
14 help make that decision, I would like to know how
15 is that selection panel selected in order to make
16 that decision.

17 PARTICIPANT: And my comment relates
18 to that. What are the factors you're
19 considering, since it's a DMPED decision and not
20 our decision?

21 MR. PARKS: Well, we all decide as a
22 community. The final decision --- the final --

1 PARTICIPANT: Can you start from the
2 beginning of what you said?

3 MR. PARKS: Right, so when you're in
4 front of a community, so you get, you know, these
5 developers are hearing from the community to get
6 your feedback. So what you need to hear is what
7 is important to you. That's what we're trying to
8 get back to.

9 And in terms of DMPED creating a
10 selection committee, you have from DGS, Office of
11 Planning, DMPED, who are knowledgeable about the
12 site, the master plan, and what we've done in the
13 past, to look at the entire proposal, in addition
14 to what has been presented here today, in
15 addition to the comments that you provided today
16 to make that decision.

17 So after that decision is made, the
18 person, the development team who's chosen will
19 come back to the community and get more buy-in
20 from the community to create things like the
21 Community Benefits Agreement to make sure that we
22 get a deal for the city, and for Ward 8, and for

1 Congress Heights that works.

2 And then we go to the disposition
3 hearing from the Council where they decide
4 whether or not to approve what we have decided.
5 And a very important part of that is the
6 community, the community support, so making sure
7 that you guys and everybody in this community
8 understands what's important for this project,
9 what's important for this neighborhood.

10 And that's being recorded here. So
11 what you're saying here today is going to have
12 implications on who wins and who is able to
13 continue their development plan in the future and
14 how that happens.

15 PARTICIPANT: Hi, my name is Margaret
16 Flick (phonetic), and I've been a resident of
17 Congress Heights for the last 40 years. I have
18 two comments, and both have been addressed. One
19 was addressed by Brenda Jones, and that is senior
20 living, which I'm a part of.

21 And it concerns me that it looks as
22 though our senior population that has currently

1 been here is not going to be able to buy here, or
2 they won't even be able to rent here. But it
3 seems as though we need to talk about some kind
4 of subsidy for our senior population.

5 And the second thing is that I'm
6 concerned about the hotel. Are we talking about
7 a Motel 6 versus, like, a five-star hotel. And
8 is that hotel going to be sustainable? A motel
9 is not going to be sufficient. It has to be a
10 four-star or five-star hotel for it to be
11 sufficient.

12 MR. PARKS: Thank you very much for
13 all your comments. I see someone right there.
14 And then we'll come right here.

15 MS. PIXLEY: Good evening. My name is
16 Regina Pixley. And I am a Commissioner-Elect for
17 8C04.

18 (Applause.)

19 MS. PIXLEY: Thank you. I have a few
20 concerns. When you talk about affordability.
21 And I kind of sort of had this conversation with
22 Mr. Stan. It seems like the gentlemen keep

1 mentioning what's best for development. What
2 about what's best for the community and the
3 residents?

4 So we have a property, a development
5 down here, Maple Flats. And I know myself that
6 several people have been asking information
7 about, you know, leasing and this and that. And
8 then it finally posted, on the side of a trailer,
9 a number.

10 So by the time they posted the number,
11 several residents called the number, and just
12 last week someone posted on Facebook that it's
13 almost filled. Well, who has filled it? Because
14 none of the residents that I know are here in
15 Ward 8 was even --- that had received a call
16 back.

17 The second thing is, like Mr. Watson
18 said, the affordability. I make a decent salary,
19 but I don't need to say, I don't think I'd be
20 able to afford this. So who are you building
21 for?

22 And then you keep referring this

1 project to Union Market. Union Market has been
2 trash. You go in there, the food selection is
3 not that great from the restaurants, you know.

4 Ward 8 has always been a
5 family-oriented community. We want the retail.
6 I don't want to have to keep going to Virginia to
7 shop. I should be able to shop right here down
8 the street from where I live. But I may not be
9 able to afford it. So if I can't afford it, then
10 that means my next-door neighbor, who may not be
11 as financially in force as me can afford it, or
12 our seniors.

13 And like the young lady said, when she
14 comes through college, would she be able to come
15 back and live in the community that she grew up
16 in?

17 MR. PARKS: Thank you very much.
18 Please keep in mind if you have longer comments,
19 please make sure to submit them in writing, email
20 me, and they will be included in what we submit
21 to the Council. Who else has --

22 PARTICIPANT: Yes. How are you doing.

1 I'm Warren Wells (phonetic). I just had a
2 question. I don't know if it came up, but what
3 percentage of the development are going to be
4 preserved? Not the master development entity but
5 the vertical buildings are going to be set aside
6 for CBEs and when will we know that?

7 MR. PARKS: Thank you. Anyone else?

8 PARTICIPANT: Yes. I have a question
9 for -- I'm sorry. I have a question for either
10 team. Are there any crowdfunding options, and
11 they allow investment opportunities for Ward 8
12 residents? And also for Redbrick, what road
13 reconstruction do you foresee that will properly
14 funnel thousands of car in and through this
15 development that's surrounded by residential?

16 MR. PARKS: Thank you.

17 PARTICIPANT: Good evening, everyone.
18 How do -- this was asked and answered I suppose,
19 but I want to stop on it a minute, but can you
20 speak to the time line of this entire process
21 since this is the community meeting. When is the
22 selection committee going to be selected, and

1 when that selection committee is going to make
2 its decision. Can you kind of walk me through
3 the time line?

4 MR. PARKS: Yes. So we have the
5 selection committee already. We've reviewed the
6 proposals. This is kind of the part that we're
7 looking to make the final decision on pertaining
8 to development teams, your public comments,
9 looking at what you guys are saying, and your
10 questions, and your comments to see which
11 developer we want to move forward with.

12 So we're looking forward to making a
13 decision fairly quickly within the next three
14 weeks. And after that, after we've selected a
15 developer, the developer will need to come back
16 out to the community, probably first through the
17 ANC 8C, and then more Ward 8 community meetings
18 and meetings that they host themselves.

19 So as those meetings continue, and
20 they continue to work out the Community Benefits
21 agreement, however they and you see fit, we will
22 start to work with them on negotiating a deal for

1 the District and a deal for Ward 8, and a deal
2 for Congress Heights that helps everybody
3 involved. We want everybody to win. We want
4 specifically the residents here to get the
5 investment that they need.

6 And so after that CBA is created,
7 after negotiations have been made, then we'll
8 take our package, and that deal that's been
9 created with community input, and take it to a
10 Council hearing. At that Council hearing, the
11 Council --- the community as a whole will decide
12 on whether the deal should continue forward, or
13 do we need to go back to the drawing board.
14 That's where we will handle it. That hearing
15 hasn't been scheduled or anything, but that's how
16 we move forward.

17 Okay, we've got some other ---

18 MS. CRAWFORD: I definitely want to
19 thank DMPED for keeping a little, great
20 interactive website with a lot of great
21 information. And to your point, Ms. Bunn
22 (phonetic), I think that the time line should be

1 something that is updated on the website, I
2 think a relevant time line, but also something of
3 a report card.

4 DMPED is developing very rapidly, not
5 just on St. Elizabeths but around the city. And
6 for not even comfort but for a sense of
7 accountability, what are we holding the
8 development accountable to?

9 And even it would be helpful to have
10 somewhat of a side-by-side comparison to say that
11 you can --- a one-page comparison for anyone to
12 look at and clearly define how a group was
13 selected over another group. And I think that
14 should be updated on your website as well. Thank
15 you.

16 MR. PARKS: Thank you.

17 PARTICIPANT: One of the things that's
18 concerning about tonight is the fact that I think
19 you said it's going to be three weeks. And our
20 input was going to be a part of that. There's
21 not enough community in this room.

22 And I don't know how you identified

1 the community you brought here. You've got the
2 developers, or potential developers, but you
3 don't have a community.

4 The concern I have is that if I say
5 something about senior housing, then how did they
6 have an opportunity before today, since the city
7 was required to have this community meeting, why
8 wasn't that in time to put in their proposal?

9 Determining who's going to get the bid
10 after the community tells you what they want in
11 the bid, and the bid has already been proposed,
12 it creates a kind of an issue for me.

13 So I don't know. I think that the
14 Mayor's office and your department need to come
15 back to the community, and really explain it in
16 detail, and get the community here, not just the
17 folks that are interested, okay --

18 MR. PARKS: Yes.

19 PARTICIPANT: -- that will tell us
20 what that process actually was. Because it seems
21 like to me it's done in dark and not in the
22 light.

1 MR. PARKS: Thank you very much.

2 MR. NEEDHAM: Thank you. So my second
3 question is basically -- so both teams
4 highlighted a certain number of jobs to be
5 created. One team said 1,000, and one team said
6 it was, like, 700.

7 So with that number of jobs being
8 created, are those jobs all new jobs for DC
9 residents or Ward 8 residents?

10 And if so, how do you guys prevent
11 subcontractors who are coming in with their teams
12 from all over the world, like, you know, North
13 Carolina, West Virginia, and Maryland, whatever.
14 How do you, you know, curb that to make sure that
15 700 jobs are for DC residents and other people?

16 MR. PARKS: Thank you.

17 PARTICIPANT: My name is Marvin Phil
18 (phonetic). I'm a Ward 8 resident. And my
19 question is for retail space. I would like to
20 see a majority of that retail space go to
21 existing businesses and offered to businesses
22 that want to start up in their communities, and

1 already existing people that want start their own
2 business here and not just the big box offices
3 that will bring the prices up. That's my
4 direction.

5 MR. WHITE: Thank you. Good evening,
6 everyone. I don't have a question, per se, but I
7 want to thank both presenters for giving this
8 platform to present what they want to do here in
9 our Ward.

10 And one of the things I want to say to
11 DMPED, it would be more beneficial to the
12 residents next time is to allow a sort of
13 platform where they can get answers to their
14 questions. Because people are asking a lot of
15 relevant questions. But they may not be able to
16 know what the answer is once it goes back into
17 the government process.

18 And so I know it's a method to keep
19 control in the room and all this stuff, but the
20 reality is, people in a community want to get
21 answers to some of these questions. It would be
22 beneficial to have mechanism, if it be a card, if

1 it be comments submitted, and then give them to
2 time delineate to give back feedback at some
3 point.

4 But it's good for the residents to
5 know what the answers is to their questions. And
6 personally, it may be if everybody go back to
7 life they may not get adequate answers sometimes.
8 And then I have to give a response to the
9 community based on what they asked, and they
10 haven't had an answer to. Thank you.

11 MR. PARKS: Thank you very much.

12 PARTICIPANT: Going back to the hotel
13 that's being proposed, I think about this, what
14 is the focus of the hotel plan for here? Is it
15 also planning for a hotel in the Union Square
16 development?

17 So what's the connectivity there? Is
18 there enough sustainability in the Ward for two
19 hotels, or do they have a problem, you know, just
20 like you could say, well, technically it sounds
21 like we need to focus on hospitality, or are they
22 going after the general contractor across the

1 street in St. Elizabeth West.

2 MR. PARKS: Thank you. Anybody else
3 have anything? Okay ---

4 MS. CRAWFORD: I really want to thank
5 Councilman White for his comments about a
6 platform to give answers. One of the
7 recommendations that I submitted to DMPED was to
8 submit mailers because of the mass amount of
9 development that's happening.

10 We receive way more mailers about
11 campaigns than about what's impacting our
12 everyday lives. And so I do want to echo the
13 concerns about having people and stakeholders at
14 the table unable to give feedback and also
15 recommend to the incoming Commission to submit a
16 resolution to DMPED to start submitting those
17 mailers out and sending those mailers out.

18 Because they have the funding to do
19 so, and even if it was a joint effort, but to
20 support a time line going out to the community is
21 something that I think should go on record.

22 Thank you.

1 MR. PARKS: Thank you.

2 MS. RAY: Thank you. This is Monica
3 as a Ward 8 resident. I think it's important in
4 this hearing, in this forum, and in the upcoming
5 hearing that --- this session is probably
6 mislabeled as a Q&A.

7 I think what folks understand is we
8 should putting on the record what it is that we
9 desire to see as a part of development in our
10 neighborhoods. So rather than say I think it's a
11 good idea if we pursue X, or buy two hotels, we
12 should be saying I want this from the government
13 and hold them accountable.

14 I think, in some ways, we start off
15 with a Q&A session without answers. But what we
16 should be doing is putting on the record what the
17 community's thoughts and wishes are.

18 And it's also important to note
19 there's additional opportunity for us to place
20 those comments into the record beyond this
21 hearing. So, James, if you'll just talk a little
22 bit about what opportunities the community has

1 beyond today to put their comments on the record.

2 MR. PARKS: Thanks. So please send me
3 email, please submit written comments. We will
4 put all of that into what we submit to the
5 Council. So everything you send me will be a
6 part of this.

7 And please talk your friends,
8 neighbors, anybody who wants to speak their piece
9 on what should be here, which team you liked,
10 what you did like, what you didn't like. Please
11 make sure you make that clear to us, to the
12 Council, everybody who will see the record to
13 reflect those comments and then be added to the
14 record.

15 (Simultaneous speaking.)

16 MR. PARKS: My email is james.parks --
17 - it's on the --- yeah, james.parks2@dc.gov. And
18 just say that, you know, it's about Parcel 15 for
19 public comment, and I'll add it to --- who else
20 had a comment?

21 MS. LEE: Thank you, Monica, for that
22 contribution and what we should ---

1 (Simultaneous speaking.)

2 MS. LEE: -- and what should be shared
3 here. I'm Glenda Lee. I'm the hospitality
4 instructor at Ballou High School. And this is a
5 comment for each team as it relates to the
6 community.

7 I'm a Ward 8 resident, third
8 generation, so I get it. I get most of your
9 concerns, also important, looking and encourage
10 what the institute's saying. So in particular
11 with the hotel development, there's a great
12 opportunity there. And there are major reasons
13 why it would make sense.

14 So I would ask that each team consider
15 ensuring that there is a strong relationship with
16 our Academy of Hospitality and Tourism, not to
17 just bus tables. I don't even to talk about
18 that.

19 When we talk about proper hospitality
20 marketing, we talk about conceptualizing
21 attractions, we talk about event planning, and
22 really doing the work that our community is a

1 little bit screaming about and making sure that
2 our young people have jobs, are qualified for
3 jobs, I have a graduating class who will be
4 certified as public housing professionals.

5 And in fact, after that, they're
6 already two-thirds certified at hospitality
7 industries, certification that's widely
8 recognized, it's globally recognized, actually.
9 So there's a lot of work that is happening on the
10 educational side that's supporting the
11 development side. And I just think we need to be
12 more aware of it.

13 MR. PARKS: Thank you. Anyone else
14 here?

15 PARTICIPANT: Okay. I just want to
16 confirm that what we're saying here tonight is
17 being recorded --

18 MR. PARKS: Yes.

19 PARTICIPANT: -- and will be turned
20 over
21 to who?

22 MR. PARKS: The Council, DC

1 government.

2 PARTICIPANT: Okay.

3 MR. PARKS: Yeah.

4 MR. WATSON: We had two presentations
5 by two different development teams. Do you think
6 it's fair to make a determination between who
7 will be selected when you look around this room?
8 We found that we have 20 Ward 8 businesses in
9 this room. And you think you can make a fair
10 determination as to who would get this government
11 project when only 20 people from this Ward is in
12 this room? It's not a reflection of this entire
13 community which is 72,000 people.

14 MS. CRAWFORD: One, I thank you for
15 your comments, and I think your time line will
16 agree that -- I think, in addition to the time
17 line, is we should be aware of kind of an
18 engagement strategy and how many other times you
19 guys can present. I know you've presented before
20 at our ANC. But moreso, like, how many times has
21 this information touched the community before a
22 final decision was made? I think that's an

1 excellent point.

2 And I just want to echo some things
3 that I heard about health facilities, gym
4 facilities, I've been screaming that from the top
5 of my lungs, and from the top of the mountain,
6 and down the hills. So, yes, I am echoing
7 facilities for fitness.

8 I have considered a 24-hour fitness
9 facility for people to be able to access.
10 There's no place to print in the entire
11 community. And so I echo the business
12 development opportunities for businesses to use,
13 to grow, and incubate.

14 Really, I don't think there should be
15 a charge. I guess you can find community
16 benefits. Those are two things in regards to also
17 help. I know there's negotiations about a
18 hospital, and how do you compliment what's
19 happening in subsidized, what may not be provided
20 there. And so those are the things I would echo
21 on 2:26:14. Thank you.

22 MR. PARKS: Thank you. All right, is

1 this going to be the last comment? Does anybody
2 else have anything?

3 Okay. Let's make this the last
4 comment. And then if you have any other
5 comments, questions, concerns, send them to me,
6 submit them in writing, email, and then we'll add
7 that too.

8 PARTICIPANT: Good evening, everyone.
9 I am T.J. Powell (phonetic). I am a new Ward 8
10 resident. I just want to put something into
11 perspective. I moved into the Ward in June,
12 okay. I do not have social media. I don't have
13 Facebook, I don't have Instagram, I don't have
14 any of those things. But yet, still, I'm here.

15 So the word is getting out. You know,
16 there's websites, there's people knocking on
17 doors, there's neighbors. There's a lot of ways
18 to get this information.

19 Last thing I want to say, well, I
20 think the room is indicative for people who care,
21 the people who have a voice. If you're not here,
22 you should come here, all right.

1 Last thing I want to say is I hope
2 that, when the decision is made, it's fair. You
3 know, I don't want it leaning to one side, the
4 whole Ward 8 affordable and not having other
5 things. So thank you.

6 MR. PARKS: Thank you very much. So
7 thank you all for attending. This concludes the
8 public disposition hearing for the proposed use
9 of the St. Elizabeths East Parcel 15 property.
10 Have a good night.

11 (Whereupon, the above-entitled matter
12 went off the record at 8:23 p.m.)

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Place: Washington, DC

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