

1 Planning Committee Meeting No. 3
2 November 3, 2005
3 4:30-6:30 P.M.

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5 INTRODUCTION:
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7 The meeting began at approximately 4:30 p.m. in the 2nd Floor
8 Conference Room of the Sherman Building at the Armed Forces
9 Retirement Home and was recorded to make a transcript of the
10 proceedings.

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12 The visual presentation was a Powerpoint of the most recent
13 draft of planning guidelines by Giles Moore. Inaudible
14 sections are denoted on this transcript by measurements in
15 seconds, tenths and hundredths of seconds.

16
17 The audible transcription begins in the middle of
18 presentation of property at the northeast corner of the Home
19 called Zones 1 and 2.

20
21 Attendance:

22
23 Desa Sealy Ruffin, Gotham Development
24 Tim Cox, AFRH
25 Tim Jones, ANC 4C
26 Mona Khechen, Koetter Kim Associates
27 Giles Moore, Koetter Kim Associates
28 Bill Jentarra, AFRH
29 Mimi Rivkin, AFRH
30 Emily Eig, EHT Traceries
31 Nancy Czapek, GSA
32 Roy Cogle, AFRH
33 John Thompson, RSM McGladrey
34 Rosalynn Taylor, DC Office of Planning
35 Al Mori, AFRH
36 Joseph Woo, AFRH

37

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

39 GILES MOORE: This can have a two and a half
40 story clearance on one side and three and a half story
41 on the other. It is quite a design challenge, I think,
42 down the line. That's it for zone 2.

1 SPEAKER: And they -- are they all for sale,
2 or lease, or what?

3 SPEAKER: They was a prop once that they
4 proposed to build that --

5 SPEAKER: Yeah, but for sale --

6 TIM COX: They are for residents.

7 SPEAKER: No --

8 TIM COX: They are for residents -- so it must
9 be a lease.

10 SPEAKER: And maybe couples would like to move
11 there, you know, a lot of the residents talked about,
12 you know, they'd like to see legislation changed. You
13 know, we have to find a funding stream to have couples
14 who didn't serve, you know, being careful, but it could
15 be where, you know, people pay for their spouse the
16 fair market rent.

17 SPEAKER: Yeah, it wouldn't be under the same
18 -- it wouldn't be under the same fees structure, for
19 instance, again.

20 SPEAKER: No, no, different.

21 SPEAKER: No -- I'll figure that out.

22 MOORE: So, thoughts, concerns on what you

1 just saw on Zone 2?

2 SPEAKER: Will the roads -- only the roads
3 will be on the inside, all right, on the inside it
4 could --

5 MOORE: This is an existing road here. This
6 is all existing. This is the existing linkup to --

7 SPEAKER: -- house --

8 SPEAKER: But those are all trees in that
9 area, aren't they in the inside?

10 MOORE: Yes. This is darker green and there's
11 trees in here. There are tree here, there's a lot of
12 trees that have come down, which belongs to -- very few
13 trees on this embankment here. I think there have been
14 in the past, you can see some of the trunks still
15 there. And this is the clearing that exists in the
16 center, which is this parking lot, and the (inaudible
17 1:53) is approximately there, again in the clearing.
18 It's quite dramatic the contrast when you go in there -
19 - this clearing of the woods.

20 SPEAKER: So how much wooded area are you
21 using when you look at the whole of Zone 2?

22 SPEAKER: I think it is a question of -- The

1 process would have to be carefully looking at the
2 location of existing trees, the condition of existing
3 trees, and seeing whether there's some sensible placing
4 for the site (inaudible 2:25). It is not --

5 SPEAKER: That central area though, doesn't
6 have trees now.

7 SPEAKER: No.

8 SPEAKER: No, that is park lot.

9 SPEAKER: These are maps showing --

10 SPEAKER: I'm talking about where the red
11 buildings are located. It looks as though --

12 SPEAKER: Yeah.

13 SPEAKER: This is the slide here that -- we're
14 going to be losing -- we're going to be losing some --

15 SPEAKER: But, it's a question of --

16 SPEAKER: Area, we have calculated some of
17 this?

18 SPEAKER: No, we haven't, it's a question of
19 how far, you know, what is the right line for these? I
20 think on this drawing it's a little bit too far over
21 that way, into the existing results that -- I think if
22 they were more in line with the chapel, it would almost

1 be on the -B It would then be within the clearing that
2 exists now.

3 SPEAKER: Is that the path, that white line
4 coming down there?

5 SPEAKER: On the left, yes.

6 SPEAKER: Yes.

7 SPEAKER: Where it is imprinted.

8 SPEAKER: Yeah.

9 SPEAKER: That means a trail.

10 SPEAKER: Yeah. It doesn't lead anywhere, now
11 maybe; do they lead down --

12 SPEAKER: It leads down to the other road.

13 SPEAKER: First it leads to the quarry.

14 SPEAKER: The denser trees are on this side;
15 on this side and on this side.

16 SPEAKER: Right.

17 SPEAKER: Is that actually here the current
18 thing?

19 SPEAKER: Yeah, and we lost a lot of them
20 there too.

21 SPEAKER: We lost there, yeah.

22 SPEAKER: And also here --

1 SPEAKER: Right.

2 SPEAKER: Yes.

3 SPEAKER: So, maybe to bring some of your
4 question, maybe it is -- the comment here would be, you
5 know, do check the alignment of where we put the
6 houses.

7 SPEAKER: Obviously.

8 SPEAKER: We need to study, I think, study it
9 closer.

10 SPEAKER: But, yeah, that and I would think
11 that you were going to protect as much as you can of
12 the forest and nature. The original forest is a
13 characteristic of this land, which goes along with
14 checking the -- and if the trees are already down
15 because of one of our hurricanes, it means we didn't
16 have any place for that.

17 SPEAKER: Well, it could be at risk, ladies
18 and gentlemen, but --

19 SPEAKER: I walked around just before this
20 meeting, I just trudged the neighborhood. It'd be nice
21 to, you know, reinstate some trees on this side.

22 SPEAKER: We tried --

1 SPEAKER: -- don't know.

2 SPEAKER: Okay. Anything else?

3 SPEAKER: No, I guess I keep on thinking of
4 the sources of funds more so than uses -- you download
5 timbering trees as within some sort of tree farming or
6 something where you fill again. You need to use some
7 sort of tree farming as you fill in. Now I know that
8 the **B** even the trees that have fallen and there could
9 be timber rights associated with those, you know, what
10 type trees they are.

11 TIM COX: Yeah, we've actually tried that Tim,
12 and no interest because they don't want to come to cut
13 off all the other little branches, and they'd like the
14 wood really just, you know, the stump of the, you know,
15 just the bark on, but nothing else coming in. Even
16 though we have about 60 trees down, they would come
17 for, like, 200, you know, they're not interested in 60.
18 That's the bad part.

19 Yeah, and we've tried everybody and anybody,
20 and some people who sell wood -- we thought geeze, most
21 of it's oak. You know, a lot of it is diseased, that's
22 why we've had so many trees fall, because we, you know,

1 have the -- definitely the disease here, you know,
2 that's attacking the inside of the oak trees. So a lot
3 of the ones you see have fallen, inside you can look up
4 there -- pretty hollow.

5 Yeah, but we've tried even though people who
6 sell fire wood, you know, in town, and like, well,
7 unless you really get the big logs chopped in half, so
8 we can use our chain-saws to cut it off, you know, it's
9 no good to us because don't have equipment big enough
10 to cut that. And so, not enough to get the bigger
11 companies interested in it, and too much to get the
12 smaller companies interested.

13 SPEAKER: The design of the houses, would you
14 say that they would be all the same or they would be
15 variety like (inaudible 6:53).

16 GILES MOORE: I think the site is large enough
17 for some variety, I think the character of the houses
18 is a key issue. We need to respond to --

19 SPEAKER: Well, but it isn't row houses.

20 SPEAKER: That can't be.

21 SPEAKER: I don't think so, no.

22 SPEAKER: Not there.

1 SPEAKER: Well, would some of them be multi-
2 unit houses?

3 GILES MOORE: They could be. They could be
4 apartments in a structure that looks essentially like a
5 single private house.

6 SPEAKER: You mean because of a --

7 SPEAKER: And it could also be a -- two
8 flights.

9 SPEAKER: That's right, thank you.

10 SPEAKER: Set up.

11 SPEAKER: Okay.

12 SPEAKER: So -- but I think maybe what the
13 comment would be willing to design and, you know, there
14 would be --

15 SPEAKER: Variety.

16 SPEAKER: Variety of style, variety of units.

17 SPEAKER: Well, consistent style, but maybe a
18 variety of design, is what I'm hearing?

19 SPEAKER: Yeah, I think, to respond to the
20 character and this film with existing --

21 SPEAKER: Yeah. I think the Chapel Woods are
22 very distinctly the chapel and then there are the two

1 residences that are there, and then the -- that where
2 the officer has a little bit offset from that, and then
3 the house itself -- they have a look that's very
4 special. And I think that that can easily be used as
5 part of a design, and to state that, to say that it
6 should be in keeping with the aesthetic of the, you
7 know, that area is I think that a good idea. Gives
8 some direction.

9 SPEAKER: Anything else?

10 SPEAKER: So do you want to move onto Zones 3
11 and 4?

12 SPEAKER: Zones 3 and 4, when we went through
13 it last time, and we're going to show some addition --
14 all right, and views and -- bunch of those -- the
15 things that we talked about. So just to remind us Zone
16 3 and 4 is the area in the southeast corner of the
17 site. It's the largest area that I'm talking about.
18 Key views for the south from the upper (inaudible 9:08)
19 those are illustrated on the left-hand side -- but also
20 on the right-hand side, we started to look at some of
21 these views into this site from surrounding streets.
22 This is the view to the south overlooking Zones 3 and

1 4.

2 SPEAKER: The telephone lines must have been
3 used on that.

4 SPEAKER: What?

5 SPEAKER: Telephone lines must have been used
6 on that, the --

7 SPEAKER: Yes.

8 SPEAKER: The key --

9 SPEAKER: It is to emphasize this -- the B

10 SPEAKER: Because you never see the Capitol
11 going down.

12 SPEAKER: No.

13 SPEAKER: And from the south as you're
14 approaching the seven boundaries like children's
15 hospital, you start to sense the tree line as you
16 approach it crosses to another street, you'd see this
17 is where the new entrance will be located on either
18 street. And then following -- move the Capitol to the
19 south, you can see the school building, which is over
20 the tree line.

21 What we've been talking about is introducing
22 somehow quantifying the extent of the buffer zone on

1 the North Capitol and Irving Street as it relates to
2 the new development. And that's just for us to
3 minimize the impact of the build form on those views
4 that we were just looking at. The view to the side
5 (inaudible 10:51) we saw this when we looked around, we
6 took a tour of the site, how the topography, you can
7 see a little bit on the (inaudible) this drawing -- the
8 section drawing on the bottom of it shows that very
9 clearly.

10 The buildings in Zone 3 and 4 are largely
11 below the general level of the upper campus. And we've
12 established a height limit for the new buildings that
13 relates to that so that the building's stay a little
14 lower than that (inaudible 11:26) level, and that's the
15 campus with the exception of a few points where
16 buildings would be allowed to go a little higher, and
17 we're talking about the 10s -- 10 floors, a 130 feet,
18 and that will depend on their use.

19 We talked about it this morning of somehow
20 controlling the size and location of those five points
21 as they related to specific views.

22 SPEAKER: In the open space right here, right?

1 SPEAKER: I think that's right, and we have a
2 configuration of the open space.

3 SPEAKER: This one isn't really a great view,
4 it just shows that edge. You can see on this last
5 slide. It's formed by the existing hospital buildings
6 here. And there's a line here that's already
7 established with buildings that really shield the
8 impact of development in this area from the other
9 campus. And this photograph gives a sense of that, the
10 edge.

11 SPEAKER: I just can't see anything past it.

12 SPEAKER: That's the new information we have
13 on Zones 3 and 4.

14 SPEAKER: That's what we talked a little bit
15 about over last week. So shall we talk about Zones 3
16 and 4?

17 SPEAKER: And there's a -- I mean this is sort
18 of, but you are right. This is the area that we see
19 that the greatest mammoth of building and density on
20 the hills sides. It's where all these low pretty
21 utilitarian buildings are now. We would propose
22 demolishing pretty much everything that's down on that

1 end of the site, and really putting fairly significant
2 density.

3 SPEAKER: Of which this is a version of it,
4 here.

5 SPEAKER: Sure.

6 SPEAKER: Okay, when you say Aview@ are you
7 saying from someone just standing on flat ground
8 looking, are you looking at 10 feet high point -- How
9 do you determine the view?

10 SPEAKER: One of the views is determined where
11 the statue is, and it would be from eye-level, so
12 that's, you know, 5 or 5-1/2 feet above ground at that
13 spot. And that's a fairly high spot on the site.

14 SPEAKER: Another view was based on the
15 Anderson Cottage, but because the Scott building now
16 precludes it, it starts right behind.

17 SPEAKER: I wonder why.

18 SPEAKER: Yeah, but no, so in this place --

19 SPEAKER: Yeah, that view sure looks from
20 here.

21 SPEAKER: Which is their main level you've --
22 you saw.

1 SPEAKER: Right.

2 SPEAKER: And then today they talked about
3 being at the top of Sherman building.

4 SPEAKER: Yeah, which is set at the signal
5 system.

6 SPEAKER: Yeah --

7 SPEAKER: We just kind of -- because actually
8 Cary went to the top and there was -- she wandered up
9 the city trying to get a ladder to get to the top.
10 It's not a place that the public would access, but
11 it's, you know, it is important historically that that
12 was the highest point.

13 SPEAKER: Have they considered more than one
14 exit off every street on to the property, or have they
15 considered --

16 SPEAKER: For this -- quite --

17 SPEAKER: And we're looking at one on North
18 Capitol and one on Irving.

19 SPEAKER: One on each --

20 SPEAKER: (inaudible).

21 SPEAKER: We were talking about last time,
22 that there would be those two entrances.

1 SPEAKER: Yeah.

2 SPEAKER: This one was on the --

3 SPEAKER: -- right, and that --

4 SPEAKER: And there would be a connecting road
5 straight between those two points.

6 SPEAKER: (inaudible 14:53) is a major view,
7 the tower up there, and it's really very attractive
8 from elsewhere. And although our center is this and
9 this, (inaudible) building, if it's holding. And I'm
10 wondering if that -- if they plan to demolish it or if
11 they definitely, you know, leave them.

12 SPEAKER: Our hope is to that we would have
13 someone who would find a re-adaptive use for it, you
14 know, --

15 SPEAKER: And I think that's how we're
16 proposing, we're asking for responses on --

17 SPEAKER: For responses back to it.

18 SPEAKER: So, I mean there are developers who
19 for this are coming through now, looking at the
20 property. And -- I mean the King building, because
21 it's much newer and in really good shape, that we have
22 had some interest in that building. That we'll -- I

1 mean, we'll know better when we get formal responses.

2 Concerns, comments --

3 SPEAKER: I remember discussing the mitigating
4 factors in building in certain areas, talking about the
5 runoff, the water runoff. This is something that
6 really I would get a hold of. It's down on the 8th
7 Green on the golf course which is right below there,
8 right? Like where we are sitting. It gets a lot of
9 runoff now. It gets --

10 SPEAKER: So, it looks like there's a gully
11 that runs through here. Is that what you're talking
12 about?

13 SPEAKER: Yeah, it kind of goes down, right to
14 the bottom of the hill.

15 SPEAKER: Right.

16 SPEAKER: And it gets, it's full of water
17 every time there is rain or anything like that. It is
18 muddy. So I'm assuming that will get worse --

19 SPEAKER: Well, we'll have -- I mean --

20 SPEAKER: What we should do is make note of it
21 and make sure that that's part of how we handle
22 drainage and --

1 SPEAKER: I don't know if it -- maybe because
2 of leaks, maybe because -- I don't know where it is
3 coming from. It seems to come from around here.

4 SPEAKER: Well, we have down there also --
5 handles some of the snow (inaudible 17:14) that comes
6 in. And we have a call free -- more or less to channel
7 I would say. In really really heavy rains, much of the
8 runoff comes in there, it fills that up. So perhaps,
9 well it has no place to go, but the golf course. So I
10 think what may be said, and that should be considered -
11 -

12 SPEAKER: We should identify the --

13 SPEAKER: That one is also -- it also comes
14 from (inaudible 17:42) --

15 SPEAKER: Right, right.

16 SPEAKER: So there were two --

17 SPEAKER: I'm not sure that the construction
18 people --

19 SPEAKER: Yes.

20 SPEAKER: Yeah, the buildings themselves can
21 be designed to retain their own storm water either on
22 the roof or some place --

1 SPEAKER: Do somebody have something?

2 SPEAKER: Yeah, I want to make a comment. I
3 was in the ward five economic development meeting this
4 Saturday past, and they were talking about, I head them
5 say hotel, conference center, along the (inaudible
6 18:16) and that the long term parking (inaudible)
7 determined also. I was wondering how the hell that
8 would fit into this equation.

9 SPEAKER: So where's the conference center?

10 SPEAKER: That's the --

11 SPEAKER: Its at Irving and Michigan, that's
12 at 10 --

13 SPEAKER: Okay. So Irving is here and
14 Michigan is over --

15 SPEAKER: No, we are not entertaining parking
16 structures, just the parking on our site. Parking is
17 ancillary to our views, and -- but --

18 SPEAKER: Right, in contingent with our views.

19 SPEAKER: The Washington Hospital Center is
20 also a partisan, we'd know. This is not -- this is too
21 wonderful a site to be used for --

22 SPEAKER: For excess parking, right.

1 SPEAKER: Excess parking. We want to design
2 it appropriately for use here and cover the parking at
3 an appropriate place.

4 SPEAKER: Right now there are so many things
5 going on that piece of property, until we begin, and
6 then they'll move on to this and move on to that.
7 That's how we've been asked questions.

8 SPEAKER: Other community concerns that you --
9 I mean I know a lot has been brought up that wasn't
10 considering, but, you know, anything specific you guys
11 feel you might not have heard or you want to reinforce?

12 SPEAKER: All right. Let's develop it more
13 adaptive to use or innovative use.

14 SPEAKER: Innovative, meaning for you. What
15 does that mean?

16 SPEAKER: Well, I think I'm just --

17 SPEAKER: There are farming and --

18 SPEAKER: Farming and maybe -- hydrofarming
19 regarding in, you know, it's been on the ships in World
20 War II, they know about it. And as it means, that's
21 another (inaudible) I guess that was. I think if
22 they're saying Gabriel meeting it, it had been

1 mentioned there was some (inaudible) non-competitive
2 legislation introduced that lead to the no longer
3 using, it lead to discontinued use of the dairy, but
4 again this -- farmland is close to urban center is
5 considered to be the most profitable farmland that
6 there is, and this is in an urban setting so I guess
7 you have some profitable farmland if that use could be
8 maximized.

9 TIM COX: They used to -- you wouldn't find a
10 farmer to come in to able to farm it, it is too small.

11 I mean we can't even get the farmer to come and cut
12 our fields anymore, because the properties have sold
13 out in Silver Spring. So we can't even get a farmer to
14 come who used to just hay the fields for us. We have
15 to pay our commercial people to cut the fields twice a
16 year now because the farmer is not interested.

17 So I mean in theory it should work, but
18 because all around our areas suburbia has pushed the
19 farm further out, because of land value, there is no
20 farmer that will even come in to even cut the grass to
21 hay it. Yeah, so, you know, we looked at that because
22 we thought just to generate income, you know, we could

1 take care of that for a while. Not interested.

2 Yeah, and we can't have livestock, because of
3 where we are in the city -- city codes are, you know,
4 border that even though we're Federal, we want to
5 comply but, you know, to have a cow smell or to have a
6 pig farm something like that, you know, would not be a
7 --

8 SPEAKER: I understand that there is high
9 demand for fish, who wants to go for it and raise it in
10 this meeting to do some fish farming.

11 TIM COX: Yeah, and we have looked at a lot of
12 those areas, they just don't produce an income for us
13 that we can have relied upon, you know, that really
14 help us. It's a use, but is it a use that really gives
15 us an income that will take us into, you know, the next
16 century, it doesn't, and that's the problem.

17 SPEAKER: The development of Zones 3 and 4 is
18 going to take away a lot of the wild life there, all
19 right. I'm assuming the deer will be gone, the fox
20 will gone -- only the geese -- the geese will be with
21 us.

22 SPEAKER: That's right.

1 SPEAKER: Where is the fox? Here there are
2 foxes?

3 SPEAKER: Oh lord, yes, and raccoons.

4 SPEAKER: The deer will stay, because where I
5 live in Woodridge Virginia, there is just a little plot
6 of land.

7 SPEAKER: Right.

8 SPEAKER: And on a the road side, and you've
9 got three deer's that's been there for 15, 20 years
10 that we've lived there.

11 SPEAKER: But there's still a lot of open
12 space for them.

13 SPEAKER: Yeah, that's right. I would imagine
14 Chapel Woods can support --

15 SPEAKER: And a golf course.

16 SPEAKER: Yeah.

17 SPEAKER: And wildlife even with the proposed
18 development.

19 SPEAKER: What about the start of having some,
20 you know, higher buildings, you know, that the 10
21 story, 130, or a 130 foot buildings in key locations --
22 I mean this --

1 SPEAKER: It's been illustrated on here where
2 certain buildings they pop-up taller than the others.

3 SPEAKER: That way you can keep some, you
4 know, that balance of open space from getting a little
5 density. Are there any thoughts on that, trying to
6 maintain view corridors but --

7 SPEAKER: And what we're trying to do is to
8 locate those taller structures on the open areas, like
9 here there is a courtyard, so there is a tall building
10 here, and there is a courtyard here with a taller
11 structure, here there's a much larger open area with a
12 couple of taller buildings. Whereas the rest of the
13 zone is at the 80 --

14 SPEAKER: 85 --

15 SPEAKER: Plus the taller structure gives you
16 a smaller footprint on the land itself.

17 SPEAKER: That's right.

18 SPEAKER: Unless -- I have to assume that that
19 would be up to the designers and the architects to
20 design what is in keeping with what else. You're not
21 going to stick the wrong kind of a building here. It
22 would be something else.

1 SPEAKER: No, his limitation would still be
2 according to --

3 SPEAKER: It's hard -- I can't just see how we
4 can live with them.

5 SPEAKER: Right.

6 SPEAKER: You could tell him you can't build
7 over 85 foot in any area, or a 135 foot in another
8 area. That would be strict -- stipulated before you --
9 bids on it. Well, these people --

10 SPEAKER: That's not because -- that's why
11 we're here.

12 SPEAKER: But this -- they are really behind
13 us to allow some additional height in a few locations,
14 because if you do get some variety, just like in the
15 forward building (inaudible 24:56) it becomes a
16 landmark. It is something that everybody sees. This
17 is, you know, this is a big area of development, and to
18 give it a uniform height would be a little be dull;
19 mark some key locations with little bit extra height.
20 This is the strategy that will adopt. We just have to
21 figure out where and how to control them.

22 SPEAKER: Yeah, and to make it, like you said,

1 in keeping with something -- that tower is a very
2 special attraction.

3 SPEAKER: Well, maybe you could put in
4 something that the taller buildings can be placed
5 there, but the -- they have to be shown to not inhibit
6 the historic views.

7 SPEAKER: Sort of keep them --

8 SPEAKER: Views, right. Put the on them to
9 prove it to, you know, whoever, you know, that is not
10 to impact the view. Yes, so it's performance, yes,
11 performance standard, there you go. They would have to
12 do that.

13 SPEAKER: Have we noticed that yet?

14 SPEAKER: But one thing that I'm hearing from
15 you is your concern is the architectural character of
16 this taller buildings.

17 SPEAKER: Stylistic.

18 SPEAKER: Yes, really, because I recall when
19 they built the Twin Tower, I thought that was the
20 loveliest thing that I ever saw in my life. Sticking
21 up there, you know, just sticking up in the air. Kind
22 of a challenge, and I would never see anything like

1 that here --

2 SPEAKER: I think you can be pretty sure that
3 won't be -- and not only -- but the character, you're
4 absolutely right, you're absolutely right, you know,
5 we're lucky that we don't have to worry about that.

6 SPEAKER: Well, maybe not that tall.

7 SPEAKER: That tall, that's right.

8 SPEAKER: But you still -- I mean even if you
9 do have a little bit of a tall structure you want to
10 make sure that that structure is the best. But I don't
11 want to lose what you guys just talked about it's a
12 performance standard or some type of idea of how you
13 might locate.

14 SPEAKER: Uh-huh.

15 SPEAKER: There's a location, and there's a
16 style.

17 SPEAKER: Well, we were just talking about --
18 if we had a computer model, if we could afford to do a
19 computer model, we could say we are here, here and
20 here. But if we can't afford to do that, the
21 developers who put forward a -- an idea they can afford
22 to do it, and in order to get the opportunity to

1 develop it, they would have to show that it in certain
2 views, it meets the criteria.

3 SPEAKER: Meets its criteria.

4 SPEAKER: It meets its criteria.

5 SPEAKER: So you really need a master
6 developer for the whole thing, or architects,
7 designers.

8 SPEAKER: Also that there would be able to see
9 the --

10 SPEAKER: To relate all those different
11 models.

12 SPEAKER: We're going to -- I mean the RFQ is
13 going to help us determine whether, you know, whether
14 or not --

15 SPEAKER: There is an interest in 22 acres, or
16 55 acres, or 77 acres, that's why I wanted to test the
17 water as we talked yesterday, to see if someone comes
18 back, you know, with the suggestion, hey, it's -- this
19 group is going to oversee the 77 acres, but it might be
20 10 different subgroups that develop, you know, some
21 residential, some retail, some institution, but they
22 all have to fit into our plan.

1 SPEAKER: Yes.

2 SPEAKER: What if somebody came in and said we
3 want all 173 acres?

4 SPEAKER: That's not up for sale. Not up for
5 lease.

6 SPEAKER: What else on Zones 3 and 4?

7 SPEAKER: What about -- do you plan to have
8 retail on the outside?

9 SPEAKER: What we planned -- I don't know
10 we've determined the location.

11 SPEAKER: Location, yes --

12 SPEAKER: But I --

13 SPEAKER: But some retail yes, that's correct.

14 SPEAKER: And we assume we are getting some
15 retail developers to tour, so that's a good sign.

16 SPEAKER: IS it -- is the thought that it
17 would be on the ground floor pedestrian-friendly retail
18 which service the needs of those who are tenants in
19 these buildings, as well as perhaps some of the --

20 SPEAKER: That is what we envision, yes.

21 SPEAKER: That is, but, you know, that's a
22 good thing to put up on --

1 SPEAKER: The location --

2 SPEAKER: Well, I think you -- I like the idea
3 of the ground floor pedestrian -- I mean you want the
4 pedestrian level to be friendly, and a lot of times the
5 retail helps with that, because it's the attraction
6 where you don't just have an office building or a
7 residential building that's closed off to others.

8 SPEAKER: So what's the security.

9 SPEAKER: Right.

10 SPEAKER: Yes.

11 SPEAKER: And I think we are **B** we haven't said
12 we're not looking for big box retail, but you know more
13 support type retail, and -- you know, that would be
14 more -- I think more conducive to the that ground
15 floor, you know, more pedestrian friendly.

16 SPEAKER: Did you ever come out with max
17 square footage that a building can have?

18 SPEAKER: We have a range for the entire zone,
19 but not for individual buildings.

20 SPEAKER: Building.

21 SPEAKER: Do you -- is that something you
22 would want to consider to help control the pattern, or

1 would we do that in another manner?

2 SPEAKER: Things would develop (inaudible)
3 those developers -- are real building dimensions.

4 SPEAKER: Okay.

5 SPEAKER: They relate to actual building
6 dimensions.

7 SPEAKER: Uh-huh.

8 SPEAKER: Unlike --

9 SPEAKER: Okay.

10 SPEAKER: I mean there are certain size --
11 that were something like --

12 SPEAKER: Uh-huh.

13 SPEAKER: So Charles, this is like a 600,000
14 square foot building. I mean these sort of **B-**

15 SPEAKER: Right, so --

16 SPEAKER: They about a 120 feet wide, you
17 know, relates to a parking bay, if you wanted to park
18 underneath that building you get two bays of parking,
19 and it would work well for a commercial office
20 building, or a lab, a research lab. Whereas these
21 total elements, these more like a residential full
22 plate. So -- I mean there's a number of ways it could

1 be done, we haven't specified floor plan sizes.

2 What we've done -- what we've illustrated are
3 actually -- are workable floor plan sizes in the sort
4 of likened mixed uses of anticipation.

5 SPEAKER: But you do have -- you -- I mean for
6 medical facilities as we want to build this humungous
7 facility, that would be okay then, right?

8 SPEAKER: Well, but -- that's an interesting
9 question. Let's say we want -- if somebody comes in
10 and says we want a 1 million square foot office
11 building or a hospital. That is very different than
12 what we're proposing here.

13 SPEAKER: Right.

14 SPEAKER: Yeah, I've see that happen where
15 buildings connect. They connect with upper level
16 connections, still alive for the pedestrian.

17 SPEAKER: Sort like what PTO is everyone is
18 aware of that in Alexandria.

19 SPEAKER: Yes, Alexandria, yeah. You mean
20 they connect, but they have one, two, three, four,
21 five, six buildings with four different parking
22 garages.

1 SPEAKER: A number of connecting buildings --
2 right. And you can get -- but -- so would we
3 articulate that here -- we're not looking at getting a
4 FBI building set here.

5 SPEAKER: Right.

6 SPEAKER: You know, that's a good point. We
7 could do, we could control the floor plate size, a
8 maximum floor plate size, so it is not a monolithic
9 building.

10 SPEAKER: Because I don't -- I think we don't
11 want a monolithic building.

12 SPEAKER: No, we don't.

13 SPEAKER: Although you wouldn't want to
14 preclude someone who hasn't really the square feet of
15 office space from coming here, but there are ways to
16 address that.

17 SPEAKER: There are ways to address that,
18 that's right. And that's a great example of PTO.

19 SPEAKER: That's like 2.2 million square foot.

20 SPEAKER: Yeah, I mean it's huge, but it
21 doesn't feel that way, the way they've interconnected
22 the buildings, you know, it's like a free standing

1 building, but on maybe the third and sixth floors they
2 have bridges that connect.

3 SPEAKER: And underneath.

4 SPEAKER: And underneath, yeah. Yeah, some
5 are completely independent looking on the ground,
6 others have connections, and others that connect
7 underneath, you're right.

8 SPEAKER: Are there other thoughts on this
9 area?

10 SPEAKER: The access to the retail would be
11 through the single gate, going in?

12 SPEAKER: Two gates.

13 SPEAKER: Two gates? So North Capitol --

14 SPEAKER: Well, there's two entrances, but I'm
15 not sure that we're -- that this end, it is anticipated
16 to be gated. I mean for automobiles we are looking at
17 an automobile entrance here, and here.

18 SPEAKER: All right, that walk --

19 SPEAKER: I mean the other side of here we
20 have this historic fence that runs along here, and you
21 do have security needs as you get down here, but from
22 here on I'm not sure that you do need to have a gate or

1 a fence.

2 SPEAKER: I guess pedestrian access, thinking
3 about pedestrian access to retail.

4 SPEAKER: Uh-huh.

5 SPEAKER: Well, one of the things that we have
6 heard in one of the previous meetings was that this is
7 actually a fairly long hike for people, and that, you
8 know --

9 SPEAKER: Where people can come --

10 SPEAKER: I'm not -- which is an interesting -
11 - but, you know, we are talking about a potential of a
12 bike path, you know, through here, so there may be ways
13 to address those type of issues.

14 SPEAKER: Will that be anything like a walkway
15 across everything to supply, you know, the people in
16 Washington Hospital that might want to shop over there?

17 SPEAKER: I mean we have a signal at that
18 intersection --

19 SPEAKER: Well, can you -- that's an
20 unfriendly pedestrian crossing.

21 SPEAKER: It is -- this is a good idea.

22 SPEAKER: So we might need to talk about that,

1 I mean --

2 SPEAKER: If you want people to come from
3 there you should encourage them. You don't want them -
4 - they are discouraged right now.

5 SPEAKER: Okay, but they are -- the pedestrian
6 access has a couple of pieces here, I think. It's the
7 crossing Irving, and it's also coming from the
8 neighborhoods. And, you know, is there a bike path or
9 a conducive side walk? So --

10 SPEAKER: Right now it costs us \$9 to take a
11 taxi around the VA.

12 SPEAKER: What?

13 SPEAKER: To the VA?

14 SPEAKER: Taxi to the VA is \$9.

15 SPEAKER: That's \$9.

16 SPEAKER: Kid zones.

17 SPEAKER: It's easier to cross --

18 SPEAKER: So if we have that put down
19 everybody could walk down here and go right across the
20 road.

21 SPEAKER: That's right.

22 SPEAKER: It is like 725, which is too broad -

1 -

2 SPEAKER: Or drive or take the bus --

3 SPEAKER: And that -- and hopefully be --

4 SPEAKER: Okay. Other for three and four?

5 SPEAKER: You're going to get some good
6 comments.

7 SPEAKER: Yeah.

8 SPEAKER: Thank you.

9 SPEAKER: There's some very interesting, yeah.

10 SPEAKER: So we shall move on to Zone 5?

11 SPEAKER: Yes.

12 SPEAKER: That's good. Zone 5 is the
13 southwest point of the site, between the lakes, and see
14 on the model here, between the lakes and Irving and
15 Park Place. It's a zone seen as a residential
16 development zone. It has some very acute relationships
17 to those surrounding conditions, it shows some views of
18 that site, and looking down on Park Place on the left-
19 hand side, and then looking out from Park Road which is
20 a slightly curving street was (inaudible 36:53).

21 Then the zone itself which is this area
22 contained by the existing roadway here. And obviously

1 this is the relationship to the lakes, and we talked
2 about maintaining an open space that relates to that --
3 the view out to the lake, see in that photograph of the
4 left hand side. Also the idea of a buffer between the
5 zone and Irving Street and Park Place.

6 Note the same -- scattered above for the --
7 talking about the North Capital Street, but more -- on
8 Park Place more of a kind of a residential front yard
9 zone here. You may -- you might want it to be a little
10 bit wider than that one on Irving Street. But the
11 buildings themselves would be oriented out towards them
12 to the lake to form this open space.

13 SPEAKER: Who would have access to that lake?

14 SPEAKER: That lake is within the armed forces
15 fly zone.

16 SPEAKER: Thank you.

17 SPEAKER: Would those be houses?

18 SPEAKER: Yes.

19 SPEAKER: Well, it could be a large condo or
20 an apartment building.

21 SPEAKER: Residential, yes.

22 SPEAKER: It's the residential -- it's not --

1 because I think we're talking about a larger structure
2 here, we're not anticipating individual-owned houses?

3 SPEAKER: We're talking about condo --

4 SPEAKER: Well, we talked about a range of
5 heights from four stories to eight stories on this
6 side. Now where the height is distributed is key
7 thing, and we've got to identify, I mean we've heard a
8 lot of comments about four stories being more
9 appropriate in Park Place, but maybe on Irving Street
10 there's opportunities for taller buildings.

11 And then again on the internal road, what's
12 the appropriate height for the buildings adjacent to
13 the internal road should have been like the Park Road
14 that Irving Street when we show the picture of. So I
15 think within that band of four to eight stories. What
16 we got to do next is carefully distribute that back
17 across the side. Where is the -- where are the most
18 logical places for --

19 SPEAKER: Well, I was thinking in terms of
20 whether sale or rental properties or you know, a long-
21 term lease type thing, so what type of tenants if we
22 would be having tenants from the hospitals or just

1 making them a neighborhood tenant.

2 SPEAKER: Well, I don't think we plan at this
3 stage to do that. I think once we're at a point where
4 we would be marketing it, we would better be able to
5 say where the market is for residential properties. I
6 mean we would be considering potentially sale, but it
7 could also be a long-term (inaudible 40:02) the
8 apartments. A lot of it might depend what the market
9 is doing at that time for residential.

10 SPEAKER: And I thought -- we were talking
11 about -- and I hear what you're saying, but some
12 decisions may dependant upon what is happening in the
13 market place, but getting back to your needs -- your
14 need to generate --

15 SPEAKER: That's correct.

16 SPEAKER: Income. I would imagine that some
17 of the decisions go back to that as well.

18 SPEAKER: That's correct.

19 SPEAKER: And what I understood and the zone
20 that will go to the next, that is 6, there's -- there
21 may be some discussion about doing that for sale
22 whereas down here, here I thought you were talking

1 about a possible institutional use as well as maybe
2 multiple residential, and for both of those kinds of
3 uses, it feels more like a long term lease kind of
4 agreement; something that continues to be income
5 producing for the home as opposed to a one-time sale
6 where the buildings look more like the town homes that
7 are on the opposite side of -- what is that street?

8 SPEAKER: Park Place.

9 SPEAKER: Park Place.

10 SPEAKER: Park Place?

11 SPEAKER: Park Place.

12 SPEAKER: You know that's what I thought I
13 heard before.

14 SPEAKER: Yes --

15 SPEAKER: Is it still up in the hill?

16 SPEAKER: Well, I -- but I think in Zone 5-- I
17 mean, it is a -- there are preference to do (inaudible
18 41:30).

19 SPEAKER: Right.

20 SPEAKER: But I think Zone 5, we do need to --
21 pay for this; more likely to be residential although
22 institutional is a possibility.

1 SPEAKER: Right.

2 SPEAKER: And really I think what we're going
3 to look at on the residential side, be it Zones 5 and
4 Zone 6, is what will generate more revenue income when
5 we get there. And the way you'll determine it is, what
6 is the market telling you at that time.

7 SPEAKER: So if the market is saying we're
8 over saturated with condos, and there's a need for
9 apartment --

10 SPEAKER: Right.

11 SPEAKER: And that's what you'll -- got to
12 take forward?

13 SPEAKER: Yes. We do anticipate, I think at
14 Zone 6, that it -- more or likely, based on what, you
15 know, what we're thinking of at least -- and we have to
16 at this point. It would be more likely to be a sale
17 although it's not a guarantee either. I mean, if you
18 just think it would generate more income then it might
19 be -- get them the right mix that we're looking for.

20 SPEAKER: Obviously, this zone has the
21 potential to use both these access points of building
22 and Park Place. But if the existing road being the

1 connecting road between those two --

2 SPEAKER: Sorry?

3 SPEAKER: Two points, and then within the zone
4 a circulation system that works off that existing road,
5 which would then accommodate service (inaudible 43.11)
6 access for the new buildings. I would touch upon the
7 height. 80 feet is the maximum. This is rightfully a
8 range between 40 and 80 feet.

9 SPEAKER: How did you come to coming to 80
10 feet, it hasn't been lived at this Irving Street, or
11 because of the height of buildings across from Irving?

12 SPEAKER: Yeah, exactly that --

13 SPEAKER: How did -- how does that?

14 SPEAKER: This is the different measures of
15 surroundings. So obviously the residence is on Park
16 Place, and it's adjacent to it at the same time, and it
17 is the busiest street. And now the model that I was
18 showing to all; eight stories, which is --

19 SPEAKER: But you do have this little --

20 SPEAKER: Right. I mean, it can be modeled in
21 a number of ways and that's what we're going to do next

22 SPEAKER: Okay. So do we want to talk about

1 this one now?

2 SPEAKER: Yeah.

3 SPEAKER: Well, I guess, my only comment would
4 be that to the extent that the buildings are facing the
5 Park Road -- is it Park Road?

6 SPEAKER: Park place.

7 SPEAKER: Park Place.

8 SPEAKER: Park Place.

9 SPEAKER: Residences. My suggestion would be
10 to have them be more sympathetic in height to those
11 buildings that are being replaced, whereas to the
12 extent that they're oriented toward facing the urban
13 street then that feels like it's been --

14 SPEAKER: More (inaudible 44.53), yeah.

15 SPEAKER: So --

16 SPEAKER: Get it off.

17 SPEAKER: Right. But here I can -- I feel
18 good on the height.

19 SPEAKER: Right.

20 SPEAKER: But over here I don't feel good at
21 all, you know. It feels like they ought to relate more
22 --

1 SPEAKER: Yeah, those are --

2 SPEAKER: To these and then if you need to do
3 the height here, it works, because you've got some
4 height on this side and it's more --

5 SPEAKER: Well within the street.

6 SPEAKER: Or maybe there's a step back or
7 something that you can do --

8 SPEAKER: Yes.

9 SPEAKER: That makes it --

10 SPEAKER: Yes.

11 SPEAKER: Rearranges the height into the site a
12 little bit better, and honors the height on this side.

13 SPEAKER: Uh-huh.

14 SPEAKER: I think it makes good sense.

15 SPEAKER: You know, one of the things that
16 happens when you come down -- let me see, let me make
17 sure I'm telling the truth here. You know, when you're
18 driving down -- I guess that's Park Place?

19 SPEAKER: Uh-huh.

20 SPEAKER: You have this -- there's an
21 experience that you have, okay. And right now this
22 amount of open space and wrought iron on one side and

1 then there's residential on the other.

2 SPEAKER: Yes.

3 SPEAKER: And so you're really going to change
4 the character when you get past the -- when you start
5 building up in the sixth zone --

6 SPEAKER: Yes.

7 SPEAKER: And come down to creating a whole
8 different experience for one who's either driving or
9 walking. And so for that reason there needs to be, at
10 least from my perspective, there needs to be some
11 synergy between what happens on either side of the
12 road. If there's not going to be the open space that
13 you experience, you know what I'm saying?

14 SPEAKER: Uh-huh.

15 SPEAKER: Right.

16 SPEAKER: Whereas on Irving Street there's --
17 the roadway is wider; you can accommodate greater
18 density and greater heights.

19 SPEAKER: It's a high-volume street as well,
20 people would just kind of --

21 SPEAKER: Correct.

22 SPEAKER: Right.

1 SPEAKER: Ride in through there.

2 SPEAKER: Right, yeah.

3 SPEAKER: You lose the sense of neighborhood
4 on Irving.

5 SPEAKER: Right.

6 SPEAKER: Whereas you still have it, when
7 you're coming down --

8 SPEAKER: Very much so, yes.

9 SPEAKER: In terms of -- I guess design and
10 principles, I'm going to think one thing that is
11 important would be -- is to pointing down Park Place as
12 that, but residences -- and I think we talked about
13 this at one of the previous meetings. We had talked
14 about extending the grid; the existing street grid onto
15 -- on (inaudible 47.26) site. But I think it's
16 important that we have fronts; building front fronting
17 Park Place that (inaudible) the existing low houses
18 that do front Park Place. So from here, obviously, I
19 can't tell how this building is oriented if the fronts
20 are oriented into this court area; open space area, or
21 if they are in fact oriented towards Park.

22 SPEAKER: That's a good point.

1 SPEAKER: That's a very good point.

2 SPEAKER: And that is one thing --

3 SPEAKER: But that orientation is extremely
4 critical. And there's a whole lot of ways you can do
5 that design wise.

6 SPEAKER: Right.

7 SPEAKER: In fact I think.

8 SPEAKER: That's interesting.

9 SPEAKER: And I think it's important to have
10 that presence --

11 SPEAKER: It's interesting because that piece
12 faces -- this piece faces the street, it also faces the

13 SPEAKER: Parking.

14 SPEAKER: The internal (inaudible 48.05).

15 SPEAKER: Now, for sure you don't want the
16 backyards of those folks facing Park Place. We have
17 that example on Columbia Road, I guess it's linked with
18 -- Columbia Road with the people on --

19 SPEAKER: Yeah, that's right.

20 SPEAKER: 600 block of Columbia Road, their
21 backyards face --

22 SPEAKER: Oh, yeah.

1 SPEAKER: The front of -- yes, that's right.

2 SPEAKER: Of the folks on (inaudible 48.33)

3 place --

4 SPEAKER: That's right.

5 SPEAKER: And it is not nice and not good.

6 SPEAKER: And, you know, you don't feel like

7 you're --

8 SPEAKER: You know, that's -- I just want a
9 block like that -- my garage at somebody's front door.

10 SPEAKER: Yeah, it's not a good thing.

11 SPEAKER: You need to talk --

12 SPEAKER: I would question on this area here.

13 I'm -- we're recommending (inaudible 48.49) where we

14 put that gate in there. Where is the fences going,

15 because, see you're going to separate the ponds, you

16 know, one area down here with the pond down here with

17 the structures. And you have more structures on this

18 area. You're going to have to have two separate

19 fences.

20 SPEAKER: Yes. The historic fence, we're

21 going to leave in place.

22 SPEAKER: Okay.

1 SPEAKER: And we may have to, you know, punch
2 through to get some pedestrian access and so --.

3 SPEAKER: Yeah.

4 SPEAKER: Okay.

5 SPEAKER: When you come through -- that's what
6 I'm saying. When you come through the historic fence -
7 -

8 SPEAKER: Right.

9 SPEAKER: Then you are onto the property; how
10 are you going to fence the ponds.

11 SPEAKER: Well, here I think that that
12 historic fence would --

13 SPEAKER: No, there will --

14 SPEAKER: It won't be another --

15 SPEAKER: There will be an interior fence.

16 SPEAKER: Right.

17 SPEAKER: It is also the -- okay, to circle
18 that --

19 SPEAKER: Yeah.

20 SPEAKER: It sort of --

21 SPEAKER: This shows it.

22 SPEAKER: You could see there the dash lines

1 in the proposed new security line across the lake.

2 SPEAKER: Okay, I got you. Thank you.

3 SPEAKER: But that design which include the
4 layer --

5 SPEAKER: Yeah, thank you.

6 SPEAKER: Clarified the use of --

7 SPEAKER: Is that a better way to --

8 SPEAKER: The lakes.

9 SPEAKER: Formally established they -- or are
10 there still --

11 SPEAKER: That is --

12 SPEAKER: Possibilities of enclosing it into
13 the new lease program, into this, you know, development
14 zone.

15 SPEAKER: See we had a discussion earlier
16 today, and it was decided or proposed that maybe opened
17 to the public; the ponds.

18 SPEAKER: Right.

19 SPEAKER: That's my idea.

20 SPEAKER: I'm sorry?

21 SPEAKER: That's a great idea.

22 SPEAKER: No, it's not.

1 (Laughter)

2 SPEAKER: And that's why I was asking about
3 where the fence is going to be located.

4 SPEAKER: And that's the other thing that, you
5 know, constantly we talk to our neighbors that --

6 SPEAKER: Yeah.

7 SPEAKER: The ponds are really part of the
8 enjoyment at the retirement home. Even though you
9 physically see them, it's an activity just like our
10 bowling alley is an activity for the residents here.
11 So it becomes a balancing act, is, you know, is there
12 an intrusion, isn't there intrusion, is it passive in
13 enjoyment, is it active enjoyment, whose liability is
14 it if outside people fish there and drown, why it's our
15 liability when one of our residents were to fish there.

16 You know, so -- you know, again the ponds
17 weren't there to be part of someone else's pond like
18 the Central Park, it was there as a fishing hole for
19 the residents here. So that's what we're trying to
20 balance in public space wise and activity space. You
21 know, sometimes, you know, activity space can be
22 blended nicely with open space and it can be used in

1 conjunction, and that's what we're trying to balance to
2 see, you know, what makes best sense and --

3 SPEAKER: That isn't -- it isn't definite yet
4 that that's part of our character --

5 SPEAKER: Well, from our planning purposes, we
6 would like it to be part of our territory.

7 SPEAKER: Which means that if there are people
8 in Zone 5 then the ponds -- you all would prefer that
9 they be just a visual melody --

10 SPEAKER: That's correct.

11 SPEAKER: That's correct.

12 SPEAKER: That's more right.

13 SPEAKER: But that -- do not have any

14 SPEAKER: Yeah, access --

15 SPEAKER: That's correct.

16 SPEAKER: Physical access to it.

17 SPEAKER: That's correct.

18 SPEAKER: Going to -- I think that an
19 important point. I mean, I'm not going to change any
20 boundaries by changing these --

21 SPEAKER: Right.

22 SPEAKER: You know, if I were living there in

1 that residential building, looking out over what I
2 think the view for living in -- I think that people
3 living near wouldn't want to access that, so -- and I
4 understand that that concerns with fall in security,
5 but you're going to have to think about it; how do you,
6 I guess --

7 SPEAKER: Market this --

8 SPEAKER: Market, yeah. But it's been such a
9 way that it's not, you know, unsightly.

10 SPEAKER: Parkview residents view it right
11 now, and they can't fish in it. So --

12 SPEAKER: They also have to maintain it and
13 pick up the trash.

14 SPEAKER: That's right, and pick up the trash
15 and the liability of it.

16 SPEAKER: Set up the security and everything
17 else. What we do now --

18 SPEAKER: Is that -- let me ask you, >cause
19 that was an important point this morning. There were
20 residents who were very interested in that and --

21 SPEAKER: Yeah.

22 SPEAKER: If they did pay for it to be taken

1 care of --

2 SPEAKER: No, ma'am, I've --

3 SPEAKER: Yeah. I'm not arguing to take a
4 position. I just wanted to know --

5 SPEAKER: Right, right. No, we --

6 SPEAKER: Yeah.

7 SPEAKER: No, we definitely would not even --
8 we wouldn't like it.

9 SPEAKER: Uh-huh.

10 SPEAKER: It's an activity that we use and --

11 SPEAKER: We use.

12 SPEAKER: It's like someone coming over --

13 SPEAKER: And it's not that large -- for a
14 large group of people, we'd have to limit the number of
15 people. There would be so much restrictions that you
16 would have to place on it. Who would be able to use
17 it; how many people per day; like a golf course.

18 SPEAKER: Well, you know if that --

19 SPEAKER: You sell memberships to it?

20 SPEAKER: That's the sentiment it feels like,
21 but then what needs to happen down there is more
22 institutional than residential.

1 SPEAKER: Exactly.

2 SPEAKER: Sure.

3 SPEAKER: Because otherwise it's --

4 SPEAKER: You're right, yeah.

5 SPEAKER: It's kind of in your face, AYou
6 can't come here.@ If it's an institutional use it's a
7 little different job, you have greater control, the
8 expectations are more managed -- better managed,
9 whereas if it's -- if you do have a residential
10 component, if (inaudible 53.55) of the enjoyment of the
11 residents that could not be expected if you are to try
12 to satisfy both the residents of the home as well as
13 what I would expect as an -- as a privilege of the
14 (inaudible 54.13) home that I live in. Institutionally
15 you don't have those same kinds of expectations.

16 SPEAKER: And -- sometimes, you know, a condo
17 or an apartment, you like that open space back there,
18 but you know you can't use it. You know, I mean there
19 are plenty of places, you know, friends at Manhattan,
20 that border, you know, a private space, you know,
21 private interior garden, you know, where they can't use
22 it, but they bought that condo knowing that they could

1 be in the rear, because there wasn't another building
2 against them. You know, so they bought it for the open
3 look but they knew they couldn't sit down there and
4 have their lunch, yeah, and but again clearly when they
5 were marketing it as a (inaudible) they market that was
6 the open view space, not useable space, yeah.

7 You know, so it was marketed as open, but I
8 think depending on what you're looking for, you know,
9 if you came from a real dense area, you know, closer
10 into town, where you were sided by old buildings, you
11 say, AJeez, I can be out here whether its vendor owned,
12 and I have the@ -- AI have open space.@ It may not be
13 mine to use but at least I know its open space so I
14 feel that I'm, you know --

15 SPEAKER: You don't share a (inaudible 55.10)
16 there, and you have open space to use which is --

17 SPEAKER: That's true, that's correct.

18 SPEAKER: And then you have the view, you have
19 the (inaudible 55.18) as a view.

20 SPEAKER: Uh-huh.

21 SPEAKER: And what's the road access is it --
22 to these buildings?

1 SPEAKER: It comes right in there; it comes
2 right in.

3 SPEAKER: It's here.

4 SPEAKER: So is the -- is this the existing
5 road?

6 SPEAKER: Yes.

7 SPEAKER: And so people would be --

8 SPEAKER: That existing road would be part of
9 the outside of the fence.

10 SPEAKER: So these residents will be using the
11 existing roadway; right of way?

12 SPEAKER: Yes.

13 SPEAKER: I think -- to that, you know --
14 >cause I see that more of a -- an issue, because if you
15 think you have access, you know, road access to the
16 area, and I'm just thinking, the perception is that you
17 would have access to the place.

18 SPEAKER: Except that gets to your question
19 about the fence?

20 SPEAKER: Yes ma'am.

21 SPEAKER: But the -- there is already a fence
22 line on this side of the road here.

1 SPEAKER: That's correct.

2 SPEAKER: There is a fence already there and -

3 -

4 SPEAKER: They're all like --

5 SPEAKER: It's not pretty.

6 (Laughter).

7 SPEAKER: But it's a fence.

8 (Laughter)

9 SPEAKER: Okay.

10 SPEAKER: Yeah, there's another picture of the
11 fence.

12 SPEAKER: No, no.

13 SPEAKER: All right. We -- this we --

14 SPEAKER: (inaudible) things -- yeah, we're
15 going to have to have some type of treatment here so
16 that people understand access --

17 SPEAKER: The hurricane --

18 SPEAKER: We'd better bring it up now -- that
19 will -- important time.

20 SPEAKER: It mentions not one side -- I'm
21 thinking even more in terms of not necessarily the new
22 residents I'm thinking about the existing -- like, I'm

1 thinking about kids.

2 SPEAKER: True.

3 SPEAKER: Who, now think, AOh, I could go into
4 this property now, I could probably wander into the
5 lake area.@ It is just making sure if we've got the
6 right people there, so people know it's not a public
7 access.

8 SPEAKER: Uh-huh.

9 SPEAKER: Okay. Do we recapture --

10 SPEAKER: I mean, that the ponds as an amenity
11 need to be compatible with the proposed use.

12 SPEAKER: Yeah.

13 SPEAKER: And you got the height, you actually
14 got the height?

15 SPEAKER: Height of the buildings at park
16 place is appropriate to existing residential
17 neighborhood.

18 SPEAKER: Orientation.

19 SPEAKER: And orient buildings on Park Place
20 to front Park Place.

21 SPEAKER: That's right.

22 SPEAKER: So that we can carry more height --

1 SPEAKER: Maybe with a question mark there.

2 SPEAKER: But there is also -- yeah, okay.

3 SPEAKER: This might be if you capture that.

4 SPEAKER: Or everything can carry more height
5 if we were in that one.

6 SPEAKER: Yeah.

7 SPEAKER: Okay.

8 SPEAKER: Then I guess, the real point in
9 terms of what happens to changes in the (inaudible
10 57.37).

11 SPEAKER: Oh, yeah, that was one institutional
12 --

13 SPEAKER: How do you think the neighborhood
14 feels about institutional use in that location? I mean
15 it is close to the hospitals, you know, across the
16 street.

17 SPEAKER: I think that's a little different
18 neighborhood, but I think it would probably be perfect
19 for (inaudible 58.13) houses on Park Place, I'm sure
20 these folks would like to look at houses on --

21 SPEAKER: Yeah, that's correct.

22 SPEAKER: Versus office buildings; other

1 residents coming --

2 SPEAKER: Yeah, I mean, that's been the
3 feedback of our community meetings too, is that, you
4 know, it really is more resident -- to get that
5 residential -- to continue that residential feel even
6 though it's homes and fence now. To have homes that
7 parallel the good feel; you still would feel very
8 residential there, you know, rather having, you know --
9 I don't know, a lab to support the hospitals. You
10 know, that could be an institutional use. I mean, you
11 know, and a lot could look residential from the
12 exterior, you know, but, you know --

13 SPEAKER: But you don't get the -- I mean you
14 can't --

15 SPEAKER: You don't get the same feel.

16 SPEAKER: You won't get the same feel, >cause
17 there's not the comings and goings of --

18 SPEAKER: Right.

19 SPEAKER: New garbage is not in the same day,
20 you know, and it's just different, and you just, you
21 know --

22 (Laughter)

1 SPEAKER: It's just different, >cause they
2 pick up institutional wise, you know, residential I
3 mean you know. So yeah, I mean, I think we have to
4 ferret that out as we go, and maybe it's you know,
5 lower homes on that side and higher on this, and we
6 test the market saying you know, it's a pun, view with
7 no access and, you know, see where it goes. You mean,
8 they have a lot of places rebuilt, you know -- buy a
9 golf club, you know, friends of ours live out and I
10 forget -- one of those huge -- Ashburn Villager,
11 (phonetic) -- I think it's Ashburn out there but -- in
12 Sterling.

13 SPEAKER: Leesberg, yes.

14 SPEAKER: And -- yeah, by Leesberg --

15 SPEAKER: Golf --

16 SPEAKER: Yeah, and they have a golf course
17 view, but they -- you can't get on unless you are a
18 member. And it's a -- I thought it was a public
19 course, it's a private course -- I'm like, Awhoa,@ you
20 know. But in their master plan development out there
21 they had the golf course, but it went private not
22 public, and the homes that are adjacent to it with the

1 view, great views, but not allowed to walk on it, you
2 know, drive on it. But it was clearly in it, it was
3 golf -- and I think it's like private golf club view or
4 something, I mean, it was clear in the brochures, you
5 know, that this wasn't part of your -- part of the
6 community in the open field, but not part of the
7 community for -- to use.

8 SPEAKER: We have the same experience with our
9 proximity to McNally Reservoir; beautiful body of
10 water.

11 SPEAKER: It's a good point.

12 SPEAKER: And beautiful open space.

13 SPEAKER: Beautiful open space --

14 SPEAKER: Also you can get to it.

15 SPEAKER: We've only have provision for one
16 hour -- our football field and track all the time.

17 SPEAKER: Yes.

18 SPEAKER: Then these signs saying, ANo
19 trespassing,@ on a --

20 SPEAKER: Yeah.

21 SPEAKER: Link fence --

22 SPEAKER: It's a good point, yeah.

1 SPEAKER: Of course, it is a (inaudible
2 60.50).

3 (Laughter)

4 SPEAKER: Yeah, but in other reservoirs in the
5 west they have municipalities that make use of --

6 SPEAKER: Recreation?

7 SPEAKER: Yes.

8 SPEAKER: In recreation ways and --

9 SPEAKER: In Maryland they're doing, in
10 Pennsylvania they're doing, the, you know -- you have,
11 you know, yes.

12 SPEAKER: Now, after the, you know -- at Lee -
13 - the universities and, you know --

14 SPEAKER: -- advertise the university only.

15 SPEAKER: Well, yeah, and it used to be a part
16 of our land, you know.

17 SPEAKER: I have a (inaudible 61.18) that
18 shows that.

19 SPEAKER: He used to own that, and then, you
20 know, Sherin Prat Kelies, (phonetic) wondered why we're
21 not paying the water bill and we said -- well, we had
22 to refer her to the old -- some old documents --

1 SPEAKER: And we're at an agreement?

2 SPEAKER: And we said, you know, we'll pay the
3 water bill if we can get out, like that. And then we
4 did talk about -- and part of a re-development
5 exercise, we did talk about trying to make that area
6 openly accessible to the public again by retracting the
7 fence, not getting rid of it, but retracting it and
8 doing some circumferential jogging and paths and things
9 like that, and then the anthrax scare came -- took that
10 whole discussion off the table. So -- but there's -- I
11 mean these are amenities that are very, very pleasant,
12 and you're doing do what people would be able to
13 (inaudible 62.13) as possible.

14 SPEAKER: Yeah.

15 SPEAKER: Okay. Anything else with Zone 5, or
16 shall we try to move on to Zone 6?

17 SPEAKER: Six it is, then.

18 SPEAKER: Yeah.

19 (Laughter)

20 SPEAKER: That's fast.

21 SPEAKER: Zone 6. That's still in the model.
22 This, we are seeing is the residential angle chiefly

1 uses -- again divided the zone into sub zones --

2 (Tape interruption)

3 SPEAKER: Now, the existing features of top
4 priority are the tree lines. This is (inaudible 63.02)
5 tree line that's defined for use in the boundary of the
6 zone -- views from ground circle, just like that one in
7 the street there. Moving closer, closer still and down
8 -- about close this time -- into the (inaudible 63.29)
9 of Zone 6B.

10 You get a sense of the openness as you -- when
11 you get this close to the zone. A typical neighborhood
12 street looking due east scale of the existing street,
13 tree-lined streets. The two zones, the two sub zones,
14 sorry in Zone 6; one relates primarily to the area with
15 the driving area, which is 6B, and 6A is the remainder
16 of the zone that is -- and there is a piece of fence on
17 to Park Place and (inaudible 64.19). This is what we
18 know of --

19 SPEAKER: Yeah, that's correct.

20 SPEAKER: Towards the top of the -- you see
21 the scale of the houses on the west side of Park Place
22 and as the road turns a corner and on the top, the

1 view. The other interesting thing about this slide is
2 there's a changing topography from the street level to
3 the level of field which keeps the house in benefit in
4 terms of whether these buildings are proposed buildings
5 or four stories or three and a half stories; how they
6 relate to that in total.

7 6B, the driving range area, also has potential
8 for -- you know, we've got a couple of models that we
9 can look at in more detail. The access to this zone
10 will utilize existing access point at the lakes and --
11 but also (inaudible 65.39) this access point here. And
12 their idea of that is that those will be the primary
13 access points, and then there'll be an internal spine
14 connection that gives the primary access to the whole
15 of the zones there.

16 Persian Drive, (phonetic) shows the photograph
17 of the four up here keeping in time with this tree
18 line. Again, above the zone of, you know, -- varying
19 with, depending on its particular location here,
20 adjacent to the (inaudible 66.22) to maintain that
21 field space and then along Park Place are of the --
22 more of the residential front yard type character, and

1 then maintain the triangle on the northern portion of
2 the zone here as an open space.

3 The -- one thing that came up this morning,
4 which is interesting. There's also buffering from this
5 side which probably occurred as -- in the same way and
6 it's equally divided. And that, you know, is the
7 existing tree line there, in addition to that.

8 SPEAKER: What is the closest recreation space
9 that might be used by children and households that may
10 occupy that space?

11 SPEAKER: The idea is that the --

12 SPEAKER: Various part --

13 SPEAKER: -- to the lower level.

14 SPEAKER: These are households with families
15 and children and the only green space, AMummy, can I go
16 out and play,@ -- without having to have an escort get
17 all the way over to Parkview -- is there any -- was
18 there any thought about going over -- the interior open
19 space that may have --

20 SPEAKER: There has been, yeah, and we've
21 talked about including that as a requirement; some
22 pocket parks within the development that can be used

1 for that type of use. And also the other thing that
2 came up this morning, which was interesting is maybe
3 getting a little bit more room around the lakes in this
4 side. On Zone 5 we have a kind of closed out
5 relationship to the lakes.

6 But we might want to think about that also and
7 other department zone to the west of this zone to this
8 under the (inaudible). The idea here -- was
9 demonstrated on the model -- both models, is that it's
10 the continuation of the grain of the surrounding of the
11 surrounding neighborhood into the zone, you know.

12 SPEAKER: But there was some discussion this
13 morning about not going to the green, but having a
14 different --

15 SPEAKER: Yeah, the other approach is to
16 minimize the footprints and perhaps the buildings in
17 total were -- and -- they're more like buildings in
18 props, I think as opposed to an extended city group,
19 which is a completely different way of looking at it.
20 It's not one individual type with this, you know. And
21 this idea of extending the grid, you know, works for
22 just the zone 6A, would also, extending through to

1 Persian Drive, like, we're taking the grid, you know,
2 slightly. At an access -- service and parking of that
3 -- not the existing street frontage, not Persian Drive
4 with it's new street created within the zone giving
5 this access to a (inaudible 69.47).

6 Building heights. Again, in Zone 6A, 40-feet,
7 as a -- essentially a three and a half, four-story
8 building height to relate to the character of the other
9 side of the street. But in Zone 6B, further into the
10 armed forces side, you see there is a potential for
11 taller buildings. Again, with the upper stories of the
12 buildings set back. Now, what's the last one. Now,
13 we've got -- in the model we have the illustration of
14 what we might relate to this is the -- just zone 6A,
15 which is (inaudible 70.39) is here.

16 You can see the extension of the -- the visual
17 extension of the streets not a -- it shows the driveway
18 on this model, but that's not the current thinking. If
19 you look at this visual extension of the street, it
20 could be a pedestrian access, it extends the grain of
21 the city into the side. Another comment that came up
22 this morning was about increasing above the zone on the

1 northern edge, which was -- used to do with Lincoln's
2 route to the armed forces site.

3 SPEAKER: What is your hand touching? Is your
4 -- is that housing --

5 SPEAKER: That's a full -- that's the housing,
6 the same scale of the existing housing.

7 SPEAKER: So that is housing isn't it?

8 SPEAKER: Yes.

9 SPEAKER: So --

10 SPEAKER: Forty feet in height?

11 SPEAKER: That's the maximum, yeah.

12 SPEAKER: But that's not one library -- I hope
13 not.

14 SPEAKER: No, this could be -- this could have
15 multiple --

16 SPEAKER: The town houses or --

17 SPEAKER: Exactly, and there's actually a few
18 pieces missing in this model; this is more continuous
19 than this, but yes, this could be broken.

20 SPEAKER: So this could be -- and so in terms
21 of housing types, and not necessarily condo buildings -
22 -

1 SPEAKER: Uh-huh.

2 SPEAKER: Perhaps you're thinking of a -- so
3 I'm just thinking there could be town houses, there
4 could be flats; two of twos; is there a mix or we're
5 not at that point --

6 SPEAKER: We're not at that point of
7 determining a mix and that's --

8 SPEAKER: -- if they're in the height of 40
9 feet, that pretty much determines it.

10 SPEAKER: Yeah, it does, at some level, yeah.

11 SPEAKER: Well, for this -- but then the --
12 otherwise we've got different types.

13 SPEAKER: 6B?

14 SPEAKER: 6B, yeah. And the only tall
15 building shown here is this --

16 SPEAKER: It is not a residential or
17 institutional building?

18 SPEAKER: It could be either.

19 (Laughter)

20 SPEAKER: So this shows the potential of
21 extending all the way out to Persian drive and this is
22 the buffer zone I was talking about. This -- we need

1 to show the trees on this side of the road also on the
2 small -- the idea that is if the scale could change
3 from -- on the existing fabric and build up in height
4 as you move into the site and it might be that this --
5 you know, this edge mediates between the two. This
6 could be six stories and this could be eight and this
7 four. So you get the --

8 SPEAKER: So thoughts on Zone 6. I think I
9 did hear something about pocket parks.

10 SPEAKER: Yeah.

11 SPEAKER: Yeah.

12 SPEAKER: Yes, because I think they're
13 attracting households of families --

14 SPEAKER: You mean there's potential?

15 SPEAKER: -- and you want to be able to do --
16 you don't want the child -- the children to have to go
17 all the way to the work center that's very far away,
18 they won't be able to accommodate that.

19 SPEAKER: I think there's definite potential
20 for that in the zone.

21 SPEAKER: I would just like to go to public
22 parks, yes, but not -- we really could use some space,

1 and through extending and create (inaudible 74.21) we
2 need usable space not just a pocket park with a bench
3 and --

4 SPEAKER: Yeah, that's a good idea.

5 SPEAKER: We need a place basis for --

6 SPEAKER: That's a good idea.

7 SPEAKER: Just for children.

8 SPEAKER: Yes.

9 SPEAKER: And I think you can fit that in the
10 park like a pocket park --

11 SPEAKER: Yes.

12 SPEAKER: I also like -- from the armed forces
13 point of view, I like the ability to increase density
14 as you move into the side so that should you want to do
15 -- for sale in the westernmost part of the zone and do
16 leasing out on multifamily structures closer in where
17 you have a little bit of higher density, you have that
18 option --

19 SPEAKER: It's a good point.

20 SPEAKER: You know what I'm saying, you still
21 have continuing income stream from at least the portion
22 of zone 6.

1 SPEAKER: Right.

2 SPEAKER: I think the residents want to move.

3 The B area is going to be ruffled as -- if it's
4 developed, because it will change the nature of the
5 golf course and probably lower our income from the golf
6 course -- where a golf range or a golf course loses a
7 lot of credibility. Also some of that area I think,
8 takes away from where the club (inaudible 75.47)
9 doesn't it?

10 SPEAKER: No, it shouldn't, I don't --

11 SPEAKER: Should not (inaudible 75.53).

12 SPEAKER: Because you are -- because the
13 clubhouse is on the other side of Persian drive.

14 SPEAKER: Other side --

15 SPEAKER: Yeah, clubhouse is about there.

16 SPEAKER: Okay.

17 SPEAKER: Right.

18 SPEAKER: So loss of -- I think the loss of
19 the drive (inaudible 76.05) is of concern.

20 SPEAKER: Yeah. But if we consult with a good
21 architect, I'm sure that they --

22 SPEAKER: There might be alternatives.

1 SPEAKER: -- another alternative to it. So --
2 and as Mr. Croft, (phonetic) said, we're talking about
3 putting it up there on a meadow anyhow, you know,
4 putting one -- number one and nine closer to the squat
5 building.

6 SPEAKER: Right.

7 SPEAKER: I mean, if we do that, that's when
8 we relocate them -- so I think to -- when you consult
9 with him, you'd be able to handle that problem for us;
10 no problem at all.

11 SPEAKER: I think so too.

12 SPEAKER: Yeah, that's right. Just what we're
13 saying, you know, we did finally get a rating --

14 SPEAKER: That --

15 SPEAKER: -- which brings in a certain group
16 of golfers -- handicapped golfers and so on, and it
17 isn't a big rating, but it's a rating, you know, if we
18 lose some of that in distance --

19 SPEAKER: All right.

20 SPEAKER: Yeah.

21 SPEAKER: I think we'll bring it to the group.
22 Homeland Security does, I mean, keep security times.

1 This is a site where certain types of -- I don't know
2 what you call them, Amissiles@?

3 SPEAKER: Yeah, stinger missiles.

4 SPEAKER: Stinger missiles are in place for
5 security, for here and I would assume that this would -
6 -

7 SPEAKER: The White House.

8 SPEAKER: White House.

9 SPEAKER: I think --

10 SPEAKER: It's not really for security here,
11 it's for security at the --

12 SPEAKER: No --

13 SPEAKER: Right.

14 SPEAKER: To the Capitol.

15 SPEAKER: It's -- security purposes for the
16 National Capitol Region --

17 SPEAKER: That's right.

18 SPEAKER: -- they are located here, and I'm
19 going to assume that they would continue -- what --
20 from -- what I understand is they're in the area that
21 we are still talking about as remaining in our --

22 SPEAKER: Of course, it is.

1 SPEAKER: That's correct.

2 SPEAKER: It's to the right of General Grant -

3 -

4 SPEAKER: It's still --

5 SPEAKER: -- General Scott, I'm sorry.

6 SPEAKER: -- by Mr. Dickerson's house.

7 SPEAKER: I guess Charles, (phonetic)

8 mentioned that this morning there was a look at moving
9 away from continuing the grade and having more of sort
10 of a towers and the park-like setting; do people have
11 reaction or feedback to that idea?

12 SPEAKER: I like the continuation of the grade
13 -- well, we're talking about the --

14 SPEAKER: The grid, yeah.

15 SPEAKER: Those streets there.

16 SPEAKER: The grid, yeah.

17 SPEAKER: I think I would probably prefer that
18 just >cause I think it's more sympathetic and then to
19 be able to move your density back into the site. But
20 that's just -- that's my preference.

21 SPEAKER: The census from the community
22 meeting said that would be the preference, as well.

1 SPEAKER: Well, what about the -- do you guys
2 -- do you think, you know, the --

3 SPEAKER: Well, I'm going to -- I mean, the
4 community that -- they got a -- my constituents that
5 are retired that -- they say they would like to have,
6 you know -- they're residents there, you know,
7 (inaudible) some sort of retail (inaudible) and things
8 like that. So they have access -- closer access to the
9 veterans and maybe some tax credits that would be tied
10 into that since they are a aging population.

11 SPEAKER: What's the idea of your towers -- I
12 mean, not really towers, but -- towers, I mean, were --

13 SPEAKER: Right.

14 SPEAKER: Now, these taller buildings, was
15 that regarding design -- from a design point of view or
16 from a point of view of getting more square footage on
17 the side which would -- equals our revenue for offices?

18 SPEAKER: I think it was -- I think the was to
19 do with retaining the sense of open space.