

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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 IN THE MATTER OF: :  
 :  
 The Morris and Gwendolyn : Case No.  
 Cafritz Foundation-First Stage: 06-10D  
 PUD Modification and Second :  
 Stage-PUD @ Square 3765, Lots :  
 1-4 & 7-9 and Square 3767, :  
 Lots 2-4 :  
 :  
 -----:

Thursday,  
April 4, 2019

Hearing Room 220 South  
441 4th Street, N.W.  
Washington, D.C.

The Public Hearing of Case No. 06-10D by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Jerrily R. Kress Memorial Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- MICHAEL G. TURNBULL, FAIA, Commissioner (AOC)
- PETER G. MAY, Commissioner (NPS)
- PETER SHAPIRO, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director, Development  
Review & Historic Preservation

STEVE COCHRAN

JOEL LAWSON

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

MAXIMILIAN TONDRO, ESQ.

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF PRESENT:

JONATHAN ROGERS

TED VAN HOUTEN

The transcript constitutes the minutes from  
the Public Hearing held on April 4, 2019.

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

6:31 p.m.

1  
2  
3 CHAIRMAN HOOD: Good evening, ladies and  
4 gentlemen. This is the public hearing of the Zoning  
5 Commission for the District of Columbia. Today's date is  
6 April the 4th, 2019.

7 My name is Anthony Hood. We're located in Jerrily  
8 R. Kress Memorial Hearing Room. Joining me this evening are  
9 Vice Chair Miller, Commissioner Shapiro, Commissioner May,  
10 Commissioner Turnbull. We're also joined by the Office of  
11 Zoning staff, Ms. Sharon Schellin, as well as the Office of  
12 Planning staff, Mr. Lawson and Mr. Cochran, the District  
13 Department of Transportation, Mr. Rogers and Mr. Van Houten.

14 Mr. Van Houten, is this your first time at the  
15 Zoning Commission with District of Columbia?

16 MR. VAN HOUTEN: On the dais, yes.

17 CHAIRMAN HOOD: Oh, on the dais. So you were in  
18 the audience previously?

19 MR. VAN HOUTEN: I think so, a long time ago.

20 CHAIRMAN HOOD: How did we do that night?

21 MR. VAN HOUTEN: Five stars.

22 CHAIRMAN HOOD: Mr. Van Houten, welcome to the  
23 District of Columbia Zoning Commission. And I don't know how  
24 it's going to go for you tonight, but we wanted to welcome  
25 you.

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1 MR. VAN HOUTEN: Thank you.

2 CHAIRMAN HOOD: Also from the Office of Attorney  
3 General, Mr. Max Tundra.

4 This proceeding is being recorder by a court  
5 reporter. It's also webcast live. Accordingly, we must ask  
6 you to refrain from any disruptive noises or actions in the  
7 hearing room, including a display of any signs or objects.

8 Notice of today's hearing was published in the DC  
9 Register and copies of that announcement are available to my  
10 left on the wall near the door.

11 The hearing will conducted in accordance with  
12 revisions of 11 DCMR Chapter 4 as follows: preliminary  
13 matters, applicant's case, report of the Office of Planning,  
14 report of other government agencies, report of the ANC,  
15 organizations and persons in support, organizations and  
16 persons in opposition, organizations and persons who are  
17 undeclared.

18 The following time constraints will be maintained  
19 in this meeting. The applicant has up to 60 minutes,  
20 organizations 5 minutes, individuals 3 minutes. They're  
21 requesting 40. We may go over, or we'll see how it goes.  
22 The Commission intends to adhere to time limits as strictly  
23 as possible in order to hear the case in a reasonable period  
24 of time.

25 All person wishing to testify before the

1 Commission in this evening's hearing are asked to register  
2 at the witness kiosk to my left and fill out two witness  
3 cards. The cards are located to my left on the table near  
4 the door. Upon coming forward to speak to the Commission,  
5 please give both cards to the reporter sitting to my right  
6 before taking a seat at the table.

7           When presenting information to the Commission,  
8 please turn on and speak into the microphone. First, enter  
9 your name and home address. When you are finished speaking,  
10 please turn your microphone off so that your microphone is  
11 no longer picking up sound or background noise.

12           The decision of the Commission in this case must  
13 be based exclusively on the public record. The staff will  
14 be available throughout the hearing to discuss procedural  
15 questions. Please turn off all electronic devices at this  
16 time so not to disrupt these proceedings.

17           Would all individuals wishing to testify please  
18 rise to take the oath. Ms. Schellin, would you please  
19 administer the oath.

20           MS. SCHELLIN: Yes, please raise your right hand.  
21 Do you solemnly swear or affirm the testimony you'll give  
22 this evening will be the truth, the whole truth, and nothing  
23 but the truth? Thank you.

24           CHAIRMAN HOOD: At this time, the Commission will  
25 consider any preliminary matters. First, does the staff have

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1 any preliminary matters?

2 MS. SCHELLIN: Yes sir. The first preliminary  
3 matter is party status application of Exhibit 23 from Lamond-  
4 Riggs Citizens Association in support. Is the President --

5 MS. EVANS: Yes.

6 MS. SCHELLIN: Okay. So Ms. Evans is their  
7 representative. And again, it was submitted on time. It's  
8 on Exhibit 23. The Commission would consider that  
9 application.

10 CHAIRMAN HOOD: Okay. Commissioners, I think that  
11 this warrants -- I believe they have had party status  
12 previously. I believe that I would be in favor of continuing  
13 that status. Any objections? Okay. No objections.

14 We will grant -- I guess we will -- I move that  
15 we grant Lamond-Riggs Citizen Association party status in  
16 support in this case and ask for a second.

17 VICE CHAIR MILLER: Second.

18 CHAIRMAN HOOD: So moved and properly seconded.

19 Any further discussion? All in favor?

20 (Chorus of aye.)

21 CHAIRMAN HOOD: Any opposition? Not hearing any.  
22 Ms. Schellin -- before I go to Schellin, Mr. Tummonds, did  
23 you have any issues with them being a party in support?

24 MR. TUMMONDS: No objection.

25 CHAIRMAN HOOD: I didn't think you did. That's

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1 why I skipped over that. Okay.

2 MS. SCHELLIN: And actually, per the new regs,  
3 they are supposed to submit any opposition in writing now.

4 CHAIRMAN HOOD: Right.

5 MS. SCHELLIN: So you don't even have to go to  
6 him.

7 CHAIRMAN HOOD: So I don't need to ask you no  
8 more. So I'll stop.

9 MS. SCHELLIN: Yeah.

10 CHAIRMAN HOOD: Okay.

11 MS. SCHELLIN: So we're --

12 CHAIRMAN HOOD: So could you record the vote?

13 MS. SCHELLIN: -- still trying to get used to our  
14 --

15 CHAIRMAN HOOD: That's for sure.

16 MS. SCHELLIN: -- new procedures.

17 CHAIRMAN HOOD: It only took us nine years, but  
18 that's for sure.

19 MS. SCHELLIN: Yes. It might take us nine to get  
20 used to them. So staff records the vote five to zero to zero  
21 to grant party status in support to Lamond-Riggs Citizens  
22 Association. Commissioner Hood moving, Commissioner Miller  
23 seconding, Commissioners Shapiro, May, and Turnbull in  
24 support.

25 And then the next preliminary matter I have are

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1 the proffered expert witnesses. Previous accepted, Matthew  
2 Bell in architecture. I'm assuming the Commissioner is not  
3 going to get rid of him as an expert. So we just ask him to  
4 continue as an expert in this case also. And then we have  
5 Ben Wood in architecture also.

6 CHAIRMAN HOOD: So he has not been accepted. So  
7 that's one. What about Ms. Barbara Mosier?

8 MS. SCHELLIN: And then, yeah, Barbara Mosier.  
9 We did not have here as an expert before. She's with Wells  
10 + Associates.

11 CHAIRMAN HOOD: Okay. Let's look at Mr. Ben Wood,  
12 an expert in architecture as well. 11C is the exhibit.  
13 Okay.

14 (Pause.)

15 CHAIRMAN HOOD: Even though we probably have  
16 looked at this previously, sometimes we have to go back and  
17 look at it again. Any objection, Mr. Turnbull?

18 COMMISSIONER TURNBULL: No, I move we accept them.

19 CHAIRMAN HOOD: Okay, okay. It's been moved.  
20 Okay. We can do that. Moved and properly seconded. Any  
21 further discussion? All in favor?

22 (Chorus of aye.)

23 CHAIRMAN HOOD: Mr. Shapiro seconded. I think we  
24 just do by general --

25 MS. SCHELLIN: By consensus, yes.

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1 CHAIRMAN HOOD: Yeah, let's just do it by general  
2 consensus because that's good. Okay. All right. So yeah.

3 MS. SCHELLIN: And that was for both? You accept  
4 both of them or just --

5 CHAIRMAN HOOD: Well, no, that was --

6 MS. SCHELLIN: -- Mr. Wood?

7 CHAIRMAN HOOD: -- for --

8 MS. SCHELLIN: Mr. Wood?

9 CHAIRMAN HOOD: -- Mr. Wood.

10 MS. SCHELLIN: Okay.

11 CHAIRMAN HOOD: So let's do Ms. Mosier now. Her  
12 exhibit is also 11C -- or her resume, I mean. Well,  
13 certainly, Baltimore City Board would make her an expert.  
14 I don't see why the Washington -- District of Columbia  
15 wouldn't do the same. Not that we follow Baltimore's lead,  
16 but any objections? Okay. Not hearing any objections, we  
17 will also add her as an expert to our list on traffic.

18 Anything else, Ms. Schellin?

19 MS. SCHELLIN: That, I believe -- let me just  
20 check one thing. That was the only preliminary matters that  
21 I have.

22 CHAIRMAN HOOD: Okay. Before we get started, Mr.  
23 Tummonds, is this the -- I want to put this on the record,  
24 and then I may have to go to my colleagues to see how they  
25 feel like moving forward. Is this the case that I was at the

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1 ANC meeting? And I left the room. I want to make sure I  
2 record that, so --

3 MR. TUMMONDS: You left the room --

4 CHAIRMAN HOOD: This is what you all were  
5 presenting?

6 MR. TUMMONDS: -- prior to any discussion about  
7 this case.

8 CHAIRMAN HOOD: But this is what you all were  
9 presenting?

10 MR. TUMMONDS: Correct.

11 CHAIRMAN HOOD: Okay. All right. Again, let the  
12 record reflect here as I did at the ANC that I was not in the  
13 room. I actually went home. So thank you all for  
14 presenting. Okay.

15 Colleagues, moving forward, you know we've had  
16 some answers that have been presented to us. I'm not sure  
17 who's had a chance to really fully go through it. I'm not  
18 sure how we feel about the path going forward. I want to  
19 know, is there any discussion? If not, I will turn it right  
20 over, and then I will add my two cents afterwards. Any  
21 discussion? Mr. Turnbull.

22 COMMISSIONER TURNBULL: Not on that, Mr. Chair.  
23 I'll wait till they actually start talking about it. But I  
24 wonder if the applicant has a materials board.

25 MR. TUMMONDS: We do.

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1 CHAIRMAN HOOD: Okay. So what I'm going to ask,  
2 Mr. Tummonds, as we present, there was a laundry list of  
3 things that were responded to. I believe that came in this  
4 evening. No, this afternoon, yeah.

5 MR. TUMMONDS: That's correct, in response to the  
6 DDOT --

7 CHAIRMAN HOOD: To the DDOT --

8 MR. TUMMONDS: -- and OP reports.

9 CHAIRMAN HOOD: -- and OP report. It would've  
10 been helpful if we got that a little earlier. But since we  
11 didn't -- because we did contemplate on not moving forward  
12 this event. So to help us, instead of saying it's located  
13 here, located there, tell us where it's located. It may take  
14 a little more time than the 40 minutes.

15 MR. TUMMONDS: Sure.

16 CHAIRMAN HOOD: So that way, we can still get  
17 through this. To answer some of the questions and  
18 outstanding issues, you might have to tell us exactly where  
19 it is. Okay?

20 MR. TUMMONDS: Absolutely.

21 CHAIRMAN HOOD: As you do that presentation.  
22 Anyone have anything to add onto that? Not hearing anything,  
23 you may begin.

24 MR. TUMMONDS: Perfect. Good evening, Mr.  
25 Chairman, members of the Commission. My name is Paul

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1 Tummonds of Goulston and Storrs. Also here with me this  
2 evening is my colleague, Jen Logan.

3 On behalf of the applicant and the development  
4 team, we are excited to present the next phase of development  
5 of the Art Place at Fort Totten.

6 Block B of the Art Place at Fort Totten brings a  
7 world class arts and cultural destination to Lamond-Riggs and  
8 Fort Totten neighborhoods. The urban design strategy  
9 reinforces the overall intent of the master plan to make a  
10 great transit oriented neighborhood at Fort Totten with  
11 walkable streets, great outdoor places, and a diverse program  
12 of activities and living accommodations.

13 This project will include space for the Meow Wolf  
14 arts collective, a Children's Museum, a food hall, retail  
15 space, maker and studio space, an ALDI grocery store, and  
16 approximately 270 residential units with 30 artist affordable  
17 units. In addition, Block B also includes extensive plaza  
18 areas, café spaces, and pedestrian focused activity. Our  
19 project architects, Matt Bell of Perkins Eastman and Ben Wood  
20 of Studio Shanghai, will walk us through those plans and  
21 address the issues that you mentioned, Mr. Hood.

22 In addition to the responses to the Office of  
23 Planning report and DDOT report, we've also submitted earlier  
24 today a chart that details the public benefits and project  
25 amenities of this project.

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1           Specifically with regards to the DDOT report, it  
2 noted it had no objection to this application provided the  
3 applicant provide a series of transportation and parking  
4 mitigations and engage in continued coordination during the  
5 permitting process.

6           One of the most significant mitigation measures  
7 proposed by DDOT is the reduction in the number of parking  
8 spaces provided in the project. After careful review, the  
9 applicant's design team have determined that it will be able  
10 to remove a level of parking that would reduce the number of  
11 total parking spaces provided in Block B by approximately 150  
12 spaces so that Block B will include approximately 780 parking  
13 spaces.

14           As we move forward through this case, we'd also  
15 like the flexibility to modify that 780-space number by plus  
16 or minus 5 as we determine more the internal layout of the  
17 parking levels. Barbara Mosier of Wells + Associates will --

18           COMMISSIONER SHAPIRO: Five spaces or five  
19 percent?

20           MR. TUMMONDS: Five percent, I'm sorry. Barbara  
21 Mosier of Wells + Associates will address the reduced parking  
22 as well as the enhanced TDM and loading management plans for  
23 this project.

24           With that, I'd like to present our first witness,  
25 Jane Cafritz, on behalf of the Cafritz Foundation.

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1 CHAIRMAN HOOD: Before we go to Ms. Cafritz, let  
2 me also acknowledge Ms. Steingasser. I don't know if I  
3 missed you. But Ms. Steingasser is so nice, she wouldn't let  
4 me know that I didn't call her name. But also Ms.  
5 Steingasser is here.

6 MS. STEINGASSER: I arrived late.

7 CHAIRMAN HOOD: Oh, okay. All right. Thank you.  
8 Sorry about the interruption.

9 MS. CAFRITZ: Good evening, Commissioners. Thank  
10 you for this opportunity to be here this evening. And I also  
11 want to thank our neighbors in the Lamond-Riggs neighborhood  
12 for their participation in this process.

13 I am very pleased to be here on behalf of the  
14 Morris and Gwendolyn Cafritz Foundation. It's very nice to  
15 be back at the Zoning Commission presenting the next phase  
16 of development of Art Place at Fort Totten.

17 As you may know, the Cafritz Foundation's mission  
18 is to improve the lives of the residents of the Washington,  
19 D.C. metropolitan area. And we do that by funding grants to  
20 nonprofit organizations in five major areas: in health,  
21 education, housing, arts and humanities, and community  
22 services.

23 Art Place at Fort Totten project has always been  
24 envisioned by the Foundation to be in line with its mission  
25 and to be a unique, culturally immersive, art inspired place

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1 that also provides new residential and retail opportunities  
2 for the Fort Totten, Lamond-Riggs neighborhood.

3           The project that we are presenting this evening  
4 builds on the success and momentum of the first phase, Block  
5 A, The Modern, and creates an arts and cultural experience  
6 that will be the first of its kind in Washington, D.C.

7           As construction of The Modern was being completed,  
8 we began to focus in earnest on the specific architecture,  
9 uses, and spaces that we wanted to create with the  
10 development of Block B. In May of 2018, we hosted multiple  
11 focus groups with the community to solicit input regarding  
12 the retail and public space uses for the property.

13           With that information, we created a world class  
14 team of architects, engineers, and planners to create a space  
15 and a project that we are presenting this evening. Our  
16 amazing architects, Matt Bell and Ben Wood, will guide you  
17 through those plans in their testimony.

18           But before we hear from them, I would like to note  
19 that the members of our team have made 12 presentations to  
20 the ANCs and neighborhood organizations at their publicly  
21 noticed monthly meetings. Those presentations include five  
22 presentations to ANC 5 or 5A08 single member district  
23 commissioner meeting, four presentations to the Lamond-Riggs  
24 Citizen Association or Lamond-Riggs Development Task Force,  
25 two presentations to the ANC 4B, and a presentation to the

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1 Queens Chapel Citizens Association.

2 We are pleased to note that this application has  
3 the formal support of ANC 5 and the Lamond-Riggs Citizens  
4 Association. In addition, the recently created South Dakota  
5 Avenue-Riggs Road Main Street Program has also submitted a  
6 letter into the record supporting this application.

7 We look forward to your continued support of Art  
8 Place at Fort Totten.

9 MR. TUMMONDS: Thank you. I'll now have Matt Bell  
10 walk us through the project.

11 MR. BELL: Good evening. It's my job to give us  
12 an overview of what the project is about. And once we have  
13 that overview, I will be followed by my colleague, Ben Wood,  
14 who will talk about the family entertainment zone portion of  
15 the project which is the portion that fronts along South  
16 Dakota. Then I'll come back and explain a little bit about  
17 some of the master plan features related to the streetscape  
18 and to the residential development.

19 What you see before you is the site plan here, and  
20 we've highlight some essential elements to understand about  
21 this. The site fronts along South Dakota Avenue, as you can  
22 see in the diagram here. But it is also a unique location  
23 in the District of Columbia which is the convergence of three  
24 Metro lines, the Red Line, the Yellow Line, and the Green  
25 Line all in one place, and it's quite unique there.

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1           It is also the place of significant history. It's  
2 one of the earth forts of the Civil War defenses at Fort  
3 Totten Park. And we'll talk a little bit about how we've  
4 memorialized that in the design.

5           And it is the place where there's a lot of  
6 activity, successful development been happening. It's sort  
7 of the happening part of town. We've seen the UDC invest in  
8 this area with Bertie Backus. We see the coming of the  
9 transformation of the Lamond-Riggs Neighborhood Library. And  
10 we feel really excited that this project will part of a  
11 constellation of really great activities and programming  
12 features that will add significant amenities to the  
13 neighborhood.

14           The site is quite walkable within the Metro  
15 station distance. So we believe that it'll be a place that  
16 people will be using public transit and taking advantage of  
17 the incredible investment of the Metro system infrastructure  
18 to come here. And it'll be a terrific complement, not only  
19 for the previous Phase A that Paul and Jane spoke of but also  
20 for the following phases to come.

21           This is the original master plan, the Stage 1  
22 master plan. As noted, we completed Stage A which is on the  
23 left side of the plan. And then we're talking tonight about  
24 Phase B which is in the center and following phases will be  
25 C and D.

1           It envisioned a Children's Museum and mixed use  
2 complex in Block B and also some of the various different  
3 street alignments, some of which we've pursued already with  
4 Ingraham and some of which we will pursue with a realignment  
5 of Kennedy Street in future phases.

6           So the next slide you can see -- yeah, thank you.  
7 Oh, I should mentioned. I'm joined here tonight by Sarah  
8 Watling, our project manager from Perkins Eastman, and Tomas  
9 Quijano, our senior design architect.

10           Phase B, this is a drawing showing what the master  
11 plan now looks like in the context of the overall original  
12 master plan. So what you can see here is more of the  
13 detailed development, the family entertainment zone, the FEZ,  
14 which is a circular object at the corner of South Dakota and  
15 Ingraham.

16           The Children's Museum, the ALDI grocery store, all  
17 fronting to give an active front along South Dakota Avenue.  
18 Our residential development towards the Metro station side  
19 there that are going to be on either side of a re-conceived  
20 4th Street. And then this shows Kennedy Street, not in what  
21 will be its ultimate alignment. But we're leaving it in its  
22 current alignment for the time being.

23           What this plan has evolved to is a breaking up of  
24 the block into smaller pieces, a more walkable District in  
25 a District that we think facilitates a lot more pedestrian

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1 activity in the general Fort Totten station area.

2           So just a couple of main points we'd been focusing  
3 on. You can see a diagram in the lower right of how the  
4 project connects along Ingraham, the main intersection, South  
5 Dakota and Ingraham up to the Metro station and the  
6 residential in yellow. The FEZ, the family entertainment  
7 center in the light blue, Children's Museum, and the grocery  
8 store are all part of the mixed use building which is the  
9 largest block on our development.

10           Really we're trying to activate South Dakota with  
11 good street fronting retail and activation. The community  
12 has been seeking that. We've provided it for it in the first  
13 phase, and now we're moving on to more of that in this phase.  
14 We want to connect more directly the plaza, the art complex  
15 with the Metro station. It's a significant amenity to have  
16 the Metro station so close by.

17           And then reprogram 4th Street to become an active  
18 shared street so that some days it'll be the locus of street  
19 festivals and other kinds of activities. Other days, it'll  
20 be able to be accessed as a street.

21           So now I'll turn it over to my colleague, Ben  
22 Wood, to talk a little bit more specifically about the FEZ,  
23 the family entertainment zone, and the mixed use block.

24           MR. WOOD: Thank you, Matt. Just by brief way of  
25 introduction, my office is in Shanghai, China. So you might

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1 -- some of you might wonder why I'm in Washington, D.C. with  
2 my great clients, the Cafritz Foundation.

3           But 15 years ago, I was working for the Bethesda  
4 Academy for the Performing Arts. And we eventually got to  
5 the point where we decided to build the imagination stage.  
6 And we took a parking garage and with a lot of passion and  
7 a lot of commitment from a lot of donors, we built a  
8 performing arts venue.

9           And it was through that connection that I was  
10 introduced to Calvin and his wife, Jane. So I owe the  
11 Bethesda people a debt of gratitude. And I've made 14 trips  
12 in the last 16 months to Washington, D.C. And that's not --  
13 at my age, that's not easy. But I do so because it's a  
14 project I believe will truly have a legacy for the Fort  
15 Totten community. And I want to be part of having created  
16 that.

17           And when I talk to my Chinese clients, about half  
18 my clients are actually the government of China, the various  
19 district governments throughout the major cities of China.  
20 And I say, there's two things in life you never forget and  
21 that's the face of a city and your face of your mother.  
22 Because when you grow up, you watch the face of your mother  
23 change as you change. And as you grow older, she grows more  
24 and more concerned about you.

25           And I'm not concerned about the Fort Totten

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1 community at all actually because I think you're in great  
2 hands. And there's a lot of communities in China I wish I  
3 could say that about. So I'm going to stay there for a few  
4 more years. But this building, I'll get to the building now.  
5 I'm sorry about this sort of personal history. And I did go  
6 to high school in Alexandria. And I did work on Union  
7 Station.

8           Anyway, when I was asked to work on this building,  
9 I was just completing work on -- and I won't name the  
10 company. But it's the largest entertainment company in the  
11 world who built the world's largest theme parks. And I had  
12 spent six years traveling back and forth to Hollywood.

13           And I designed a round building. And what I found  
14 out about round buildings is they symbolize a collective  
15 nature. They are a form that collects. It's a collective  
16 space that they represent. So when I thought about how to  
17 represent the face of the community, a round building came  
18 to mind. And also there's certain precedent. This may sound  
19 trite, but there are rotundas all over Washington, D.C. And  
20 some of the greatest monuments to civil responsibility are  
21 in the form of rotundas.

22           Now it is modern. I have no apologies to make.  
23 It's very modern. But I also would like to remind you that  
24 every generation has a responsibility to express themselves.  
25 And so when we copy old architecture, we are, in a sense,

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1 invisible. And so each generation needs to express  
2 themselves. And certainly in the age of social media and  
3 block chains and algorithms and big data, it's very important  
4 to bring architecture as a form back to earth and back to an  
5 appropriate form.

6 So this building represents -- for me and for my  
7 client and for my colleagues, it represents connecting a  
8 community to the culture of a community. And next slide,  
9 please. I won't go into great detail here. This is the  
10 ground floor.

11 But on the corner of South Dakota and Ingraham,  
12 that's the corner of the rotunda. And it's very open. It  
13 really has no use other than to say you're welcome -- welcome  
14 to the community. Please come in.

15 And inside this building, you will find various  
16 venues, including Meow Wolf which is a very exciting concept  
17 which we're very -- I think you're very lucky to have them.  
18 And in fact, I was very impressed that our client was able  
19 to persuade them to come. So it'll be a great pleasure to  
20 work with them. Next slide.

21 Now we're moving up. And in the turquoise color  
22 are some of the cultural venues including a multipurpose  
23 theater and an event hall and a food hall. You can see on  
24 the corner, the upper left-hand corner of the rotunda,  
25 there's a seven sided building. And again, I like to pay

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1 some tribute to history. I like to at least have it  
2 juxtaposed with something quite modern. I like to see  
3 something that represents the past.

4 And Fort Totten -- and when I was a student of  
5 architecture, I did a lot of reading about Leonardo da Vinci.  
6 And he studied fortifications. And Fort Totten was one of  
7 the very, very few fortifications in that age and day that  
8 had seven sides, very unusual. You usually had six sides or  
9 eight sides or five sides but to have seven.

10 So at the corner, we put a -- and that's why we  
11 introduced the stone as part of the materials was to recall  
12 that sort of hand built -- the stones were the size that a  
13 person could pick up. And as I travel around the world now,  
14 I saw a hideous building on the way over here. I won't tell  
15 you which one it was. But it's 55 shades of gray and glass  
16 and has no texture, no color. And I'm hoping --

17 CHAIRMAN HOOD: Hey, we might've approved that  
18 one.

19 (Laughter.)

20 MR. WOOD: Anyway, I like to -- and the facade of  
21 the big rotunda is not glass. It's actually a very slender  
22 -- a fin that during the day it sort of disappears against  
23 the sky. And then at night, there's soft color added through  
24 lighting.

25 And I want to make sure you understand. This is

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1 not -- I have an aversion to LED screens. I actually can't  
2 stand them because I think it's -- I don't think people want  
3 to walk around a city watching television. And they very  
4 rarely actually sit and watch those screens. But when you  
5 have a beautiful facade that is allowed to be animated. And  
6 particularly for a theatrical venue, it doesn't hurt to have  
7 some of those theatrical sort of lighting effects to the  
8 outside.

9           But I want you to understand. It's not intended  
10 to stand out, and it's very much a background building. And  
11 through that lighting, very carefully orchestrated, it will  
12 not only tell people that this is a theatrical venue but it's  
13 also an appropriate response to a community -- the face of  
14 a community. Yes sir?

15           COMMISSIONER SHAPIRO: I'm just trying to identify  
16 which materials you're talking about.

17           MR. WOOD: Okay. We have a fin in a box. There's  
18 a white material. Maybe you can help them out. We'll be  
19 developing this, yes. But I'm not going to use the metallic  
20 finish. I want to use the white finish. I don't want to use  
21 -- that finish, I don't want to use. That's metallic.

22           COMMISSIONER SHAPIRO: Okay. We're just trying  
23 to understand what you are doing.

24           MR. WOOD:       That's to show you how it's  
25 constructed. But in the same --

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1 COMMISSIONER SHAPIRO: Okay. So the fin will be  
2 made like this?

3 MR. WOOD: It will be made, but it will have a  
4 white --

5 COMMISSIONER SHAPIRO: Which of the five or six  
6 other metal samples is the actual color?

7 MR. WOOD: Yes.

8 COMMISSIONER SHAPIRO: Which one?

9 MR. WOOD: The white one, sort of an off white.

10 COMMISSIONER SHAPIRO: There's white and an off  
11 white.

12 MR. WOOD: It's kind of an off white.

13 COMMISSIONER SHAPIRO: And then there's an even  
14 off-er white.

15 MR. WOOD: It's a slightly luminescent surface.

16 COMMISSIONER SHAPIRO: Yeah, the luminescent one.

17 MR. WOOD: Yes. And during the day, there is no  
18 special effects, nothing. And at night, there's a soft --

19 COMMISSIONER SHAPIRO: It's helpful for us to  
20 receive a materials board that's labeled or keyed better than  
21 this.

22 MR. WOOD: That would be helpful.

23 COMMISSIONER SHAPIRO: There are some samples that  
24 are missing.

25 MR. WOOD: I would totally agree. That was a --

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1 COMMISSIONER SHAPIRO: It's hard to sort that out.

2 MR. WOOD: We were scrambling the last couple of  
3 weeks, but I apologize for that. That would help.

4 Now this is an example of a facade I did for a  
5 major civil venue in Shanghai. This was metallic. And I  
6 show you this because this is not the effect I want. This  
7 has no lighting at all. It simply reflects the surroundings.  
8 But the one I -- for this building, I want a white finish so  
9 that it doesn't reflect the light.

10 It actually becomes -- light doesn't -- you can't  
11 see light until it hits a surface. And so it will hit this  
12 surface. I know I'm running out of time now. Sorry about  
13 that. Next. Next, please. I've got a lot of slides to go  
14 through.

15 That's a good view of the corner with the seven  
16 sided. That will be a flower shop. I love flower shops at  
17 entrances. It'll be glass. It'll be like a conservatory  
18 with three story glass panels.

19 So as you enter from both sides of that, there'll  
20 be a -- it'll be more like a gazebo with seven sides and  
21 stone. And that'll be contrasted against the fins. And  
22 that's about as much color as you'll ever see which is  
23 depicted in that rendering. So there'll be soft whites and  
24 soft yellows and soft blues at night. Next.

25 And then you can see from that side, the mixture.

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1 The first two floors are brick and stone. And above that,  
2 which is largely a use that doesn't need outdoor awareness.  
3 This is a theatrical venue for Meow Wolf. So it's more like  
4 a black box theater. So we used the fin. Next.

5 And then we have what we call a kinetic facade  
6 which as you can see in the lower right. Again, I have an  
7 aversion to LED screens. So I much prefer printed material.  
8 And on this case, it slowly rotates. So the images change  
9 periodically.

10 COMMISSIONER SHAPIRO: So which material is that  
11 made of?

12 MR. WOOD: We don't have a sample of that  
13 material.

14 MR. TUMMONDS: Just for on the kinetic facade,  
15 it's not the material as much as the how it would work, if  
16 you will.

17 MR. WOOD: Well, we need to get them some more  
18 information on that. I used the kinetic facade as part of  
19 the Chicago Bears stadium when I renovated that in 2002. And  
20 it was much more pleasing to the eye than the actual -- the  
21 big, big screen. And I've used it several times in Asia and  
22 in China.

23 It's more fine art than it is anything else. It's  
24 not intended to be sold as commercial advertising. That will  
25 be written into the -- yes, to the ordinance. And it's pure

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1 fine art. But it does change. And again, it reflects the  
2 athleticism and the sort of theater, the dance, the ballet,  
3 the movement. Next.

4 Am I done? I'm done. Thank you. Sorry for the  
5 long presentation.

6 MR. TUMMONDS: What we're going to do, we're going  
7 to go to traffic. And then Mr. Bell will come back and walk  
8 us through the public spaces that we're proposing. Barbara?

9 MS. MOSIER: Okay. Good evening, everybody. I  
10 guess I'm supposed to introduce myself, right? Yeah, sorry.  
11 Barbara Mosier, Wells + Associates, traffic engineering.

12 So we have completed a comprehensive  
13 transportation review for this project which was submitted  
14 back in February. There were subsequent addendums and a  
15 comment response with updated analysis in March.

16 Based on the results of that analysis, generally,  
17 our conclusion is that with the suggested mitigation, traffic  
18 demand management plan, and loading management plans, this  
19 project would have no adverse impact on the area roadway  
20 network.

21 As Paul mentioned and Matt, this site is  
22 particularly well located to take advantage of the existing  
23 multi-modal transportation network in the District. We're  
24 a quarter mile away from the Fort Totten Metro station which  
25 is served by the Red, Yellow, and Green Line trains.

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1           There are bus stations served by 12 different bus  
2 lines within a reasonable walking distance of the site. In  
3 terms of bike facilities, there are two Capital Bikeshare  
4 locations you can see on this map near the site existing.  
5 And when complete, there will shortly be a connection to the  
6 Metropolitan Branch Trail which will take you from the Fort  
7 Totten Metro station north to Silver Spring or South Union  
8 Station.

9           In terms of pedestrian network, the area roadways  
10 are generally well served for pedestrians. There are  
11 sidewalks. As shown on this site, the sidewalk immediately  
12 adjacent to the site on Kennedy is in poor condition. But  
13 within the site and immediately adjacent to the site, the  
14 pedestrian network will be substantially improved with a  
15 significant amount of space dedicated to the pedestrian  
16 realm.

17           In terms of vehicular traffic, the report  
18 identified three physical mitigations to the study area. The  
19 first of them is shown here. It's an extension of the  
20 northbound left turn storage on South Dakota approaching  
21 Riggs Road. Future conditions show that the left turns here  
22 may spill over past the available storage. So we suggested  
23 extending it through the median as shown.

24           An additional mitigation that I don't have shown  
25 here because we're still working out exactly what it would

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1 look like is on Kennedy Street adjacent to the site as it  
2 approaches Ingraham. We suggested restriping the roadway to  
3 provide two outbound lanes. We're going to work with DDOT  
4 through the permitting process to determine exactly what  
5 those lane widths would be and exactly how the configuration  
6 would work out.

7           The third physical mitigation is that we are  
8 proposing a full signal at the intersection of South Dakota  
9 and Ingraham. Currently, DDOT is planning on installing a  
10 HAWK signal here which is a pedestrian-activated signal that  
11 stops the mainline traffic to allow pedestrians to cross.  
12 Side streets would still have a stop sign.

13           Based on the preliminary peak hour only analysis  
14 in the CTR, it appears that a total future with this site,  
15 signal warrants may be met here. What we propose is that  
16 upon approval, we would do a full signal warrant analysis and  
17 work with DDOT to determine if the signal would be warranted  
18 in the future. If so, then we would design it and fund it  
19 for installation in conjunction with the rest of the  
20 development.

21           If at that time the signal warrant is not met with  
22 projections of future traffic, we would concur with what DDOT  
23 had commented in their report which was that we would monitor  
24 the intersection. And if in the future upon substantial  
25 occupancy a signal is warranted, that it would be installed

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1 at that time.

2 In addition to those physical mitigations, we are  
3 also proposing a significant package of transportation demand  
4 management plan elements. There's about 16 different  
5 elements which are detailed in the memo dated yesterday which  
6 I believe you guys have a copy of. I'll not go through every  
7 single one of them for the sake of time. Some of the big  
8 ones are, as Paul mentioned, we are reducing --

9 COMMISSIONER SHAPIRO: Excuse me. Is that Exhibit  
10 31? Is that what we're looking at?

11 MS. MOSIER: Sorry. I don't have the exhibit  
12 numbers.

13 MR. TUMMONDS: I believe it is a Wells +  
14 Associates memorandum dated April 3rd, 2019.

15 COMMISSIONER SHAPIRO: Exhibit 31?

16 MR. TUMMONDS: Exhibit 31. Thank you.

17 MS. MOSIER: Some of the major elements of the  
18 transportation demand management plan. The first one is that  
19 we are agreeing with DDOT that the number of parking spaces  
20 provided can be reduced. The 780, plus or minus five  
21 percent, is still well above the required 636 spaces as per  
22 code.

23 And based on the tenants' needs and projections  
24 in the area, we think that will be a sufficient amount of  
25 parking, given how ample the alternate modes are in the area.

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1 We also propose that we will work with DDOT to identify a  
2 location for an additional Capital Bikeshare station and fund  
3 its installation.

4           There's many other elements that involve providing  
5 incentives, information, and the necessary infrastructure to  
6 allow residents and visitors to the site to use modes other  
7 than driving themselves.

8           One of the major ones is that every new resident  
9 for the first ten years of the development would be provided  
10 a year's Capital Bikeshare membership, an equivalent  
11 membership to a car sharing service, and a ten-dollar pre-  
12 loaded SmarTrip card. Additionally, the charge for parking  
13 for tenants will be unbundled from their leases and will be  
14 market rate which provides a disincentive to drive a car.

15           So that's the highlights of our transportation  
16 demand management plan. There were a few items that DDOT had  
17 suggested that we do not propose to provide. One of those  
18 is eight shopping carts for residents. We feel that might  
19 be difficult to implement without ending up with shopping  
20 carts where they don't belong, causing a bit of a hazard or  
21 eyesore around the site.

22           We also propose to provide extensive pedestrian  
23 improvements within and around the site. But DDOT has asked  
24 for some pedestrian improvements off the site on right-of-way  
25 that the applicant does not control.

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1 In terms of loading management plan, there are two  
2 loading docks on the site which are within the site. The  
3 residential loading dock is off of the public alley and can  
4 take up to a WB-30. The commercial loading dock is of the  
5 north side of 4th Street and can take up to a WB-50.

6 These loading docks will be managed by a loading  
7 dock manager who will schedule everything over 20 feet being  
8 delivered and monitor all of those deliveries to make sure  
9 that they do not impede traffic, idle, or do anything else  
10 they're not supposed to do. That loading dock manager will  
11 also be responsible for managing the 180-foot bus loading and  
12 parking area you see on the slide, the green area along  
13 Ingraham.

14 We do anticipate that a significant number of the  
15 people coming to Meow Wolf will be groups that would arrive  
16 by motor coach or a school bus as the case may be. Those  
17 groups would be encouraged to come by bus, if not, transit.  
18 And they would be scheduled well in advance and be able to  
19 load, unload, and park their buses in that area right there.

20 In addition, along Ingraham, we're also proposing  
21 two pick-up, drop-off areas for general not bus traffic. One  
22 in front of the FEZ building lobby, the other in front of  
23 ALDI, as well as a pick-up, drop-off area along Ingraham.

24 So with all of those physical and programmatic  
25 mitigations and management plans, again, we feel that they --

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1 based on the results of the study, this project will not have  
2 an adverse impact on the area roadway network.

3 MR. TUMMONDS: Great. Thank you, Ms. Mosier. Mr.  
4 Bell?

5 MR. BELL: Okay. The drawing you have in front  
6 of you is a places drawing that articulates all of the  
7 different kinds of varieties of spaces we have in this  
8 project. It's not a very large project, but we have a great  
9 deal of variety of public spaces and public space environment  
10 that comprise areas around the FEZ and in the pedestrian  
11 street along 4th Street.

12 Starting at the bottom, we have a café and retail  
13 zone along South Dakota. Barbara just mentioned the pick-up  
14 and drop-off zone, but that will be animated by retail.  
15 Moving around to the left is the Hub Plaza. There'll be a  
16 splash fountain there, some wayfinding you can see indicated  
17 in the key. Moving up, we have a café zone, a small café  
18 zone and the Art Place Plaza which Ben just articulated as  
19 the entry coming from Metro.

20 What we're trying to do, of course, is to relate  
21 the interior of the building to the exterior of the plaza so  
22 that -- plazas around the building so that the building has  
23 a great sense of permeability and activation of the street.

24 All along the 4th Street zone where it's labeled  
25 flexible pedestrian street, we have café zones and retail at

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1 the ground floor of those buildings, a second floor dining  
2 terrace, a plaza that has ample space for large outdoor  
3 dining spaces.

4           And then the service zones there, the center of  
5 that block, two loading docks, one for the FEZ and the  
6 grocery store which will be in the center of that block there  
7 where that large white rectangle is and then across the  
8 street into the access from the alley. None of these will  
9 be open to the street. They'll be very, very clearly  
10 shielded from the street.

11           And then moving around the building, you can see  
12 other places for outdoor activities, Kennedy Plaza and then  
13 a dog run which was a specific request of the community to  
14 have a space for neighborhood dogs where they could also  
15 participate in all the activities going on at the FEZ.

16           Our parking has been mentioned. It's underground.  
17 You won't see any parking decks or anything like that. We  
18 have a parking entry along Ingraham to the far left where the  
19 arrow is there and also an entry and exit for the residential  
20 along the alley where Sarah is pointing with the arrow, and  
21 then another entry and exit along Kennedy Street off to the  
22 right-hand side of the plan.

23           So we have a great deal of variety happening in  
24 a very small zone. This place will be animated, and the  
25 interior activities will work together with the exterior

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1 activities to really create a great place.

2           Our commitment to designing a green site plan and  
3 a green project I think is well illustrated by this drawing  
4 which shows our plan for green roofs and our plan for  
5 landscaping and transforming the streetscapes all the way  
6 around the project, from the plaza spaces and remade along  
7 South Dakota. So we'll have a new streetscape with street  
8 trees.

9           But then moving up along Ingraham with the  
10 interaction between retail spaces and landscape spaces,  
11 reconceptualize new street trees all along the right-of-way  
12 of -- or all along, excuse me, the 4th Street area that you  
13 can see running across the top of the middle part of the  
14 slide. And then various plazas and street trees extending  
15 to the right along Kennedy Street. We believe in this sort  
16 of landscaping to rehabilitate the streetscapes in that area  
17 and to bring a green impact to the project.

18           Just some in detail. Some of the landscape  
19 features that will be located at the corner entry of things  
20 like decorative water features, a splash pond for kids, and  
21 some areas where we'll be combining things that will, of  
22 course, address our green area ratio with seasonal plant beds  
23 and other bioretention areas to really make that one  
24 integrated conceptual idea about integrating a green  
25 landscape with the public realm of the building.

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1 All the way down on the other side of Kennedy  
2 Streets towards the ALDI, towards the grocery store, you can  
3 see all the paving and paver materials and the London pavers  
4 and the planting beds and the street trees which will really  
5 transform South Dakota Avenue from its current prospect of  
6 a speedway into a place where pedestrians will want to be.

7 Up at the corner at the entry that Ben mentioned  
8 with the seven sided memory of Fort Totten, you can see some  
9 of the sculptural elements and other ornamental perennial  
10 ground covers and street tree locations and paving patterns  
11 that'll give a sort of unique character to the way in which  
12 this building is experienced upon arrival from the Metro  
13 station.

14 And then moving down, we're seeking to transform  
15 4th Street so it is a flexible pedestrian street so that it  
16 could be something like I mentioned before, has a kind of  
17 character where it could participate in all sorts of  
18 different public activity, sponsored by the community,  
19 sponsored by the FEZ, sponsored by Meow Wolf. So this is a  
20 place where lots of different things can happen that really  
21 has a sort of unique character that identifies it as a  
22 special place.

23 And of course, coupled with the integration of the  
24 interior and the exterior seating in a way that people feel  
25 as though not only does the streetscape address it's a

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1 special place, but the relationship between the building and  
2 its interior is clearly very important. A little further  
3 down that street showing the access to the alley and the  
4 service areas on either side of 4th Street there and showing  
5 also additional street trees bioretention areas.

6 A word about our residential architecture.  
7 Obviously, as Ben described, the FEZ will be a very unique  
8 building, a very distinctive building. It recalls aspects  
9 of Washington with its rotunda form but, of course, in a very  
10 contemporary mode.

11 The residential architecture we're conceiving is  
12 quite simple. Because we have a very significant and a very  
13 unique building across the street, we've conceived the  
14 residential architecture to be contemporary and  
15 complementary. Sort of a family, but not where they're  
16 brothers and sisters but more like cousins of each other.

17 They have a unified material palette. They're not  
18 all the same color, but the palettes play off each other.  
19 But they're significantly important because what they do is  
20 present enough variety to be like an authentic city  
21 streetscape. Instead of looking like one unified project,  
22 really to have enough variety so that it really has enough  
23 interest to maintain one's eye and to give a sense of  
24 character to each of the places.

25 The buildings have retail along each of the

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1 storefronts at the base extending from Ingraham on the left.  
2 There's a terrace in the center. We've purposely left that  
3 open so that some light can come down into the plaza on 4th  
4 Street. We've done numerous sun studies to look at how that  
5 would really be a sort of wonderful place throughout all the  
6 seasons of the year which is very important.

7           And then had a sort of ability to show  
8 storefronts, some of which will be customized by the  
9 retailers and some of it will be part of the building  
10 architecture. So this is it all the way through from 4th  
11 Street down to Kennedy. And you can see the different  
12 character. But they're all related in terms of window size  
13 and proportions.

14           Some of the details of that. The first building  
15 at the corner of Ingraham and 4th Street showing the  
16 different materials. This will be fundamentally a brick  
17 facade with some accent panels. We'll be using stone at the  
18 base. Very ample storefronts so that we'll be able to see  
19 into the different retailers that are happening along that  
20 street. And you can get a sense of the kind of metal windows  
21 we're conceiving of.

22           The central building, which is a simple building,  
23 it'll have a kind of painted brick, stone base. It'll have,  
24 again, sort of a slightly different distinctive but a simple  
25 white and black color palette. And you can see the raised

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1 terrace on the left side that'll allow for dining activities  
2 to occur and relate to the retail down below.

3           And on the far right, you can see a slightly  
4 different color palette, a little bit more of an industrial  
5 look relating perhaps to that aspect of Fort Totten's  
6 character. In this particular case, the ground level being  
7 artist studios, places where artists will be able to create  
8 and be able to -- things that they're working on will be able  
9 to be seen from the street. And you get a sense this is sort  
10 of a gray and white color palette there with a sort of  
11 contemporary bridge connecting all of them which is number  
12 4 in the rendering.

13           And then across the street showing how those areas  
14 are reflected across the street on the other side of the  
15 street, the east side of the street. And that's the loading  
16 dock actually entry door there down below on number 4.  
17 That's the loading dock totally screened from the street.

18           And then the rear facades on the alley side of  
19 these buildings starting from the Ingraham side, similar  
20 facade treatment because you will see these buildings as you  
21 arrive from the Metro station, similar window and pier and  
22 pilaster relationships. And then a palette which includes,  
23 in this particular case, stucco panels, metal panels, and  
24 brick. So we do have a lot of variety breaking the scale  
25 down. But in simple massing because we realize that across

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1 the street with the FEZ, we have a very, very articulate  
2 building. And we want this building to be a good neighbor.

3 So in summary, this is really a rendering of the  
4 sum total in the sense of our aspirations. This is a view  
5 of the corner of Ingraham and South Dakota looking down  
6 towards the ALDI supermarket with the rotating facade that  
7 Ben spoke of earlier. On the far right hand side, the plaza,  
8 it'll be a community gathering space. We'll have a place for  
9 outdoor concerts.

10 A great deal of transparency inviting people in,  
11 seeing ways up into the building. Activating South Dakota  
12 so it becomes not just -- instead of what it is today, a  
13 space where people travel along at high rates of speed to get  
14 from one place to another but a true community locus.

15 MR. TUMMONDS: Okay. Thank you, Matt. I will now  
16 take just two minutes and walk you through our response to  
17 the OP request while Sarah is pulling it up.

18 So this is Exhibit 34 of the record. It starts  
19 with there is a two and a half page text that describes our  
20 responses. I'll have Matt walk through some of the  
21 architecture that was requested.

22 But first of all, clarification of the FAR. Those  
23 are provided. There's the data. There are the numbers.

24 The next question also was the applicant's LEED  
25 commitment which is consistent with the conditions in the

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1 initial order which require the applicant to pursue  
2 certification of the entire PUD. Under the LEED ND rating  
3 system, we are going to continue to do that. We are not at  
4 this time intending to pursue LEED Gold certification for the  
5 individual building on B.

6           Maybe now is a good time if we go to the next  
7 couple of -- go through to the architecture. And Mr. Bell  
8 can walk us through. This is the question about additional  
9 illustrations depicting the relationship of these new  
10 buildings with Block A as well as views along 4th Street.

11           MR. BELL: That's indeed what it is. You can see  
12 the retail at the ground floor on the left. We've gotten a  
13 lot of good feedback from the Office of Planning about sort  
14 of they agreed with our desire to have the variety there and  
15 sort of encouraged us to come up with a way to have both  
16 variety and have these buildings all relate to each other.

17           And I think what we have here, we have residential  
18 buildings that need a fair amount of glass and windows in  
19 them but have to have a scale that relates well to the FEZ.  
20 So this view looking north along 4th Street, you can see the  
21 bridge that connects the two residential pieces on either  
22 side. And this gives you a good sense of the impact of not  
23 making a continuous street wall on the west side of the block  
24 but having the raised terrace so we can get a fair amount of  
25 sunlight down on the plaza on the right-hand side.

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1           There was an interesting -- us showing a little  
2 bit more detail here. I hope this suffices. This is, again,  
3 showing the corner of Ingraham and 4th Street showing the  
4 retail, the shared public street along 4th Street. And a  
5 little further down the street showing from the other  
6 direction looking back towards Ingraham, you can see the  
7 seven sided fort piece on the left and the retail on the  
8 right-hand side. And then that's -- yeah, that's Block A of  
9 The Modern that you can see in the distance there.

10           MR. TUMMONDS: Wonderful. We also have the next  
11 slide. This is the distribution of residential units showing  
12 the studio, one bedroom, and two bedrooms that are  
13 distributed throughout multiple floors of the building as  
14 well as both fronting 4th Street as well as the alley.

15           The next document, you're going to go to the  
16 balcony. There was a question raised by the Office of  
17 Planning with regards to potential use of balconies on the  
18 building. And I'll have Mr. Bell --

19           MR. BELL: Well, we certainly -- we haven't  
20 completely finished considering that yet. I mean, one of the  
21 things that you're doing with this is you're always looking  
22 at the unit layouts and trying to figure out where the right  
23 place is for it.

24           We think this is a reasonable diagram of where we  
25 would include those things. And what we would ask as we

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1 continue to work with the Office of Planning to just provide  
2 a little bit more detail once we have the unit plans  
3 completely settled down and worked out.

4           So we think that in the building that you see in  
5 the upper part of the slide, the balconies and the actual  
6 positions where we could adapt balconies per their  
7 suggestions seems like at the ends of the end bays.

8           And in the lower illustration, the building facing  
9 to the far left of Ingraham, a similar sort of condition  
10 where this sort of deep shadow cast by the balconies seem  
11 compositionally supportive of what we're trying to do there  
12 already. So we haven't exactly designed all the balconies,  
13 but we think those are really good places where the balconies  
14 could occur.

15           MR. TUMMONDS: And finally, if you go to the  
16 Kennedy Street realignment, yes. Mr. Bell?

17           MR. BELL: Yeah, this shows the alignment of  
18 Kennedy Street. This is what we're proposing today. It  
19 shows the parking garage entrance, the dog run, 4th Street,  
20 and what the different plantings would be along there. And  
21 we are now showing what it would be like once that is in its  
22 final master plan incarnation where Kennedy Street is  
23 obviously going to move a little closer to this building.

24           We still have a plaza and street trees and the  
25 sidewalks and all the sort of things that are necessary to

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1 have a successful public realm. But obviously the master  
2 plan contemplated relocating this so that Phase C would  
3 become a more developable area in the master plan.

4 MR. TUMMONDS: Wonderful. Thank you. And then  
5 I would just highlight the remaining issues raised by OP are  
6 addressed in our text. They include the list of amenities  
7 that would be provided to project residents, the additional  
8 retail leases that have been signed in Building A.

9 At this time, with regards to the dog run, what  
10 happens to the dog run when Kennedy Street is realigned? At  
11 this time, we are not planning on relocating that dog run to  
12 Block B. But we could look at potential putting it in future  
13 phases of development elsewhere on the site.

14 Then the last question was with regards to solar  
15 panels. We are currently not anticipating solar panels being  
16 provided on the site as we need to maximize the amount of  
17 green roof area that we are proposing in order to satisfy our  
18 GAR and stormwater requirements.

19 With that, that concludes our presentation. And  
20 we're available to answer any questions that you may have.

21 CHAIRMAN HOOD: All right. Thank you all for your  
22 presentation, and I appreciate you hitting those spots and  
23 answering those questions. That was a little easier than  
24 what I thought, especially where you had it lined up. Let's  
25 see if we have any questions. Commissioner May?

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1           COMMISSIONER MAY: Okay. So I have to say this  
2 is a very challenging project to review because of the  
3 complexity of it. And I just have to say overall my reaction  
4 is that we have -- what we have before us is something that  
5 is both overcooked and undercooked at the same time.

6           I think that the very splashy and vibrant portion  
7 of it on South Dakota Avenue is clearly highly developed and  
8 there's an idea behind it. I think maybe it's a bit more  
9 complex than it needs to be in order to kind of establish the  
10 vision. And I feels like you're trying too hard and putting  
11 too many things in. And that shows up on the facades. It  
12 shows up also in the site plan. There, like, too much going  
13 on.

14           And I mean, I see this a lot, particularly in  
15 landscape architects where they just have to have everything,  
16 right? They have to have tables and chairs and they have to  
17 have seat walls and they have to have a splash pad. I mean,  
18 you can't have it without a splash pad.

19           So I mean -- and I understand the importance of  
20 these things. But the way it all sort of adds up, it does  
21 not feel like it's a coherent hall. It doesn't feel like  
22 it's a really good frame for it.

23           And then when you get to the residential portion  
24 of it which is the undercooked portion where I don't --  
25 again, it's a little bit hard to understand because of the

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1 documentation is a bit lacking. And I just feel like it's  
2 not -- there's not a coherent vision among the facades of the  
3 residences. And that doesn't mean that they all have to be  
4 the same. But there's not enough consistency between them  
5 to feel like they're working together as a whole. And  
6 therefore, it's a very challenging thing.

7 I mean, overall, it's an admirable project and an  
8 exciting project. And I think it's going to be a great  
9 project in the end when it's built. But it makes it very  
10 challenging for us to review it in this circumstance.

11 I'll dive into some of the more specific aspects  
12 of it. First, I have a question, though. Is this -- I mean,  
13 the residential units, is that all concrete construction or  
14 is it stick on a podium? Or what is it?

15 MR. BELL: It's concrete.

16 COMMISSIONER MAY: It's all concrete? Okay.  
17 Well, that's a very positive thing because I think that gives  
18 you greater flexibility. Certainly when it comes to things  
19 like balconies, it's easier. I understand that.

20 There are components of the facades where we've  
21 gotten sample materials, and there are some components where  
22 it's missing. For example, we have I think two stone samples  
23 and I count at least three in the -- maybe more in what's in  
24 the presentation. So behind us, we have a black finished  
25 granite, I guess. And then there's a tumbled limestone kind

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1 of thing.

2           It's not clear to me exactly what those are. I  
3 know what they're not in some of the renovations -- I mean,  
4 in some of the elevations. But maybe you can explain to me  
5 more clearly what's there and what I'm looking at. And maybe  
6 there's a box missing or something. I don't know. But  
7 there's some samples that are missing. For example, there's  
8 a white finished stone that I don't see at all.

9           MR. BELL: Just go to the finished boards. Are  
10 you talking about -- well, we should go through them so we're  
11 clear on what's there.

12           COMMISSIONER MAY: Yeah, that'd be good.

13           MR. BELL: Yeah, okay. You should have the brick  
14 and the stone for this. We have this in the --

15           (Simultaneous speaking.)

16           COMMISSIONER MAY: So we have two white stones.

17           MR. BELL: Yeah. Tomas, do you want to come up  
18 here and also articulate this since you put these together?

19           COMMISSIONER MAY: So which is it?

20           MR. QUIJANO: Tomas Quijano here. The sample on  
21 the left in Peter May's hand is the white brick. In Peter  
22 Shapiro's hand, the sample is the light beige brick type B  
23 shown on this board. We do not have stone type C. It's just  
24 sort of a light colored limestone. So we are still --

25           COMMISSIONER MAY: So there is one. You just

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1 don't have a sample of it?

2 MR. QUIJANO: Yes, we're still -- we know that  
3 it's a light limestone. We just haven't selected a sample  
4 yet.

5 COMMISSIONER MAY: Okay. So we'll want to see  
6 that before this is all over. And what's the geometric  
7 accent panel? I don't think we have that, do we? I don't  
8 see that.

9 MR. QUIJANO: Again, we do not have that. That  
10 is something that we are developing. It's just a GFRC  
11 textured panel with a geometric panel -- with a geometric  
12 pattern on it, three dimensional bas-relief on it.

13 COMMISSIONER MAY: Okay. And this is one of the  
14 areas where I'm struggling with understanding why it's there,  
15 right? It doesn't necessarily relate to anything specific  
16 in the facade. I feel like we're trying to do too many  
17 things with the facade. So maybe --

18 MR. BELL: We felt the spandrel panels needed some  
19 detail on them.

20 COMMISSIONER MAY: Yeah.

21 MR. BELL: And as flat panels, they would both  
22 hold less interest and not -- it's the hardest things that  
23 are totally flat. So we thought it was an opportunity to  
24 provide a little bit of relief below the windows and a little  
25 bit of --

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1 (Simultaneous speaking.)

2 COMMISSIONER MAY: Okay. So it's not even shown  
3 as being in the spandrel panels.

4 MR. BELL: Well, that's what it is. I mean,  
5 that's all along there, yeah, in those locations.

6 COMMISSIONER MAY: I'm sorry. So you just pointed  
7 to a cornice line. Is that what it is, the spandrel panels?

8 MR. BELL: Well, I'm sorry. The spandrel panels  
9 we're showing very simply. We're showing articulation -- I'm  
10 sorry. I got those confused. The number two is the  
11 geometric accents that run up the pilasters there on the  
12 corner building.

13 COMMISSIONER MAY: Got it.

14 MR. BELL: So we're trying to get a little bit of  
15 articulation on the corner because that's the corner where  
16 Ingraham and 4th Street meet.

17 COMMISSIONER MAY: And it applies to three of the  
18 pilasters and then not the rest of that building, per se?

19 MR. BELL: Well, we felt that that was a corner  
20 to accent. You would see that corner from South Dakota much  
21 more vividly than you would see the other pieces of the  
22 building.

23 COMMISSIONER MAY: And I can appreciate that. I  
24 mean, it certainly makes sense to accent the corner. But I  
25 don't feel like it's working very well because it goes three

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1 bays or three double bays -- sorry, two double bays deep.  
2 So you've got three pilasters with that on it. It doesn't --  
3 when you have three of them, it sort of dilutes the notion  
4 of corner. If you had just two, maybe. And it was -- that  
5 was articulated as sort of a tower piece, even if it's only  
6 slight. Please.

7 MR. QUIJANO: Okay. They are also on the  
8 pilasters on the Ingraham elevation and the alley elevation.  
9 So it is intended to express --

10 MR. BELL: To see that side.

11 COMMISSIONER MAY: So it wraps all the way around?

12 MR. QUIJANO: It does wrap all the way around, but  
13 it really wraps on those first three bays. So it goes -- the  
14 massing is in thirds. And the first third of the block is  
15 the corner block.

16 COMMISSIONER MAY: And that's all just done with  
17 -- I mean, that's a white GFRC panel?

18 MR. QUIJANO: Correct.

19 COMMISSIONER MAY: It's set against a light beige  
20 -- virtual white brick?

21 MR. BELL: Yeah, but it would have significantly  
22 more shadow and depth to it.

23 COMMISSIONER MAY: Yeah. And that's where I sort  
24 of question it. I mean, it's not -- I'm not sure it's going  
25 to have the effect that you're looking for. And I almost

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1 feel like it would be better if it was just a simple inset  
2 within the brick. That there was just a setback of a couple  
3 of feet within the brick and that you think carefully about  
4 exactly where it's occurring. Is there a change in elevation  
5 in that area?

6 MR. QUIJANO: Yes, there is.

7 COMMISSIONER MAY: So how deep is that change?

8 MR. QUIJANO: It is eight inches deep currently.

9 COMMISSIONER MAY: Okay. All right. So I mean,  
10 that helps emphasize the corner. I think that's good.  
11 What's happening at the cornice? What is that?

12 MR. QUIJANO: It is --

13 COMMISSIONER MAY: What's it made of?

14 MR. QUIJANO: Just a precast detail at the top.

15 COMMISSIONER MAY: So it's precast?

16 MR. BELL: Precast coping.

17 MR. QUIJANO: Yeah, precast coping.

18 COMMISSIONER MAY: It's precast coping. And that,  
19 why is it different on the part that's eight inches forward  
20 from the rest? It looks like it's very flat on this end.

21 MR. QUIJANO: Again, meant to express the  
22 difference between the corner building and the mid-block  
23 building.

24 COMMISSIONER MAY: So it's completely flat.

25 MR. QUIJANO: On the mid-block building, it's

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1 flat. On the corner building, it projects.

2 COMMISSIONER MAY: Yeah, okay. I mean, I can  
3 appreciate the idea of trying to separate the corner piece  
4 as a piece. But I feel like you're sort of -- yeah, again,  
5 the end piece is sort of underdone and then the rest of the  
6 facade is even less done.

7 MR. BELL: Commissioner May, would you -- are you  
8 suggesting that we should either take those pilaster  
9 treatments and use them on all the pilasters and be more  
10 consistent with the cornice line? Is that --

11 COMMISSIONER MAY: Well, possibly.

12 MR. BELL: Yeah, there it is so we can get a sense  
13 of it.

14 COMMISSIONER MAY: And I'm really not trying to  
15 design the building for you. I'm just sort of seeing what --  
16 or commenting on what I see as potential shortcomings on it.  
17 And I also feel like the spandrel panels are very flat. What  
18 are they made of anyway?

19 MR. QUIJANO: They will be brick but just a  
20 lighter colored brick.

21 COMMISSIONER MAY: Okay. And that's not called  
22 out on the drawing. So I think there's a little work that  
23 needs to be done on these drawings. But I think there's some  
24 design refinement that should be done as well. And there's  
25 a coping above the retail level as well. That's just another

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1 precast?

2 MR. QUIJANO: Another precast coping.

3 COMMISSIONER MAY: Piece? Okay. So --

4 MR. BELL: Well, on the Ingraham side, that is  
5 actually out further from the building there.

6 MR. QUIJANO: On 4th Street.

7 MR. BELL: Yeah, on 4th Street. Excuse me, on 4th  
8 Street, yes.

9 COMMISSIONER MAY: Yeah. I mean, there's a -- is  
10 there a bit of a patio, if you will, outside of this?

11 MR. BELL: Yes.

12 (Simultaneous speaking.)

13 COMMISSIONER MAY: And that's a really good thing.  
14 I'm not questioning it. Just it's what is the material of  
15 that coping? Because it's sitting on top of this stone to  
16 be made.

17 MR. BELL: It's a precast material.

18 COMMISSIONER MAY: So it's another precast? Yeah.  
19 Compositionally, it just don't seem to all really be hanging  
20 together. And I'll say more about this, that segment.  
21 Anyway, I just think a little more work and a little more  
22 refinement would be good and some attention to the spandrel  
23 panels. And maybe it's just a rendering thing when it comes  
24 to the spandrel panels.

25 What's the inspiration behind an eight over two

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1 window? I mean, that's a really unusual configuration in my  
2 experience. Does that relate to something? Is it more  
3 common than I think?

4 MR. QUIJANO: No. It really comes from the  
5 Chicago School of Art.

6 COMMISSIONER MAY: So it is? I mean, there's a  
7 basis for it?

8 MR. QUIJANO: Yeah, there is precedent, yes.

9 COMMISSIONER MAY: Yeah, okay. But then you have  
10 others that it's where you're not -- let's go to some of the  
11 other elevations. So wait a minute. Let's look at what  
12 we're -- this is the center tower.

13 MR. BELL: Yeah, this is the center building.

14 COMMISSIONER MAY: Yeah, got it. Okay. And so  
15 we're carrying through that same window. This is a pet peeve  
16 of mine, but I'm never a big fan of a stone looking lintel  
17 not extending past the edges of the window because it looks  
18 like the stone lintel is resting on the windows itself. But  
19 it's an architectural thing. I'm not going to pick on you  
20 on that. And the stone that's on the lower level building  
21 on the left, that's --

22 MR. QUIJANO: Again, that's a light limestone.  
23 We don't have a sample for that.

24 COMMISSIONER MAY: No, I'm talking about the  
25 little edge. Yeah, that little -- the brick.

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1 MR. QUIJANO: That brick?

2 COMMISSIONER MAY: Is that this?

3 MR. QUIJANO: That brick is part of the  
4 storefronts in between the buildings. And we anticipate that  
5 those really would be designed by the tenant. Those are --

6 COMMISSIONER MAY: I understand what it is. I  
7 want to know what the material is. Is it one of the brick  
8 samples we have?

9 MR. QUIJANO: No, it isn't. We do not anticipate  
10 -- we're not anticipating what that material will be. We're  
11 showing that --

12 COMMISSIONER MAY: Well, we are anticipating it.

13 MR. QUIJANO: -- in the rendering.

14 COMMISSIONER MAY: I mean, we kind of want to know  
15 what it is. And it could be a range of things, but --

16 MR. BELL: It's probably going to be brick. And  
17 what we're trying to do is allow for customization for  
18 retailers to come in there and put their storefronts in.

19 COMMISSIONER MAY: Okay.

20 MR. BELL: And so a simple material like brick  
21 would allow us to do that.

22 COMMISSIONER MAY: I see. But there are going to  
23 be several retailers along there?

24 MR. BELL: Right, right, yeah, sure.

25 COMMISSIONER MAY: So they might all have

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1 different --

2 MR. BELL: They might.

3 COMMISSIONER MAY: Okay. So I think we need to  
4 understand that a little bit better because that's not the  
5 sort of thing that we usually see in -- I mean, there's often  
6 room for customizing. But the customizing comes in signage  
7 and awnings and things like that as opposed to, well, this  
8 could be brick and this could be stone. This one could be  
9 CMU for all I know, right, because we're not specifying it.

10 So we want to make sure that it is something that  
11 looks good. And however you want to articulate for us, if  
12 you have a concept for how it could be done with multiple  
13 materials, we need then maybe some design guidelines about  
14 what it could be or should be. Because those sorts of things  
15 have happened before.

16 Okay. So let's go on to the next set of enlarged  
17 elevations. Okay. Now which brick is this? This is brick  
18 type A.

19 MR. QUIJANO: That is gray brick that you  
20 previously had in your hands.

21 COMMISSIONER MAY: So that's A?

22 MR. QUIJANO: Correct.

23 COMMISSIONER MAY: And the spandrel panels are  
24 made of what?

25 MR. QUIJANO: Aluminum.

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1           COMMISSIONER MAY: That's aluminum. And any of  
2 the particular aluminum we have? Because we have, like, four  
3 or five samples.

4           MR. QUIJANO: Again, this is something -- the  
5 colors are something we're still developing, the color  
6 palette.

7           COMMISSIONER MAY: So again, typically for PUD,  
8 we'd want to -- we don't necessarily have to know exactly  
9 what it is. But we want to know generally what the range is.  
10 And so it helps to have that and have it labeled so we know  
11 kind of what we're looking at.

12           What's the lintel piece over the windows? Is that  
13 also just a different kind of aluminum?

14           MR. QUIJANO: Yes. Well, it would steel in this  
15 case.

16           COMMISSIONER MAY: I'm sorry?

17           MR. QUIJANO: Steel.

18           MR. BELL: It's a steel lintel.

19           MR. QUIJANO: Steel lintel.

20           COMMISSIONER MAY: Oh, it's a steel lintel? Okay.  
21 So like we're seeing the side of a beam there, right?

22           MR. QUIJANO: Yeah, like a charcoal.

23           COMMISSIONER MAY: Yeah, okay.

24           MR. QUIJANO: It's not a --

25           (Simultaneous speaking.)

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1           COMMISSIONER MAY: And why is there -- well, I  
2 can't see it from here. It's four windows wide and it looks  
3 to be sort of an A, B, A rhythm with the steel; is that  
4 right? There's a long section in the middle and then there  
5 are two shorter sections?

6           MR. QUIJANO: Correct.

7           COMMISSIONER MAY: It's also a little odd. I kind  
8 of would expect it to go to span to the larger piece rather  
9 than between the smaller windows, but --

10          MR. QUIJANO: That is just sort of a nod to a  
11 stiffener piece on the flange. But it would be one  
12 continuous piece.

13          COMMISSIONER MAY: Right. But it implies that  
14 there's a break. I understand that there's a stiffener  
15 there. But why isn't there just one stiffener in the middle?  
16 Is it just because it's --

17          MR. QUIJANO: It's a rhythm that we just  
18 established.

19          COMMISSIONER MAY: Okay.

20          MR. QUIJANO: It wouldn't be two beams. It'd be  
21 one beam.

22          COMMISSIONER MAY: Okay. All right. And the  
23 Chicago style window is not what you wanted to use here?

24          MR. QUIJANO: No, correct. We wanted a more  
25 industrial look on this particular one.

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1 COMMISSIONER MAY: Okay. So the top floor says  
2 industrial.

3 MR. QUIJANO: Yes.

4 COMMISSIONER MAY: I'm not sure that the rest of  
5 them do. But I guess with the steel.

6 MR. QUIJANO: We wanted to give some relief to the  
7 gridded nature. We did study it all with a similar volume  
8 pattern that we felt that --

9 MR. BELL: A little bit of variety there seemed  
10 to be the right way to go.

11 COMMISSIONER MAY: Okay. And so we've seen this  
12 stucco with reveals. I'm not sure where that's --

13 MR. QUIJANO: That is at the base of the building.  
14 At the lower right-hand corner, you see --

15 COMMISSIONER MAY: So at the storefronts, you have  
16 stucco with reveals?

17 MR. QUIJANO: Correct.

18 COMMISSIONER MAY: Wow, okay. So we don't have  
19 samples of that either, right?

20 MR. QUIJANO: No, we don't.

21 COMMISSIONER MAY: Okay. And when you say stucco,  
22 it's EIFS or EIFS, however you want to say it?

23 MR. QUIJANO: It would be a stucco system, not a  
24 sort of straightforward EIFS system. So it's a two-coat  
25 plaster system. So it's not Dryvit.

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1 COMMISSIONER MAY: Okay. So it's -- okay.

2 MR. QUIJANO: It's not Dryvit.

3 COMMISSIONER MAY: Right, okay. And that's true  
4 wherever it's applied?

5 MR. QUIJANO: That is correct, yes.

6 COMMISSIONER MAY: Okay. And so it's two coats  
7 on a steel stud or something?

8 MR. QUIJANO: A stud makeup with insulation and  
9 cover board.

10 COMMISSIONER MAY: Okay. All right.

11 MR. QUIJANO: Covering board.

12 COMMISSIONER MAY: All right. That's a little bit  
13 better. I was picturing EIFS which is not uncommon on upper  
14 elevations but is very uncommon on the lower elevation  
15 because of the wear and tear.

16 MR. QUIJANO: On the lower elevations, it would  
17 be a block backup.

18 COMMISSIONER MAY: Got it. Okay.

19 MR. QUIJANO: At the storefronts, it would be a  
20 block backup.

21 COMMISSIONER MAY: That would make sense.

22 MR. BELL: But on the other side where we're using  
23 it --

24 MR. QUIJANO: Higher up it would be.

25 MR. BELL: As you described.

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1           COMMISSIONER MAY: Yeah, okay. Well, that makes  
2 more sense, again, as to durability. Okay. And the color  
3 of the stucco has not been decided yet?

4           MR. QUIJANO: It's similar to what's depicted in  
5 the slide.

6           COMMISSIONER MAY: Some sort of light gray?

7           MR. QUIJANO: It's a charcoal gray.

8           COMMISSIONER MAY: So I mean, I will say one of  
9 the things about this is that all of the colors are extremely  
10 light. And well, I do have a bit of a prejudice against very  
11 light colors. In part, it's an aesthetic thing. But in  
12 part, it's also a practical thing because very light colored  
13 buildings tend to stain more. Or you have to be so careful  
14 with how water flows on the facades to make sure that you're  
15 not showing the dirt and grime that is going to wash down the  
16 sides of the building.

17           So I feel it's a bit risky, and I think you should  
18 look at whether you should be doing a little bit darker. It  
19 probably -- when it comes to the metal panels on the upper  
20 level, I mean, I would not put light colors on the upper  
21 level. Unless you really want to make them stand out, I  
22 would recommend darker colors because they would recede more.  
23 But I mean, it's obviously all your choice.

24           But I would just be very careful about it because  
25 the light colors, they are ample examples of buildings not

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1 weathering well and looking old and dirty before their time.

2 So let's go to the next one.

3 MR. BELL: This is the alley elevation.

4 COMMISSIONER MAY: Right. Oops, went too far.

5 Okay. So brick type.

6 MR. QUIJANO: I would note that the stucco is in  
7 the material depiction. The square material depiction is  
8 lighter than intended. It is closer to what's shown in the  
9 elevation illustration.

10 COMMISSIONER MAY: In the rendering? Okay, yeah.  
11 Yeah, I mean, it would be helpful to see a sample of that as  
12 well. And again, we don't have to know the exact color that  
13 you're picking but just have something so we can understand  
14 what the range is. Yeah, I mean, it looks better in the  
15 elevation. The rest of it looks extremely white. And white  
16 brick next to white metal, it's a questionable choice, again,  
17 from my perspective. There's a band on the right side over  
18 here.

19 MR. QUIJANO: That would be a soldier course of  
20 the same brick.

21 COMMISSIONER MAY: Okay. Which is not rendered?

22 MR. QUIJANO: It's not rendered.

23 COMMISSIONER MAY: Right, okay. Are we done with  
24 detail elevations or is there more?

25 MR. BELL: Those are the residential ones.

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1 MR. TUMMONDS: For the residential.

2 COMMISSIONER MAY: For the residential? Yeah,  
3 okay. Oh, here's one more, yeah.

4 MR. BELL: This is the end bay on Kennedy Street.

5 COMMISSIONER MAY: Okay.

6 MR. BELL: It's a lot of the same things we were  
7 talking about with this facade before.

8 COMMISSIONER MAY: Right. The other comment I  
9 have is when the bridge -- I appreciate that you need  
10 structure to hold up the bridge, and a bow truss like that  
11 is one way to do that. But the mixture of the bow truss and  
12 then the enclosure that goes with it kind of -- it just looks  
13 a little odd. And if there's a way to kind of integrate that  
14 truss form with the enclosure, I think it will look a little  
15 bit more elegant.

16 Yeah, I mean, it just feels a little awkward.  
17 It's like you had a bridge that was an open bridge and  
18 decided it needed to be a conditioned space and so built a --

19 MR. BELL: We can probably --

20 COMMISSIONER MAY: -- modular thing around it.  
21 So I think there's some refinement needed there.

22 I appreciate the fact that you're looking at  
23 balconies. I think that that could help with the facade,  
24 particularly with some of those areas where you're trying to  
25 make certain parts of it stand out. And I agree with the

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1 approach in terms of where it can happen.

2 By the way, I do think that this rendering of the  
3 building there, it does show a lot better than just the flat  
4 facade. So I think that that's -- particularly, I mean, it's  
5 showing those windows set very deeply. Is that a correct  
6 rendering?

7 MR. QUIJANO: That is correct. That is actually  
8 from --

9 MR. BELL: And we're not going to surface mount  
10 this stuff. We want some depth there to get a shadow line.

11 COMMISSIONER MAY: Right, no. And that shows  
12 here, and it shows also in the rendering on the left. And  
13 I really do appreciate that because too often we see things  
14 where it's just flat up against it and it looks as just as  
15 cheap as you can get. So having that depth I think is a very  
16 good thing. So that's a big plus.

17 Can we go to the -- there's a rendering of a  
18 corner that looks -- we're overlooking the florist shop kind  
19 of thing.

20 MR. BELL: That one?

21 COMMISSIONER MAY: No.

22 MR. BELL: Oh, up high?

23 COMMISSIONER MAY: It's from up high.

24 MR. BELL: From up high?

25 COMMISSIONER MAY: Yeah.

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1 MR. BELL: Yeah, it's back.

2 COMMISSIONER MAY: It's early. Yeah, all right.  
3 So what are we seeing there on top of that seven sided  
4 structure? What is the roof there? What is that? It looks  
5 like --

6 MR. QUIJANO: It's a conservatory roof. It's  
7 meant as a glass roof.

8 MR. WOOD: It's a glass roof.

9 COMMISSIONER MAY: It's a glass roof. Is there --

10 MR. WOOD: It's not rendered very well.

11 COMMISSIONER MAY: Okay. You need to be on the  
12 microphone if you're going to answer questions.

13 MR. WOOD: Sorry. I'm sorry. That's a glass  
14 roof.

15 COMMISSIONER MAY: Okay.

16 MR. WOOD: That whole building is a three story  
17 glass space with the pilasters made of the stone.

18 COMMISSIONER MAY: Right.

19 MR. WOOD: And we've done a lot of sun studies on  
20 that to make sure that it's filled with sunlight throughout  
21 the whole day.

22 COMMISSIONER MAY: Sure. And it's definitely  
23 going to be a florist shop or you're hoping it's going to be  
24 a florist shop?

25 MR. WOOD: We're hoping. Well, if I have anything

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1 to do about it, it'll be a flower shop.

2 COMMISSIONER MAY: So I don't know how florist  
3 shops do in that much sunlight. I do know that food places  
4 don't like that much sunlight.

5 MR. WOOD: No, but it won't be -- it will not be  
6 on the same air conditioning system as the food hall. It  
7 will be separate and it'll have --

8 COMMISSIONER MAY: Right. And I'm not even  
9 talking about food hall. Like, if it were something like a  
10 food --

11 MR. WOOD: It'll have operable greenhouse type  
12 windows that open and close just like a greenhouse.

13 COMMISSIONER MAY: Okay.

14 MR. WOOD: It is virtually a greenhouse.

15 COMMISSIONER MAY: Right. So is it not rendered  
16 correctly because there just wasn't time to get it rendered  
17 correctly or it hasn't been designed yet? I mean, why aren't  
18 we seeing it for what it is?

19 MR. WOOD: I don't know.

20 COMMISSIONER MAY: Okay. So --

21 MR. WOOD: It didn't look like that when I left  
22 China.

23 COMMISSIONER MAY: So it might be nice to see that  
24 for what it really is.

25 MR. WOOD: Yes, it should be clear.

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1           COMMISSIONER MAY: I appreciate understand what  
2 that is. I mean, I do think that there is some sort of  
3 simplification that could happen here because we're seeing  
4 in this image so many ins and outs. So I'm going to try to  
5 do this, this way. So this bit over here which I don't fully  
6 understand and then the kind of zigzag back and forth with  
7 the balconies. And then we have this piece. And then we  
8 come around the corner and that drops down.

9           I mean, there are so many things going on that I  
10 feel like it diminishes the big move. And so I'm just  
11 suggesting that there could be some effort to simplify just  
12 a bit so that what we see really are the big moves. So we  
13 see the major portion of the building, the circular portion  
14 of the building, which I think is a terrific, dynamic thing,  
15 and see the seven sided piece. But maybe some of those other  
16 pieces could be a little bit more restrained. Same goes for  
17 the rest of the South Dakota side.

18           So I think I've overstayed my welcome. So I'm  
19 going to let some of my fellow Commissioners talk.

20           CHAIRMAN HOOD: All right. Thank you.  
21 Commissioner Shapiro?

22           COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Just  
23 a few questions. One is you stated that you do not  
24 anticipate any solar panels being provided because it would  
25 conflict with meeting your green area ratio and stormwater

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1 requirements. I need you to test that beyond just saying  
2 that because there is ample, ample examples of integrating  
3 both. And in D.C., not just around the country and world,  
4 but in D.C.

5 So whatever reason this specific building in this  
6 location, designed as it is, cannot lend itself to that,  
7 that's different. Then just a blanket statement that it  
8 can't be integrated.

9 MR. TUMMONDS: Okay.

10 COMMISSIONER SHAPIRO: Thank you. This is kind  
11 of a general statement. Let me just say what I feel. And  
12 in part, it's because of the elevations and just the vibe of  
13 this feels like it's very oriented towards young people. Is  
14 that actually the case? I mean, how do seniors fit into your  
15 vision for this development?

16 MR. BELL: Well, I think it's fair to say that the  
17 retail is something that would be looked at in general as an  
18 amenity. And we're envisioning a food hall on the inside  
19 which would not be an age restricted food hall. Obviously,  
20 it'd be something anybody could come into and participate in.

21 And there is flexibility built into the  
22 programming of the FEZ itself where one could imagine there  
23 would be activities and things for other age groups aside  
24 from the Children's Museum. Ben may want to weigh in on  
25 that.

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1 MR. WOOD: I would like to comment. I was adamant  
2 that there be no steps anywhere in this project. And I had  
3 to basically put up a big argument because the landscape  
4 people wanted to put lots of steps. And I, for one, can't  
5 navigate steps very well anymore. I have arthritis.

6 And I think it is -- the first two levels I think  
7 is very -- my theory is people don't -- your field of vision  
8 and focus is only about that high. And at that height, I  
9 think it's age neutral. And I think the landscape  
10 particularly, I hope we have places to sit where you don't  
11 have to be a patron of a café as well. So I want it to be  
12 for all ages.

13 COMMISSIONER SHAPIRO: I would encourage you to  
14 take that with some intentionality around how it is marketed.  
15 Given its location and given the number of seniors in this  
16 part of D.C., it just feels like one of the ways to make this  
17 more integrated into the community is to be more mindful  
18 around that.

19 I think you brought up an example around steps.  
20 Another example is I'm mindful of what pavers you choose and  
21 how that -- you want an example of that where it gets a  
22 little complicated is try navigating The Wharf if you're on  
23 some kind of a walker. And just essentially it's not  
24 happening.

25 And so I would be mindful of that. My fellow

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1 Commissioner, the Vice Chair, I'm sure will bring up issues  
2 related to housing affordability and where you're going with  
3 that. But a project like this would lend itself towards  
4 targeting affordability for seniors. That could be a way to  
5 approach it. There are any number of ways to look, to  
6 purposefully look to sort of invite age diversity into a  
7 project like this. So I would love to see, again, some  
8 emphasis on that.

9 So a couple other quick things. Actually, a  
10 question about the artist studios with the garage doors.  
11 What's the intention around that? How are you planning on  
12 programming that? Is it connected to residents or separate?  
13 And is it also kind of a retail piece? Will they be open to  
14 the public? Or you may not know yet.

15 MR. TUMMONDS: Sure.

16 COMMISSIONER SHAPIRO: But I'm just curious.

17 MR. TUMMONDS: I think truly we looked at the  
18 success of the Brookland Arts Walk which is also a PUD  
19 project and the group, CulturalDC, that, for lack of a better  
20 term, curates that. And not to say we want to completely  
21 mimic that, but that is our vision.

22 COMMISSIONER SHAPIRO: Okay.

23 MR. TUMMONDS: That these are spaces to be like  
24 that. And so to the same degree that we show with the roll-  
25 up doors, that there is both a studio but then a retail

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1 component to that. I think we've also located that in the  
2 portion of 4th Street that we think would be tough to have  
3 a true retail operator going that far down.

4 COMMISSIONER SHAPIRO: And is that opposite one  
5 of the garage entrances too?

6 MR. TUMMONDS: Exactly. That is --

7 COMMISSIONER SHAPIRO: The loading dock maybe, is  
8 that it?

9 MR. TUMMONDS: Exactly.

10 COMMISSIONER SHAPIRO: Okay. So that all makes  
11 sense to me. Again, I think to be more explicit about that,  
12 what its use would be because I think --

13 MR. TUMMONDS: Okay.

14 COMMISSIONER SHAPIRO: -- it would be hard to  
15 replicate Brookland Artist Row. Is that what it's called?

16 MR. TUMMONDS: Arts Walk.

17 COMMISSIONER SHAPIRO: Arts Walk. I think it  
18 would be hard to replicate that there. But I appreciate the  
19 intention around it and I like the look. But I just don't  
20 want it to end up being essentially dead space.

21 MR. TUMMONDS: Agreed.

22 COMMISSIONER SHAPIRO: So I want to make sure I  
23 understand. You said that you were in -- it didn't sound  
24 strong enough to say that you would potentially relocate the  
25 dog run into another phase. I feel like I want -- I think

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1 this is -- you're providing this as an amenity for the  
2 neighbors. So can you --

3 MR. TUMMONDS: We'll take a look at that.

4 COMMISSIONER SHAPIRO: -- potentially do that?  
5 Can you find a way to guarantee that you will find a way to  
6 relocate the dog park somewhere, in some way, shape, or form?

7 MR. TUMMONDS: We can do that, woof.

8 COMMISSIONER SHAPIRO: Well said. Last, just I'm  
9 not sure. Maybe just talk me through this a bit. How many  
10 buses -- what's it called, Meow?

11 PARTICIPANT: Meow Wolf.

12 COMMISSIONER SHAPIRO: That's it. How many buses  
13 are you expecting? What's the kind of --

14 MS. MOSIER: So over our estimate is that it'd be  
15 about 15 percent of visitors would come by bus. Obviously,  
16 a lot more people fit in a bus than would fit in a car. Let  
17 me just pull up my trip generation so I can give you that  
18 number.

19 COMMISSIONER SHAPIRO: Yeah, so for the trip  
20 generation, like, how many buses? What's the peak periods?

21 MS. MOSIER: Right. So we would expect -- in  
22 terms of peak periods, the way that this is going to operate  
23 is going to -- especially for bus arrivals, those will be  
24 scheduled. They can't -- people who are coming group -- in  
25 groups would be scheduled ahead of time. The existing Meow

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1 Wolf facility schedules groups months in advance before they  
2 come.

3 COMMISSIONER SHAPIRO: There will be a lot of kids  
4 --

5 MS. MOSIER: But then also --

6 COMMISSIONER SHAPIRO: -- get there around 10:00  
7 or something like that?

8 MR. TUMMONDS: Well, because they have timed  
9 entry.

10 MS. MOSIER: Right. So for general entry, tickets  
11 to Meow Wolf are timed similar to some of the attractions in  
12 D.C. that are very busy. But when they are not at full  
13 capacity, you will see a regular peak was probably a  
14 midafternoon. But once they start, those peaks will level  
15 out because they will -- the tickets will be timed entry.

16 COMMISSIONER SHAPIRO: Yeah. So two issues. One  
17 is regardless of all the TDMS, that's a tough intersection.  
18 It's been a tough intersection for a while. There have been  
19 some improvements that I think have helped a lot.

20 MS. MOSIER: Which intersection?

21 COMMISSIONER SHAPIRO: And when you put a row of  
22 buses there -- the intersection that is coming around. And  
23 then when you put buses there, again, it's just not clear to  
24 me whether you're talking about whether -- my expectation  
25 would be pretty much all the time there's going to be two or

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1 three buses or it's more. They're just going to come and go  
2 periodically through the day.

3 MS. MOSIER: We would expect them to come and go  
4 periodically through the day. During the -- we would expect  
5 during a peak hour that we would get three.

6 COMMISSIONER SHAPIRO: Okay. Because it's also  
7 kind of sitting in front of the café area. And then I was  
8 just wondering about that from a design perspective. There  
9 may just be no other better place to put it, and that's just  
10 the compromise. So if you're sitting at the café, then  
11 toward the end of it, you're maybe staring at buses.

12 MR. TUMMONDS: I think we'd also -- it's also --  
13 I think the location was also driven by that's the main  
14 entrance to the FEZ as well. So again, it's somewhat the  
15 idea of as Ben mentioned in making the accessibility less  
16 distance to walk to get into the FEZ, whether it's a school  
17 group. Down there by the Hub Plaza, that is the main  
18 entrance. So I think that was one of the things we were  
19 looking at.

20 Also I want to give credit to DDOT and their  
21 public space management. Through work with L'Enfant Plaza,  
22 with Museum of the Bible, they've created these bus loading  
23 zones with the fees associated with it. So we feel  
24 comfortable in that we're not creating this idea of this bus  
25 loading and parking zone out of whole cloth. We're really

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1 following the policies that they've established with Museum  
2 of the Bible. So we think that will make this more  
3 successful as well.

4 COMMISSIONER SHAPIRO: Okay. That helps. So that  
5 landscaping that you have here which I don't know if that's  
6 just illustrative. But I don't quite see how that fits in  
7 with the bus loading and parking. But I'm not too worried  
8 about that. I'm sure you'll figure it out. I think that's  
9 all I have for now, Mr. Chair.

10 CHAIRMAN HOOD: Okay. Thank you. You'd like to  
11 go next? Vice Chair Miller?

12 VICE CHAIR MILLER: Thank you, Mr. Chairman. And  
13 thank you for your presentation this evening. It's a very  
14 ambitious project and with a lot of exciting uses that I hope  
15 do come to fruition.

16 It looks like they are coming to fruition with the  
17 Meow Wolf, family entertainment zone, and the Explore!  
18 Children's Museum and the ALDI. Is that how you pronounce  
19 the grocery store? I haven't been to one of those, but I'll  
20 check it out. I understand there's one in the District  
21 already.

22 MR. TUMMONDS: H Street, I believe.

23 VICE CHAIR MILLER: Yeah. So there are a lot of  
24 exciting uses and there's a lot of spaces planned here. And  
25 all the plazas and terraces are really great, I think. And

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1 I appreciate the addition of the balconies, especially since  
2 -- well, I always like balconies on residential buildings so  
3 you know you're seeing a residential building. And if you're  
4 the occupant of that, you really like it.

5           So on the -- and I appreciate all the work you've  
6 done with the community, the 12 presentations to both the ANC  
7 and the citizens associations and working with them to come  
8 up with a construction management plan and the security and  
9 safety plan. I think that's all good.

10           On the Children's Museum and the Meow Wolf space,  
11 is that going to be -- is there an admission charge for  
12 those? And what is the projected admission charge for that?

13           MR. TUMMONDS: There will be an admissions charge.  
14 That has not yet been established how much.

15           VICE CHAIR MILLER: And will there be any  
16 discounted tickets for D.C. school age children or -- Ms.  
17 Cafritz?

18           MS. CAFRITZ: Yes, definitely. We definitely  
19 intend to make it accessible to the community.

20           VICE CHAIR MILLER: Could you speak into the mic  
21 just so we can --

22           MS. CAFRITZ: Oh, yes. We do intend to make it  
23 accessible to the community, absolutely.

24           VICE CHAIR MILLER: Good.

25           MS. CAFRITZ: Yes.

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1 VICE CHAIR MILLER: Well, to the extent you can  
2 provide more information on that --

3 MS. CAFRITZ: Certainly. I'll be glad to.

4 VICE CHAIR MILLER: -- that would be good to have  
5 in the record.

6 MS. CAFRITZ: Certainly.

7 VICE CHAIR MILLER: Maybe it's in the record.  
8 Maybe I just missed it.

9 MS. CAFRITZ: I'll be glad to.

10 VICE CHAIR MILLER: I appreciate your response.

11 MS. CAFRITZ: I'll be glad to provide that.

12 VICE CHAIR MILLER: So on the -- you've got  
13 studios -- on the housing, you've got studios, one bedrooms,  
14 and two bedrooms. And what's the total number of units?

15 MR. TUMMONDS: Approximately 270.

16 VICE CHAIR MILLER: 270? And how many of each of  
17 those? I mean, I saw the diagram, but I didn't count them  
18 all up. It looks like -- is it about a third, a third, a  
19 third? Or is it --

20 MR. TUMMONDS: I think it's more if I remember.  
21 It's half --

22 VICE CHAIR MILLER: Two bedrooms?

23 MR. QUIJANO: It's about 40 percent, 40 percent,  
24 and 20 percent.

25 VICE CHAIR MILLER: It's 40 percent --

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1 MR. QUIJANO: It's 20 percent studios -- 40  
2 percent one bedrooms, 40 percent two bedrooms, and 20 percent  
3 studios. That was the target and that's roughly where it's  
4 falling.

5 VICE CHAIR MILLER: Well, I appreciate the number  
6 of two bedrooms that are being provided here. And the 30  
7 artist housing units, where they are located? Are they part  
8 of the artist studios that we saw? Are they part of the work  
9 area down there or no?

10 MR. TUMMONDS: No, they'd be integrated --

11 VICE CHAIR MILLER: Integrated?

12 MR. TUMMONDS: -- fully into the --

13 VICE CHAIR MILLER: And are those mostly studios  
14 or one bedrooms? Or is that determined yet?

15 MR. TUMMONDS: It has not been determined yet.  
16 But I think we can look at having them be consistent with the  
17 unit mix also.

18 VICE CHAIR MILLER: And they're currently  
19 proffered to be 80 percent MFI for 20 years?

20 MR. TUMMONDS: Yeah, that was what was approved  
21 in the first stage order and we're continuing that in this  
22 case.

23 VICE CHAIR MILLER: And when was the first stage  
24 order approved?

25 MR. TUMMONDS: 2009.

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1 VICE CHAIR MILLER: 2009? Before my time. Well,  
2 I would encourage, as Office of Planning encouraged -- even  
3 though this project is not subject to inclusionary zoning,  
4 as I understand; is that correct?

5 MR. TUMMONDS: That's correct.

6 VICE CHAIR MILLER: And even though I think there  
7 were 141 income or age restricted, or maybe both, units in  
8 the Building A, The Modern.

9 MR. TUMMONDS: Correct.

10 VICE CHAIR MILLER: And that was 141 out of --

11 MR. TUMMONDS: 520.

12 VICE CHAIR MILLER: -- 520? And those -- what was  
13 the income restriction on those?

14 MR. TUMMONDS: It was the same, the 20 percent for  
15 -- I'm sorry --

16 VICE CHAIR MILLER: Twenty years --

17 MR. TUMMONDS: -- 80 percent, 20 years, yeah.

18 VICE CHAIR MILLER: Well, I would encourage, as  
19 Office of Planning encouraged, to have a greater amount than  
20 30 and a deeper affordability level than 80 percent MFI and  
21 a longer duration period than 20 years. Now I just lost my  
22 train of thought of what I was going to ask about that. But  
23 I just would encourage that. Maybe I'll come back to that  
24 when I remember what I was thinking.

25 I appreciate the no steps in all the plaza as

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1 someone who is increasingly getting arthritic in my old age.  
2 So I appreciate that, and I think it looks good, especially  
3 if they're filled with and they're activated with people.

4           On the transportation measures, you said you --  
5 I think you said you -- well, you're doing all of the TDM  
6 measures and mitigations that DDOT recommended except for the  
7 shopping carts. Did I hear that correctly or what did you  
8 say?

9           MS. MOSIER: Yeah, for the TDM measures that they  
10 recommended, the only one that we -- oh, yes. I'm sorry.  
11 There are actually two things. One was the shopping carts.  
12 The other is the -- and this is not strictly a TDM measure  
13 but it is lumped in there is the electric vehicle charging  
14 stations. We are planning to provide as many as are required  
15 to meet the LEED ND standard.

16           VICE CHAIR MILLER: Okay.

17           MR. TUMMONDS: And I think DDOT had proposed I  
18 think what ended up being 19.

19           MS. MOSIER: With the reduction in parking, it  
20 would be 17, I think, 16.

21           MR. TUMMONDS: And we're not sure if there is  
22 really a demand for 17.

23           VICE CHAIR MILLER: Right, okay. And just on the  
24 pedestrian bridge element, what is the purpose of that  
25 bridge?

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1 MR. QUIJANO: It's to connect the access to the  
2 parking garage from the east residential to the west  
3 residential. The parking for the residential is under the  
4 west building. So it's to connect the parking garage but  
5 also to connect the amenity spaces which are a little more  
6 in the west residential building.

7 VICE CHAIR MILLER: There isn't an underground  
8 connection within the parking garage?

9 MR. QUIJANO: No, there isn't. The elevator from  
10 the east residential does not go down to the parking garage.

11 VICE CHAIR MILLER: And why is that?

12 MR. QUIJANO: A drive aisle and it's the way it's  
13 sort of integrated with the commercial building.

14 MR. TUMMONDS: Was there a design element to that  
15 as well?

16 MR. QUIJANO: I think it was also part -- the  
17 sort of -- to frame the pedestrian street to make a sense of  
18 place, to give the pedestrian portion of the street an end,  
19 so to speak.

20 MR. TUMMONDS: Because then if we put the -- for  
21 lack of a term, the back of that, that is more the loading  
22 area. And so to kind of convey that this is where that  
23 flexible pedestrian street stops and there's really no need  
24 to go further back there because that is truly --

25 MR. BELL: Yeah, we have one of the renderings

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1 that shows that. But it basically -- yeah. No, not this  
2 one. It's the other one. Yeah, that. The idea was that  
3 that sort of demarcates more of the public zone of the FEZ  
4 and the retail and everything. Kind of caps it.

5 MR. WOOD: I would like to make a comment. I  
6 think we should review this because some of the reasons we  
7 have that bridge are no longer in play. I don't mean to  
8 contradict my team, but the design has changed considerably  
9 over the time. And I'm not saying we don't need it. But I  
10 think we should look at it.

11 VICE CHAIR MILLER: Well, I encourage you to do  
12 that because there's always -- they do stand out and then not  
13 always sure that they they're always needed. But if it's  
14 block -- I mean, if it's blocking a beautiful view, we  
15 certainly don't want them there. But if it's blocking a  
16 loading dock, that might be a good reasons to keep it there.  
17 So anyway, but keep us informed of what may be changing on  
18 that. Thank you very much.

19 CHAIRMAN HOOD: I really like Mr. Woods. Is it  
20 Woods?

21 MR. WOOD: Mr. Wood, yes.

22 CHAIRMAN HOOD: Wood, Wood, no S. I like Mr.  
23 Wood. I really do, and I'll say that. You can come back  
24 from China. You can come down anytime. Let's put it out  
25 there. Let's get it straight while we're here. I know

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1 sometimes we might not want to air our dirty laundry or  
2 whatever you want to call it. But I appreciate you chiming  
3 in and saying, maybe we need to look at this. A lot of  
4 people don't do that, but I want to commend you on doing  
5 that.

6 MR. WOOD: Thank you, sir.

7 CHAIRMAN HOOD: Okay. Next, Commissioner  
8 Turnbull.

9 COMMISSIONER TURNBULL: Thank you, Mr. Chair.  
10 He's saying that to you, Mr. Wood, just because you got a  
11 beard and you look like me.

12 (Laughter.)

13 COMMISSIONER TURNBULL: I want to thank you for  
14 your presentation. I think comments by my colleagues have  
15 pretty much summed up a lot of what I have. It's complex.  
16 It's ambitious. It's challenging. You've got a lot going  
17 on there. And it's hard for us to get our arms around it.  
18 I think that's been expressed also.

19 I'll just go back over some of the things that  
20 have been mentioned. But the LEED, I think you said it was  
21 neighborhood LEED you're going for. Is that for the whole --

22 MR. QUIJANO: That's correct, LEED ND.

23 COMMISSIONER TURNBULL: Okay. So no specific  
24 LEED, Silver or anything for any particular phase, just LEED  
25 neighborhood? Okay.

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1 I do encourage you to look at the balconies again,  
2 I think what most of us kind of like. I mean, the Vice Chair  
3 loves his balconies and we like to help him in any way we can  
4 to get those balconies.

5 I think -- is there a view of Building A as it  
6 meets the new complex? Was there a view? I don't know if  
7 I saw like a --

8 MR. BELL: This is looking down 4th Street towards  
9 Building A, The Modern, the first phase.

10 COMMISSIONER TURNBULL: But there's no view really  
11 --

12 MR. BELL: And we've done a very good job of  
13 putting trees in the rendering here.

14 COMMISSIONER TURNBULL: Yeah. Do you have a view  
15 of Building A as it relates to the rest of the --

16 (Simultaneous speaking.)

17 MR. BELL: I think we have on in this set. We had  
18 one before. I don't think we put one in this set.

19 COMMISSIONER TURNBULL: And that was one of the  
20 things that OP had was to have a -- ask for a view of  
21 Building A as it relates to the rest of the complex, I  
22 believe, is one of their notes.

23 MR. TUMMONDS: And I think we tried to do this.  
24 And unfortunately, as Mr. Bell said, we have done a good job  
25 of having trees.

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1 COMMISSIONER TURNBULL: Well, maybe if you --

2 MR. TUMMONDS: We'll get you one.

3 COMMISSIONER TURNBULL: If you could do one, that  
4 would be great. Material, I think Commissioner May went  
5 through the material indications, trying to make clarity on  
6 that. And I would agree with him, if you could clarify some  
7 of those.

8 I guess I would also agree with the cornice  
9 transition. Some of them looked a little awkward in some  
10 places. And I could talk about signage. My fellow  
11 Commissioners will cringe. They'll say, Turnbull is going  
12 to talk about signage again.

13 I think here, I'll get off my signage horse like  
14 I usually do and realize that this is an entertainment area.  
15 So there's a little bit more freedom that's allowed for that.  
16 But I wish you talked about is sort of maybe some kind of  
17 design guidelines for storefronts and signage. And I wish  
18 you could maybe elaborate on that. I mean, I know we want  
19 flexibility. We want to encourage that. But there should  
20 be some consistency throughout your project, what you're  
21 looking to achieve. So I would go for that.

22 The maker artist space, do you know if Brookland  
23 was also at 80 percent AMI? MFI I should say.

24 MR. TUMMONDS: So on the Brookland Arts Walk we  
25 had went to, they had a reduced rent schedule for the artist

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1 maker space. So that was, again, the -- we're really talking  
2 about two different things here.

3 We have the artist residential space which is at  
4 that 80 percent MFI, and this is the space we're talking  
5 about along the ground floor along 4th Street which is like  
6 the Brookland Arts Walk which is we call it studio space.  
7 We call it maker space where there would be fabrication or  
8 whatever that artist does would be performing that work along  
9 the ground floor. And I think they had a reduced rent.

10 (Simultaneous speaking.)

11 COMMISSIONER TURNBULL: Are you possibly thinking  
12 about that here for -- I'm just wondering how many artists  
13 can afford 80 percent MFI. I mean --

14 MR. TUMMONDS: I hear you.

15 COMMISSIONER TURNBULL: Yeah, I'm just -- I mean  
16 --

17 MR. TUMMONDS: They're two different things, yeah.  
18 We'll take a look at that as well.

19 COMMISSIONER TURNBULL: I mean, when I leave here,  
20 I'm going to become an artist. And so if I got my welding  
21 torch, I can't afford 80 percent. So I'm just curious.  
22 Getting back to the LEED, there was LEED NC -- ND.

23 MR. BELL: LEED Neighborhood Development.

24 COMMISSIONER TURNBULL: But Building A was NC,  
25 wasn't it, green communities?

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1 MR. TUMMONDS: No, I think it was ND as well.

2 COMMISSIONER TURNBULL: Are you sure? Okay. If  
3 you could check that, that would be --

4 MR. TUMMONDS: Sure.

5 COMMISSIONER TURNBULL: -- good to know. Well,  
6 it's interesting that you're going with the Chicago windows.  
7 As a former resident of that great city, it was nice to see  
8 that coming back in. I'm just wondering. Those windows, are  
9 those grilles? Are those muntins? Are they real? Is this  
10 really integrated windows or are they just an applied muntin?

11 MR. QUIJANO: These would be what's called a  
12 simulated divided light. So it's not applied. There is --  
13 it one pane of glass because that is more energy efficient.  
14 But there is a piece inside.

15 COMMISSIONER TURNBULL: Oh, inside? So it is an  
16 integrated --

17 MR. QUIJANO: So it is not just a tacked on piece.

18 COMMISSIONER TURNBULL: Oh, good.

19 MR. QUIJANO: It's on both sides and in between  
20 the two lights.

21 COMMISSIONER TURNBULL: Oh, good. I had a  
22 feeling that Mr. Bell would be pushing for that. But I just  
23 wanted to confirm that.

24 MR. QUIJANO: Yes, absolutely.

25 COMMISSIONER TURNBULL: And I never did get to go

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1 to the new Soldier Field. I grew up in the old Soldier Field  
2 and froze my behind off. Lots of Sunday games.

3 The bridge, I have mixed feelings on the bridge.  
4 Did you possibly -- if you keep the bridge, did you ever  
5 think about a Vierendeel truss? There's more block here.  
6 I don't know if that would fit in character-wise.

7 MR. BELL: Yeah, it sounds like we'll be looking  
8 at it.

9 (Simultaneous speaking.)

10 MR. BELL: From a zoning perspective, it does help  
11 us --

12 COMMISSIONER TURNBULL: Yeah.

13 MR. BELL: -- with getting the height to be more  
14 even on the streets. And the heights of the residential does  
15 help us from a building zoning perspective. But we'll be  
16 looking at it, and that's a good suggestion.

17 COMMISSIONER TURNBULL: Okay. I'm glad Ms. Mosier  
18 can clarify that the parking would be reduced. Because in  
19 Exhibit 32 when I read it and you went through the whole  
20 analysis of it and you agreed that it would do good, it never  
21 really said you were going to reduce parking. It never  
22 really said that. So I'm glad you clarified you were  
23 reducing the parking.

24 ALDI, I've been to ALDI. It's a German-based food  
25 store. I have no issues. Meow Wolf is a very interesting

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1 concept. I watched the video online of this place in -- is  
2 it Arizona?

3 MR. TUMMONDS: Santa Fe.

4 COMMISSIONER TURNBULL: Santa Fe. And very  
5 interesting. It looked like a very exciting kind of  
6 adventure. It sort of reminded me with the blue, the  
7 lighting of back in the '60s and '70s going to dances where  
8 they had the funny lighting. But I liked it. It looked  
9 interesting. It looked very interesting.

10 So I think you're trying to achieve something  
11 that'll be very different for the city. And I think it'll  
12 be an exciting venue for young people, maybe guys like me to  
13 go to also. So I'm looking forward to seeing it. It looks  
14 very good. And I think I may have touched -- oh, the dog  
15 run. Again, I would just reinforce if you could possibly  
16 take another look at the dog run and make sure you've got a  
17 wastebasket there so that people can put the -- that would  
18 be good.

19 But other than that, I think you've got an  
20 exciting project. I think that the city will benefit greatly  
21 when we get this thing going and get it done. Thank you.

22 CHAIRMAN HOOD: Yeah, I just have a few questions.  
23 Not to get into territorial issues, but I'm just curious.  
24 I noticed in your responses, you met with Riggs Park -- well,  
25 Lamond-Riggs Citizens Association. And then we got Queens

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1 Chapel. And I'm sure all that was covered in the ANC. I'm  
2 just curious. How did we get over to Queens Chapel before  
3 we go through North Michigan Park?

4 MR. TUMMONDS: I think it was, for lack of a term,  
5 they reached out to us.

6 CHAIRMAN HOOD: So North Michigan Park didn't  
7 reach out to you?

8 MR. TUMMONDS: Correct.

9 CHAIRMAN HOOD: Okay.

10 MR. TUMMONDS: But I think --

11 CHAIRMAN HOOD: But they covered in the ANC?

12 MR. TUMMONDS: Yes.

13 CHAIRMAN HOOD: Okay. Let's put up the Kennedy  
14 Street, a rendering showing Kennedy Street or the traffic  
15 pattern.

16 MR. TUMMONDS: Were you going to have an  
17 architecture question or a traffic question?

18 CHAIRMAN HOOD: I don't know what kind of  
19 question.

20 MR. TUMMONDS: Okay. We'll try to figure out  
21 which one.

22 CHAIRMAN HOOD: It's probably going to be a  
23 mixture of all of them.

24 MR. TUMMONDS: Okay.

25 CHAIRMAN HOOD: That doesn't do it for me. It's

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1 one you had in the green circle with some greenery.

2 MR. TUMMONDS: Yeah.

3 (Simultaneous speaking.)

4 CHAIRMAN HOOD: And you tell me what kind of --  
5 you all tell me who needs to answer this. We have a lot of  
6 stuff going on Kennedy Street. I mean, I've heard already  
7 about the dog park. We have the -- if I'm not mistaken, the  
8 entrance to the loading dock. After we get everything there,  
9 when we get all of Kennedy Street, we've got the entrance to  
10 the loading dock. We have the store, I believe, on the  
11 corner, correct? ALDI is on the corner. We've got a lot of  
12 moving parts going on right in there.

13 And I want to commend whoever had the foresight  
14 some years ago to kind of rearrange Riggs Road coming down  
15 South Dakota Avenue. I don't know who did it. I did see the  
16 Office of Planning having a session out there some years ago.  
17 So I don't know if they had anything to do with it. But I'm  
18 glad to see that we don't have that corner that we used to  
19 come flying around and come down. And I would've had some  
20 other problems. So luckily we slow up there because we have  
21 to go there and make a right.

22 But I'm just concerned or I'm trying to understand  
23 how that's going to work on Kennedy Street. It seemed like  
24 there's a lot of activity going right there on Kennedy  
25 Street. And after that, if you can just take me around the

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1 site and show me the circulation pattern. How do you -- and  
2 I know your report. Reports are different in actuality, what  
3 actually happens.

4 I hear reports all the time, there's no traffic  
5 here. And I say this all the time. There's no traffic on  
6 this street, no traffic on this street. And you're kind of  
7 new to this, but I always think about all the traffic  
8 consultants when I'm in traffic and they tell me how things  
9 are going to flow. So if you could help me with my  
10 circulation through that whole process, I'd appreciate it.

11 MS. MOSIER: Sure. So we have two garage access  
12 points that are going to sort of serve both Meow Wolf and the  
13 various commercial uses, the one off Ingraham, one off  
14 Kennedy. As the parking interior, the actual hasn't been 100  
15 percent designed. But as of right now, there's no physical  
16 barriers. Like, you could go in off Kennedy and come out on  
17 Ingraham and vice versa.

18 CHAIRMAN HOOD: Okay.

19 MS. MOSIER: The residential parking is accessed  
20 off the back on the public alley. I guess we didn't really  
21 talk about that a whole lot, but there is a separate access  
22 back there.

23 CHAIRMAN HOOD: Oh, so the residential is on the  
24 back?

25 MS. MOSIER: Yep.

1 CHAIRMAN HOOD: Okay. All right. Now let me ask.  
2 Now the store is down here on the corner, right, ALDI's?

3 MS. MOSIER: Yeah, is down the corner.

4 CHAIRMAN HOOD: So I'm just trying to -- and we're  
5 also going to have parking on Kennedy Street as well, right?

6 MS. MOSIER: The section of Kennedy closest to  
7 Ingraham with the plan to restripe it to have two outbound  
8 lanes will no longer have on-street parking.

9 CHAIRMAN HOOD: Okay.

10 MS. MOSIER: Exactly how that design is going to  
11 work out is something we have to discuss with -- I don't have  
12 a diagram of it because we were quibbling over language.

13 CHAIRMAN HOOD: So I also saw a loading dock. I  
14 saw some trucks.

15 MS. MOSIER: So there's a loading dock. The  
16 loading dock is located on 4th Street. So trucks would come  
17 up. This is for the commercial loading dock is trucks would  
18 come up Kennedy and turn onto 4th Street there and then back  
19 into that loading dock.

20 CHAIRMAN HOOD: So that's my issue. We've got a  
21 whole lot of things going on, on Kennedy Street. And to me,  
22 I just need more information. And I know it's in your -- you  
23 have some of it in your report. But I just need to see how  
24 all that's going to work.

25 It sounds good, but how is it going to work when

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1 it all comes together? Somebody is blocking something in.  
2 I can't get my truck in there. Those are real live issues  
3 that happen in this city, and we need to try to at least --  
4 not that we can prevent them, but we need to plan for them.  
5 So I'd like to hear what your plan is. What are the  
6 mitigations that I may have missed? Because there are things  
7 that I do miss. But you did say there won't be no street  
8 parking on Kennedy Street.

9 MS. MOSIER: Right. So with --

10 CHAIRMAN HOOD: So that is a plus, I believe.

11 MS. MOSIER: Right. So there should be width if  
12 something -- a car breaks down, something happens. There  
13 should be room to get around them, I guess. In terms of  
14 truck deliveries, like we said in the loading management  
15 plan, those will be -- there will be an on-site person who  
16 handles loading. And those deliveries would be generally  
17 scheduled. So trucks would come in and enter the loading  
18 dock area. They're not going to be, like, hanging out on  
19 Kennedy --

20 CHAIRMAN HOOD: Okay.

21 MS. MOSIER: -- blocking things up.

22 CHAIRMAN HOOD: So if you could turn your mic off.  
23 Not that I don't want you to speak. But we're getting  
24 feedback. And maybe Mr. Tummonds can turn his off.

25 Let's talk about South Dakota Avenue. Other than

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1 we're working on repaving, and I know we have other things  
2 going on, on South Dakota. The speedway, I think somebody  
3 mentioned the speedway. We're talking about doing a HAWK  
4 signal. Do we anticipate -- and I didn't see this in your  
5 report. Do we anticipate a backup coming off of Riggs Road?

6 MS. MOSIER: So people heading towards Riggs  
7 backing up?

8 CHAIRMAN HOOD: No, coming off, when I come off  
9 Riggs. So as the HAWK signal is --

10 MS. MOSIER: Oh, I see what you're saying.

11 CHAIRMAN HOOD: -- coming off to go -- yeah, to  
12 come down -- I like to say coming off because I flew around  
13 that corner many times. But coming down South Dakota, are  
14 we anticipating -- if we're talking about looking at another  
15 light, are we anticipating some type of backup?

16 MS. MOSIER: We did look at queuing within the  
17 report. We didn't identify any particular queuing issues  
18 southbound. We did have a northbound queuing issue that we  
19 proposed mitigation for --

20 CHAIRMAN HOOD: Okay.

21 MS. MOSIER: -- the other direction.

22 CHAIRMAN HOOD: The other direction coming up?

23 MS. MOSIER: Yeah.

24 CHAIRMAN HOOD: I did see a left -- did I see a  
25 left turn signal -- I mean, a left turn lane somewhere?

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1 Anyway, I may have misread that. I don't want to go down  
2 that. I don't want to ask that because I'd have to revisit  
3 that.

4           So let's look more into that as we get further  
5 because I am very curious to make sure that we do not start  
6 having a whole lot of traffic problems on South Dakota  
7 Avenue. Even though I think when I look at this development,  
8 I think it's more pedestrian friendly as well as what one of  
9 my colleagues mentioned about making sure it was conducive  
10 for seniors. And I know the Metro is up the street, and I  
11 know this neighborhood is well established and we have  
12 seniors. We want to make sure they are a part of the  
13 participation.

14           Now let me ask you. What business from the  
15 neighborhood is going to go over there?

16           MR. TUMMONDS: So this is a question that  
17 absolutely was raised in a number of our discussion. And I  
18 think you said the slots. I can't remember if we said it  
19 here or not. When we're talking about the food hall, we see  
20 this more as a food hall in the Union Market idea of a food  
21 hall, not food court at Union Station.

22           So we think that the types of users that will be  
23 in the food hall will be able to be more local because there  
24 will be less upfront costs, less merchandise to stock. So  
25 I think we've -- and we've said this throughout our community

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1 dialogue is that's where we envision there will be  
2 opportunities for local retailers and restaurants.

3 CHAIRMAN HOOD: So do we have a plan where we  
4 work, like, Lamond-Riggs Citizen Association, the ANC? Do  
5 we have a plan spelled out specifically? If not, we need to  
6 do that.

7 MR. TUMMONDS: Okay. We do not have a specific  
8 plan. I know that we've established what we think. But we  
9 on the applicant's team believe is a good strong relationship  
10 with Ms. Cofield and Ms. Evans. But we can continue on that  
11 path.

12 CHAIRMAN HOOD: Okay. Now help me understand a  
13 SmarTrip. I saw it's ten dollars. What is that, just for  
14 one trip? I'm not being funny. I'm serious, ten dollars.  
15 Is it going to be preloaded, reloaded, or just one trip?

16 MS. MOSIER: Right. So it would be preloaded with  
17 ten dollars. The idea, the amount was suggested by DDOT.  
18 But it also -- it's not intended to be something that lets  
19 someone ride Metro all year. The idea is to jumpstart them  
20 to try it to sort of set a new habit.

21 CHAIRMAN HOOD: Right. But ten dollars, when you  
22 jumpstart it, if you go, you want to have something to get  
23 back. So I think we need to look at that. And I don't think  
24 25 is too much. But 10 dollars, really? I mean, just  
25 thinking.

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1 MR. TUMMONDS: Sure.

2 CHAIRMAN HOOD: And I'm not trying to discount it.  
3 And I appreciate the ten. But I think if we want somebody  
4 to do it more, sometimes it takes more than one time to  
5 engage. So I'm not saying you have to do it. I'm just  
6 asking you to look at it.

7 And I can't take credit for this next comment.  
8 But believe it or not, I like to echo Commissioner May's  
9 concern about the light colors. That's one thing I have  
10 learned from him, and I agree is that the light colors do  
11 make a difference. And in this neighborhood, we don't want  
12 things to start looking dingy. So I want to associate myself  
13 with Commissioner May's comments. And hopefully -- I'm not  
14 sure all what he asked for, but I want to associate myself  
15 with that.

16 Solar panels, I also want to associate myself with  
17 Commissioner Shapiro as well because I believe it's -- I  
18 don't know. Did you ask for more? I can't remember. It's  
19 been so long since I've heard these discussions, but along  
20 with the green roof. So I guess you've asked them to look  
21 at this, and I want to associate myself as well.

22 Other than that, it looks like I don't have any  
23 community questions as of yet. So I'm going to end my  
24 questions, see if anybody has any follow-up. But I do want  
25 to get through so we can hear from the citizens association.

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1 And I'm not if anyone -- I don't see anyone representing the  
2 ANC here. I think I know most of them. I don't see them  
3 here tonight. But I do want to make sure that we get time  
4 for the community speaking.

5 Any other follow-ups? Okay. Let's go to the  
6 Office -- oh, no. Yeah, go ahead.

7 COMMISSIONER SHAPIRO: A very brief follow-up.  
8 This builds off of Vice Chair Miller's question around the  
9 artist studios or the artist units. How do you determine who  
10 goes in? Does a CulturalDC-like organization help vet  
11 artists? Is that the way it works?

12 MR. TUMMONDS: We do not yet have a formal  
13 agreement with Artspace. But again, Brookland seems to be --  
14 we've had things that work. But Artspace is an organization  
15 that has --

16 COMMISSIONER SHAPIRO: The one out of Minneapolis?

17 MR. TUMMONDS: Yes.

18 COMMISSIONER SHAPIRO: Okay. Thank you.

19 COMMISSIONER TURNBULL: Mr. Chair, I just have one  
20 for Mr. Bell. You stopped yourself when you were talking  
21 about the truss and you said it would be a zoning issue. Are  
22 you concerned? Does that tie us in with the heights?

23 MR. BELL: Yeah, that bridge does several things  
24 for us aside from the way in which articulates 4th Street --

25 COMMISSIONER TURNBULL: Right.

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1 MR. BELL: -- and shields the view into the  
2 loading docks. It also gives us the opportunity to be more  
3 flexible with the heights of the building along 4th Street.

4 COMMISSIONER TURNBULL: Yeah, okay. Makes sense.  
5 All right. Thank you.

6 CHAIRMAN HOOD: Okay. Do we have any cross from  
7 Lamond -- I mean, I'm sorry. Let me go to ANC 5A first.  
8 Again, I don't see anyone here for cross. Does Lamond-Riggs  
9 Citizens Association have any cross? Okay. And I think  
10 those were the only two parties. All right. Let's go to the  
11 Office of Planning, Mr. Cochran.

12 MR. COCHRAN: No, thank you, Mr. Chair. OP is  
13 supportive of this project. This proposed second stage PUD  
14 is vastly superior to what was approved in Stage 1, in uses,  
15 in site plan, and in architecture.

16 Our hearing report recommended that you approve  
17 the project, but we also asked for a provision of additional  
18 information. And the applicants responded to OP's request  
19 with the case filing this afternoon. We haven't had a chance  
20 to fully evaluate those, but it does appear that the  
21 information is sufficient to determine what the FAR and the  
22 overall and the particular use square footages are for  
23 Building B.

24 The applicants clarified what type of LEED  
25 certification it will pursue and the types and the

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1 distributions of the residential units. It's listed the  
2 project amenities that'll be available to the residents of  
3 Building B and it's indicated, although it hasn't guaranteed,  
4 that the amenities in Building A would also be made available  
5 to Building B.

6 They've updated the status of the retail leases  
7 in Building A and stated that there won't be any solar panels  
8 at this point and shown what Kennedy Street might look like  
9 after it's realigned and the dog park is eliminated.

10 But where OP, I gather like some of the  
11 Commissioners, finds information still to be insufficient is  
12 in design. With every iteration of plans and designs, the  
13 drawings have gotten better. We've worked extensively with  
14 the applicant. But they still need improvements in their  
15 details and in their representations to ensure that the  
16 caliber of the design is commensurate with the importance of  
17 the project.

18 The drawings filed today are still not clear on  
19 colors, some building and ornament materials, the depths of  
20 the facades. They're clear in some of the respective  
21 illustrations, but they're not clear on the drawings and in  
22 window details, and then, of course, the relationship to  
23 Building A.

24 OP asks that the record be kept open so that we  
25 could continue to work with the applicant on these

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1 refinements before final approval and, of course, work with  
2 them on any of the questions that came up tonight by you all.

3           Finally, the question of affordable housing has  
4 come up and when that would apply in the future. IZ would  
5 apply possibly. It doesn't apply to this project, but it may  
6 in the future. For now, the PUD order permits the project  
7 to have just over 900 residential units.

8           Some of those units from future phases have been  
9 transferred into this phase which is a good thing. But if  
10 in a future phase the applicant receives permission to exceed  
11 the overall cap, the 900 cap, then the additional units would  
12 be subject to the IZ requirements that are in place at that  
13 time that they get permission to exceed that 900 cap. And  
14 at that point, of course, OP would also be pushing hard to  
15 get the applicant to proffer additional affordable units  
16 beyond whatever is required for IZ.

17           But because of this sort of uncertainty, it seems  
18 that the order, whatever order you issue in this case, should  
19 clarify whether the residential component is not subject to  
20 -- excuse me, should clarify whether the residential  
21 component that isn't subject to IZ is based on the maximum  
22 residential square footage that's approved for the project  
23 or on the maximum residential unit count that was approved  
24 for the project. And OP would be working with OAG and the  
25 applicant on this prior to the drafting of the order.

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1           That's it for us. And we're, of course, open to  
2 answer questions.

3           CHAIRMAN HOOD: Thank you, Mr. Cochran. Let's go  
4 to Mr. Van Houten from DDOT.

5           MR. VAN HOUTEN: All right. Good evening. My  
6 name is Ted Van Houten with DDOT. I'm joined by my  
7 colleague, Jonathan Rogers. We've been coordinating with the  
8 applicant since last September to review their development  
9 plans. The applicant has committed to a number of  
10 mitigations that DDOT agrees with that were covered in their  
11 presentation this evening.

12           DDOT has not received concurrence from the  
13 developer on the following mitigation. If full signal is  
14 ultimately not warranted at South Dakota and Ingraham, DDOT  
15 would like the applicant to dedicate those funds that would  
16 have been applied to the signal to other transportation  
17 improvements in the vicinity of the site.

18           The applicant does not concur on the following  
19 mitigations: improvement of pedestrian infrastructure at the  
20 intersection of Hamilton, Ingraham, and the public alley and  
21 on 3rd Street. The applicant claims these improvements would  
22 require work on private right-of-way.

23           These improvements are possible without impacting  
24 private right-of-way. And DDOT requests the applicant move  
25 forward with these mitigations. The applicant may work with

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1 neighboring property owners to implement these improvements,  
2 and DDOT is happy to assist in those conversations.

3           The applicant does not concur with two of DDOT's  
4 revisions to the transportation demand management or TDM  
5 plan. Given the reduction in parking, DDOT finds the TDM  
6 plan to be sufficient as currently proposed by the applicant.

7           The applicant does not concur with removing the  
8 crosswalk and associated curb ramps across South Dakota at  
9 Jefferson Street. This removal was not explicitly proposed  
10 by the applicant but would be necessary in order to implement  
11 the changes in curbside management and streetscape as  
12 outlined in the CTR, and as such, will be a requirement of  
13 Public Space permitting.

14           Regarding parking, DDOT is supportive of the  
15 reduction in parking. Seven hundred and eighty spaces  
16 already exceeds the amount required by zoning. The site is  
17 close to Metro rail and Metro bus transit, and the mix of  
18 uses leads to different demands on parking at different times  
19 of the day.

20           DDOT notes that off-site pedestrian improvements  
21 requested by us are important for providing high quality  
22 accessible pedestrian connections to transit to support the  
23 level of proposed parking supply.

24           Lastly, the documents presented tonight show some  
25 elements that do not meet DDOT standards, including vaults

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1 in public space and a noncontinuous row of trees on South  
2 Dakota Avenue.

3 Thank you for the opportunity to testify, and we  
4 look forward to answering any questions you may have.

5 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. So  
6 I do have questions, but it would be helpful if the applicant  
7 could come forward and maybe Ms. Mosier to pull up slides.  
8 And I need to -- this goes to Commissioner May's question  
9 about the complexity of this. I just want to look at what  
10 you're responding to, what you're comfortable with and not  
11 comfortable with in relation to the drawings.

12 So can I ask you to go with the ones that they  
13 have not agreed to and to talk us through that while looking  
14 at the relevant slides?

15 MR. VAN HOUTEN: Yes. So the first one we haven't  
16 received full concurrence with is at South Dakota and  
17 Ingraham. They had discussed, currently, we're going to put  
18 a HAWK signal there. The applicant discussed putting a --

19 COMMISSIONER SHAPIRO: Can you go to the slide  
20 that has the -- right.

21 MR. TUMMONDS: Yep.

22 COMMISSIONER SHAPIRO: There we go. Thank you.  
23 Keep going. I'm sorry.

24 MR. VAN HOUTEN: So yeah. At Ingraham, there's  
25 currently nothing. DDOT is working on putting a HAWK signal

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1 at Ingraham. And the applicant has proposed to put a full  
2 signal there. That's something that we're open to, but our  
3 signals team wants to continue to work with -- they want to  
4 do their own analysis and vetting of what the applicant has  
5 done. And it was discussed earlier today.

6 But ultimately, if it turns out that after looking  
7 at it initially and then after the development is done and  
8 goes online for a number of months or whatever a signal team  
9 requires. If ultimately a full signal is not required, is  
10 not warranted there and the HAWK stays, what we ask the  
11 applicant to do is take the funds that would've been used to  
12 upgrade the HAWK to a full signal to use them for other  
13 transportation improvements in the vicinity of the site. So  
14 other improvements for pedestrian safety, and they would be  
15 identified later.

16 COMMISSIONER SHAPIRO: So approximately, what's  
17 the cost difference between a HAWK signal and a full traffic  
18 light roughly?

19 MR. ROGERS: So if I can jump in. For the record,  
20 Jonathan Rogers with DDOT. So the issue here is DDOT is  
21 constructing the HAWK signal. To construct a new signal is  
22 approximately 250,000 dollars. There's some marginal savings  
23 from moving from a HAWK to a full signal with the conduit and  
24 electric already in place. But the cost would essentially  
25 be approximately that 250,000 dollars.

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1 COMMISSIONER SHAPIRO: I want to understand. The  
2 250 is the difference between the HAWK signal and a full  
3 signal?

4 MR. ROGERS: No, I do not have figures to cover  
5 the difference.

6 COMMISSIONER SHAPIRO: This is going to be at  
7 least a HAWK signal, maybe a full signal?

8 MR. ROGERS: It's going to be at least a HAWK  
9 signal which DDOT is constructing.

10 COMMISSIONER SHAPIRO: So the only proffer here  
11 would be the difference between the two?

12 MR. TUMMONDS: No, I -- I'm sorry. I think we  
13 have said -- the applicant has said that we will pay the 250,  
14 whatever it is, to have a fully signalized intersection. And  
15 I think DDOT is saying, but what if we decided and if after  
16 we go through the signal warrant analysis and it's deemed  
17 that it's not necessary to have that, that 250, instead of  
18 being paid by the applicant for the signal, that 250 should  
19 go to DDOT for other improvements up and down South Dakota.

20 MR. ROGERS: Yes.

21 COMMISSIONER SHAPIRO: And in that case, DDOT  
22 would pay for the HAWK signal.

23 MR. ROGERS: DDOT is paying for the HAWK signal.  
24 It's in process to be implemented in the near term future in  
25 advance of this development moving forward to construction.

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1 COMMISSIONER SHAPIRO: Thank you.

2 MR. TUMMONDS: So I think our answer to that is  
3 let us take a look, and I think that is a somewhat easy  
4 answer to yes, no. In all the other materials that we are  
5 providing, we can address that.

6 COMMISSIONER SHAPIRO: Okay. Thank you.

7 MR. VAN HOUTEN: So moving to the next one, if we  
8 want to flash up the pedestrian facilities map. So the two  
9 things that we're asking for here are so Ingraham -- at the  
10 southwest corner of the site, Ingraham becomes Hamilton  
11 Street at that point. And that's where the public alley  
12 comes in.

13 So at that intersection, specifically on the north  
14 side of it, if you'll really look in, you can see that  
15 there's not a dotted green line across that area. There is  
16 not a ramp on the western side of it on the neighboring  
17 property. And part of that ramp is in public space.

18 The applicant could also bump the curb out to put  
19 a ramp in public space on that northwest side. And that's  
20 what we're asking to do because we're right by the Metro  
21 station. This is a major route. And having eight ramps on  
22 all four corners of the intersection is really important.

23 The other one is if you'll look on 3rd Street,  
24 there's that gap there where the green is and then where the  
25 yellow is. 3rd Street stops and then it starts back up

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1 again. And then it turns and it becomes Kennedy when it  
2 makes that turn.

3           There's not a road there. There's a small  
4 pedestrian connection that we built previously. But it's not  
5 standard. There's not a ramp. So it's not accessible if  
6 you're in a wheelchair. So we would ask the applicant to  
7 build a connection that meets our standards for pedestrians  
8 and bikes to connect one side of 3rd Street to the other.  
9 We did look at the boundary lines, and it is possible to put  
10 that in public space. And we're happy to continue to work  
11 with the applicant to discuss that.

12           COMMISSIONER SHAPIRO: Approximately what's the  
13 price tag on that? Do you know what you're asking them to  
14 give?

15           MR. VAN HOUTEN: I mean, we'd be putting in -- I  
16 don't know exactly how long that is, but a sidewalk, maybe  
17 a wider sidewalk, then a standard six or eight, and then  
18 ramps on either side. So nothing super expensive. I don't  
19 have exact numbers, but just a couple of ramps and a wide  
20 sidewalk between those two.

21           MR. TUMMONDS: We can prepare an analysis for what  
22 that costs and we'll take on that.

23           COMMISSIONER SHAPIRO: Yeah, it's helpful to know.  
24 Right, thank you.

25           MR. VAN HOUTEN: And then TDM plan, we're moving

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1 on. And then lastly, so at South Dakota and Jefferson, there  
2 is a crosswalk across South Dakota. It's not signalized.  
3 In order to make all of the changes to the streetscape and  
4 to the curbside management along South Dakota, that crosswalk  
5 across South Dakota at Jefferson would need to be removed.  
6 But Kennedy is currently signalized. Ingraham we've  
7 discussed is going to get a HAWK or potentially a full  
8 signal, if warranted. So I think those mitigations --

9 MR. BELL: Yeah, we agree.

10 MR. VAN HOUTEN: Yeah.

11 MS. MOSIER: That makes sense. We didn't  
12 explicitly state it in the report which was all I was  
13 pointing that, like -- but it does make sense.

14 COMMISSIONER SHAPIRO: Thank you, Mr. Chair.  
15 That's all I have.

16 CHAIRMAN HOOD: Okay. Any other questions up  
17 here? Vice Chair Miller.

18 VICE CHAIR MILLER: I guess for the Office of  
19 Planning. I guess this was probably dealt with at the stage  
20 one approval. And I should go back and look at the record  
21 on that and reports on that. But could you briefly address  
22 -- I think the height in this building has increased from an  
23 early iteration to 80 feet --

24 MR. COCHRAN: Yes.

25 VICE CHAIR MILLER: -- or one of the buildings?

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1 MR. COCHRAN: It's increased five feet since  
2 setdown, and it increased to more, like, 20 feet since the  
3 first stage.

4 VICE CHAIR MILLER: Right.

5 MR. COCHRAN: And those measurements are based on  
6 that, include that bridge.

7 VICE CHAIR MILLER: Say that again.

8 MR. COCHRAN: The measurements are based on the  
9 bridge.

10 VICE CHAIR MILLER: Right. So the issue that I  
11 was looking for maybe more information, maybe the applicant  
12 can provide this and maybe it's in the record from the  
13 earlier stage hearing is it's just a brief justification as  
14 to how this project fits in with the moderate density  
15 designation on the comprehensive plan.

16 I realize that the density is in the 2.5 range or  
17 something which certainly is within the moderate. But I just  
18 -- I think I would just like some information on how the --  
19 what's the underlying zoning for this? I know it's -- it was  
20 a ZR 50. It probably was on ZR 58 originally.

21 MR. COCHRAN: I'm sorry. I just don't remember  
22 back those 14 years.

23 VICE CHAIR MILLER: So I just want to make sure  
24 I understand how the height and density -- I think I  
25 understand the density. How the height fits in with the

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1 underlying zoning, a PUD -- that's associated with a PUD.

2 MR. TUMMONDS: We can do that. And I think we can  
3 provide that analysis. Also just to note too that in the  
4 first stage PUD for Block C and D, there was approval for 90-  
5 foot tall buildings.

6 VICE CHAIR MILLER: Okay.

7 MR. TUMMONDS: So while were beginning with the  
8 shifting of bringing the residential from Block C to Block  
9 B, we did increase some there. But on this PUD, there, in  
10 fact, had been building heights in excess of 80.

11 VICE CHAIR MILLER: Okay. Yeah, if you could  
12 provide just a brief explanation so that it's in the record.  
13 As you know, we have a --

14 MR. TUMMONDS: Absolutely.

15 VICE CHAIR MILLER: -- recent history with the  
16 D.C. Court of Appeals with moderate density designated  
17 properties all across the city. And there's a comp plan.  
18 And then pending in the council, maybe they can deal with  
19 that there as well.

20 CHAIRMAN HOOD: Okay. Any other questions or  
21 comments up here? Okay. Again, I don't see Ronnie Edwards,  
22 Chair of ANC 5A. President Evans, you have any cross  
23 examination of the Office of Planning or DDOT? Was that your  
24 Vice President? Oh, okay. All right. So thank you all,  
25 both the Office of Planning and DDOT. Let's go to other

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1 government reports.

2 I did see off the top of my head which may be  
3 dangerous. I did see a letter from a nonprofit. I forget  
4 the name. But anyway, I think the record is complete unless  
5 somebody wants to call out some of the other letters we had.  
6 I did see one in here. There may be more than one, but one  
7 that I just remember. Am I leaving any letters out?

8 MR. TUMMONDS: I think there was a letter in  
9 support from the South Dakota Avenue-Riggs Road Main Street.

10 CHAIRMAN HOOD: Is that who it was? Okay.

11 MR. TUMMONDS: There's a letter in support. And  
12 then I think there was also a letter filed today from Casey  
13 Trees.

14 CHAIRMAN HOOD: Casey Trees? Okay. Any other  
15 letters? I want make sure we record it when they take time  
16 to put a letter in. Okay. Thank you. Let's go to report  
17 of the ANC.

18 We do have Exhibit 28. It looks like we do have  
19 a letter of support. I'm sorry? Okay. So we do have a  
20 letter of support. It says, therefore, be it resolved the  
21 Advisory Neighborhood Commission 5A voted 5-0-0 to support  
22 the supplemental submissions of Zoning Commission Case No.  
23 16-10D, first stage PUD modification of significance, the  
24 application of the Cafritz Foundation. And that is our  
25 Exhibit -- what's the exhibit number? One second, please.

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1 My computer closed all the way out. Exhibit 28, thank you.

2 Okay. Let's go to the party in support, the  
3 Lamond-Riggs Citizen Association. I probably could've looked  
4 at your letter here and saw your Vice President's name. If  
5 your Vice President wants to come forward as well.

6 (Pause.)

7 CHAIRMAN HOOD: Okay. You all may begin.  
8 Identify yourself. You may begin.

9 MS. EVANS: Okay. Good evening, Chairman Hood and  
10 members of the Commission. My name is Uchenna Evans, and I  
11 serve as the President of the Lamond-Riggs Citizens  
12 Association. Thank you for the opportunity to present this  
13 testimony on behalf of the LRCA in support of the project  
14 that is the subject of this public, Art Place at Fort Totten,  
15 Block B.

16 I will use the terms, Block B and second phase  
17 interchangeably in my testimony. I'm joined by my colleague,  
18 Gwen Cofield, First Vice President of LRCA and chair of the  
19 Lamond-Riggs Development Task Force which is a committee of  
20 the LRCA.

21 Gwen will present part one of our testimony  
22 discussing the mission of LRCA and its community engagement  
23 efforts with respect to this project. After that, I will  
24 present the remainder of our testimony which will focus on  
25 the project's alignment with the neighborhood's area

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1 development plan and the remaining areas of concern we have  
2 with the project along with recommendations.

3           At this point, I would like to turn it over to  
4 Gwen.

5           MS. COFIELD: Hello, Commissioners. Again, my  
6 name is Gwen Cofield. I'm the First Vice President of the  
7 Lamond-Riggs Citizens Association and the chair of its  
8 development task force. I'm here speaking on behalf of those  
9 entities regarding this project.

10           The LRCA has represented the residents of the  
11 Lamond-Riggs community for over 70 years. Our mission  
12 generally is to share information that affects the Lamond-  
13 Riggs community, provide a sense of community, preserve and  
14 enhance the assets of the neighborhood, and provide  
15 leadership and advocacy about neighborhood interests.

16           Our boundaries are Underwood Place, Northeast-  
17 Northwest to the north, Eastern Avenue to the east, Galloway  
18 Street to the south, and Metro tracks -- Fort Totten Metro  
19 tracks to the west. The proposed development before the  
20 Commission lies entirely within the boundaries of the LRCA.

21           Iterations of the proposed development have been  
22 presented and changed over several years. And the LRCA has  
23 been actively engaged with the development team since the  
24 most recent plans for the second stage were submitted in  
25 September 2018. The developer has engaged with the community

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1 in multiple public meetings and has been responsive to  
2 community feedback.

3 Over several months, LRCA conducted an online and  
4 paper survey in the community and of our members to solicit  
5 resident input on the project. Seventy-three percent of  
6 respondents reported a favorable impression. Sixteen  
7 reported a neutral impression, and approximately ten percent  
8 reported a dissatisfied impression.

9 Based upon the survey results and feedback  
10 received at public meetings, on March 11, 2019, our board  
11 passed a resolution in support of the project outlining areas  
12 of concern that we heard from residents. At our regularly  
13 scheduled general body meeting on April 1st, the body  
14 concurred with the board's resolution, voting to support the  
15 project with the identified areas of concerns that our  
16 President will discuss after talking about the small area  
17 plan and other matters.

18 MS. EVANS: The District Council approved the  
19 Riggs Road and South Dakota Avenue area development plan in  
20 2009. The plan focused on a study area of about a quarter  
21 mile radius around the intersection of Riggs Road and South  
22 Dakota Avenue and a secondary study area of a half mile  
23 radius of the intersection.

24 The plan's guiding principles are to establish a  
25 dynamic neighborhood center at Riggs Road and South Dakota

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1 Avenue that enhances community character and reactivates the  
2 street, attract development that serves all generations,  
3 connect, activate, and create new open spaces, promote safe  
4 access and circulation throughout the neighborhood.

5           The proposed project constitutes a significant  
6 development opportunity site within the area development  
7 plan's boundaries. In our written testimony, we have  
8 provided the general design guidelines contained within the  
9 plan. And then you also see the specific site guidelines --  
10 design guidelines for the Cafritz Ritz Plaza properties in  
11 our written testimony, so I will not go through that at this  
12 time.

13           The executive summary of the area development plan  
14 and the most implementation plan from 2015 are provided as  
15 attachments for reference. The executive summary is  
16 Attachment A which starts on page 10, and the 2015  
17 implementation plan is Attachment B which starts on page 23.

18           We believe through its design, intended uses, and  
19 amenities, the proposed development largely aligns with the  
20 vision outlined in the area development plan. And then we  
21 just like to briefly note that there was an additional study  
22 done by DDOT in 2011, the 1st Place in Galloway Street  
23 Northeast transportation access plan and improvement study,  
24 which made a number of recommendations and the developer has  
25 proposed to include wayfinding signs which was one of the

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1 recommendations in that study.

2           At this point, I'd like to discuss some of the  
3 benefits of the project that we believe that this transit  
4 oriented proposed project will deliver to the community.

5           First, grocery with the lease signing of ALDI.  
6 The proposed development will provide another affordable  
7 grocery option to the neighborhood. Entertainment, the  
8 family entertainment zone has the potential to provide  
9 entertainment and recreation across all generations.

10           Dining, this neighborhood does not have any sit-  
11 down restaurants and has very few healthy takeout food  
12 options. So the potential for this project to provide a food  
13 hall as well as space for restaurants is promising.

14           The proposed project has the ability to provide  
15 the neighborhood serving retail such as a bank and space for  
16 unique local retailers. Museum and cultural amenities, the  
17 Explore! Children's Museum as well as other cultural uses in  
18 the proposed development will be valuable to residents of all  
19 ages in the neighborhood.

20           Open community space and dog park, we note at a  
21 time when neighborhoods are increasingly challenged for open  
22 space leading to conflicts, overuse of that space, we  
23 appreciate as this project proposes a number of plaza spaces  
24 that can be programmed to connect the development to the  
25 larger community. And also providing and maintaining the dog

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1 park will likewise connect the project to the larger  
2 community and provide an opportunity for residents to  
3 socialize.

4 Art housing and studios, we all know a vibrant  
5 city needs the arts. And we appreciate that this space of  
6 the development will deliver on the arts focus name of the  
7 project by provided much needed affordable artist housing and  
8 studio space in addition to the other arts oriented features  
9 of the project.

10 Finally, one of the most important aspects of the  
11 project is just the variety of intended uses that will create  
12 a number of jobs that can be filled by local residents, youth  
13 and adults alike. We believe with thoughtful design and  
14 implementation, the proposed project has the potential to be  
15 a unique, valuable part of the community.

16 And at this time, I'm going to discuss remaining  
17 areas of concerns and recommendations. We generally concur  
18 with the analysis and conditions and recommendations proposed  
19 by Office of Planning, DDOT, DHCD, and the Metropolitan  
20 Police Department that were contained in OP's report.

21 The first area of concern we have is concerns,  
22 impacts of traffic on the neighborhood. This neighborhood  
23 is currently a low density neighborhood. The proposed  
24 project proposes to bring a number of visitors to the  
25 community. And so we request that DDOT and the developer

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1 coordinate with the community and keep the community informed  
2 about transportation and traffic issues and decisions related  
3 to this project, including in design and permitting.

4 I'll just note by way of context for construction  
5 of Building A. The crosswalk at 4th and Galloway Street was  
6 removed and it took several months of community advocacy  
7 after completion of Building A for an accessible crosswalk  
8 to be reinstalled. And we are still waiting for adequate no  
9 parking signage at this crosswalk so that motorists  
10 understand that they are not supposed to park directly in  
11 front of or behind the crosswalk. And we provided Attachment  
12 C just so you can see that picture for what we are talking  
13 about.

14 Next, the construction management plan, we did  
15 receive a copy of the developer's proposed construction  
16 management plan. You see a number of our recommendations.  
17 In our written testimony, we request that staging be confined  
18 to the project site. We note that two or three other large  
19 scale construction projects will be occurring around the same  
20 time in the same area.

21 And so we request that the developer observe safe  
22 accommodation rules with respect to keeping at least one  
23 sidewalk open for pedestrians to safely travel and to access  
24 the Metro station. And we request that trucks follow  
25 designated truck routes.

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1           With respect to the transportation demand  
2 management plan, we concur with DDOT's recommendation that  
3 the developer maintain the TDM plan for the life of the  
4 project. We note the number of useful ways that the TDM plan  
5 will mitigate traffic and parking congestion.

6           We encourage the developer to proffer to residents  
7 in Block B similar benefits proffered to residents in  
8 Building A. And their testimony tonight, they indicated that  
9 they would do so. And we encourage the developer to consider  
10 providing one or two Zipcar or other carsharing services  
11 spaces in the project, preferably at street level.

12           We do have a concern about spillover parking. We  
13 received the memo indicating the plan to reduce the number  
14 of proposed parking spaces. We recognize that promoting non-  
15 auto travel to the site is important. But we are also aware  
16 Metro is not operating at optimal levels, especially on  
17 weekends and during off peak hours particularly when there  
18 are likely to be many visitors to the site.

19           And therefore, we note that there could be  
20 spillover parking on a number of residential streets. And  
21 therefore, we request that DDOT and the developer regularly  
22 monitor parking demands and support stricter parking  
23 restrictions on residential streets.

24           We recommend that or highly encourage the  
25 developer to consider shared parking with other development

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1 projects in the neighborhood, particularly the Lamond-Riggs  
2 Neighborhood Library which will be reconstructed in the same  
3 general time frame directly across the street from the site.

4           With respect to bus and pedestrian pick-up and  
5 drop-off zones, we just ask that the developer continue to  
6 monitor those zones so that they actually function as  
7 intended. We note that on Riggs Road, currently motorists  
8 pretty much double park in the travel lane blocking traffic  
9 during travel times. And I would just refer to the rest of  
10 our written testimony.

11           CHAIRMAN HOOD: Just go ahead and keep going.

12           MS. EVANS: Okay, okay. We note that on Riggs  
13 Road, there's been a problem with the travel lane being  
14 occupied by motorists double parking to utilize the Walmart.  
15 So we just ask that those pick-up and drop-off zones be  
16 monitored.

17           And with respect to traffic signals, as noted,  
18 DDOT does plan to install a HAWK signal at South Dakota and  
19 Ingraham. And we would like the developer and DDOT to fully  
20 commit to installing a fully operational traffic signal at  
21 this intersection when Block B is completed.

22           And finally, we encourage the developer to explore  
23 with DDOT ways to implement elements of the new D.C. plan  
24 applicable to the neighborhood, particularly with respect to  
25 bike infrastructure on South Dakota Avenue and bike access

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1 to the Fort Totten Metro station.

2           Our second area of concern is ensuring adequate  
3 safe pedestrian pathways. We encourage the developer to work  
4 with DDOT to ensure high visibility at all pedestrian and  
5 road crossings. Where feasible, we ask that the developer  
6 install raised crosswalks to slow traffic and provide a  
7 stronger visual cue for motorists.

8           We note in particular that there should be a stop  
9 sign, a raised crosswalk at 4th and Ingraham and where the  
10 public alley meets Ingraham. And we just ask that the  
11 project have adequate pedestrian pathways with pedestrian  
12 oriented lighting for all pedestrian areas. And we do  
13 strongly encourage the developer to recommend pedestrian  
14 improvements along South Dakota Avenue from Galloway Street  
15 to Riggs Road.

16           With respect to our third concern, stormwater  
17 management, we note that flooding typically occurs on South  
18 Dakota Avenue, at Galloway, and Gallatin Streets. So we just  
19 ask that the developer -- we know that they are moving a  
20 number of street trees on South Dakota Avenue to accommodate  
21 undergrounding of utilities. So we just ask that they have  
22 a plan to mitigate problems with flooding in this area.

23           Moving on to number 4, we would like to ensure  
24 that there is adequate security to protect the well-being of  
25 visitors to the neighborhood as well as existing residents.

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1 As I already mentioned, this is a low density neighborhood  
2 with relatively low crime. And just by the sheer number of  
3 visitors that are expected to the site, we know that there  
4 is the potential for increase in crime.

5 And an increase in crime or even the perception  
6 of an increase in crime will be detrimental to the project  
7 and to the neighborhood itself. And so we appreciate that  
8 the developer has been considering how to carefully balance  
9 security while also maintain an inviting atmosphere. We  
10 encourage them to continue exploring the feasibility of  
11 having some type of dedicated security center or space with  
12 dedicated security personnel within the project site.

13 Number five, we ask that there be a plan to  
14 provide high quality sustainable retail including  
15 neighborhood serving retail. There is quite a significant  
16 amount of vacant retail space in Building A, and there is a  
17 significant amount of retail space proposed for Block B.

18 We ask that the developer have a thoughtful retail  
19 attraction plan for a sustainable neighborhood serving retail  
20 and space for unique local retailers. We encourage the  
21 developer to work with the Main Street and the community to  
22 assess the retail needs of residents and ensure their  
23 requests for community input reach residents of all ages and  
24 those without computer access.

25 Number six, we request that the project be well

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1 integrated into the community. We understand that this is  
2 a significant investment by the developer, one with a large  
3 physical footprint in the neighborhood. And so it really  
4 does need to be part of the community.

5           The design of The Hub isn't like anything in the  
6 neighborhood, and we think that that is okay. We think that  
7 it can serve as a striking placemaking element on South  
8 Dakota Avenue. We just request that the developer evaluate  
9 the operation of this kinetic facade to ensure that it does  
10 not disturb residents living east of South Dakota Avenue.

11           Next, we understand that the project needs to be  
12 financially sustainable and that there will likely be  
13 admissions fees for some of the programming. We just  
14 encourage the applicant to engage with the community on ways  
15 in making sure the offerings are accessible to existing  
16 community residents. In our written testimony, we offer a  
17 number of ways that we think that this can be done.

18           We ask that the developer partner with local  
19 neighborhood schools, rec centers, and the library on  
20 programming for the family entertainment zone and cultural  
21 uses in the site to ensure that the project has offerings for  
22 people of all age groups. And we note in particular, as has  
23 been already noted tonight, this community has a significant  
24 population of seniors who would benefit from having safe,  
25 accessible places in the community to enjoy outside of their

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1 homes.

2           We strongly agree with OP's recommendation that  
3 the developer proactively implement policies and procedures  
4 to promote neighborhood based hiring for the significant  
5 employment opportunities in the project. And particularly  
6 for the more arts oriented and cultural entities proposed,  
7 we think that there are a number of ways that the developer  
8 can ensure employment opportunities for the neighborhood and  
9 economic accessibility.

10           We encourage the developer to actively support the  
11 newly established South Dakota Avenue-Riggs Road Main Street  
12 and promote support of the Main Street by future retail  
13 tenants so that as the corridor develops, it can be done so  
14 in a cohesive manner.

15           We strongly support OP's recommendation that if  
16 the developer plans to provide additional housing in future  
17 phases, that the developer provide additional affordable  
18 housing consistent with inclusionary zoning guidelines. And  
19 with respect to the few remaining families in the Riggs Plaza  
20 Apartments, we just note that having a respectful relocation  
21 plan is critical to making sure residents feel like they're  
22 valued members of a community in which they have lived for  
23 many years.

24           And finally, although not technically part of this  
25 phase, we would like to receive more information about the

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1 proposed school use of the existing rear house buildings near  
2 3rd and Kennedy Street Northeast. We continue to have  
3 concerns about the potential impact of a school in that  
4 location, on traffic patterns, and on enrollment in existing  
5 DCPS traditional and public charter neighborhood schools.  
6 And we note that there are just many within a one mile radius  
7 of this site.

8           Our last air of concern is waste management and  
9 rodent control. We believe the developer should have a  
10 robust waste management and rodent control plan for the  
11 project during the construction phase and as the site is  
12 activated. We know that during construction that can disturb  
13 rodent populations. And we also know that the proposed food  
14 hall and other potential eateries could increase ways and  
15 potentially more rodents to the neighborhood.

16           We ask that the developer keep trash enclosed at  
17 all times and promote policies to minimize the amount of  
18 trash produced. We request that the developer provide pet  
19 waste bags and receptacles as provided in Building A. We  
20 request that the developer ensure a prompt pick-up of trash  
21 from all public spaces and sidewalks on or adjacent to the  
22 site, especially after events and peak visitation periods.

23           That concludes our testimony. I know I've run  
24 through it very quickly. And we look forward to approval of  
25 a thoughtfully -- what we consider a thoughtfully designed

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1 project and to continued collaboration with the developer to  
2 ensure that this project is well integrated into the  
3 community. Thank you for the opportunity to testify.

4 CHAIRMAN HOOD: Thank you both President Evans and  
5 First Vice President and chairperson of the Development Task  
6 Force, Ms. Cofield. This is very detailed, extremely very  
7 well done. LRCA, I've heard about them over the years. I've  
8 even to one or two meetings some years back. And when I look  
9 at this detail, you all have really helped give the applicant  
10 a roadmap.

11 I don't think I recall seeing one this detailed  
12 in all the time I was -- how long did it take you all to do  
13 this? Oh, this is over a period of time? And the reason I'm  
14 asking is because you're volunteers and you all have put a  
15 lot of thought and time into it. That's why I want to make  
16 sure that anything that this applicant does not agree with  
17 in this, I like to know what it is. I want that memorialized  
18 back to us in a sound bite. Not like this but in a sound  
19 bite. This is very detailed, and I think this is a great  
20 roadmap to assist in helping out.

21 Mr. Tummonds, I know you're going to tell me, oh,  
22 we agree with everything because there's quite a bit here.  
23 And I know you all have had a lot of discussions that seem  
24 to be working well and they're supportive. But I think this  
25 was very well done. I think it was very well thought out.

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1 And it really has a lot of specifics in here that if they  
2 were done and done properly by those who are going to be  
3 impacted, I think we'll have even a better project. Okay.  
4 That's just my two cents.

5 Let me open it up and see if -- did you want to  
6 say something, Mr. Tummonds? You ran to the table.

7 MR. TUMMONDS: No.

8 CHAIRMAN HOOD: Okay, okay. So you agree with my  
9 comments?

10 MR. TUMMONDS: Absolutely.

11 CHAIRMAN HOOD: Okay. All right. Let's open it  
12 up. Any questions or comments, anybody? All right. Let's  
13 see if -- again, the ANC is not here. But we appreciate all  
14 the hard that you all have done. And I am going to ask the  
15 applicant if there's anything in there. You all can continue  
16 to have those discussions because there's quite a bit in  
17 here. And again, this will make for a better project. So  
18 thank you for all the work that you all have put in.

19 MS. EVANS: Thank you.

20 MS. COFIELD: Thank you.

21 CHAIRMAN HOOD: Is Charon Hines still on the board  
22 or she's -- I'm just curious.

23 MS. EVANS: She is. She serves as a trustee.

24 CHAIRMAN HOOD: Does she do any work?

25 MS. EVANS: We'll tell her you said that.

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1 CHAIRMAN HOOD: Please do.

2 MS. EVANS: By name.

3 CHAIRMAN HOOD: Please do.

4 MS. EVANS: Okay.

5 CHAIRMAN HOOD: All right. Thank you.

6 MS. EVANS: Thank you.

7 CHAIRMAN HOOD: But seriously, though, we  
8 appreciate that. Do we have any organizations and persons  
9 who are here would like to testify in support come forward?  
10 Do we have any organizations and persons who are here would  
11 like to testify in opposition come forward? Do we have any  
12 organizations and persons who are here undeclared come  
13 forward?

14 You got two proponents. Well, it doesn't look  
15 like there's that many more. Anybody who wants to testify  
16 about anything, just come forward. Okay. So we will go with  
17 those who are in opposition first. We'll start with you.  
18 Identify yourself. Turn your mic, identify yourself, and you  
19 may begin.

20 MS. GRIMSTEAD: Good evening, Commissioners. My  
21 name is Deborah Grimstead, and I live at The Modern at Art  
22 Place at Fort Totten. My address is 400 Galloway Street,  
23 Northeast.

24 I have been living in a rental apartment in the  
25 first phase of Cafritz Foundation Art Place development since

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1 it opened in September of 2017. Before that, I lived in the  
2 adjacent Aventine Fort Totten rental apartments for ten  
3 years.

4 I am in support of the next phase Block B of Art  
5 Place at Fort Totten. But as a long term so-called 200-  
6 footer from where Block B will be built, I have a request  
7 related to transportation.

8 As mentioned in earlier testimony this evening,  
9 two additional major projects on South Dakota Avenue will  
10 occur during the same time period as and in the vicinity of  
11 Art Place at Fort Totten Block B. Demolition of the existing  
12 Lamond-Riggs Library and construction of its replacement will  
13 begin soon as well as construction of a large townhome  
14 development at the intersection of Riggs Road and South  
15 Dakota Avenue.

16 The transportation network for both pedestrians  
17 and vehicles for all three projects needs to be considered  
18 as a whole. For example, where are all the construction  
19 workers going to park? How will the existing free  
20 residential on street parking in the neighborhood be  
21 affected? Will pedestrians still have good access to the  
22 Fort Totten Metro station?

23 I believe that DDOT needs to assign specific staff  
24 to closely monitor construction during these three major  
25 projects in order to minimize the inevitable disruption of

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1 the current vehicle and pedestrian network. And as stated  
2 in an Urban Land Institute study regarding all development  
3 in the Fort Totten station area, I quote, without cooperative  
4 efforts among the various property owners within the  
5 redevelopment areas, the current lack of connectivity and  
6 visibility could, in fact, be worsened to the detriment of  
7 all.

8 Thank you, Commissioners.

9 CHAIRMAN HOOD: And Ms. Grimstead, let me just  
10 ask. You came up as an opponent, but I think you signed in  
11 as a proponent. And it sounds like you just have a concern  
12 about all the connectivity which is a very legitimate issue  
13 for, I'm sure, DDOT. But we'll figure that out.

14 MS. GRIMSTEAD: That's correct. I'm a proponent.  
15 And yes, I have that concern that I --

16 CHAIRMAN HOOD: So you are a proponent?

17 MS. GRIMSTEAD: -- specified.

18 CHAIRMAN HOOD: Okay. All right. Thank you.  
19 Next.

20 MR. BAKER: Good evening, Chairperson Hood and  
21 Commissioners. I appreciate the opportunity to testify. My  
22 name is Gavin Baker. I live at 746 Kennedy Street,  
23 Northeast, four blocks from the project site.

24 As a neighbor, I feel that this project would  
25 bring significant benefits to our neighborhood and the

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1 District as a whole, and I encourage you to approve the  
2 application. I also want to discuss some conditions that  
3 should be included in the approval related to pedestrian and  
4 bike access as well as some outstanding concerns I have with  
5 the design.

6 Today, our neighborhood doesn't have many retail  
7 or cultural opportunities. This project would change that  
8 in a very positive way and will bring vibrancy to the  
9 neighborhood. And that will extend next door by bringing  
10 more customers to fill the retail space in Phase A, nearly  
11 half of which has not yet been leased.

12 I am a member of the Lamond-Riggs Citizens  
13 Association, and I would like to associate myself with their  
14 comments. But there are a few important issues that I want  
15 to address in Exhibit 31, the traffic mitigation document  
16 related to pedestrian safety and parking.

17 First, on pedestrian safety, neighbors have been  
18 working with DDOT to secure improvements on South Dakota  
19 Avenue, and this project needs to enhance safety and access  
20 for both the development and the neighborhood as a whole.  
21 I support the proposal in this document to install a traffic  
22 light at the intersection of Ingraham and South Dakota. And  
23 in fact, I urge the Commission to require that it be  
24 operational before the project opens. Not to wait for  
25 additional studies but to require it now and respond to the

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1 safety concerns that neighbors have raised.

2           And I also appreciate the clarification that the  
3 developer is not proposing to remove the crosswalk at  
4 Jefferson. And I urge the Commission to require that it not  
5 be removed unless and until the signal is installed at  
6 Ingraham.

7           In addition, I concur with DDOT's recommendations  
8 regarding proposed improvements on Hamilton and on 3rd  
9 Streets. I think they would be welcome. It seems to me like  
10 those should be DDOT's responsibility, isn't it, to build  
11 sidewalks? Isn't that their job? I don't really understand  
12 why the developer should have to pay for DDOT's past  
13 failures. But regardless of who does it, I would like to see  
14 them happen. I think they would really improve access to the  
15 site.

16           And second, on parking, I support the proposal in  
17 this document to provide 780-car spaces which is a reduction  
18 from previous versions of the proposal. Since it is at the  
19 intersection of three Metro lines, bus lines, and the Met  
20 Branch Trail, that's plenty of parking and it still exceeds  
21 the maximum. And I'll echo LRCA's recommendation to share  
22 parking with the D.C. public library across the street.

23           I'm also concerned that this proposal, given its  
24 location, doesn't have enough bike parking for future  
25 residents. And I would urge the Commission to require at

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1 least a one-to-one ratio of bedrooms to long-term bike  
2 parking in the residential portion of the project.

3 And I thank you for your consideration.

4 CHAIRMAN HOOD: Okay. Thank you. Next.

5 MR. BALOG: I would like to request five minutes  
6 on the clock as an organization.

7 CHAIRMAN HOOD: What's the name of your  
8 organization?

9 MR. BALOG: Casey Trees.

10 CHAIRMAN HOOD: Oh, go right ahead.

11 MR. BALOG: Perfect, wonderful. Good evening,  
12 council members. My name is Spenser Balog, and I am the  
13 sustainable development associate with Casey Trees.

14 Casey Trees is a Washington, D.C. based nonprofit  
15 with a mission to restore, enhance, and protect the tree  
16 canopy of the nation's capital. To fulfill this mission, we  
17 plant trees and monitor the city's tree canopy and work with  
18 decision makers, developers, and residents to encourage tree  
19 planting and protection.

20 We are dedicated to helping the District reach its  
21 40 percent tree canopy goal by 2032. As a city, we can  
22 achieve this goal with sustainable development projects that  
23 protect existing trees and achieve a net gain in tree canopy.

24 We're very happy to see new amenities coming to  
25 Ward 5 for the community to enjoy, especially ones that

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1 encourage creativity and artistic expression. It is  
2 encouraging to know that the development team is committed  
3 to community outreach and giving current residents adequate  
4 opportunity to provide input regarding the future use of the  
5 site.

6 We are very pleased to see green roofs and  
7 bioretention use to mitigate stormwater on site. However,  
8 we ask that you also consider the value of protected  
9 accessible street level green spaces. Ground level green  
10 areas are the only spaces capable of growing the mature trees  
11 that are essential for effectively managing intense storms  
12 and flooding.

13 The current development plan is slated to remove  
14 over 100 trees as seen in Figure 1 to accommodate the Art  
15 Place. We believe it is possible to protect several of these  
16 trees and ensure that the site will be environmentally  
17 resilient.

18 We conducted a preliminary site inventory to  
19 determine which trees, if any, are protected under the Tree  
20 Canopy Protection Amendment Act of 2016. Under this act,  
21 trees 44 inches to 99 inches in circumference are classified  
22 as special trees. And any tree over 100 inches in  
23 circumference is classified as a heritage tree.

24 Our goal in conducting the site inventory was to  
25 ensure that healthy, mature trees were preserved where

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1 possible and that the level of tree canopy after development  
2 would meet or exceed the tree canopy that currently exists  
3 today. We have been in touch with the developers and they  
4 have been very receptive towards reevaluating their approach  
5 to this development to accommodate several of the special  
6 trees on site.

7           We have a few recommendations that we'd like to  
8 present to the Zoning Commission today. It's not our  
9 intention to delay this project or inhibit the development  
10 of the Art Place. However, we recommend that before the  
11 Zoning Commission approve the second-stage PUD for Block B  
12 of the development site, the developers consider the  
13 following.

14           We believe it's possible to protect several trees  
15 along 4th Street, Northeast as seen in Figure 2. In the  
16 development plan, 4th Street, Northeast will be converted to  
17 a private pedestrian street, and the development plan intends  
18 to replant street trees in the same location. We request  
19 that the development team commits to protecting seven of the  
20 existing street trees.

21           There are several locations on site where trees  
22 are planned to be removed that do not directly interfere with  
23 the development plans. We request that three trees are  
24 protected on the perimeter of the future Art Place building,  
25 on large mature tree on the southeast side of the building

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1 and two mature pine trees on the north side as well as one  
2 mature tree besides the residential building on the west  
3 side.

4           We recommend the development team adopt a three-  
5 to-one planting ratio on the future site. Over 100 trees are  
6 currently planned to be removed and only 110 trees to be  
7 planted. It takes many years for mature trees to reach their  
8 full potential in providing shade and stormwater retention.  
9 Planting three trees for every one tree removed is compliant  
10 with the American National Standard for Tree Care Operations.

11           Taking these actions would add significant shade  
12 for visitors attending the Art Place at Fort Totten and  
13 greatly assist with stormwater mitigation measures on site.  
14 Although we're only requesting that ten trees out of 100  
15 trees on this property are retained, we believe that doing  
16 so will provide an immense benefit to the community.

17           The District is projected to see hotter  
18 temperatures in the future. And dark, impervious surfaces  
19 like streets, roofs, and sidewalks soak up this heat and  
20 radiate it to the surrounding area. Protecting the existing  
21 large canopy trees ensure cooler temperatures throughout the  
22 site and effectively meet the goals of the Climate Ready D.C.  
23 plan while beautifying the site and providing mental and  
24 physical health benefits to residents.

25           We look forward to working with the development

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1 team and to continue the dialogue we've started on  
2 incorporating more trees into the development plan. We are  
3 appreciative of the developers receptiveness to comments and  
4 suggestions, and we look forward the Zoning Commission's  
5 review on the three requests we've outlined above.

6 We believe that adopting these commitments will  
7 help to make this Fort Totten gathering place more resilient  
8 in the face of worsening climate effects and make Art Place  
9 an example of innovative green design. Thank you for the  
10 opportunity to testify.

11 CHAIRMAN HOOD: Okay. Thank you. I can tell you  
12 the testimony I've heard tonight, it seems like all of it so  
13 far has been well thought out. I do want the applicant --  
14 and again, these are sound bites. I think there are some  
15 very legitimate concerns.

16 Ms. Grimstead, we need to make sure that we  
17 respond to her letter. I'd like to see all this at a later  
18 time. I've already mentioned LRCA and also Mr. Gavin and  
19 also Casey Trees.

20 Let me just say this. I'm glad to see that Casey  
21 Trees is starting to show up. They showed up at our  
22 oversight hearing, I believe. They showed up at our budget  
23 hearing. And you're showing up at these hearings. I would  
24 encourage you to continue to do that. I don't want to call  
25 any cases out, but I'm very disturbed about some trees that

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1 have been cut in a certain case. It's not in front of this  
2 Commission. It's in front of the Board.

3           But I would implore you to continue to do the work  
4 that you are doing because I think that is -- you brought up  
5 a good point. I was thinking that about how hot things get.  
6 And when there are no trees, when the sun is reflecting off  
7 of cement, I was thinking about the times -- and I may come  
8 over there. If there's no trees, it'll be late in the  
9 evening.

10           But I can assure you that we appreciate Casey  
11 Trees getting involved in most of our cases. Well, all of  
12 them it seems like now. So I want to encourage you to  
13 continue to do. And I'm also going to ask to give a response  
14 to the trees. I'm not asking for it tonight, but I need your  
15 sound bites of how we're going to do some of those three or  
16 four recommendations that Casey Trees, Mr. Gavin and Ms.  
17 Grimstead and LRCA.

18           So I want to hear all of it. Because to me, they  
19 put a lot of time into this. And we'd like to have  
20 responses. Sound bite responses because there's a voluminous  
21 record in here for us to read, and we want to make sure we  
22 get to the points.

23           Commissioners, any questions or comments? None?  
24 Okay. All right. Does LRCA have any cross examination? All  
25 right. Well, thank you all very much. We appreciate it.

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1 Oh, I'm sorry. Does the applicant have -- did I miss you all  
2 the last time? Did you have any cross of the LRCA? Okay.  
3 All right. I don't want us to have to come back and have  
4 another hearing because I missed because that has happened  
5 to me before or happened to us.

6 Okay. Mr. Tummonds, you can come back out.

7 MR. TUMMONDS: Sure. Finally, a few sound bite  
8 responses, a rebuttal. What I do want to say is that the  
9 experience that I personally have had, I think this  
10 development team has had in working with LRCA, with the ANC  
11 5A has been really great. We recognize this is a big  
12 project. This is a project that is really unique. And I  
13 think even the things we talked about tonight, some of it may  
14 be overcooked, undercooked. But it's admirable. It's  
15 unique. It is certainly going to be a special place.

16 And what we've found is that LRCA has always asked  
17 us pertinent, fair questions. Questions that were meant to  
18 resolve issues, get to a place that is better for everyone.  
19 There are no gotcha questions, and that is refreshing because  
20 that doesn't always happen.

21 So my sound bite is we will absolutely work with  
22 the leadership of LRCA. I can say Ms. Grimstead, Mr. Baker,  
23 they've been at all those meetings too. We appreciate the  
24 time and energy that they have come to come to those  
25 meetings. And the things we're talking about here aren't

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1 huge things, right? They're not things they're saying it's  
2 a make it or break it if we can't. They only way that we can  
3 address their concerns if do not have this project. No, we  
4 can make this work.

5           Similarly, I want to commend Mr. Balog. He  
6 reached out to the development team ten days ago, a couple  
7 weeks ago. So again, not as a gotcha moment, not to spring  
8 something on us today, but to work with them on these issues.

9           And I think there's some of those we can work.  
10 There are some trees that we won't be able to keep I think  
11 that he noted just because we're digging a hole where the  
12 garage will be. But we can look at protecting some of those  
13 other trees.

14           So again, sound bite, yes. We are confident that  
15 we can make this happen. This project will be better for it.  
16 And truthfully, it's been better as we've progressed since  
17 we filed this application on September 4th.

18           So with that, I think we conclude our presentation  
19 this evening and talk about the future. My own, personally,  
20 I don't necessarily -- and I leave it at you. I don't  
21 necessarily think we need to have another hearing to address  
22 the information that you've requested from us. I think we  
23 can do it with submissions. But if you think that we need  
24 to have another hearing to review those, we can look at that  
25 as well.

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1 CHAIRMAN HOOD: Let me stop --

2 MR. TUMMONDS: From talking with my --

3 CHAIRMAN HOOD: Let me stop you right there. I  
4 don't think that's where -- hopefully my comments weren't  
5 going there. I don't think anyone -- unless have nobody kick  
6 me under the table up here or anything. Once a while, I have  
7 been kicked. But I don't think -- not recently, not in  
8 recent years. But it has happened to me in the past. But  
9 I don't think we need another hearing.

10 I just think that they brought up all the groups.  
11 And everyone who's testified, as you've already stated as  
12 well, has brought us some very legitimate things. And we  
13 need to make sure it's memorialized in this record. Whether  
14 we can do it or not, but I think -- really LRCA I think  
15 really gave the roadmap. Not that Casey Trees -- or Mr.  
16 Gavin, not that they didn't. But I really think there's a  
17 roadmap laid out.

18 If we can do those other concerns or if we can do  
19 some mitigations or we can do some alternatives, we need to  
20 look at that. I think everything that I've heard tonight is  
21 very thought out and thoughtful.

22 So I don't think we went to the point of another  
23 hearing, believe me. So I wanted to cut that off right  
24 there. Okay. So you can finish closing, unless somebody  
25 else --

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1 MR. TUMMONDS: So I think --

2 CHAIRMAN HOOD: -- unless somebody else -- I don't  
3 think so.

4 COMMISSIONER MAY: No, I just want to say I agree.  
5 I don't think we need another hearing. But I do think you'll  
6 need time between now and when we take it up at a meeting to  
7 make sure that all these concerns are addressed fully.  
8 Because if you try to do it too quickly, we're going to wind  
9 up with more questions at the meeting. And then we get into  
10 this cycle of needing more and not making decisions and  
11 needing more, so --

12 MR. TUMMONDS: I think we agree. I mean, I think  
13 talking with the development team, we're going to need three  
14 weeks.

15 COMMISSIONER MAY: Okay. That strikes me as not  
16 enough time. But I'm not going to decide that for you. I  
17 just think that's really fast.

18 MS. SCHELLIN: I just wanted to ask too. Did you  
19 guys make some changes in your proffers and conditions?  
20 Didn't you proffer some new amenities or something?

21 MR. TUMMONDS: I think we had not yet engaged in  
22 the proffers, no.

23 MS. SCHELLIN: Because you'll have to go through  
24 that process which is a minimum of 28 days anyway, going  
25 through that proffer and condition process.

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1 MR. TUMMONDS: Right. But I think we can do that  
2 consistent with this.

3 MS. SCHELLIN: Right. So that would be more than  
4 the 28 days there.

5 CHAIRMAN HOOD: We also need time --

6 MS. SCHELLIN: And then you would have more than  
7 --

8 CHAIRMAN HOOD: -- for Office of Planning to  
9 respond.

10 MS. SCHELLIN: -- three weeks -- I'm sorry, more  
11 than three weeks.

12 CHAIRMAN HOOD: Office of Planning, DDOT. But let  
13 me just say this. Also we got to factor in the time -- oh,  
14 I'm hearing now. Has DOE being working with you?

15 MR. TUMMONDS: Yeah, I mean, I think DOE addressed  
16 -- DOE provided comments and they're --

17 CHAIRMAN HOOD: So you said three weeks.

18 MR. TUMMONDS: -- enumerated in the report.

19 CHAIRMAN HOOD: I'd rather for us to have enough  
20 time, and as Commissioner May said, not rush back here and  
21 then we have to come back again and do another one.

22 MR. TUMMONDS: Okay.

23 CHAIRMAN HOOD: We'll wind up having more meetings  
24 than we had the hearing.

25 MR. TUMMONDS: Sure.

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1 CHAIRMAN HOOD: We don't want to do that.

2 MR. TUMMONDS: Okay.

3 CHAIRMAN HOOD: So even if we add another week.

4 MS. SCHELLIN: So yeah, aligning with the proffer  
5 and condition process, you know what I'm talking about.

6 MR. TUMMONDS: Yeah.

7 MS. SCHELLIN: So that's 28 days there. So using  
8 that as our benchmark, let's say that's one, two, three,  
9 four. That would end -- because it would be -- starting a  
10 week from today, that would end May 2nd. So that would shoot  
11 us to the May 13th meeting.

12 So working backwards from that, if we could have  
13 your submissions by -- go through the conditions and proffer  
14 process, of course. But then if we could get your  
15 submissions by 3:00 p.m. on April 25th. And then the parties  
16 would have one week to respond which would be by 3:00 p.m.  
17 on May 2nd. And if we could have your draft findings, facts,  
18 conclusions of law also by May 2nd.

19 COMMISSIONER MAY: So that still only leaves them  
20 three weeks to get the major work done which I think is  
21 something that I would question. I don't know how other  
22 people feel, but I don't want to come here on the 13th and  
23 then have to say, we need more information before we can make  
24 a decision.

25 COMMISSIONER SHAPIRO: Is there a second meeting

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1 in May?

2 MS. SCHELLIN: No, the next one would be June  
3 10th.

4 CHAIRMAN HOOD: About two or three more weeks.  
5 No, no. We only have one meeting in May. Do we have  
6 something -- what did you say, June 20th -- May 20th?

7 MS. SCHELLIN: That would only add one more week  
8 really.

9 MR. TUMMONDS: The one more week would -- I mean,  
10 it gives us four weeks. We can do it in four.

11 CHAIRMAN HOOD: What do we have May 20th?

12 MS. SCHELLIN: Catholic University.

13 CHAIRMAN HOOD: So will we have a special meeting  
14 prior? You tell them I'm having a special public meeting.

15 COMMISSIONER TURNBULL: Could start at 6:00, 5:30.

16 CHAIRMAN HOOD: Is Catholic University your  
17 client?

18 MR. TUMMONDS: It's the firm's client.

19 CHAIRMAN HOOD: I just want to know if it's  
20 controversial because we'll be here at 2:00 o'clock in the  
21 morning. And I want to make sure we don't overburden and  
22 mess ourselves up.

23 MR. TUMMONDS: It's my understanding I don't think  
24 that's a controversial case.

25 CHAIRMAN HOOD: Okay. We'll remember that.

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1 (Laughter.)

2 CHAIRMAN HOOD: All right. So we can do the 20th  
3 if everybody is fine with that. We'll be here anyway.

4 MR. TUMMONDS: So then we would put all those back  
5 a week?

6 MS. SCHELLIN: Yes, so it would be you guys would  
7 submit by 3:00 p.m. on May 2nd and the parties would have  
8 until May 9th -- 3:00 p.m. on May 9th for the ANC and Lamond  
9 to respond to what you submit. Draft order by May 9th --  
10 yes, on May 9th. And then we can put this on for -- how much  
11 time do you think you need for the meeting, half an hour or  
12 do you need a whole hour?

13 CHAIRMAN HOOD: I'd rather for us to be safe than  
14 sorry.

15 MS. SCHELLIN: An hour?

16 CHAIRMAN HOOD: An hour, at least an hour, yeah.

17 MS. SCHELLIN: So a special public meeting on the  
18 20th at 5:30 p.m.

19 MR. TUMMONDS: We appreciate that. Thank you.

20 CHAIRMAN HOOD: Is that Monday or Thursday?

21 MS. SCHELLIN: It's a Monday.

22 CHAIRMAN HOOD: Okay. Can I ask a question I was  
23 thinking about? When is the library coming on? When is the  
24 library going to start? I'm just curious. Do you all know  
25 a date yet?

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1 MS. SCHELLIN: She has to be on the mic.

2 CHAIRMAN HOOD: I'm not going to ask her to come  
3 to the mic because I'm going to repeat what you say. Could  
4 you come to the mic? I meant to ask that while you all were  
5 up here, Lamond-Riggs Library. I know that's been going for  
6 a minute. I mean, I thought maybe you had it readily  
7 available. I'm just curious.

8 MS. EVANS: I do, if you wait just one second.

9 CHAIRMAN HOOD: Okay.

10 COMMISSIONER TURNBULL: Mr. Chair, just while  
11 we're waiting. Just to remind Mr. Tummonds about looking at  
12 the LEED. I mean, I'll go back to the original order too.

13 MR. TUMMONDS: We can look at that.

14 COMMISSIONER TURNBULL: But if you can check it  
15 also.

16 MR. TUMMONDS: Sure.

17 COMMISSIONER TURNBULL: Okay.

18 MS. EVANS: Okay. According to the library  
19 website, it says, fall of 2019 it will close for construction  
20 and the new -- excuse me, the interim library will open. And  
21 then the new library will open in 2021.

22 CHAIRMAN HOOD: Thank you. So they probably  
23 finished all the design and all that?

24 MS. EVANS: They're working on the design now.

25 CHAIRMAN HOOD: They're still working on it?

**NEAL R. GROSS**

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1 Okay. Thank you very much. All right. Do we have anything  
2 else? Are we all on the same page? We know what the  
3 schedule is? All right.

4 I want to thank everyone for their participation,  
5 and this hearing is adjourned.

6 (Whereupon, the above-entitled matter went off the  
7 record at 9:43 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 04-04-19

Place: Washington, DC

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



-----  
Court Reporter

**NEAL R. GROSS**

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