

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:           :
                             :
TSBC Owner, I, LLC- First   : Case No.
Planned Unit                : 15-20C
Development Modifications and:
Second-Stage Planned Unit   :
Development Approval        :
@Square 620                 :
-----:

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Thursday,
September 26, 2019

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

The Public Hearing of Case No. 15-20C 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
MAXINE BROWN-ROBERTS
JOEL LAWSON

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

ALEXANDRA CAIN, ESQ.
JACOB RITTING, ESQ.

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF
PRESENT:

JONATHAN ROGERS

This transcript constitutes the minutes from the Public
Hearing held on September 26, 2019.

CONTENTS

Preliminary Matters	5
Applicant's Case	16
Report of the Office of Planning	89
Report of the Department of Transportation	94
Report of All Other Government Agencies	98
Report of the ANC	89
Parties in Support	100
Parties in Opposition	100
Applicant's Closing	113

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

6:29 p.m.

1
2
3 CHAIR HOOD: Okay, we're ready to get started.
4 Good evening, ladies and gentlemen. This is a public hearing
5 of the Zoning Commission for the District of Columbia. My
6 name is Anthony Hood. Today I'm joined by Vice Chair Miller,
7 Commissioner Shapiro, Commissioner May and Commissioner
8 Turnbull.

9 I'm also joined by the Office of Zoning staff Ms.
10 Sharon Schellin, as well as the Office of Attorney General,
11 Mr. Ritting and Ms. Cain; the Office of Planning staff, Ms.
12 Steingasser and Mr. Lawson, and Ms. Brown-Roberts; the
13 District Department of Transportation, Mr. Rogers.

14 Notice of this hearing was published in the D.C.
15 Register, and copies of that notice are available in the bin
16 near the door. Because this hearing is being recorded by a
17 court reporter and is also webcast live, we ask that you
18 refrain from any disruptive noises or actions in the hearing
19 room including the display of any signs or objects.

20 The hearing will be conducted in accordance with
21 provisions of 11 Z DCMR Chapter 4 as follows. Preliminary
22 matters. Applicant's case. In this case they've asked for
23 45 minutes. We're going to do a different rollout at the
24 very beginning, I'll get to that at the appropriate time.
25 Report of the Office of Planning and the Department of

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1 Transportation. Report of all government agencies. Report
2 of the ANC in this case.

3 Testimony and the organization and individuals
4 each have five to three minutes respectively, and we'll hear
5 in order of those in support, opposition and undeclared, and
6 then we'll take rebuttal and closing by the Applicant.

7 While the Commission reserves the right to change
8 the time limits for presentations if necessary and intends
9 to adhere to the time limits as strictly as possible and
10 notes that no time shall be ceded.

11 A couple of other housekeeping items as we move
12 forward. I would ask you please turn off all electronic
13 devices. I would also ask that anyone who would like to
14 testify, please register at the kiosk to my left. Also those
15 who would like to testify, we would ask that you fill out two
16 witness cards which can be found on the table near the door.

17 Please give those cards to the court reporter
18 sitting to my right before taking a seat at the table. When
19 you present testimony, turn on and speak into your
20 microphone. First thing your name and home address. When
21 you are finished speaking, turn off your microphone. The
22 Commission -- decision must be based exclusively on the
23 public record. The Commissioners request that you not engage
24 them in any -- us in any conversation at any time.

25 There should be no direct contact whatsoever with

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1 a Commissioner concerning this case, whether it's written,
2 electronic, by telephone. Any materials received directly
3 by a Commissioner will be discarded. The staff will be
4 available throughout the hearing to discuss procedural
5 questions.

6 Would all individuals wishing to testify please
7 rise to take the oath? Ms. Schellin, would you please -- if
8 you're going to speak to us tonight or testify, I would ask
9 that you would please rise so you can take the oath.

10 MS. SCHELLIN: Please raise your right hand.

11 CHAIR HOOD: Ms. Schellin, would you please
12 administer the oath?

13 (Witnesses sworn.)

14 CHAIR HOOD: Okay. At this time, the Commission
15 will consider any preliminary matters. Ms. Schellin, do we
16 have any preliminary matters?

17 MS. SCHELLIN: Yes, sir. So there are a couple
18 of proffered expert witnesses. Bob Keane in Architecture has
19 previously been accepted. Dan VanPelt in Traffic
20 Engineering, he's previously been accepted. Trini Rodriguez,
21 she has previously been accepted in Landscape Architecture,
22 and I believe that's the only preliminary matters.

23 CHAIR HOOD: Okay. I think we have accepted
24 everyone that was called by Ms. Schellin. Unless someone
25 feels otherwise, we will continue our acceptance. Anything

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1 else, Ms. Schellin?

2 MS. SCHELLIN: No sir.

3 CHAIR HOOD: Okay. Ms. Batties, if you want to
4 just introduce yourself and then give it back to us, give it
5 back to me.

6 MS. BATTIES: Leila Batties, Chip Glasgow and
7 Shane Dettman on behalf -- with Holland and Knight on behalf
8 of the Applicant.

9 MS. HACKLER: Paige Hackler with Toll Brothers,
10 representing the Applicant.

11 MR. KEANE: Bob Keane, WDG Architecture,
12 representing the Applicant.

13 MR. VANPELT: Dan VanPelt with Gorove Slade
14 Associates, representing the Applicant.

15 CHAIR HOOD: Ms. Batties, I think it would be
16 better served if we ask some questions, to make sure that
17 you're ready for what we're going to ask tonight. We had a
18 number of questions it seems like. I know you know it's a
19 big project and we've got a lot of things going on, a lot of
20 moving parts.

21 So we're going to ask a few questions, and
22 depending upon the responses of whether we will move forward.
23 We're going to try to move forward. We want to make sure
24 that you have those questions, which I'm sure you. I'm
25 pretty sure you do. So we're going to ask a few questions.

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1 Who would like to start off with any questions
2 that we have or concerns that we might have on this project?
3 Commissioner Shapiro.

4 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. I'm
5 going to start with some questions from the DDOT report. So
6 first there was an issue in the removal of the heritage
7 trees, and there's an allusion to some kind of resolution to
8 it, and we'd like to have more detail about that.

9 MS. BATTIES: Sure.

10 CHAIR HOOD: Here's what -- we don't want you to
11 go in detail. We just want to make sure you can answer it
12 and we know where we are, and then maybe if we get through
13 this hearing tonight, we'd like to have them all in one
14 place, you know. Some of us up here -- well, let me just say
15 me.

16 I'm getting older some time and it takes me a
17 while to search things. So it would be easier for me if I
18 can find a sound bite in one place. Okay, I'm sorry.
19 Commissioner Shapiro.

20 COMMISSIONER SHAPIRO: Sure, and another DDOT
21 issue is related to the L Street design. The proposed
22 treatment design of L Street requires coordination with the
23 adjacent redevelopment site to the south, to determine the
24 ultimate roadway alignment, cross section and construction
25 responsibilities. So coordination is underway, but a

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1 coordinated plan has not been finalized. So we want the
2 status of that. Is there a letter of agreement? If there
3 is, what's in it?

4 Another issue related to the loading dock. The
5 proposed curbside loading for the southwest building is in
6 conflict with truck maneuvers for the northwest building's
7 loading facilities. We hear that you're working to resolve
8 the issue, that there's been some redesign and we'd like to
9 get the latest update on that as well.

10 From what I understand, what you've come back
11 with, it's not clear that DDOT is in accordance with -- is
12 supporting the redesign.

13 A few more DDOT issues and then I'll turn it over
14 to my colleagues, Mr. Chair. Pierce Street design. You've
15 proposed an acceptable cross section designed for private
16 Pierce Street that concurrently tracks with proposed curbside
17 loading area. So you state that the redesigned project will
18 resolve the conflict. Again, where is DDOT with that?

19 And related to trash, the proposed building design
20 requires trash for the southwest building to be carted a long
21 distance to the trash room beneath the southeast building.

22 The Applicant must -- we would like you to provide
23 an operations plan describing the procedures for ensuring
24 that this is a viable solution. You state you're sticking
25 with the plan, and we'd like to see -- hear more about that.

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1 What's the evidence for it and where's DDOT with that?

2 There's also finally, I'll leave this, the last
3 one for me related to parking, that you are providing a large
4 number of parking spaces. Generally, you're providing a
5 large number of parking spaces that exceeds the zoning
6 requirements, which may contribute to operational issues that
7 nearby intersections. So we'd like to hear your response to
8 that, addressing DDOT's concerns. So I'll stop there, Mr.
9 Chair.

10 CHAIR HOOD: Okay. So any other comments or
11 questions? Vice Chair Miller?

12 VICE CHAIR MILLER: Thank you, Mr. Chairman, and
13 the Applicant may be prepared -- may very well be prepared
14 to address these this evening or in post-hearing submissions.
15 But more general than what Commissioner Shapiro just cited,
16 though I agree with those. This is a very important
17 transformational project, another New Communities project
18 which is important for the City, and which the Mayor and
19 Council have supported. And I remember working on this when
20 I was back at the Council, and that's over nine years ago
21 now.

22 So it's been a long time coming. So there are
23 a number of zoning challenges that the project, the PUD
24 faces, especially given the history of this Commission with
25 the D.C. Court of Appeals in recent years, although we have

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1 better guidance and road map with some recent positive
2 decisions.

3 But I can't remember when we first, did the first
4 stage of this, and I didn't go back and look and I should
5 have and I will as to what we said about the Comprehensive
6 Plan consistency issue. But the moderate density/parks,
7 recreation, open space, future land use map designation is
8 a challenge, and that just needs to be acknowledged and
9 addressed, given that the land use map hasn't been changed,
10 which it should have been changed by now given what we know
11 the city has wanted to do on this project for the last --
12 over a decade.

13 But it hasn't been changed, so it just needs a
14 very coherent explanation in writing from both the Applicant
15 and from Office of Planning, which may be there in the record
16 and I might have missed it, as to how other Comprehensive
17 Plan policies may outweigh what on its face is the future
18 land use map potential inconsistency with the level of
19 density that's being developed on the site, or as -- or how
20 the project is attempting with all the open space and other
21 overall totality of the FAR is meeting, is meeting the FLUM.

22 But more importantly how the other policies might
23 outweigh the FLUM designation given what it is. And then a
24 more coherent statement of each of the -- acknowledgment of
25 each of the adverse, potential adverse impacts of the

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1 project, how each of them are being mitigated or why they are
2 acceptable given the quality of the public benefits and
3 amenities that are being provided with this project, and how
4 all that is being balanced as we move forward.

5 So, I'm sure the Applicant is ready to provide
6 that kind of information, as well as the Office of Planning.

7 CHAIR HOOD: All right. Anyone else?
8 Commissioner Turnbull.

9 COMMISSIONER TURNBULL: Thank you Mr. Chair. I
10 think OP in the report shows there is a tenant relocation or
11 replacement plan. Has that been submitted in the record?
12 I didn't see anything. Is it?

13 MS. BATTIES: It's part of the first stage PUD
14 approval, and so that's in --

15 COMMISSIONER TURNBULL: Oh that's, okay, okay,
16 okay. So we have to go, okay. The plans, I see balconies
17 on the renderings, but I don't see you've got good floor
18 plans that show balconies per se. They kind of get lost in
19 the coloring of the units and everything. Is there -- can
20 we get some floor plans that actually show the balconies?

21 MS. BATTIES: Yes.

22 COMMISSIONER TURNBULL: Okay. Is the First Source
23 Agreement still valid?

24 MS. BATTIES: The First Source Agreement that was
25 proffered with the first, the original application was not

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1 fully executed. It wasn't signed by DOES. So the Applicant
2 agrees to enter into the First Source Agreement prior to the
3 issuance of the building permit. We will have to go back to
4 DOES.

5 COMMISSIONER TURNBULL: Okay. I have some issues
6 on the design of the project, but I think we could get into
7 that --

8 CHAIR HOOD: So let me just -- what I want us to
9 do though, I want us to put our questions out. I don't want
10 you to necessarily answer them, because in about 30 minutes
11 they'll be forgotten. So I want to make sure that we codify
12 and put everything in one place after you do your
13 presentation. So Mr. Turnbull's going to give you the
14 question. If you can capture them, have Mr. Devin or
15 somebody write them down.

16 COMMISSIONER TURNBULL: Okay. I guess my other,
17 because I have some design questions, but I guess we can get
18 into that when we get into it. My only other questions is
19 on your signage plan. Why would a reasonable adult agree to
20 this plan? I mean there are issues, there are five or six,
21 ten signage elements that are 45 feet high vertical elements
22 right around the corner from each other.

23 You have to give me a very definite reason why on
24 a residential building in a neighborhood like this you need
25 signage so outrageous for a residential building. I really

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1 need an explanation of why you would to impose this on the
2 neighborhood. To me, it is an affront to the people who live
3 there. It is an affront to the people who will be living
4 there, and I just can't see why you would want to impose that
5 kind of signage, those huge signs on the neighbors. Mr.
6 Chair, that will be it for me for now.

7 CHAIR HOOD: Commissioner Shapiro, you have a
8 follow up and then I'm going to end it up.

9 COMMISSIONER SHAPIRO: I did, Mr. Chair. This
10 is also related to the OP report. It's related to the
11 amenity spaces, which was recently proposed along the L
12 Street frontage in the southeast building, which has been
13 eliminated and replaced with walk out units. But OP still
14 has concerns that you haven't addressed how the open amenity
15 spaces are going to be activated and programmed. So if you
16 could answer that as well, address that as well. Than you,
17 Mr. Chair.

18 CHAIR HOOD: Okay, and some of this may have been
19 expounded upon, but I want to talk about the Metropolitan
20 Police Department's report, what are the effects on the homes
21 and the locations immediately to the east of the development
22 in the 1100 block of 1st Place. We can talk about that.

23 Also, the green space, its intended use and how
24 that will be articulated and enforced, and -- which is key
25 nowadays not just in this city, but anyway let's ensure that

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1 the paths, and explain how the paths and the street lighting
2 on the private property will be lit and how the shrubbery.
3 People hide behind shrubbery.

4 So I'm expecting to hear some of those things,
5 make sure it's clear sight and shrubbery, how that's going
6 to work, come together, and basically the MPD report. Any
7 other questions for follow-up? We may have some more as we
8 go along, but those are ones that we wanted you to hit in
9 your presentation.

10 Now I know what the answer's going to be, but I'm
11 going to ask you can you proceed with those tonight?

12 MS. BATTIES: Yes.

13 CHAIR HOOD: Okay, all right. You may begin. You
14 need 45 minutes or you need more time?

15 MS. BATTIES: 45 minutes is sufficient. Let me
16 just say I would like to just -- I'm not going to repeat all
17 the questions and comments.

18 I will address up front the issue of the removal
19 of the heritage trees, the discussion on the Comp Plan, and
20 then Dan VanPelt will address most of the DDOT issues in his
21 comments during his presentation, and then we can go through
22 the design piece.

23 CHAIR HOOD: And the MPD.

24 MS. BATTIES: And the MPD. I will just say,
25 Chairman Hood, we did submit into the record a full written

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1 response to the MPD report, and so Shane's going to pull up
2 the exhibit numbers so you can refer to it.

3 CHAIR HOOD: Yeah. If you can tell me exactly
4 where it is, that would be helpful. All right. Anything
5 else? All right, Ms. Batties. So 45 minutes and you can go.
6 Hold on for a second. You're going to give me that so I can
7 look at it? You know what exhibit it is?

8 MS. BATTIES: 37. Okay. Again, good evening.
9 Leila Batties, Chip Glasgow and Shane Dettman of Holland and
10 Knight on behalf of the Applicant, TBSC Owner 1 LLC. The
11 Applicant has two requests before the Commission this
12 evening. The first is the modification to the first stage
13 PUD approval granted under Zoning Commission Order 15-20, and
14 the second request is the second stage PUD approval for Phase
15 1 of the development, which is the south parcel.

16 I'm going to just go off my script here for a
17 minute. So I want to talk about the removal of the heritage
18 trees, answer the specific questions that were raised, and
19 Commissioner Shapiro, I'm just going to pull directly from
20 the DDOT report. We were unable to meet with DDOT and get
21 resolution on the heritage tree issue through the PUD
22 process.

23 So we were -- then went to work with Council
24 Member Allen's office. They drafted the original heritage
25 tree legislation and worked with us to draft emergency

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1 legislation that would exempt the Sursum Corda project from
2 the heritage tree legislation because the PUD for Sursum
3 Corda was approved prior to the heritage tree law taking
4 effect.

5 In response to the emergency legislation, DDOT
6 reached out to Council Member Allen's office and to us and
7 offered a settlement agreement, negotiations for a settlement
8 agreement, which was acceptable to the Applicant. So we
9 reached a settlement where the Applicant would pay \$270,000
10 essentially into the tree fund, which would have been the
11 fine under the heritage tree law if the trees were removed
12 illegally.

13 So they agreed to pay that fine, or that fee as
14 consideration for the removal of the trees, so that the
15 project would not have been redesigned. So that's that
16 issue.

17 As it relates to the Comprehensive Plan
18 discussion, Commissioner Miller, there's a pretty extensive
19 discussion on this under the original Zoning Commission
20 order. Although the Future Land Use Map designation is
21 moderate density residential and low density commercial,
22 there is a Small Area Plan that was adopted for the site in
23 particular, that dictates the higher density as well as the
24 199 affordable units, and that Small Area Plan was the basis
25 for the zoning that was approved by the Commission back in

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1 2015-16. So we can provide that discussion again in a post-
2 hearing submission, if that's helpful.

3 VICE CHAIR MILLER: That would be helpful.

4 MS. BATTIES: Okay. So with regard to the
5 modification of the first stage PUD, Bob is going to go
6 through the changes in the configuration and heights of the
7 building for the project. There's also been a shift in
8 density. But also we've proposed modifications to certain
9 conditions in the order, as well as additional conditions
10 that relate to the affordable unit mix, the number of
11 reserved units.

12 And I just want to note quickly that when we filed
13 this PUD back in 2015, there were 136 Sursum Corda
14 households. There are now 122 households. So we propose
15 conditions or revisions to the conditions to reflect the unit
16 mix for the remaining households.

17 Four of the Sursum households are households with
18 incomes over 80 percent of AMI. They will be counted toward
19 the reserved unit mix, but based on our discussions with the
20 Office of Planning and DHCD, they will not count toward the
21 199 affordable units that are required for the project. So
22 we will have our reserved units plus meeting the 199
23 requirement, the 199 affordable unit requirement. But they
24 won't include those for over income households.

25 Third, assuming that a portion of the Sursum

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1 households elect not to return to the site, the south parcel
2 will still have a minimum of 100 affordable units with phase
3 one and then the balance of the required -- the balance of
4 the required affordable units will be on the north parcel.

5 Then lastly, the south parcel. We've proposed
6 that the south parcel include a minimum of 52 two bedrooms
7 units and 27 three bedroom units, and for the two bedroom
8 units that are not reserved units, they'll have a minimum
9 square footage of 850 square feet, and the three bedroom
10 units will have a minimum size of 1,000 square feet.

11 And I will note those are bigger than traditional
12 market rate spaces, but they're -- the reserved units for
13 Sursum households, the same two and three bedroom units, will
14 be substantially larger. The Sursum households for the two
15 bedroom units, they will be 1,100 square feet, and the three
16 bedroom units will be almost 1,400 square feet, and that's
17 based on the size of their townhouses when the property was
18 developed at Sursum Corda.

19 So before I conclude my opening remarks, I'd just
20 like to briefly note a few things, and I think they relate
21 to some of the comments that were raised by the Commission.

22 First, the OP supplemental report dated September
23 16th noted two outstanding issues. One was the activation
24 and programming of the amenity space. This morning, we filed
25 into the record a diagram or exhibit of the amenity space and

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1 it includes the types of uses that could be programmed for
2 that space.

3 I already noted that for the First Source
4 Agreement we will -- it would have been the most recent.

5 COMMISSIONER SHAPIRO: The PowerPoint, probably
6 the PowerPoint presentation?

7 MS. BATTIES: It is, I don't know if it's part of
8 the PowerPoint but yeah, the amenity space.

9 (Off-microphone comment.)

10 MS. BATTIES: It is. But it was also filed
11 separately this morning. Also again, we will -- the first --
12 the original PUD required the Applicant to enter into a First
13 Source Agreement prior to the issuance of the building
14 permit. The Applicant has agreed to do that, so there will
15 be no changes with regard to the First Source obligation.

16 And then lastly, if you can pull up Sheet A02 on
17 the second stage? If you notice and if you have a pointer,
18 I can show. In an abundance of caution, we'd like to expand
19 the design flexibility requested to include the side yard
20 court condition on the south, theoretical lot line for the
21 southwest building.

22 It's always been reflected in the drawings, but
23 we want to make sure that there are no technical issues when
24 we go through permitting and zoning review for permitting,
25 just based on the current interpretation of like what is a

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1 court or what is a side yard in the MU.

2 COMMISSIONER MAY: Does that have to do with the
3 fact that it -- part of it's right on the lot line and part
4 of it is set back just a bit?

5 MS. BATTIES: Well, and also if it was going to
6 be a side yard, it doesn't extend the full length of the lot.

7 COMMISSIONER MAY: Right.

8 MS. BATTIES: So it doesn't -- so under the MU
9 zones, you don't have courts that abut the lot lines. So you
10 have side yards, but this doesn't met the actual definition.

11 COMMISSIONER MAY: Side yard requirement because
12 it's not continuous.

13 MS. BATTIES: Right.

14 COMMISSIONER MAY: Yeah, okay.

15 MS. BATTIES: So we'd just ask for flexibility for
16 that condition in the plan.

17 COMMISSIONER MAY: Right, okay.

18 MS. BATTIES: And that's all that I have in terms
19 of my opening remarks.

20 CHAIR HOOD: So let me just interrupt. After we
21 do the presentation, I always do this. When we have young
22 folks, I would like for the young folks, whoever is with the
23 young folks are going to testify for your presentation, I
24 just want to give them the opportunity to come up, because
25 I know tomorrow is a school day.

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1 I've been out of school a while, but I think
2 tomorrow is a school day, and they may have to go to school
3 tomorrow. So we want to make sure we at least afford them
4 the opportunity to be able to leave. And I will say, Ms.
5 Batties I'm very impressed, because we hit you with some
6 stuff and it seems like you hit it right back. So anyway,
7 all right. You all can continue.

8 MS. BATTIES: All right. So I'm going to just
9 turn the presentation over to Page Hackler with Toll
10 Brothers.

11 MS. HACKLER: Hello. I represent the Applicant.
12 The Applicant is a partnership between Toll Brothers and L&M
13 Development Partners. We purchased the property in March of
14 2018 from the Sursum Corda Co-op. Since then, we've had
15 three main objectives. The first was to clear and secure the
16 site. The second has been to advance the design of the
17 approved PUD, particularly the Stage 2 approval of the south
18 parcel, and the third has been to maintain open and
19 consistent communication with Lonnie Duren.

20 Lonnie Duren is the chair of the Board of the
21 Sursum Corda Co-op. Mr. Duren has been very valuable to the
22 ownership team. He has provided updated contact information
23 for the Sursum Corda households. He provided us the
24 opportunity to present our application to the families at a
25 co-op member meeting.

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1 He has set up and oversees the content of a
2 website about the application that's for the families. It
3 includes the application plans and filing, and he has also
4 provided valuable feedback on the distribution of the
5 reserved units, as well as other aspects of the project that
6 impact the families.

7 In addition to Sursum Corda, we have worked
8 extensively with other stakeholders on this application. As
9 you know, we were originally scheduled to be heard in July.
10 Since then, we have worked extensively with the Office of
11 Planning to improve the building design.

12 We have worked with DDOT and the developer of the
13 Northwest One project to the south on the conceptual design
14 of L Street, and we have worked with Mount Airy Baptist
15 Church, our neighbor to the east, to include them in the
16 discussions of the L Street improvements, as well as other
17 aspects of the project, so that we do not adversely affect
18 the church operations.

19 So our goal has been to respond to all
20 stakeholders as much as we can, so that we can proceed into
21 permitting and construction as quickly as possible, so that
22 the families who want to return can return to the property
23 at the earliest opportunity.

24 I'm now going to turn it over to Bob Keane with
25 WDG, who will discuss the modifications to the Stage 1 PUD,

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1 as well as the design details of the Stage 2 application.

2 MR. KEANE: Okay, thanks Paige. So I'm going to
3 start off with the modifications to the Stage 1. So this is
4 the original Stage 1 plan that you can see here. Some of the
5 major attributes is how 1st Place, and pardon the lack of a
6 pointer here, but 1st Place connects through from M Street
7 to L Street. That's a very important aspect of the plan.

8 Obviously bringing Pierce Street through the
9 middle of the site in an east-west direction brings, you
10 know, further sort of access to the project. The project
11 also includes a significant north-south pedestrian spine,
12 which again connects L Street to M Street. And last but not
13 least, there's a public park. There's a public park at the
14 southwest corner, at the corner of 1st Street and L Street.

15 So the project has got a good framework. The idea
16 initially was that the majority of the mass in the units
17 would be on the north parcel, and a lesser degree to the
18 south parcel. So what we've done -- so you can see we
19 originally, and there's a total of 1,131 total units across
20 the site and originally there was 421 on the south parcel and
21 what we're proposing today is actually 562. So it's an
22 increase of 141 units. It's a balancing of the site.

23 So we're basically shifting density from the north
24 parcel to the south parcel. So the heights of the buildings
25 on the north parcel were between 6 and 11 stories on one

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1 building, 10 and 6 stories on the other building. On the
2 south parcel, it was originally 8 stories and 6 stories. So
3 what we're proposing today with the shift in density is
4 actually eight stories and ten stories on the southeast
5 building, and nine stories on the southwest building.

6 So again, an increase of about 100 -- a shift of
7 about 150,000 square feet of FAR from the north parcel to the
8 south, and approximately 141 units.

9 When we look at the initial P-1 plan, one of the
10 -- three things of note I think in this plan is that we
11 initially, the Stage 1 PUD initially had amenity spaces along
12 L Street, and now we've changed that to residential spaces,
13 and you'll see that in some more detail as we move through
14 our project.

15 The initial PUD also had the garage basically
16 exposed to the park, which isn't a very good condition from
17 an urban planning standpoint. So we have improved on that
18 by adding some amenity spaces as a buffer between the garage
19 and the park. And then lastly, the initial PUD had the
20 service, the front in/front out service off of L Street, and
21 we have moved that to 1st Place and Dan will talk about that
22 in some more detail later on.

23 So just some quick massing. You can see this is
24 the original PUD with a major mass to the north parcel, and
25 the lower buildings to the south. The south was actually

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1 three buildings in this initial scheme, and then what we're
2 proposing is actually two buildings with the additional
3 density.

4 So you can see again, the southwest building is
5 nine stories; the southeast building is ten and it steps down
6 to eight, and again the buildings to the north, we just have
7 left those alone for now because we've simply been focusing
8 on the south parcel.

9 So again, another view. Three buildings on the
10 south with slightly less height than mass, and then what
11 we're proposing today again is two buildings with nine
12 stories, ten stories and again the stepdown to the eight.
13 Another interesting aspect, as the project evolved, as we
14 developed these what we call amenity pavilions that frame the
15 pedestrian experience as you move up through the site and
16 head down this pedestrian promenade that we have developed.
17 We think that's a very positive attribute to the project as
18 it developed.

19 So getting into the Stage 2 I guess design
20 refinements, again, I won't rehash the obvious, but the
21 framework of the project remains the same with 1st Place
22 going through Pierce Street, reconnecting the grid so to
23 speak and, you know, we've talked about the heights and
24 density, so I'll just keep moving through here.

25 The parking -- so we've got two levels of below

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1 ground parking. We've got a total of 304 cars currently
2 planned for the project, and that -- when we go to the P-1
3 level, again I talked about the residential units along L
4 Street. The dark blue represents the reserved units and
5 we'll continue to talk about that.

6 But there's the disbursement of the reserved units
7 is a real important aspect to the project, and as Paige
8 mentioned we worked pretty closely with the co-op on that.
9 And again, you can see the amenity spaces fronting the park,
10 and then we've got a number of bike storage facilities.
11 There's, I believe, 220 total bikes and what's nice about
12 this is they all have pretty much at grade access, multiple
13 at grade access points to get to those bikes.

14 So when we look at a little bit more specifically
15 at the amenity program, so again this is the P-1 level. So
16 we have a range of spaces -- this keeps jumping on me, sorry.
17 And so it's, you know, it's everything from like a bike
18 lounge/juice bar/pet spa/fitness. There's a kids' play area,
19 and the idea is that this is for the residents of the
20 project.

21 So there's going to be access controlled entrances
22 so they'll be secure. But again, the residents will have
23 access to the outdoors and there will be a strong sort of
24 indoor/outdoor relationship from these spaces, so you can go
25 from the private amenity spaces to the public park.

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1 So then when we look at the Level 1 plan, so the
2 Level 1 plan, this is actually flush with Pierce Street. So
3 we're approximately 19 feet above L Street. And so as you
4 move through the pedestrian promenade, the street is lined
5 with community oriented amenity spaces. So there's a great
6 sense of transparency and there's also a lot of outdoor
7 landscape spaces that allow people to come in and out from
8 the amenity spaces, again in sort of a controlled access
9 manner.

10 These white -- the white spaces represent two
11 story spaces, and again the dark blue represent the reserved
12 units. Again, when we get in with a little bit more detail,
13 the blue arrows represent the entrances to the building. So
14 the entrance to the southeast building is right here. So
15 there's leasing and a lobby in that area. That represents
16 the blue area.

17 The yellow area represents community spaces, and
18 again that can be anything from game rooms to party rooms,
19 co-working, lounge, conference rooms, maker spaces and things
20 like that. Very community oriented. So the yellow
21 represents community spaces and then the green represents
22 fitness type spaces, and again the white represents two story
23 spaces.

24 And then this diagram again just shows sort of a
25 bigger picture. Again, the white. We're now at Level 2.

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1 So we're at sort of one story above the lobby spaces. So the
2 white represents the fact that as mentioned, there's a lot
3 of two story spaces as you're walking through this pedestrian
4 spine. So these are going to be big, tall, very transparent
5 spaces that I think will create a nice quality as pedestrians
6 move through the pedestrian spine.

7 And then we've got the pool area, which is
8 obviously a major amenity to the residents of the project,
9 and they're able to look down on the public park into the
10 private courtyard. So again, this is just the detail showing
11 that there's a small amenity space supporting the pool at
12 that level.

13 And then I'm going to move through these slides
14 rather quickly in the spirit of time. But the point of these
15 slides, so we're going to -- all the residential slides
16 between this level and up to the top, obviously there's this
17 continued sort of dispersion of the reserved units.

18 So that the idea was that we wanted an equal
19 number looking down on the private courtyards, an equal
20 number looking down on the public streets, and again we
21 worked a lot with the co-op to sort of figure this out.

22 So I'm going to jump up to Level 8. This is where
23 the L Street wing drops off. So again, it's a very important
24 aspect of the project, that the scale of the building steps
25 down to L Street, and again it's sort of being deferential

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1 to the Mount Airy Church and just bringing the scale of the
2 project down at that point.

3 I'm going to jump up to the top of the building.
4 Again, I mentioned there's an amenity space up there. So
5 there's, again, community spaces with access to two outdoor
6 patio spaces. Again, so the roofs also contain mechanical
7 equipment. There's solar energy elements on the roof as
8 well, and obviously there's tremendous views, not just sort
9 of city views and Capitol views, but you're looking down on
10 this beautiful new park and some of these private courtyards.

11 So I want to talk a little bit about the
12 landscaping, and I won't do this much justice. Trini
13 Rodriguez would do this much better than I would, but she did
14 a great job on this project. There's a lot of grade changes.
15 So if you go to the lowest point, if you go to the southeast
16 corner, it's elevation 41. If you go to the top of the
17 promenade at Pierce, it's elevation 60, so it's 19 feet of
18 grade change.

19 So there's actually an accessible route. If you
20 go to the corner of 1st and L Street, there's an accessible
21 path that goes across our big open space and then there's a
22 little performance area, and we've got this grand stair that
23 acts as an amphitheater. In addition to that there's this --
24 there's these switchback ramps which are very flat and they
25 don't require railings. So that I think they're going to

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1 meld into the landscape very nicely and it's got a very nice
2 tree canopy above it. So it's going to be a nice shaded
3 experience.

4 So the point is there's an accessible route from
5 the corner of 1st and L up to Pierce Street through the
6 promenade. The landscape, the green space, the park itself
7 is also kind of interesting in that there's actually a six
8 foot grade change from north to south. So there's really
9 sort of three tiers.

10 There's the lower zone along L Street, and then
11 there's a transitional green area which starts to really --
12 it's actually sort of sloped. But again, lots of shading,
13 then flat area, and then another allee of trees and a nice
14 sort of shady path on the top edge of the park. And this
15 isn't advancing. That's weird.

16 (Off-microphone comment.)

17 MR. KEANE: Thanks. We have a number of street
18 sections and the point of the street sections is to show that
19 we consistently have eight foot sidewalks at 1st Street,
20 Pierce Street and L Street, with the proper sort of green
21 strips between the curb and sidewalk. The one exception is
22 1st Place.

23 We worked a bit with DDOT on this, and this
24 happens to be 7 foot 4, and that's something we worked
25 through together with DDOT. One more street section to talk

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1 about. So there's an interim Pierce Street section and
2 what's unique is that there's going to be a temporary asphalt
3 path and curb under the second phase is completed and then
4 we'll have the full sort of eight foot walk and four foot
5 planning strip.

6 So architecturally again, as mentioned earlier,
7 there's quite a bit of work with the Office of Planning in
8 helping refine the architecture. We really worked hard to
9 make the project more residential-looking and to really
10 differentiate the two buildings. So one thing that came out
11 of a lot of that discussion was we refined this idea of this
12 subtractive bay, we had a range of bay types and we came back
13 and we made them all vertical bays. They have this wood
14 panel detail.

15 So these bays are actually set into the wall 18
16 inches, and then there's a metal frame around each of them
17 that projects about 12 inches in front of the masonry.
18 There's two different masonry colors, a very light gray and
19 a charcoal gray. So you know, again it's a neutral palette
20 juxtaposed to these warmer wood tones. So the wood panels
21 show up in a number of places in the subtractive bays up at
22 the top of the building at the amenity area.

23 And then we utilized the darker brick at the base
24 of the building, and then we have this feature corner tower
25 at the northwest corner of this building. We wanted there

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1 to be a strong vertical marker.

2 This is actually an architectural embellishment,
3 and we wanted to have a strong architectural statement at
4 this location. It's the entrance to the larger of the two
5 buildings. It's where the leasing area is, so we thought it
6 was important to have a strong architectural element there.

7 As we move around the building, you see again the
8 use of the same vertical bay windows that breaks down the
9 overall facade. You'll notice that the window fenestration
10 is a series of -- is a combination of multi-story openings
11 and single story openings, which again is in contrast to the
12 southwest building that you'll see in a moment.

13 In addition to these subtractive bays, we also
14 have some projecting bays, and you start to see some of the
15 balconies that we have introduced into the project as well.
16 So coming around to L Street, one of the aspects that was
17 mentioned earlier is we've created these apartments that have
18 street access. So there's stoops. So it has sort of a
19 townhouse feel, but it's not actually townhouses. But we
20 think it brings a nice residential element to the
21 streetscape, and you'll see that in more detail in a moment
22 and the perspective. So again, the vertical bay windows with
23 the wood accent panels.

24 And then when we move around to the west side of
25 the building, you see one of the amenity pavilions which

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1 actually slips under the building and then comes out. It's
2 got a bit of a chevron-shape and it really starts to frame
3 the pedestrian experiences as pedestrians come, move from
4 the park, up the grand stair and down the pedestrian
5 promenade.

6 And again, we've got projecting bay windows in
7 this location. We've got balconies flanking that. We've got
8 a projecting bay window here as well with balconies flanking
9 that.

10 So jumping to the southwest building, again, you
11 can see the pallet is quite different. It's warm. It's a
12 warm brick. It's a warmer earth tone brick, and you can see
13 that it's predominantly single story punched openings for the
14 windows. We do have two story openings at the base to give
15 it a slightly different scale.

16 But unlike the southeast building, we have
17 projecting bays in this as opposed to recessed bays, and we
18 have a number of different masonry details that makes it --
19 that distinguishes it from the previous building. And then
20 there's also bay windows beneath the projecting -- I'm sorry,
21 there's balconies beneath the projecting bay windows, and
22 there's a stack of balconies in this location as well, again
23 just making it have a more residential feel.

24 So as we turn the corner, we're now on the
25 pedestrian promenade. This is where the entrance to the

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1 building is. There's a trellis canopy element, again, that
2 brings the scale of the building down. Then you see
3 obviously the wood cladding of the amenity pavilion for this
4 building. So it's a bit of a common theme that we wanted
5 this warm wood tones to be sort of weaving throughout the
6 project, but we did it in a different manner between the two
7 buildings.

8 So finally, not quite the last view of this, but
9 the south elevation, again stacks of balconies. You see the
10 amenity pavilion. The idea here is it's going to be a very
11 active rooftop with a pool amenity and then the courtyard.
12 So people will be looking down on the public park. People
13 will also be moving in and out of these community family-
14 oriented amenities that I discussed earlier, with access,
15 controlled access from those spaces into the public space.

16 The west elevation, again the two story openings
17 along the base, the projecting bay windows and then the
18 balconies below the base and then again another stack of
19 balconies, adding this residential look. So the
20 perspectives, finally I think it's a lot easier to understand
21 the project when we look at these.

22 So again I think you really start to see how the
23 two buildings have been differentiated with the use of
24 material, with the bays being significantly different, you
25 know, the subtractive bay versus the projecting bay, and if

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1 we kind of go to the next view.

2 COMMISSIONER MAY: Can I interrupt for one second?

3 MR. KEANE: Yeah.

4 COMMISSIONER MAY: So these views are all shown
5 through what will be the second phase of the project, right?

6 MR. KEANE: That's correct.

7 COMMISSIONER MAY: All that lawn area there is
8 actually going to be a building?

9 MR. KEANE: Correct.

10 COMMISSIONER MAY: So nobody's really going to see
11 it like this, or they will for a period and then it will go
12 away?

13 MR. KEANE: Yeah, yeah.

14 COMMISSIONER MAY: Okay. I just want to make sure
15 it was clear, because it might give the impression that this
16 is a building that's fronting on a giant park.

17 MR. KEANE: No, no, that's a good point. Yeah,
18 the idea is that it is going to be a large, open space and
19 I guess how that's managed is ongoing.

20 MS. HACKLER: Well, it's going to be --

21 MR. KEANE: So again, looking south across the
22 open space, you can pretty much see -- you can start to see
23 again the differences between the buildings, the projecting
24 bay, the subtractive bays. We mentioned the architectural
25 embellishment on the corner.

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1 This is a view at the corner of L and 1st, and
2 again the public park. We talked about sort of the three
3 different levels of the park. We're proposing some man-made
4 shade structures. We're going to have over 60 trees on this
5 phase of the project. So again you see the stacked balconies
6 overlooking the park, on both buildings. Again, the idea is
7 that there's just a lot of interaction between the
8 residential building and the public space.

9 This is moving up L Street a little bit. We're
10 kind of hovering up in the air, and you really start to see
11 the effect of the two amenity pavilions as they frame the
12 residential -- the pedestrian, excuse me, the pedestrian path
13 and experience as you're moving through the park, up the
14 stairs and up towards the promenade.

15 And then just another view. We're in front of the
16 Mount Airy Church, and again you can see how the building
17 steps down to bring the scale down to be more in keeping with
18 some of the adjacent historic context of the street.

19 And then just a detail of the base of L Street.
20 We talked about this being a little bit more residential, and
21 we switch from the amenity spaces. So we've got stoops and
22 canopies and we brought down the wood panels, just again warm
23 up the pedestrian experience along the street.

24 And then just a couple more views. So we're on
25 the north edge of the park. The park steps down, I

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1 mentioned, six feet. So there's an outlay of trees that
2 forms the north edge of the park, and then the park basically
3 steps down to the more active open space, and then
4 transitions down to L Street.

5 And then this is just a bit of a detail along
6 Pierce. This is showing the southwest building. Again, a
7 lot of masonry details, rustication, soldier coursing. We've
8 got these accent brick panels that again creates a nice
9 detail in the building facade.

10 Oops. I'm not sure what's going on. Okay. This
11 is the last slide. Just one more view. This is the
12 southwest building. We're looking at the entrance along the
13 promenade, and again we've got a similar sort of trellis
14 element as described around on the corner of the building
15 near the juice bar that fronts the park.

16 Similar idea, sort of an open frame, dark steel,
17 wood slats. Again, just creating sort of soft light and
18 bringing down the scale of the building. And with that, I'm
19 going to turn it to Dan, who's going to talk about
20 transportation. Here we go, yep. Transportation planning.

21 MR. VANPELT: There you go, and do you mind
22 driving for me Bob.

23 MR. KEANE: Sure thing.

24 MR. VANPELT: So I think -- again for the record,
25 I'm Dan VanPelt with Gorove/Slade Associates. We've

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1 performed the transportation review and have been
2 coordinating with DDOT. We've also been involved with this
3 project since its inception, so we're really pleased to be
4 with you this evening to talk about the second stage for
5 Phase 1.

6 I did want to start out by just addressing some
7 of the comments that Commissioner Shapiro brought up. A lot
8 of those items, I think, were from the DDOT report that was
9 dated July 11th. We did submit -- we did submit to DDOT a
10 response to the July 11th report. That appears -- when I
11 just checked the record, that that full response did not get
12 into the record.

13 A portion of that did get into the record, which
14 is the letter of agreement with the Northwest One developer
15 and the plans associated with that. But we did respond, and
16 I think Ms. Batties, Leila talked to you about the heritage
17 tree. But we did respond to DDOT's, that July report, and
18 that part of the conversation and the coordination with DDOT,
19 there's been a lot on this project.

20 That is not in the record, and I think we need to
21 get that into the record and we certainly can talk about some
22 of those elements and I think a lot of those are picked up
23 in my presentation tonight. We've since reviewed --

24 COMMISSIONER SHAPIRO: Could I, could I?

25 MR. VANPELT: Sure.

1 COMMISSIONER SHAPIRO: So you're saying that, for
2 example, the heritage trees, that DDOT, your understanding
3 is that DDOT is accepting of the agreement that you have?

4 MS. BATTIES: The agreement has been negotiated,
5 the fee has been paid and the trees have been removed.

6 COMMISSIONER SHAPIRO: Okay.

7 MR. VANPELT: And then, yeah. And then the other
8 items in the staff report were responded to in our September
9 16th response. We've been continuing to coordinate and
10 collaborate with DDOT since that time, and we've reviewed
11 their latest report, September 23rd report. I think that's
12 where -- so you have a missing part of the coordination with
13 DDOT. Certainly happy to talk about any of that if I don't
14 hit it in my presentation this evening.

15 So the Sursum Corda site is located west of North
16 Capitol. I think you're all probably pretty familiar with
17 it at this point in time, south of the New York Avenue
18 corridor. It abuts M Street, 1st Street, L Street and 1st
19 Place. The site is well-served by transit, including
20 multiple bus lines. There's service on the Red Line that's
21 a ten minute walk to the east down by Gallaudet, and the
22 Green and Yellow Lines are about 15 minutes to the west at
23 Mount Vernon.

24 There's multiple Capital Bikeshare stations and
25 the Applicant is committing to a new one at the site. So I

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1 think Bob touched on this, but just to touch on it a bit
2 more, the site again abuts 1st, L and 1st Place. 1st Terrace
3 and L Place were the streets that were internal to the site,
4 and they were closed so that the internal street could be
5 established with a new private Pierce Street and a 1st Place
6 extension to L Street in accordance with the Mid-City East
7 Small Area Plan.

8 The goal of the plan here is to establish the
9 fabric of the street grid back to what's largely existed, and
10 this includes improving L Street at the southern edge of the
11 site, but we'll talk more about that in a minute.

12 The plan also provides a north-south pedestrian
13 spine that's illustrated conceptually, but Bob's plan showed
14 that better or I guess Trini's plans. Bob's plan showed that
15 better than I do. This provides porosity through the site
16 with the project terminated at the new park.

17 So I want to touch again on the access that's a
18 change for Phase 1. Previously the plans included a driveway
19 on L Street. That would serve both loading and parking, and
20 there was a second parking access on 1st Place. Now in Stage
21 2, that has changed as the Phase 1 plans evolved. There was
22 a desire for the residential liner along L Street, so the
23 loading access was relocated around the corner to 1st Place
24 as shown here.

25 It's the access for the internalized loading that

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1 will serve the full Phase 1 block. This change was discussed
2 with DDOT early in the process and they were supportive,
3 because the plan would help activate L Street, and it places
4 the loading access on the lesser street from a functional
5 roadway standpoint.

6 Now speaking of vehicular parking, the number of
7 spaces remain similar to -- from Stage 1 to Stage 2. There
8 are about 32 spaces that added to the Phase 1 block, but the
9 total for the project is, remains at 746. The number of
10 spaces required for the second phase of the project will be
11 evaluated when the Stage 2 PUD application or the block
12 advances in the future, and that's one of the things that was
13 in the response in September that we stated back to DDOT.

14 We did remove some vehicular parking from the
15 plans, and they -- we added some bike parking. So the number
16 of long term spaces has increased from Stage 1 to Stage 2.

17 One of the great things about the long-term spaces
18 is that the cyclist can roll right into the garage where
19 these spaces are located without needing to use an elevator
20 or a steep garage ramp. There will also be space for non-
21 traditional cargo bikes and the number of short-term bike
22 spaces remains the same.

23 The internalized loading for Phase 1 is
24 consolidated to the southeast corner of the site. It's fully
25 head in/head out truck maneuver and it's encapsulated into

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1 the project. Given that the loading is centralized, this
2 allows efficiency so that one fewer 30 foot loading berth and
3 one fewer 20 foot space is provided.

4 COMMISSIONER SHAPIRO: Mr. VanPelt?

5 MR. VANPELT: Uh-huh.

6 COMMISSIONER SHAPIRO: What are non-traditional
7 cargo bikes?

8 MR. VANPELT: Well it's so -- bike SUVs I think
9 is a good way to explain it. I mean you're starting to see
10 bikes that have enough -- Shane could probably tell you. He
11 owns one. We were just talking about it earlier this
12 evening. So essentially bikes that have --

13 (Simultaneous speaking.)

14 COMMISSIONER SHAPIRO: Did you bring it with you
15 tonight?

16 (Laughter.)

17 MR. VANPELT: So they're larger than your typical
18 bike, and they could come in different forms. But usually
19 that would be a place for cargo or a place for the kiddies
20 or your dog, however you would want to transport things.

21 COMMISSIONER SHAPIRO: Thank you.

22 CHAIR HOOD: So let's stay on that for a second,
23 and sorry to interrupt. So they're bikes if you go to the
24 grocery store, you might be able to carry ten bags of
25 groceries? That's true?

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1 MR. DETTMAN: That's true.

2 CHAIR HOOD: Okay, all right.

3 MR. VANPELT: And the kids.

4 CHAIR HOOD: Okay, all right. Thank you.

5 MR. DETTMAN: The kids would have to walk home but

6 --

7 (Laughter.)

8 MR. VANPELT: So one of the concerns noted in the
9 DDOT report is the distance one must travel from the loading
10 area to the elevators serving the western building. The
11 yellow line here, I think you can see it there, shows the
12 path from the loading through the PON garage, the elevator
13 in the western building.

14 Given the park on the southwest corner, DDOT not
15 wanting or 1st Street appropriate for a curb cut, and loading
16 access on Pierce is also not desirable, there were limited
17 options for serving the western building and then
18 terminalizing the loading.

19 When you add the distance of travel at the P-1
20 level from the loading to the elevators and the additional
21 distance from the elevator to the far units once up in the
22 building, the maximum distance is about 677 feet of travel.

23 Toll has successfully operated other buildings
24 with a path of travel someone must follow for move in/move
25 outs. Servicing trash is even longer. A couple of those

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1 projects are Kensington, located in Jersey and the Kenrick
2 located in Massachusetts. The typical Kenrick floor plan is
3 shown here.

4 These are existing properties that Toll manages,
5 and those move in/move out distances are around 900 feet at
6 their greatest. While this may not be typical for the
7 District, it is something that this residential developer has
8 done and is familiar with, and we believe this solution works
9 when managed properly.

10 To make sure the loading facilities adequately
11 accommodate the service needs of the building, the project
12 will adopt a loading management plan. All moves will be
13 scheduled and tenants will be instructed on the proper use
14 of the facilities. Trucks will also be limited to 30 feet
15 in length or less, and the goal is for all service activities
16 to occur within the internalized service area.

17 Moving on to another management component of the
18 project, the proposed TDM package in the CTR, the
19 Comprehensive Transportation Review, it carries over from the
20 Stage 1 approval. The main elements are given here, one of
21 which is the commitment to a new Capital Bike Share station.
22 In the DDOT staff report, they are requesting enhancements
23 to the proposed TDM and we're agreeing to those, and I'll
24 touch on more of those in a moment.

25 So segue into the DDOT review and coordination.

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1 We scoped receipts here with DDOT before proceeding and DDOT
2 has reviewed it. We also interacted with DDOT on site
3 planning elements, public space element and mitigation
4 measures. Our proposed commitments such as loading
5 management plan, TDM and L Street improvements are all a
6 result of our coordination.

7 So in DDOT's latest report, the September 23rd
8 staff report, they listed six conditions and one
9 recommendation. I've summarized them all here, and we agreed
10 to all of them. We do have some clarifying comments on the
11 TDM plan enhancements, which we are still discussing with
12 DDOT, and we'll touch on those in just -- more in a moment.
13 But we believe we're satisfying DDOT's PUD conditions.

14 One of the major points of coordination with DDOT
15 was L Street, the existing L Street, while a public right-of-
16 way, is really hardly a street. It's more like an alley, and
17 therefore it does not meet DDOT's standards. The bottom
18 right image is what L Street looks like eastbound approaching
19 North Capitol Street today. There aren't even signalheads
20 facing this intersection approach at a signalized
21 intersection.

22 Unfortunately, L Street was subject to what
23 happened to many streets when impacted by urban renewal.
24 Toll and L&M have been working with the developer of the
25 Northwest One project on a plan that will implement the new

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1 L Street, and this has been coordinated with DDOT. They even
2 adjusted their site plan from the Stage 1 PUD approval so
3 that a reestablished L Street can be realized.

4 There will need to be further coordination between
5 both developers, Mount Airy Baptist Church and DDOT as the
6 design plans are finalized and go through public space
7 permitting. But in the record is a signed letter of
8 understanding -- I have to check that is in the record --
9 between the two developers, that establishes a path forward
10 to put L Street back to the way it once existed.

11 This plan shows how L Street will reestablished
12 once Sursum Corda and Northwest One projects have been
13 completed. There will be one travel lane in each direction
14 along with street parking, proper sidewalks, street trees and
15 a handicapped accessible ramps. The traffic signal at North
16 Capitol Street will also be modified and brought up to
17 current DDOT standards.

18 There is a pinch point that will remain along the
19 TurnKey Apartments, but at some point in the future that site
20 is expected to be redeveloped. The complete frontage on the
21 north side of L along the Sursum Corda site will be
22 constructed to its ultimate configuration with sidewalks,
23 planning strip and the ultimate curb location.

24 So when the TurnKey site does redevelop someday,
25 it opens the opportunity of restoring the rest of L Street

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1 over to 1st Street, as shown here by the green curb line.
2 This ultimate improvement will be completed by others, but
3 it helps set the appropriate alignment and curb to curb for
4 L Street in the entire block between North Capitol Street and
5 1st Street.

6 And so moving on to an additional point of the
7 DDOT coordination, we received the DDOT staff report, the
8 September 23rd report, and it contained elements to enhance
9 the overall TDM plan. We are in agreement with these
10 additional elements, just with a few tweaks. We're currently
11 discussing our proposed amendments to the enhanced TDM plans
12 with DDOT now, and I'm confident that we will reach a
13 finalized TDM package that DDOT will find acceptable.

14 After the hearing, we plan to submit a revised,
15 complete TDM plan into the record that we believe will
16 satisfy DDOT.

17 COMMISSIONER SHAPIRO: So what are the outstanding
18 issues?

19 MR. VANPELT: So I think we are discussing some
20 of the incentives. DDOT has asked for annual Bikeshare
21 memberships to all of the affordable units for five years.

22 We are in discussion with them if that could be
23 each unit. But I think that's still a point of conversation.
24 We are talking to them about DDOT asked for SmarTrip cards
25 and CaBi vouchers to each of the dwelling units and we are

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1 asking about if that could be per unit at occupancy.

2 And we also want a little bit of flexibility on
3 DDOT requested that the parking only be for tenants. We
4 think it should be for tenants and visitors, and also allow
5 opportunities for Mount Airy Church, who was a co-applicant
6 to have access to it for, you know, services and other needs.

7 We will also add that they asked for bike repair
8 stations in each long-term bike room. We are doing that, and
9 there's also going to be a bike lounge.

10 I am still not totally clear myself what that
11 includes but there will also be a bike lounge as one more
12 amenity to the project.

13 So I think, certainly, a project that we are
14 working very hard to accommodate cyclists.

15 So it's very minor things at this point. At this
16 point it's very -- they are very minor things. We are
17 agreeing to all of the components that they've asked us --
18 of us.

19 We are just trying to figure out some of the final
20 details, and having just received the report yesterday we
21 didn't quite have the time to get that all fully penned out
22 for you tonight.

23 COMMISSIONER SHAPIRO: Okay. Thank you. That's
24 clear.

25 COMMISSIONER TURNBULL: Mr. VanPelt, are you also

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1 tweaking the loading management plan?

2 MR. VANPELT: I think that that's not -- I think
3 we understood that DDOT was agreeable with what we had
4 submitted into the record. So we weren't anticipating doing
5 that.

6 COMMISSIONER TURNBULL: Okay.

7 CHAIRMAN HOOD: So here's what I want to ask, Ms.
8 Batties. There are a lot of things that are still out. I
9 may be restating myself. Let me state it again.

10 The outstanding things which you agree with, what
11 you don't agree with, where there's a problem, we'd like to
12 have centralized in one place.

13 But I will tell everyone that I do support -- I
14 think LB West is still at Monterey. But anyway, the church
15 parking in this city. He's still there, LB West?

16 MS. BATTIES: Yes. Yes.

17 CHAIRMAN HOOD: I do support that and I am going
18 to push that, and we need to make sure that happens. There
19 are churches in this city who have a lot of parking problems.
20 It's not just Mount Airy, but there are a lot of churches
21 that are having parking problems.

22 So we will revisit that later. But anyway so if
23 we can put everything in one place, were there's a problem,
24 where there's still disagreement, that will be very helpful
25 to us.

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1 Thank you.

2 MR. VANPELT: I just have one more slide to wrap
3 up. There are several items that DDOT list in their staff
4 report that will require further coordination. There's a lot
5 of things that are happening in the public space, and so that
6 will need to be coordinated through that permitting process.

7 We recognize all these items and we look forward
8 to continuing to coordinate on the design details and the
9 phasing for those with DDOT, the Northwest One team, Mount
10 Airy Church, and other community stakeholders through the
11 public space approvals process.

12 Thank you.

13 COMMISSIONER SHAPIRO: So I'm sure we will hear
14 from DDOT as well. So they are essentially saying they think
15 you're still over parked?

16 MR. VANPELT: I think that we could probably say
17 that we are not -- we probably agree to disagree a little bit
18 on the parking. But what we are going to do is look at --

19 COMMISSIONER SHAPIRO: But I am curious about your
20 position on it and why you think it's okay.

21 MR. VANPELT: I think that -- I think from, and
22 maybe Paige can speak to that from a market standpoint, but
23 I think, you know, what Toll and L+M believe is that they've
24 got the appropriate ratio for the market for the first phase
25 and we have agreed to look at it as the second phase

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1 proceeds, and we may have an opportunity to build less
2 parking in the second phase and utilize the reservoir of
3 parking in the first phase.

4 MS. HACKLER: Yes. I'd just like to add, in the
5 stage one approval the parking ratio for the southern phase
6 was .64 spaces per unit. We are currently parking at .54
7 spaces per unit. So we have reduced the ratio at the request
8 of DDOT. We have surveyed the market.

9 We have done another market study and we do feel,
10 like, to go -- to keep going below that we wouldn't be able
11 to adequately serve our residents.

12 COMMISSIONER SHAPIRO: Thank you.

13 MS. BATTIES: So that concludes our initial
14 presentation to the Zoning Commission.

15 CHAIRMAN HOOD: Okay. Did you all do that in 45
16 minutes?

17 MS. BATTIES: Less.

18 CHAIRMAN HOOD: They did? No, I think she -- did
19 the clock stop? I'm just curious. Did you all rehearse
20 that?

21 Yeah, I'm sure. I'm sure. I think you went over.
22 But anyway, okay. We appreciate the presentation and what
23 we are going to do is ask some additional questions and I
24 really appreciate those that were answered first.

25 Let me open it up.

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1 Commissioner May?

2 COMMISSIONER MAY: Yeah. Thank you. And I'm
3 sorry if I am a bit scattered here because it's -- there's
4 a lot going on and I may not group my questions the way it
5 makes sense. Bounce around a little bit.

6 Anyway, so one thing that's not totally clear to
7 me and maybe it was covering one of the submissions. But
8 there's a lot to absorb.

9 What actually was driving the shift in the density
10 from the north parcel to the south parcel?

11 Was it an aesthetic choice? Is it because you
12 want to make a certain number of units in the first phase?
13 What's the --

14 MS. HACKLER: Oh, we thought it was better for the
15 project, just balancing the two phases more. There's still
16 fewer units in the southern phase than the northern phase.

17 But we thought a better balance would be better
18 for the project. We thought the overall project will be more
19 successful if we can get more people back sooner and
20 activating that neighborhood and those spaces.

21 COMMISSIONER MAY: So okay. So it's partially
22 economic and it's -- I mean, it wasn't driven by aesthetics
23 or anything like that? It's more -- it's more about
24 balancing and getting it right.

25 And you were not involved in the initial planning

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1 of it, right?

2 MS. HACKLER: No.

3 COMMISSIONER MAY: All right. So you're picking
4 it up and trying to make it work. Got it.

5 CHAIRMAN HOOD: Excuse me. I forgot already. So
6 that's why I am saying we are getting older.

7 There's a young person back there. The person
8 who's with that young person, would you -- do you -- are you
9 going to testify tonight?

10 Okay. Okay. The other two young people. I just
11 wanted to make sure because we were going to let you come up
12 now so you can take him home and he can finish his homework
13 and -- okay.

14 All right. So we don't have any other young --
15 well, everybody's young but any school-aged people in the
16 audience. Okay.

17 Thank you. Thank you, Commissioner May.

18 COMMISSIONER MAY: Okay. So with regard to the
19 change in zoning, because this was -- this is a stage two.
20 We had done stage one and we had already gone through all of
21 the discussion necessary to make a change from the existing
22 zone to C-3-C, right?

23 I mean, that's -- so we have gotten to the high
24 density. We have sort of made the argument already, right?

25 MS. BATTIES: Correct.

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1 COMMISSIONER MAY: And that was all litigated, as
2 it were, in stage one.

3 MS. BATTIES: Correct.

4 COMMISSIONER MAY: Okay. So, I mean, for me I am
5 not sure why we need to reargue that. I've always been a
6 long -- I've long thought that issues that are settled and
7 decided in the stage one should not be relitigated in stage
8 two, whether it's by us or by people who -- you know, members
9 of the public or parties who want to bring it forward or, you
10 know, and the only thing that would drive something like that
11 is if there were a change in the part of the applicant. But
12 that's not what the case is here.

13 Talk about park space for a minute. First of all,
14 what will be happening with the phase one space while phase
15 two is -- sorry. That's the wrong -- the north parcel.
16 What's going to happen with the north parcel while -- once
17 this is developed?

18 Is it just -- I mean, is it going to be as we see
19 it on some of those renderings with just green space? Is it
20 going to be grass? Is it going to be -- what are you going
21 to do?

22 MS. HACKLER: Well, our intention is to be under
23 construction on the northern parcel by the time we are
24 delivering units on the southern parcel.

25 COMMISSIONER MAY: Okay. And right now, it's --

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1 what's there? The buildings are gone? The trees are gone?

2 MS. HACKLER: Right. Currently, it's a cleared
3 site. It's fenced and --

4 COMMISSIONER MAY: It's fenced?

5 MS. HACKLER: Right. It's secure.

6 COMMISSIONER MAY: Okay.

7 MS. HACKLER: We have security on site so --

8 COMMISSIONER MAY: Okay. And is it ever going to
9 not be fenced?

10 MS. HACKLER: No, that is not our intention.

11 COMMISSIONER MAY: Okay. So that image we were
12 seeing is a complete fiction. And I am not saying that in
13 a negative sense. I am just -- there's a reason behind my
14 questioning that. So --

15 MS. HACKLER: Right.

16 COMMISSIONER MAY: -- and that has to do with
17 establishing a park space and then taking it away, which is
18 a problem and has been a problem in other cases.

19 The -- all right. Your report in your filings
20 that the to be renovated park and the southwest corner of the
21 site is still in the -- under management of the National Park
22 Service.

23 Somewhere in the OP report I think they might have
24 made reference to being -- it being a district-owned park.

25 Now, it is federal space -- federally-owned land

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1 and it is currently under the jurisdiction of the park
2 service. We took action to transfer jurisdiction to the
3 federal -- now, granted, we never thought we owned it or we
4 haven't thought we owned it for, I don't know, 20 or 30
5 years.

6 We didn't do anything to manage it. But it just
7 -- it seemed to have been an anomaly in the records and I
8 think I even went through this at the stage one discussion.
9 What's happening on that right now?

10 Because we took our actions at the urging of the
11 district to make this happen fast, and a couple of years ago
12 we got the transfer of jurisdiction approved by NCPC, which
13 was our part of it, and we are still waiting for it to get
14 finalized. Where does it stand right now?

15 MS. BATTIES: We are waiting for the district to
16 accept the transfer of jurisdiction. I am told that's to be
17 in the form of a resolution sent down by the mayor, and --

18 COMMISSIONER MAY: A mayor's order or a resolution
19 to be acted upon by the council? I thought the council had
20 already taken action.

21 MS. BATTIES: The council did take action. I am
22 not sure if it's a mayor's order or resolution. But my
23 understanding it was an instrument that would give DMPED the
24 ability to proceed with accepting the transfer and entering
25 into an agreement for the use and maintenance of the park

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1 site.

2 COMMISSIONER MAY: Okay. So at this point, is
3 this -- is that -- the fact that that transaction is not
4 complete hindering the development of the park or the
5 agreements that you need to put in place?

6 MS. BATTIES: It's not in that the Zoning
7 Commission order -- the original order says that the park and
8 the improvement of the park is subject to an agreement --

9 COMMISSIONER MAY: Right.

10 MS. BATTIES: -- with the district and we have
11 been --

12 COMMISSIONER MAY: Right.

13 MS. BATTIES: -- working diligently to get that
14 agreement.

15 COMMISSIONER MAY: If everything goes well, when
16 do you think -- I mean, when do you think that construction
17 might start at that park?

18 MS. BATTIES: I really cannot answer that. I have
19 -- it's been years that we have been working with the
20 district on this. Yeah.

21 COMMISSIONER MAY: I know it's -- I know it's been
22 years. But what I am trying to understand is that if it
23 doesn't happen soon and you're going to come knocking on the
24 door -- the developer is going to come knocking at the door,
25 the Park Service is seeking a permit to construct something

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1 that we are not going to be able to permit.

2 MS. BATTIES: Right, and I want to -- I should say
3 the park is -- you know, it's a great feature to this
4 project. We have even contemplated just going back to the
5 National Park Service and trying to enter into an agreement
6 with the National Park Service.

7 We will continue to work with the district. We
8 will continue to work with the National Park Service. But,
9 unfortunately, we just haven't made much progress.

10 COMMISSIONER MAY: Okay. So I'll have a few
11 questions for the Office of Planning along these lines
12 because I think the time is right to get this thing over the
13 finish line and it's very frustrating because it's taken a
14 lot of my time and I've -- I mean, I remember talking to the
15 deputy mayor about this just about two years ago and getting
16 assurances that it was going to move along.

17 And I know it got tangled up in surveyor issues
18 and things like that. But, you know, I think all of that's
19 done. So I just want to get this over with, please.

20 The -- oh, and by the way, one reason why you
21 might not want to work with us on the park, the amenity space
22 that immediately abuts the park, I think one of the things
23 that I am concerned about is that this is a public park.

24 It's a district park and you are doing the
25 improvements and I assume you're going to be maintaining it.

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1 But you're maintaining it for use by the public, and the way
2 the park is designed should not send a message to people that
3 this park belongs to the apartment building, right, because
4 it is public space.

5 So I think that there has to be great care in how
6 any amenity space fronts onto it. And, frankly, if it were
7 us, we wouldn't want to have any doors that open directly to
8 it.

9 We wouldn't want to have a path or something like
10 that between it. You know, we have been through this in some
11 other places where we work with partners and new developments
12 and so on.

13 But we don't want anything that's going to make
14 it seem like this is not a totally public park. So I'd ask
15 you to take a look at that and if you could show some blowups
16 of that area and that interface I think that would be very
17 helpful from my perspective.

18 I didn't see -- do we -- I mean, do we actually
19 have full elevations of the courtyards including the -- I
20 mean, the interior courtyards for all those elevations in the
21 package -- the drawing package?

22 No. I am seeing heads shaking no. You can't
23 answer from back there so -- you need to have your microphone
24 on.

25 MR. KEANE: I don't think the elevations are in

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1 the PowerPoint.

2 COMMISSIONER MAY: In the PowerPoint. Or in the
3 drawing sets that we previously received?

4 MS. BATTIES: Aren't they in this set?

5 COMMISSIONER MAY: No. Okay. So those should be
6 in there, for the record, so we know what it looks like. Can
7 you bring up this -- the Page A29? I don't know what number
8 it is in the PowerPoint.

9 A29. Yeah. So what is this in the foreground that
10 we are seeing this lush planting?

11 MR. KEANE: Well, it's obviously a rendering. But
12 it's --

13 COMMISSIONER MAY: It's not your land, right?
14 This is across the street.

15 MR. KEANE: Oh, it's in the foreground.

16 COMMISSIONER MAY: Yes.

17 MR. KEANE: Oh. That's poetic license.

18 COMMISSIONER MAY: Right. So what is that
19 actually going to be? I mean, am I -- in this image am I
20 standing in the middle of the building?

21 MS. HACKLER: It's SeVerna. It's the property in
22 front of SeVerna, the apartment building. They set their
23 building back to anticipate the widening of L Street in the
24 future. So right now, it's grass.

25 COMMISSIONER MAY: Okay. So but in the future is

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1 it going to look anything like this or is there going to be
2 a building right where we are?

3 MS. HACKLER: In the -- in the future it will be
4 L Street.

5 COMMISSIONER MAY: Well, I mean, L Street you're
6 showing through -- running through there, right? Is it --

7 MS. HACKLER: Right. In the future, L Street is
8 going to extend. Right now it's 40.

9 COMMISSIONER MAY: It's going to get wider.

10 MS. HACKLER: It's going to get wider and it's
11 going to extend in that direction.

12 COMMISSIONER MAY: Got it. So this doesn't
13 reflect the new L Street. All right. Thank you.

14 Okay. I'm sorry. I'm going to try to move very
15 quickly through the rest of these things. So, I appreciate
16 the huge volume of bicycle parking and I am wondering if you
17 are now planning for outlets so that people can charge their
18 E-bikes because many people are buying E-bikes, especially
19 young people with cargo bikes who have to haul their children
20 around and are not strong enough to do it with their own
21 legs. Not that I am calling out anybody in particular. And
22 their scooters.

23 So this is a real question. I mean, is it -- is
24 it something you're planning on? Because I think it's smart
25 to do that and if DDOT isn't already insisting on that they

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1 probably should be. I mean, you don't want people taking
2 their E-bikes up to their apartments to charge them.

3 MS. HACKLER: Yeah. We have not thought about
4 that yet but we are happy to look into that.

5 COMMISSIONER MAY: Okay. I think that's a good
6 thing to do.

7 The materials board we have here -- I was looking
8 at the brick selection and I am curious about the white
9 brick, which looks like a concrete brick as opposed to a true
10 masonry product. Am I just, like, reading that wrong?

11 MR. KEANE: I believe that is a concrete product.

12 COMMISSIONER MAY: It is -- it is a concrete
13 product.

14 So I've not seen a concrete brick product like
15 that used on a building facade. You're going to have a lot
16 of that, right?

17 MR. KEANE: Yes.

18 COMMISSIONER MAY: I mean, I am curious about how
19 that's going to wear and how dirty it's going to get and
20 things like that. First of all, it's light and it's more
21 porous than a fire product or at least, generally, concrete
22 is.

23 So I am just wondering about how it's going to
24 perform and whether it's going to -- you know, you're going
25 to get running off it and it's going to get streaky. I have

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1 a thing against, you know, white brick or white products
2 because of that reason.

3 MR. KEANE: Yeah. Yeah. I would think it would
4 -- it would wear very much like a precast concrete facade and
5 many of those are light in color and sort of limestone
6 colored in nature.

7 COMMISSIONER MAY: Yeah.

8 MR. KEANE: You see that all over the city.

9 COMMISSIONER MAY: Okay.

10 MR. KEANE: So it's extremely durable.

11 COMMISSIONER MAY: Well, I am not worried about
12 the durability. It's a matter of how clean it's going to
13 look.

14 MR. KEANE: Right.

15 COMMISSIONER MAY: Okay. I mean, I still have
16 some reservations. Why are you -- why are you even bothering
17 with a concrete brick instead of a regular brick? Is it just
18 a cost issue?

19 MR. KEANE: We like the way it looks.

20 COMMISSIONER MAY: Okay. If possible -- I
21 wouldn't be exhaustive about this and I am not going to be
22 a big pain about it. But if you can show an example of where
23 brick like this has been used in a larger facade --

24 MR. KEANE: Sure. Yeah.

25 COMMISSIONER MAY: -- that would be worth seeing

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1 --

2 MR. KEANE: Yeah.

3 COMMISSIONER MAY: -- so I can understand it and
4 stop complaining about stuff that, you know, is not really
5 a problem.

6 MR. KEANE: That's fair.

7 CHAIRMAN HOOD: Let me just add to that. I think
8 Commissioner May is on to something. I actually learned it
9 from -- I will tell you, I had a chance recently, and I
10 mentioned this the other night, of something that we approved
11 some years ago and it's terrible.

12 So I would associate my comments as well. So I
13 am doing it now so I don't have to do it later and we don't
14 have to go back to it. But I'd like for you -- I am not sure
15 where he is on this but I'd like for you all to look at
16 something else because to me that doesn't -- that's not going
17 to work, because in about four or five years and eight years,
18 whoever lives there it's going to look deplorable like some
19 other things that I've had the opportunity to vote on and I
20 have problems with that now. So I think we need to revisit
21 that.

22 Thank you.

23 COMMISSIONER MAY: Is it just the color?

24 CHAIRMAN HOOD: He knows more about it. I
25 actually learned it from him so and I just started noticing

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1 it.

2 COMMISSIONER MAY: You know, again, I mean, it may
3 be perfectly fine but I think this is -- every building is
4 different and the way it's detailed is going to determine
5 much of it.

6 I appreciate the fact that, you know, there's
7 light-colored precast around. Precast, generally speaking,
8 has a finer finish than what I see in this brick, which is --
9 and maybe it's just because you all didn't handle it well
10 when you were putting together the board and you're chipping
11 the edges of it. I don't know.

12 I mean, it just looks like it's a little bit rough
13 around the edges. So whereas -- I mean, precast is a very
14 fine looking product and if you -- you have to look very
15 carefully to know that it's not limestone, right.

16 So I just feel like you got to demonstrate that
17 it's going to look good and it isn't going to get dingy and
18 it isn't going to get dingy and it isn't going to get
19 streaked by water running off the windows and things like
20 that.

21 So the loading path -- okay. So that is a very
22 long one and I know they are very large apartment buildings
23 that have long loading paths through the corridors.

24 It's a little different running your stuff down
25 a corridor in the apartment building versus through the

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1 parking garage, and so I am still a little bit concerned
2 about that. I mean, I think that's the most significant flaw
3 in the -- in that aspect of the project of all the issues
4 that were raised by DDOT and I think we need to understand
5 why that -- a little bit more about why that actually can
6 work and if, in fact, some of these other apartment buildings
7 that you operate have a similar circumstance.

8 One of the questions I have about that is that the
9 -- it looks like there is a lift that gives you a transition
10 from the loading dock level to the -- to the garage level and
11 it's, I don't know, three feet or something like that.

12 Did I read that correctly? Yes.

13 MR. KEANE: Yes.

14 COMMISSIONER MAY: Okay. So if anything that can
15 be done to avoid that I think that would be a smart thing.
16 I mean, if there's a way to ramp up to the loading dock so
17 that the -- you know, the dock itself is a little bit higher
18 or if you can -- you know, I am not sure if ramping it is
19 going to make it that much better.

20 But I think it's awkward having to come off the
21 truck, get on a ramp, go up four feet and then travel 673
22 feet or whatever the hell it is. That's an awkward
23 circumstance for people moving stuff now.

24 Yes, movers are probably going to be doing most
25 of that work. But, you know, that's a lot more work for them

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1 and it's a lot more cost to the people who pay them to do it.

2 So will you be -- I mean, some people, you know,
3 still move themselves in, I assume. Are you going to provide
4 any kind of carts or things like that for people doing that?

5 MS. HACKLER: Yes.

6 COMMISSIONER MAY: Okay. And are they motorized
7 at all or anything like that or are they just going to be
8 pushcart?

9 MS. HACKLER: Typically, we provide pushcart.
10 That's our typical --

11 COMMISSIONER MAY: Yeah. I am just curious. It's
12 a really long, long distance.

13 All right. Last couple things. I appreciate
14 Commissioner Turnbull's concerns about the signage plan. I
15 am not quite as concerned. I think part of the problem is
16 that it's a really complex building and you have lots of
17 different sign types and there's not a lot of clarity about
18 how it will actually look.

19 They are just, you know, sort of the colored
20 stripes -- brightly colored stripes that indicate this type
21 of sign or that type of sign and I am not sure that
22 necessarily helps you describe what it is that you want to
23 do. So something that's a little bit more illustrative may
24 help in that regard.

25 I agree that the -- some of the building signage

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1 -- the building identifying signage -- is very large, a 6-
2 foot by 45-foot blade sign is -- gives me some pause.

3 But on the side of the building I don't think I
4 have quite as much of an issue about that. I assume that
5 that's consistent with the rest of the city's signage
6 regulation and that's something that gets approved on a
7 regular basis for non-PUD projects. Is that the case? Ms.
8 Batties, maybe you know.

9 MS. BATTIES: I don't know the answer to that.

10 COMMISSIONER MAY: Okay. I mean, that might be
11 helpful to know as well whether that's -- how far out of the
12 ordinary that is. They are large, certainly.

13 And then the last thing is that you need to put
14 more solar panels on the roof. I mean, there's just --
15 there's just a lot of room up there and it seems to make
16 sense to put more solar panels up there. And you don't need
17 to answer that. You just need to try to put more on.

18 All right. That's it for my questions and
19 comments.

20 CHAIRMAN HOOD: All right. Thank you.

21 Commissioner Shapiro?

22 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Just
23 a few more from the OP report that I wanted to make sure got
24 on the record and that you addressed as well.

25 So the three additional pieces that were in the

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1 OP report was, one is -- and these are just negative impacts
2 that I'd like to hear how you -- that need to be mitigated.
3 There's, clearly, a number of benefits but that's just -- we
4 want this to be part of the record.

5 So the increase in traffic as a result of the size
6 of the development. OP mentioned the increase in demand on
7 public utilities and you've already talked about this a bit
8 but we want to get into it and -- have you get into it in
9 more detail and to see it as a negative impact that needs to
10 be mitigated, which is that residents who may not qualify to
11 return or choose not to return.

12 Okay. And then the other piece that I have which
13 is building off of what Commissioner May just ended with.
14 Could you -- can you pull up the -- something that shows us
15 the roof?

16 (Pause.)

17 COMMISSIONER SHAPIRO: So just in terms of the
18 environmental benefits to the roof, I see some solar panels
19 and I agree with Commissioner May -- it looks like you could
20 double or triple this.

21 But then am I -- and I may just be missing it if
22 I am. I saw a reference to a green roof down below. But is
23 any of -- is any of the rest of this green as well?

24 MR. KEANE: No.

25 COMMISSIONER SHAPIRO: Okay. And why not?

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1 MR. KEANE: I don't know, Paige, if you want to
2 handle that.

3 COMMISSIONER SHAPIRO: Before you answer, did you
4 meet with DOE -- the Department of Environment?

5 MR. KEANE: I didn't personally but I don't know
6 if our team did. No.

7 COMMISSIONER SHAPIRO: So I would -- I would like
8 you to do that and then it might have all sorts of things
9 that could improve the energy efficiency of the building and
10 help meet the D.C.'s clean energy goals.

11 So yeah, I think that's important. So I don't
12 even need a lot more discussion about it beyond, you know,
13 meet with DOE and figure out what more you can do.

14 Thank you. That's all on this issue.

15 CHAIRMAN HOOD: I am just curious, is anybody
16 bored with what we are talking about? Is this boring to --
17 I am just curious. I always ask -- I always ask people.
18 Like my sister watches sometime and how long do they really
19 watch it? You know, my sister sometimes watch -- I shouldn't
20 say this but she watches sometimes and I just wonder how long
21 people watch it if they are not really -- I am just curious.

22 Maybe that wasn't the right question to ask but
23 it happens sometimes, especially when it gets late. Is
24 anybody bored? Raise your hand.

25 Okay. Is this interesting?

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1 (Off-microphone comments.)

2 CHAIRMAN HOOD: Okay. I am going to get there.
3 I am going to get there -- the testimony. But I just was
4 curious, and I am glad that you said that but I want to --
5 are you going to testify tonight?

6 (Off-microphone comments.)

7 CHAIRMAN HOOD: Yeah. Yeah. Well, that's good.
8 So what you -- maybe I want to have -- maybe I do want to
9 talk. Are you going to testify tonight?

10 (Off-microphone comments.)

11 CHAIRMAN HOOD: No, I actually want you to because
12 I am going to ask you a question. So we have one person.
13 Okay. I want to ask you a few questions.

14 Okay. All right. Commissioner Turnbull?

15 COMMISSIONER TURNBULL: Okay. I just want to get
16 back to the density issue and the C-3-C. We have already
17 agreed that it's high density. My concern was that it seems
18 to me, though, in -- when we set this down in the first stage
19 we wanted the higher taller buildings at the north end on M
20 Street.

21 That's what we told the community. We said we
22 would go lower as we came south, try to make it fit in more
23 residential and keep -- try to keep a lower aspect to that
24 part of the ground.

25 But now we are adding more height to the south.

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1 How do you justify that to the community, going back to first
2 stage, I guess?

3 MS. BATTIES: Well, we have presented these
4 revised drawings to the community, the ANC, and --

5 COMMISSIONER TURNBULL: Because you told them that
6 it was lower originally.

7 MS. BATTIES: They have -- they have seen -- I
8 mean, we have copied --

9 COMMISSIONER TURNBULL: So you didn't mention it
10 to them?

11 MS. BATTIES: No, we have copied the ANC on the
12 change in the building heights and the configuration, yes.

13 COMMISSIONER TURNBULL: Okay. Good.

14 MS. BATTIES: And Mount Airy Baptist Church, which
15 is the most immediately impacted neighbor, they are also a
16 co-applicant. They have no objections to the height that has
17 been proposed.

18 But I will say, Commissioner Turnbull, also to
19 respect the concept of lowering the heights as we get closer
20 to L Street, the portion of the building that fronts on L
21 Street is two stories lower than the rest of the building.

22 COMMISSIONER TURNBULL: Yeah, I appreciate -- I
23 appreciate that. I guess part of the thing with the -- the
24 architecture seems to -- no real complaints with it but it
25 sort of accentuates the verticality.

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1 I mean, it actually makes it read higher yet. I
2 mean, it's this massive -- these are big blocks of buildings,
3 almost super blocks, and I just have a sense that when I look
4 at these buildings with the verticality that you've talked
5 about it really makes it look more of like a wall. It's very
6 -- I mean, it's going to be a dense building. There's a lot
7 of people going to be living here.

8 But it's accentuated by the verticality of the
9 design of the building and I -- did you ever think about
10 softening that, trying to make it more of an intimate
11 neighbor with the community or -- it looks like it's standing
12 up by itself saying, here I am -- this is what I am and I am
13 a big building.

14 MR. KEANE: You know, we spend a lot of time
15 looking at the surrounding buildings. We look at precedence,
16 you know, in D.C. and beyond, you know, when we design
17 buildings like this.

18 COMMISSIONER TURNBULL: Well, residential
19 buildings.

20 MR. KEANE: Yes. Yes. Residential. We are --

21 COMMISSIONER TURNBULL: Residential. For people.

22 MR. KEANE: We build more -- we are one of the
23 largest residential design firms in the United States. So
24 we are used to working in urban environments and designing
25 very successful buildings that fit into their surroundings.

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1 So could we have done things to make the building
2 seem more horizontal? We could have. But, you know, this
3 is the conversation we had with our owners and with the
4 neighborhood and we went through a process, and I thought it
5 was a very thoughtful process and it was a very inclusive
6 process and this is where we ended up.

7 And I thought the comments that came from OP were
8 good comments. I thought that was part of the dialogue. I
9 thought it actually simplified the building and created a
10 little bit more repetition, which is usually a good thing.
11 Like, better buildings have good repetition.

12 So we are comfortable with the aesthetics of the
13 building.

14 COMMISSIONER TURNBULL: All right. Let's take a
15 look at what I talked about earlier -- the signage -- and
16 let's see if I can use our computer here to -- can you pull
17 up what is in the book as A28?

18 (Pause.)

19 COMMISSIONER TURNBULL: I think you went by A28.
20 Yes, looking at the -- it's the rendering of the southeast
21 corner of the -- well, I'll go back to where we were. There.
22 Leave it there. Those three areas have huge 45-foot-high
23 signs and I think in one case there's actually a blade sign
24 with it.

25 So if you look out your balcony you're going to

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1 see a blade sign. If you're going to see a blade sign you're
2 going to see another wall sign and you're going to see it
3 there.

4 I mean, you're basically turning the corner to see
5 the same sign. You must think people are not very
6 intelligent to be able to find their -- to find the building.

7 I mean, I think this is superfluous. It's just
8 superfluous. You were going to say something?

9 MS. HACKLER: I was just going to say that there
10 is no intention of installing all of the signs at the
11 locations shown on those plans. It looks like that because
12 we actually have not made decisions about where we want signs
13 yet.

14 COMMISSIONER TURNBULL: Don't give us things --
15 don't give us things to look at that you're not going to do.
16 That puts -- right now you're looking for extreme flexibility
17 on signs everywhere.

18 Pick some spots, show it, and I want to see it
19 actually depicted on a rendering what they look like so that
20 people know -- the community knows what it's going to look
21 like.

22 But here's the other thing.

23 COMMISSIONER MAY: Commissioner Turnbull, could
24 I ask a question? I mean, do you think it would be
25 acceptable if they were to indicate that they will pick one

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1 of these two or three locations to --

2 COMMISSIONER TURNBULL: Yeah. I would think --
3 I would think we need to know some kind of definition of what
4 they --

5 COMMISSIONER MAY: Right. Yeah. So they don't
6 necessarily have to decide exactly where it's going to go but
7 that it would be one of the three that we are -- that you
8 pointed out or do you want to --

9 COMMISSIONER TURNBULL: Well, let's look at A30.
10 If you go to A30, which is from the church -- the view from
11 the church. Oh, how do I get rid of this?

12 CHAIRMAN HOOD: It's a click. Hit the click.

13 COMMISSIONER TURNBULL: Oh, yeah. Oh, not closed.

14 CHAIRMAN HOOD: Oh, it's here. Click.

15 COMMISSIONER TURNBULL: Thank you, sir.

16 Now, on this -- on your signage drawing here
17 you're showing big signs here and you're showing big signs
18 here, right around the corner from each other. Again, it's
19 the same thing, Commissioner May. It's superfluous.

20 Show us -- show us where you want to do it, what
21 it's going to look like, not like you've got these huge signs
22 everywhere. I think having blade signs that -- especially
23 by balconies. Who the hell wants to go out on their balcony
24 and see a huge blade sign? You have to think. You got to
25 think where you're putting it, what people are going to see,

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1 what are the tenants going to see -- the people who live
2 here.

3 I mean, I've seen in Virginia and Maryland
4 buildings -- condos put up where they put the huge sign of
5 the building almost in front of the windows of people who are
6 going to live there.

7 If I go by these places I find that they are
8 vacant because they can't sell them. They are putting signs
9 in places that people who are going to live there say, I
10 don't want a damn sign in front of my window or next to my
11 window -- I got to look out it.

12 I want you to think. That's all. And come back
13 with a plan that makes sense for these huge signs and
14 thinking about the people who are going to live there and
15 what they are going to see and what the neighbors are going
16 to see across the street.

17 I am not saying you can't have a big sign. I am
18 just saying think about it. Think about what you want, where
19 it's going to go and how it affects the people who live
20 there. That's all I am saying.

21 I am just saying right now I saw something like
22 10 huge signs next to each other, both blade signs and a wall
23 sign together, which just seemed to be overkill. Overkill.
24 And I think there is a rational amount of signage any
25 building can have. We don't have this kind of flexibility

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1 on the waterfront for buildings.

2 So I think you need to think about what is
3 rational, what is desirable and what will fit in with the
4 neighborhood. That's all I am asking, and just come back
5 with a rational reasonable plan for us.

6 Since I am here, the other thing I really do want
7 to see floor plans that show the balconies -- that I want to
8 know what affordable units get balconies, what don't.

9 Are they mostly market rate units that are getting
10 balconies or are you giving some to the affordable units
11 also? I'd like -- and I can -- it's hard to look at the
12 renderings and then go back and look at the plans. So I
13 really want it to be shown.

14 Thank you.

15 CHAIRMAN HOOD: All right. Thank you,
16 Commissioner Turnbull. Vice Chair Miller?

17 VICE CHAIR MILLER: Thank you, Mr. Chairman.

18 And just following up on that last point,
19 Commissioner Turnbull, I do like the -- I think one of the
20 changes was the additional rows of balconies that have been
21 provided in the project as well as other attractive design
22 features -- recessed bays and the coloring that would help
23 make the building seem more residential in feel and
24 character, and I think all those are positive changes. And
25 so I commend you in working with the community on those

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1 positive changes.

2 On the affordable -- the 122 affordable units in
3 this phase, I mean, I saw the breakdown of unit size for them
4 in one of the submissions.

5 I think it was your submission. And I commend you
6 also on the larger sized units and I think you eliminated all
7 the studio units and you have -- I think the majority of
8 units are two, three, and four bedrooms. So that's
9 commendable.

10 But I don't think I saw, or you can point me to
11 it or you can provide it as part of a submission later, of
12 what the median family income level is for each of those two
13 bedrooms, three bedrooms, four bedrooms. How many of them
14 are at 30 percent, 60 percent, 80 percent? I saw that the
15 blended income level for the affordable units would be at no
16 more than 60 percent, which is -- which is great.

17 But I know that there are -- there's a range here
18 and I just wanted to see of the unit sizes how many are at
19 each income level, if you can provide that for the record.

20 That's really all I have, Mr. Chairman. Thank
21 you.

22 CHAIRMAN HOOD: And Commissioner Shapiro has one
23 follow-up and I have one question, and then we will keep
24 moving.

25 COMMISSIONER SHAPIRO: Thank you, Mr. Chair.

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1 Yeah, if you could restate one more time what the
2 situation is with the first source agreement. The chair and
3 I -- I think I am certainly a little confused about exactly
4 what the status of it is and what you're proposed solution
5 is.

6 MS. BATTIES: I probably just -- the submissions
7 weren't helpful -- the explanations.

8 We entered in -- we proffered a first source
9 agreement with our stage one approval. It was signed by the
10 co-op but not fully executed. It wasn't signed by DOES.

11 Since then -- and our order just says that prior
12 to the issuance of the first stage -- prior to the issuance
13 of a building permit for phase one we will enter into a first
14 source agreement.

15 Since the first stage PUD approval, the first
16 source agreement has been amended. So the form looks
17 different. The requirements -- there are two sets of
18 requirements now and, quite frankly, the new form does not
19 include PUD as one of the types of employers that would be
20 subject to the first source 51 percent hiring requirement.

21 The applicant is committed to the 51 percent
22 hiring requirement. We will have to work with DOES in either
23 getting them to sign the old form or marking up the new form
24 to include the PUD and committing -- you know, fulfilling the
25 commitment for the 51 percent local hiring requirement. But

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1 at this point, we don't have a fully executed first source
2 agreement.

3 COMMISSIONER SHAPIRO: But you are committing to
4 meeting those employment goals that you just laid out?

5 MS. BATTIES: Yes. The 51 percent local hiring.

6 COMMISSIONER SHAPIRO: Okay.

7 CHAIRMAN HOOD: So let me just piggyback on that.
8 So whether it's in the district's program or your own
9 program. Is that what you're saying? Or you're going to --
10 depends on the district?

11 MS. BATTIES: We are going to work with DOES to
12 do the first source.

13 CHAIRMAN HOOD: Ms. Schellin, I remember some time
14 ago that their PUDs did come off and I have been talking to
15 the administration. Where did we leave off with that? Like
16 I say, we are getting old and I am forgetting.

17 But I know we had -- I had been personally talking
18 to the administration about getting that back on there.
19 Where did we leave off?

20 MS. SCHELLIN: My understanding is that they are
21 only doing first source agreements on projects that are --
22 I think that there's, like, an LDA or something involved.

23 MS. BATTIES: Or where they get district funds.

24 MS. SCHELLIN: District funds, yes.

25 CHAIRMAN HOOD: Okay. Maybe that was it.

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1 MS. SCHELLIN: District funds.

2 CHAIRMAN HOOD: Let's put that on -- in the
3 parking lot and let's try to revisit that again. Maybe we
4 need to see if we can see where that is. I'd like to -- I
5 forgot. I know it was explained to me but I want to make
6 sure that's not a missed opportunity, especially in this case
7 and other cases.

8 Commissioner Shapiro?

9 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. So,
10 based on that then, it would be helpful to hear a commitment
11 to meeting these goals whether or not you sign an agreement
12 with DOES?

13 MS. BATTIES: We agree to meeting the 51 percent
14 local hiring requirement, which was committed in the original
15 PUD approval.

16 COMMISSIONER SHAPIRO: Okay. Thank you.

17 CHAIRMAN HOOD: That's good, but still, we will --
18 we need to follow up on that. I only had really one
19 question. Can we put back up -- I think it was L Street.
20 It was -- I think it was during your presentation, Mr.
21 VanPelt. It's right where the church's steps were -- the
22 church's steps. Mount Airy's steps was right there. I think
23 that was L Street or whatever --

24 MR. VANPELT: Are you referring to the photo of
25 it or --

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1 CHAIRMAN HOOD: Yeah. The photo. Photo.

2 MR. VANPELT: Yeah. Okay. So that would be slide
3 15. I think it might -- there you go.

4 CHAIRMAN HOOD: Okay. Explain to me what's going
5 on right there again because how am I going to get in the --
6 maybe I am just -- maybe -- I don't know, maybe it's a
7 optical illusion.

8 MR. VANPELT: Well, as I described to you earlier,
9 L Street is not really a street.

10 CHAIRMAN HOOD: Right.

11 MR. VANPELT: It's more like an alley. So I think
12 probably the best thing to do would be to go to the next
13 slide there, Bob.

14 So as you can see in this image you can see where
15 the church steps come down and I think beyond the base of the
16 steps we will have somewhere around eight feet now to the
17 future back of curb.

18 So today there is no sidewalk and so the street
19 that you're seeing when you go back to the other image is
20 essentially where --

21 CHAIRMAN HOOD: Let's go -- let's go back to the
22 other image.

23 MR. VANPELT: Yeah. So the future curb line of
24 L -- I mean, approximately -- is going to be almost where you
25 see the words L Street on the pavement there.

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1 So you're going to have a curb somewhere in that
2 location. So that's how much of L Street was -- just
3 envision how much of L Street was lost with urban renewal.

4 So that'll be the northern curb line. And so when
5 -- what would be an appropriate situation you'll actually
6 come down off the church steps to a sidewalk and you'll have
7 a landing on a sidewalk up on a curb.

8 CHAIRMAN HOOD: Okay. So right now, help me
9 remember. What does that mean, useful now? Is it --

10 MR. VANPELT: It is a street and it's supposed to
11 serve one-way eastbound traffic. It's signed with a Do Not
12 Enter off of North Capitol, which most people don't pay
13 attention to that. But --

14 CHAIRMAN HOOD: And who basically uses that right
15 now? Is it church members? Who basically uses it?
16 Everybody?

17 MR. VANPELT: I think -- yeah, it's open -- it's
18 open to the public so I think you'll get members from the
19 community. I mean, anybody can go through it. It's public.
20 I think the church uses it. There's some church parking
21 that's along it today.

22 CHAIRMAN HOOD: Okay.

23 MR. VANPELT: When you get to the -- if you turn
24 around kind of in front of the steps to the east just behind
25 us here.

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1 CHAIRMAN HOOD: And in the conversations with the
2 church they were aware this -- that this was going to take
3 place?

4 MS. BATTIES: Yes. We have met with the church
5 once at the church, once at DDOT, and we have provided them
6 written -- copies of all of our written submissions related
7 to the improvement of L Street.

8 CHAIRMAN HOOD: Okay. All right. All right.
9 Let's go on.

10 I got a question -- did I get my police questions
11 answered. I actually looked in the -- well, one of them was
12 outstanding. One of the -- thank you. Yeah.

13 One of the questions was outstanding and I am
14 trying to remember -- oh, in your submission in Exhibit, what
15 was that, 36? Thirty-seven? Let me see. Hold on a sec.
16 Oh, I am on another night. What's this -- okay. Okay.

17 Thirty-seven. Exhibit 37, and -- there it is.
18 Okay. I've been having -- my computer the numbers are moving
19 around. But anyway, and that was an inside joke, because
20 it's playing tricks on me.

21 So anyway, a number -- where it says Sibley
22 Townhomes you addressed that. But I was speaking in terms
23 of First Street, unless I am missing something. That was the
24 only thing I think that was not answered. But I think the
25 visibility issue about shrubbery I think you ensured that

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1 that would be clear and cut and it'd be well lit. But it
2 says the Sibley Townhomes to the east, it talks about that.
3 But my question was about the 1100 block of First Place.

4 MS. BATTIES: First Place?

5 CHAIRMAN HOOD: Yeah.

6 MS. BATTIES: The Sibley Townhomes on First
7 Street.

8 CHAIRMAN HOOD: Is that --

9 MS. BATTIES: There are townhomes across the
10 street on First Street.

11 CHAIRMAN HOOD: First Street. Okay. So --

12 MS. BATTIES: But First Place is the Sibley
13 Townhomes.

14 CHAIRMAN HOOD: Okay. So but on here -- on your
15 submission -- hold on, let me see. Maybe I am reading the
16 submission wrong.

17 Well, anyway, so the Sibley Townhomes are on First
18 Street?

19 MS. BATTIES: First Place.

20 CHAIRMAN HOOD: Oh, yeah. That's what I mean,
21 First Place. But so this is -- this will address my question
22 on First because I am looking here and I see K Street, south
23 of KOP -- the 45 K Street, so maybe -- but this may answer
24 my question if it's First Place Northwest. Okay. All right.
25 I'll continue working --

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1 MS. BATTIES: Do you see, Commissioner Hood, the
2 screen shows where the Sibley Town --

3 CHAIRMAN HOOD: Okay. Okay. First Place. All
4 right. And what was your answer again about how the
5 development is going to affect those homes?

6 MS. BATTIES: Those homes are -- the Housing
7 Authority has recently voted to demolish those homes as well
8 as the Turnkey Apartments on the south side of L Street.

9 We haven't been given the timing for the
10 demolition. But there was a resolution which we included in
11 the record.

12 CHAIRMAN HOOD: Are people living in those homes
13 now?

14 MS. BATTIES: Some of them are occupied. I don't
15 think that all of them are occupied.

16 CHAIRMAN HOOD: So they are going to be
17 demolished. Where are the people going to? And I know
18 that's not part of what we are doing but -- okay. All right.
19 Interesting.

20 Maybe I will ask the Office of Planning. Any
21 other questions up here? Okay. Let me just do a
22 background. How many people are here in support of this
23 case, if you can raise your hand?

24 How many people are here in opposition? Okay.
25 How many people are in opposition to this case? If you can

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1 raise your hand.

2 Okay. Looks like you have overwhelming support.
3 Mr. Duren, I knew you would be in support. If your hand went
4 up for opposition I would have had a problem. I would have
5 stopped the hearing, actually.

6 Okay. Let's go to the Office of Planning and
7 DDOT.

8 Hold on. I'm sorry. I must be trying to hurry
9 up and get home. Let's go to the -- is there anyone here
10 from the ANC? What ANC is this again?

11 MS. BATTIES: 6E.

12 CHAIRMAN HOOD: Six?

13 MS. BATTIES: E. 6E.

14 CHAIRMAN HOOD: 6E. I know we have a letter from
15 -- is it 6E? 6E. Is there anyone here representing ANC 6E?
16 She left? Okay. I'm sorry. Okay.

17 We don't have any parties. Okay. Now we can go
18 to the Office of Planning and DDOT.

19 MS. BROWN-ROBERTS: Good evening, Mr. Chairman and
20 members of the Commission. Maxine Brown-Roberts with the
21 Office of Planning.

22 The Office of Planning recommends the Commission
23 approve the proposed modification to the first stage PUD and
24 second stage PUD for the south parcel with the requested
25 flexibility.

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1 As analyzed in OP's initial report, the proposed
2 development would not be inconsistent with the comprehensive
3 plan and would meet the relevant conditions of the first
4 stage PUD.

5 OP's original recommendation was conditioned on
6 the applicant providing additional information, about six
7 items. OP worked with the applicant to address some of these
8 issues including the design and colors on the building, the
9 breakdown of affordable units and, in particular, those for
10 the return of Sursum Corda residents.

11 Since the supplementary report, the applicant has
12 worked to provide a first source agreement and provided
13 information on the uses within the outlined amenity spaces.

14 OP has worked with DCHA and the applicant
15 regarding the continued monitoring of the returning Sursum
16 Corda residents in units and other affordable units.

17 The applicant will continue to fulfil the
18 conditions of approval of the first stage PUD and public
19 benefits.

20 Regarding the park that Mr. May mentioned, the
21 Office of Planning will work with the appropriate agencies
22 and get back with you on something.

23 COMMISSIONER MAY: Can you get some sort of a
24 response from DMPED about when this is going to move forward?
25 Because I think the ball's in their court, right? Isn't that

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1 who it is?

2 MS. BROWN-ROBERTS: I think we will ask. We will
3 ask and see what we can --

4 COMMISSIONER MAY: Okay. I just -- I just found
5 out I got a meeting on Tuesday with John Falcicchio. So
6 maybe I'll ask him.

7 MS. BROWN-ROBERTS: Okay. There you go. And then
8 regarding the complaint issues I think in a report we did and
9 did an analysis on how the plan was not inconsistent with the
10 -- with the Comprehensive Plan and that the Mid-City Small
11 Area Plan outlined the conditions under which this property
12 specifically would operate.

13 I think we can also submit something to the record
14 to talk about the issues -- the negative issues from the
15 plans in order to address your questions.

16 Thank you, Mr. Chairman.

17 CHAIRMAN HOOD: Thank you, Ms. Brown-Roberts.

18 Let's go -- Ms. Steingasser?

19 MS. STEINGASSER: Mr. Chairman, I'd like -- I'd
20 just like the -- I don't want the applicant to be left out
21 there on their own regarding the design and colors of the
22 building.

23 We worked closely with the applicant on the
24 colors, especially of the brick, and it was a lot darker
25 building, which we felt was almost overwhelmingly dark. And

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1 so we pushed the applicant to come forward with a lighter
2 palette. So I just feel like I need to speak up a little bit
3 on their behalf.

4 COMMISSIONER MAY: I appreciate that. My question
5 was about the specific bricks that they had chosen as opposed
6 to the color.

7 MS. STEINGASSER: The material? Okay. We will
8 work with that.

9 COMMISSIONER MAY: Yeah. Exactly.

10 CHAIRMAN HOOD: My question -- I appreciate the
11 work that you all did. Maybe I pushed them back a little
12 further the other way where they might have been.

13 I am not sure how dark they were but I can tell
14 you that I object to real light colors because I've seen it
15 and I've mentioned this again, and there's just certain parts
16 of the city in certain areas and I think that we do a
17 disservice when we have those lighter colors and they get
18 dirty after so many years.

19 And I just think I've seen other buildings that
20 don't do that, and I just ask that we look at trying to make
21 sure we deal with that. Okay. That's where I am. That's
22 my stance and I am sticking with it.

23 All right. Commissioner Shapiro?

24 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Just
25 a quick request for OP, and I think that you've been doing,

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1 at least from my perspective, you've been quite attentive to
2 the environmental aspects of the -- of the developments and
3 I hear it more and more and more, and I know that is in part
4 because you're bringing it to the attention of the developers
5 as well and I appreciate that.

6 If you could add one more thing to your checklist.
7 When developers come to you can you make sure that you are
8 pushing them to a DOEE as well?

9 MS. STEINGASSER: Yes, sir. We, at our initial
10 meeting --

11 COMMISSIONER SHAPIRO: You may be already doing
12 that.

13 MS. STEINGASSER: -- we always advise them to meet
14 immediately with DOEE.

15 COMMISSIONER SHAPIRO: Okay. Thank you.

16 MS. STEINGASSER: We also invite DOEE to our
17 meetings with the applicants as projects get submitted.

18 COMMISSIONER SHAPIRO: Thank you. And I know it's
19 not in your control but I appreciate that you are attentive
20 to it.

21 Thank you, Mr. Chair.

22 CHAIRMAN HOOD: Thank you. Any other follow-up
23 questions for Office of Planning?

24 All right. Let's go to DDOT.

25 Mr. Rogers?

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1 MR. ROGERS: Good evening, Chairman Hood, members
2 of the commission. Jonathan Rogers with the District
3 Department of Transportation.

4 As you can tell, this is a complex project and
5 I'll provide an overview of the progress made on the issues
6 outlined in DDOT's July report. These updates are described
7 in further detail in our September 23rd report.

8 On the heritage tree issue, DDOT considers this
9 issue resolved. We always do try to preserve heritage trees
10 consistent with the heritage tree preservation law.

11 Ultimately, in light of proposed legislation, DDOT
12 entered into a negotiated settlement with the applicant
13 including a fee of about \$270,000 for the removal of the
14 heritage trees. This is equal to the amount of the fine that
15 would be required for the legislation. That money will be
16 used to plant new trees and support the district's tree
17 canopy. And as I noted earlier, DDOT considers this issue
18 resolved.

19 On L Street, this particular item required quite
20 a bit of coordination between this developer -- this
21 applicant -- and the applicant and development team for the
22 adjacent Northwest One project.

23 They have jointly signed a letter, which has been
24 submitted to the record, that acceptably outlines the
25 approach, the design -- concept design -- and

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1 responsibilities for the ultimate build out of L Street,
2 which will be a vast improvement over the existing conditions
3 for L Street.

4 DDOT wishes to note that the concept plan included
5 in the letter is just that. It's a concept and it is a good
6 one. However, final design will be determined as part of
7 further coordination with DDOT as the project advances.

8 Regarding loading and trash, particularly for the
9 southwest building, DDOT does find that is -- it is a long
10 distance to travel with both trash and move in/move out
11 materials between the loading dock and the southwest
12 building. This involves both a lift and a long travel route
13 through the garage.

14 This would not be considered best practice and
15 could potentially lead to unintended curb side loading either
16 from Pierce Street or First Street. However, the applicant
17 has developed a loading management plan that is heavily
18 reliant on active management of loading activities and DDOT
19 finds that this plan is sufficiently robust to address any
20 potential negative impacts from the loading scheme.

21 Pierce Street has been -- the design of Pierce
22 Street has been resolved. It is acceptably designed with
23 adequate parking lane width and traveling width.

24 One note is that for the phase two development on
25 the north side of Pierce Street DDOT will have to work with

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1 the applicant to confirm that the loading design for those
2 future buildings conforms with the proposed design of Pierce
3 Street including parking on the south side of the street.
4 So we look forward to that coordination.

5 Regarding parking, DDOT's July letter was
6 referring to a higher parking provision than what was
7 ultimately proposed in this most recent submission. At that
8 time, there were about 330 parking spaces that were proposed.

9 After raising the issue, the applicant -- after
10 DDOT raised the issue the applicant reduced the parking
11 supply by about 330 -- excuse me, to 300 spaces so it'll
12 reduce 30 spaces and the overall parking provision is
13 consistent with the stage one approval.

14 In terms of the bike room recommendation that was
15 made this evening by Commissioner May, that's an excellent
16 one and DDOT would support the inclusion of electrical plugs
17 in the bicycle room and that is definitely something that we
18 will look to include in future developments. It's a good
19 idea as technology evolves to include more electric-powered
20 micro mobility type transportation.

21 With that, DDOT has no objections -- no objection
22 to the action, subject to some conditions that the applicant
23 has agreed to, with the exception of some minor discussions
24 still needed on the loading -- excuse me, on the
25 transportation demand management side. We look forward to

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1 having those continued conversations and believe that we can
2 come to resolution on that outstanding element.

3 With that, I'll pause and be happy to answer any
4 questions you have.

5 CHAIRMAN HOOD: Yeah, I want to thank you both for
6 your reports. It looks like a lot of work has been achieved
7 and done from the perspective that I had coming in here
8 tonight. So I appreciate all the work that everybody's put
9 into it. I know there may be some minor things that need to
10 be tweaked. But I appreciate the work that it looks like
11 that went into this case.

12 All right. Let me open it up. Any questions --
13 well, we already did Office of Planning. Any questions of
14 DDOT? Not seeing any. Mr. Rogers and Ms. Brown-Roberts, you
15 all obviously have done a great job. Not many questions.

16 Okay. Does the applicant have any cross, either
17 DDOT or Office of Planning?

18 MS. BATTIES: None. No.

19 CHAIRMAN HOOD: And, again, I don't see anyone
20 here from the ANC who would have been Chairperson Marriott --
21 Alexander T. Marriott, ANC 6E. I will do the ANC report.

22 Basically, the ANCs at the commissioners' meeting
23 duly noted with a quorum present, four out of seven
24 commissioners required to be in attendance to achieve a
25 quorum. ANC 6E voted unanimously five in favor, zero

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1 opposed, and zero abstentions to support this application,
2 and this letter is our Exhibit Number 14 signed by
3 Chairperson Marriott.

4 Okay. Do we have any other -- other than what we
5 have already discussed, did I miss any other reports besides
6 the ones that we have already discussed?

7 I don't want to name them but we have already
8 discussed a few, and also coordination has already been going
9 on with DOEE as well from what we understand.

10 All right. Let me go to --

11 COMMISSIONER SHAPIRO: Mr. Chair?

12 CHAIRMAN HOOD: Yes.

13 COMMISSIONER SHAPIRO: Just for the record, I
14 think the message that I heard is that coordination actually
15 has not been ongoing with DOE.

16 CHAIRMAN HOOD: Oh. I thought -- I thought --
17 okay. Maybe I heard -- okay. So maybe I misunderstood. So
18 they are invited. They just -- they haven't shown up for
19 this one yet. Oh, okay. I am sure they will find their way.

20 Okay.

21 COMMISSIONER MAY: Well, but they -- there was a
22 comment from DOEE in OP's report.

23 CHAIRMAN HOOD: First one? Okay.

24 COMMISSIONER MAY: I mean, we all caught that,
25 right?

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1 CHAIRMAN HOOD: Right. Okay. So I am --

2 COMMISSIONER MAY: The OP report -- I forget what
3 the comment was but there was a comment they provided. Could
4 you -- maybe you -- can you refresh our memory on that one?

5 (Pause.)

6 MS. BROWN-ROBERTS: Okay. I'll just read it. It
7 says the Department of Energy -- DDOE submitted the following
8 comments via email to OP. DDOE has already approved this
9 project for GAR (phonetic) and storm water management. We
10 see the plans include solar panels on the roof. The only
11 thing we would suggest is the developer look into installing
12 conduits and infrastructure needed to provide electric
13 vehicle charging stations in the below grate parking garage.

14 I didn't see any mention of them in Section D
15 circulation parking and loading on Page 11 of the
16 subcommittee's statement filed on July 5th.

17 COMMISSIONER MAY: So perhaps the applicant can
18 handle that on rebuttal and answer that question.

19 MS. HACKLER: We do have electric car charging
20 stations.

21 CHAIRMAN HOOD: Okay. So we are good -- we are
22 straight, Commissioner May?

23 COMMISSIONER MAY: Mm-hmm.

24 CHAIRMAN HOOD: Okay. All right. Anything else?

25 All right. Do we have any organizations of

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1 persons who are here in support other than the young lady
2 that I am going to ask to come forward?

3 Do we have anybody else, organizations or persons,
4 who'd like to testify in support? Any organizations or
5 persons who'd like to testify in opposition? Any
6 organizations or persons who are undeclared?

7 So I am going to ask the young lady that -- it's
8 always good to hear from those who are most -- Ms. Hill? Ms.
9 Hill, are you undeclared?

10 (Off-microphone comments.)

11 CHAIRMAN HOOD: That was actually -- well, come
12 on up, Ms. Hill. Mr. Duren, you're undeclared, too?

13 Okay. You want to come up? Okay. Come on up.
14 Okay.

15 MS. SCHELLIN: She needs to be sworn in.

16 CHAIRMAN HOOD: Okay. So was that for both of
17 you? I am sure Mr. Duren was here at the beginning.

18 MS. SCHELLIN: Just her.

19 CHAIRMAN HOOD: Was everybody sworn in?

20 MR. DUREN: I was. She needs to be sworn in.

21 CHAIRMAN HOOD: Okay. Could you -- could you
22 raise your hand and take the oath?

23 (Witness sworn.)

24 CHAIRMAN HOOD: Okay. So, Ms. Hill, let's make
25 sure we make that correction she's not -- you're in support,

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1 correct?

2 MS. HILL: Yes, I am in support.

3 CHAIRMAN HOOD: Okay. So can you identify
4 yourself and give us your name and give us your testimony?

5 MS. HILL: My name is LaTeasa Hill and I am a
6 resident of Sursum Corda Cooperative. I am here in support
7 of the project. We hear a lot of good things in the District
8 of Columbia when it comes to gentrification.

9 However, what we as residents are opposed to is
10 we are opposed to being displaced, like the longer we wait
11 the more people have to move, you know, multiple times.

12 That means people might have to move to Maryland
13 to find affordable housing because it's hard. But everybody
14 wants to come back to Sursum Corda initially so we are
15 definitely in support of the applicant.

16 CHAIRMAN HOOD: So let me ask you, how has the
17 applicant been working along with the residents?

18 MS. HILL: We have definitely been hand in hand
19 with Lonnie Duren, our president. We have definitely been --
20 he's definitely been in touch with us, keeping in contact
21 with all of the heads of household.

22 We are a family, period. We grew up together, you
23 know. Our kids grew up together so a lot of us are akin to
24 -- you know, we family. So pretty much we keep in touch with
25 each other and we give Lonnie the information because we

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1 don't want to be displaced.

2 CHAIRMAN HOOD: Okay.

3 MS. HILL: So when it comes down to some of the
4 presentation, now, I haven't had the most recent stage, like,
5 I think it's the stage two. But we have had -- we have had,
6 like, stage one planning. We do have those plans at home.

7 CHAIRMAN HOOD: I think it's -- I think it's
8 important to hear -- even though you weren't signed up, I
9 think it's important to hear from residents who are affected.

10 And I am glad to hear that they are staying in
11 touch with you constantly because I can tell you we have had
12 cases where people get lost in the pipeline but those are
13 over some period of years.

14 So that's why I wanted to make sure that I hear
15 from a resident, at least one, and I am sure you're
16 representative of everyone else who's in support.

17 So it's always good to hear from those who are
18 directly impacted and I greatly appreciate you coming up here
19 to testify off the cuff.

20 Now I am going to ask my colleagues not to be hard
21 on you and ask you no tough questions since you did that for
22 me and I appreciate that.

23 MS. HILL: Thank you, Mr. Chairman.

24 CHAIRMAN HOOD: So before we go to Mr. Duren,
25 Commissioner Shapiro?

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1 COMMISSIONER SHAPIRO: Thank you, Mr. Chair.

2 Yeah, I promise not a hard question. But I am
3 just curious. You've been -- you've been here. You've been
4 listening and I am just kind of curious about your emotional
5 reaction to it.

6 You know, when you -- when you look at the design
7 and, you know, what's going to be happening in the
8 neighborhood and the -- and the return and all that, I mean,
9 you know --

10 MS. HILL: Right. So --

11 COMMISSIONER SHAPIRO: But what does it feel like?

12 MS. HILL: Okay. So definitely some of the
13 reactions -- you may have been seeing in my community is that
14 we definitely want to move forward. Some people have
15 mentioned -- some residents have mentioned that we are
16 already moving. Like, we have been gone for two years now.
17 So some residents are already moving again.

18 And so the last thing a person wants to do is that
19 they are moving again. They don't want to move outside of
20 the city because the city has so much to offer.

21 And another thing, you might have seen some of my
22 reactions to the bike thing. Like, D.C. is bike city so we
23 like the fact that -- yeah, so we like the fact that our --
24 the developers are going to be arguing on our behalf, you
25 know, for DDOT to offer us the five-year thing for the bikes,

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1 you know, and stuff like that.

2 What I didn't like was I think earlier on you may
3 have seen a disappointment in my face when I saw that some
4 of the parking spaces were taken away, because as a District
5 resident I don't think I really need to explain about the
6 parking tickets. But yeah, that's -- we are all -- we are
7 all for the parking. So we don't want any more parking taken
8 away by --

9 Yeah, so, basically, it's a joy to see -- to see
10 this project move forward and to see -- be able to visualize
11 the plan. It looks nice and we appreciate the fact that the
12 city is bargaining on our behalf.

13 The developers, they work hard also to come, you
14 know, and give us what they want -- give us what we want.
15 We have constant meetings where they bring forth the plans
16 and what their next step is and it's very detailed.

17 So sometimes, like Mr. Chairman said, sometimes
18 it gets boring. So a lot of times it's, like, oh, it's
19 boring -- it's boring. You know, so but when we hear that
20 oh, it's a meeting it's, like, oh, okay, so the people are
21 listening so, like, let's -- we got to make this one count.
22 You know, so as I mentioned earlier, during our meetings we
23 are abreast on what the next move is, what the next step is.

24 Like, we have already been held up behind the
25 trees, you know, so it's really a relief to hear that DDOT

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1 has approved the removal of the trees. And so I just -- I
2 don't think I can stress more about us, like, moving forward.

3 COMMISSIONER SHAPIRO: I appreciate that. I
4 appreciate your words. I appreciate you coming down and
5 spending the time to do this. I appreciate your honesty with
6 your answer so thank you. Thank you very much.

7 MS. HILL: Thank you.

8 CHAIRMAN HOOD: Okay. Any other questions up
9 here?

10 Okay. Mr. Duren, do you have any question or are
11 you going to have a statement?

12 MR. DUREN: Yes, sir. I would like to say good
13 evening to everyone.

14 CHAIRMAN HOOD: Go ahead, turn your mic on.
15 Identify yourself.

16 MR. DUREN: I would like to say good evening to
17 everyone. My name is Lonnie Duren, the chairperson of Sursum
18 Corda Co-op.

19 When we first started we had 136 families and now
20 the number has gone down to 121. We just lost a family
21 Monday -- one of our seniors. Over that period of time in
22 regards to the families, we had quite a few seniors and that
23 right there showed how good the community is with most of
24 these, also those other families that you see tonight. And
25 all in Sursum Corda, can you stand up, please, that's here

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1 to support?

2 And as you see, you know, they will come out and
3 support me in regards to the things I need to do. So I've
4 been working very close with Paige and Toll in regards to the
5 planning, and sometimes I think I get on their nerves. You
6 can sit down. Thank you.

7 Sometimes I think I get on their nerves when we
8 are talking about the reserve unit and where they place that
9 because I feel, too, before anybody come in there I finally
10 said their first right to return. So they should get some
11 prime spaces, not just, you know, bottom rent (phonetic).

12 So and I am very pleased to see in the setting of
13 the units that we do have outside units. But I am glad you
14 brought it up. We are going to have a discussion too about
15 them balconies. That's going to be on my list.

16 But the thing, too, we invited them to a meeting
17 and they met the families. So it's not like they don't
18 understand where the families' coming from and getting a
19 better idea of what they say.

20 And this is one of my co-hosts. Even in the
21 meeting she touched me. It ain't like you go in there and
22 say what you want to say and do what you want to do. My
23 meetings have never been like that. But the whole thing,
24 too, is without them it wouldn't be me sitting here.

25 And so that, based on me speaking now and the

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1 conversation she brought up in regards to the longevity of
2 when we started and how long it took us to get here, and we
3 are still here.

4 So my plea tonight is for our side and your side
5 to put something together and we can get this stuff done
6 because I am losing families, and I would like for people to
7 actually come back and be part of it and not somebody who was
8 part of it. That's one of my main concerns.

9 And two, we are going to have a conversation about
10 the history of Sursum Corda going to have to fit in there
11 somewhere. I am speaking about the signs. That's very
12 important to him but the history is important to me from
13 where we started and where we are at, and the progress and
14 the modern stuff that's going on now because when you're
15 building these buildings a lot of history is forgotten. You
16 don't even know they exist at one time. So that's very
17 important.

18 And the families that have a webpage in which I
19 connect with the families, I even have -- when we first did
20 the first zoning here using your all web page to add the
21 families they want to go back and pull it up and look at the
22 hearings and all of that.

23 But they have all the update information that I
24 sit down and deal with Toll and meet with them and the
25 architects. I meet with all of them, to be honest. But I

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1 don't do no constant meeting with them because I'd probably
2 bore them with me trying to demand things.

3 So my thing is to the applicant, I feel is in the
4 right place and been -- everything is -- I feel is for us and
5 if you know there's something against us I'd be saying it to
6 you.

7 So the thing now is for us to keep in
8 communication. But I know, too, we have been out two years
9 and I am not trying to look at five or six years.

10 And bringing up the trees, Jonathan, we have been
11 having this conversation since we started. So I didn't know
12 that they had a legislation hearing -- the emergency hearing
13 -- and I got a call from the city council to come and speak
14 on their behalf.

15 So I ended up turning into a lobbyist and I never
16 lobbied in my life. So my thing is that I feel, too, is I
17 love trees but I love the families more.

18 So that's the whole thing and I think somebody is
19 looking over us because you all sit there and know what's
20 going on with our families, too, because you're just like
21 family now because you're going to take care of these
22 families regardless, Lonnie or whoever else.

23 So if something is put in place, as you mentioned,
24 where DHCD with their covenant going to cover the kids -- the
25 families once we are gone to look after them, plus they had

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1 a voucher. So they do have organizations. Once we -- all
2 is said and done that they still have different agencies
3 going to still monitor families. So that's one of my main
4 concerns.

5 Any questions?

6 CHAIRMAN HOOD: All right. Thank you. I think
7 I know the answer but when you say loss -- you lost families
8 -- what do you mean?

9 MR. DUREN: Families that died. From the 136,
10 when we just lost a family on Monday.

11 CHAIRMAN HOOD: Okay.

12 MR. DUREN: So we are down to 121. So when
13 somebody sees that number and it's dwindling, that's the main
14 concern which I am speaking on. They are saying longevity
15 and it's not -- see one thing, too, she mentioned
16 gentrification. I feel with us we voted to leave it. Didn't
17 nobody pull us out.

18 We left on our own. That's one thing. A lot of
19 them don't have that right or didn't have that right to do.
20 So when you hear people talking about Sursum Corda got put
21 out, we know better. We sold it to Toll and we are still in
22 their pocket to come back. So that's the only difference.

23 CHAIRMAN HOOD: Okay.

24 MR. DUREN: Any questions?

25 CHAIRMAN HOOD: All right. Any other questions

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1 up here?

2 MS. CAMPBELL MORTON: I do.

3 CHAIRMAN HOOD: The applicant. You the applicant?
4 You part of the applicant? Okay. Does the applicant have
5 any questions?

6 MS. BATTIES: No.

7 CHAIRMAN HOOD: Okay. Do you have a question of
8 the proceeding or do you have -- I don't want to not let you
9 say anything.

10 MS. CAMPBELL MORTON: I just have a question on
11 behalf of Sursum Corda.

12 CHAIRMAN HOOD: You have a question on behalf of
13 Sursum Corda. Come on up. Identify yourself. Have you been
14 sworn in?

15 MS. CAMPBELL MORTON: No, I haven't.

16 CHAIRMAN HOOD: So this is the last person I am
17 going to take on this. Raise your right hand. I need you
18 to be sworn in.

19 (Witness sworn.)

20 MS. CAMPBELL MORTON: Good evening, everyone.

21 CHAIRMAN HOOD: Good evening.

22 MS. CAMPBELL MORTON: Oh, boy.

23 CHAIRMAN HOOD: Turn your mic on. Identify
24 yourself and you may begin. Turn it on --

25 MS. CAMPBELL MORTON: Let me say good evening to

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1 everyone. My name is Claudette Campbell Morton and I've been
2 living in Sursum Corda for 46 years. I put two children
3 through college. Actually three. But let's talk about
4 Sursum Corda.

5 A lot of people don't understand the name when
6 someone say Sursum Corda. But that name means a lot to
7 Sursum Corda because one of the pastors, the great Father
8 McKenna -- I am a former member of St. Aloysius Church ever
9 since 1983.

10 So we picked a name. The true name for Sursum
11 Corda is the lifting of hearts. That's the name that my
12 church name where I live at. I was so proud. I was very
13 proud to move into Sursum Corda. I am proud of the lawyers
14 that helped us.

15 I am mostly proud of Lonnie Duren for the work,
16 the hours, he did. Oh my god, I couldn't even tell you guys
17 what this gentleman right here have done for this community.
18 He's just a wonderful person. He fought and he did what he
19 had to do to help the members of Sursum Corda. I was one of
20 the volunteers in Sursum Corda for 30 years.

21 I have volunteered for 60 years in the community
22 but different places. We did a lot. We had -- I mean,
23 Sursum Corda was a beautiful place. A beautiful place. I
24 thank God for the secretaries that helped us, the lawyers,
25 whoever. But I especially thank this gentleman right here

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1 because he made it possible. He made it possible.

2 And last but not least, he's a gentleman. He used
3 to play for Georgetown. I know you all know about Lonnie
4 Duren. This is Lonnie Duren, and I want you all to know
5 that.

6 CHAIRMAN HOOD: We also know about -- we also know
7 about Peter May.

8 MS. CAMPBELL MORTON: Okay. I want you all -- I
9 want to bring that -- bring that to you all's attention now.

10 CHAIRMAN HOOD: Peter May also. I want you to
11 know that Georgetown is unique.

12 MS. CAMPBELL MORTON: And I am a graduate from
13 Howard University. I am alumni from Howard University. So
14 I've been in the neighborhood all my life. I've seen
15 buildings go up and I've seen buildings go down. But I thank
16 you all and I hope you all to stay with us and God bless all
17 of you all.

18 CHAIRMAN HOOD: Thank you very much. We
19 appreciate it. So can I ask you one question, though?

20 MS. CAMPBELL MORTON: Yes, sir.

21 CHAIRMAN HOOD: Could he play when he played with
22 Georgetown?

23 MS. CAMPBELL MORTON: He could play. He was the
24 best.

25 CHAIRMAN HOOD: He was the best? Okay.

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1 MS. CAMPBELL MORTON: He was the best.

2 CHAIRMAN HOOD: All right.

3 (Applause.)

4 MR. DUREN: Thank you, Claudette.

5 MS. CAMPBELL MORTON: You're welcome.

6 CHAIRMAN HOOD: All right. Any cross-examination?

7 Any questions or follow-up? All right. Thank you. I thank
8 you both. We appreciate it.

9 MS. CAMPBELL MORTON: You're welcome. Thank you.
10 You got to turn that off.

11 CHAIRMAN HOOD: Okay. Ms. Batties, do you have
12 any rebuttal and then closing?

13 MS. BATTIES: Just a few closing remarks.

14 First of all, Lonnie mentioned that in his working
15 with the developer the conversations sometimes get boring.
16 I can assure you that there has never been a boring
17 conversation with Lonnie Duren as it relates to this project.

18 I know we have a number of post-hearing
19 submissions or items that we need to include in a post-
20 hearing submission. We will get with you and I know Ms.
21 Schellin will give us a schedule at the end of this meeting.

22 I'll just reiterate that this application does
23 implement the intent of the first stage PUD approval,
24 particularly as it relates to the site organization, the
25 provision of affordable housing and specifically the ability

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1 to bring back the 121 households.

2 The building design reflected in the second stage
3 PUD request is the result of extensive feedback and
4 coordination with DDOT and the Office of Planning and the
5 timely approval of this application is really critical to
6 maximizing the opportunity for Sursum families to come back.

7 That's it. Thank you.

8 CHAIRMAN HOOD: Okay. Thank you. Do we have any
9 follow-up questions or comments, Vice Chair?

10 VICE CHAIR MILLER: Thank you, Mr. Chairman. Just
11 one. So in terms of the timely approval, assuming that you
12 receive that, what is the estimated schedule for development
13 of that -- of that south parcel with the 121 reserved units?

14 MS. HACKLER: We would like to break ground by the
15 end of this year and our construction schedule is about 28
16 months.

17 VICE CHAIR MILLER: Thank you.

18 CHAIRMAN HOOD: Okay. Any follow-up questions?
19 You've done your closing?

20 MS. BATTIES: Yes.

21 CHAIRMAN HOOD: Okay. All right. So we will
22 close the record in this case.

23 Commissioners, I am in a different place than when
24 I first came in. I am not sure where others are. But I can
25 tell you I think a lot of things have been asked.

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1 I know we have a few things that we are looking
2 for. I believe that -- that's a distraction for me. I was
3 getting ready to try to move a proposed action. But did you
4 -- were you getting ready to say something?

5 Okay. So what was I saying? I forgot what I was
6 saying. Maybe I need to just see if we got a date now so I
7 can get my -- I want to formulate to the board. Hold on a
8 second.

9 (Pause.)

10 CHAIRMAN HOOD: Okay. Like I was saying, we are
11 going to -- I believe we are going to -- I think this is
12 ready. I know that we have some things otherwise and I
13 appreciate counsel and I appreciate everyone.

14 But I think this is flavored right when I hear --
15 when I hear people are being lost and I don't want that on
16 my shoulders. I want to make sure that we move as
17 expeditiously as possible. But I also want the applicant to
18 do their part. I am not sure where we are going to end up.

19 This is Anthony Hood talking now. I want to make
20 sure that the things that we asked for -- the signage issues
21 and the things that my colleagues have asked for, that you
22 come back here with them right, okay?

23 So let me hear from others. I am ready to move
24 forward with -- it's only one vote. Oh, well, that's the --
25 that's the difference. That's why I have counsel. I thought

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1 this was two votes. But I want us to move as expeditiously
2 as possible, Ms. Schellin. So do we have a schedule?

3 MS. SCHELLIN: Yes. Our next meeting is October
4 21st. So I think that gives them enough time to -- with this
5 being the 26th, so I think that's perfect timing. It's only
6 about three weeks away. So how much time do you think you
7 need to get everything in to me? Because we need to allow --

8 MS. BATTIES: If we submit a week before -- if we
9 submit a week before the 21st --

10 MS. SCHELLIN: We have to allow a week for the ANC
11 to respond. So and two weeks for the OAG to have the direct
12 order. So --

13 MS. BATTIES: Okay. So if it's two weeks from
14 today is that enough time?

15 MS. SCHELLIN: So October -- so let's see, that
16 would put it at the 10th would be two weeks. Does that work?

17 MS. BATTIES: Yes.

18 MS. SCHELLIN: Okay. So October 10th, and then
19 the ANC we give them until -- if you would reach out to them
20 if they choose to do so could respond by -- of course, by
21 3:00 p.m. They could respond by 3:00 p.m. on the 17th.

22 In order to proceed we need your draft order also
23 by -- I mean, it really cuts it short for OAG but as early
24 as possible on the 10th. If you can do it before 3:00 p.m.
25 that would be great. And then we will put this on for

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1 October 21st.

2 Commissioner May, did you hear that?

3 COMMISSIONER MAY: Yes. That's okay. I wasn't
4 going to enjoy my vacation anyway. I'll just be reading
5 zoning.

6 CHAIRMAN HOOD: Okay. So this is one vote. So
7 okay, that clears that. So when we deal with this I would --
8 I would just -- I only ask, and I appreciate that, Mr.
9 Ritting.

10 Let me just say that I hope that the applicant --
11 I am sure that the applicant comes back with everything in
12 order so we can deal with it on the date that was, I think,
13 the 21st so we can deal with that on that date, okay?

14 All right. Do we have anything else, Ms.
15 Schellin?

16 MS. SCHELLIN: No, sir.

17 CHAIRMAN HOOD: All right. Does anybody have
18 anything else?

19 MS. SCHELLIN: I think that if OP or DDOT need to
20 respond they would also have until 3:00 p.m. on the 17th,
21 just in case there's -- because I think there were some
22 issues, that they are going to respond to some DDOT and OP
23 items, too.

24 So I think that they should have an opportunity
25 to respond if they choose to do so.

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1 CHAIRMAN HOOD: All right. So do we have anything
2 else?

3 MS. SCHELLIN: No, sir.

4 CHAIRMAN HOOD: All right. So I want to thank
5 everyone for their participation tonight. This hearing is
6 adjourned.

7 MS. BATTIES: Thank you.

8 (Whereupon, the above-entitled matter concluded
9 at 9:01 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: 09-26-19

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.



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