

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA

2 Zoning Commission

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9 Public Hearing

10 Case No. 15-13 [Watkins Alley, LLC. - Consolidated
11 Review and Approval of a Planned Unit Development and
12 PUD-Related Map Amendment.]

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16 6:31 p.m. to 8:18 p.m.

17 Monday April 4, 2016

18
19 Jerrily R. Kress Memorial Hearing Room

20 441 4th Street, N.W., Suite 220 South

21 Washington, D.C. 20001

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1 Board Members:

2 ANTHONY HOOD, Chairman

3 MARCIE COHEN, VICE CHAIR

4 PETER MAY, Commissioner

5 ROBERT MILLER, Commissioner

6 MICHAEL TURNBULL, Commissioner

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 JENNIFER STEINGASSER

13 ELISA VITALE

14

15 DDOT:

16 JONATHAN ROGERS

17

18

19

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

2 CHAIRPERSON HOOD: Good evening ladies and
3 gentlemen, this is the public hearing of the Zoning
4 Commission for the District of Columbia. Today's
5 date is April the 4th, 2016. We're located in the
6 Jerrily R. Kress Memorial Hearing room.

7 My name is Anthony Hood. Joining me are Vice
8 Chair Cohen, Commissioner Miller, May, and Turnbull.
9 We're also joined by the Office of Zoning staff, Ms.
10 Sharon Schellin, Office of Planning staff, Ms.
11 Steingasser and Ms. Vitale, and the District
12 Department of Transportation, Mr. Rogers.

13 This proceeding is being recorded by a court
14 reporter and is also webcast live. Accordingly, we
15 must ask you to refrain from any disruptive noises or
16 actions in the hearing room. Notice of today's
17 hearing was published in the D.C. Register and copies
18 of that announcement are available to my left on the
19 wall near the door.

20 The hearing will be conducted in accordance
21 with the provisions of 11-DCMR-3022 as follows:
22 preliminary matters, applicant's case, report of the
23 Office of Planning, and report of other government
24 agencies, report of the ANC, organizations and
25 persons in support, organizations and persons in

1 opposition, rebuttal and closing by the applicant.

2 The following time constraints will be
3 maintained in this meeting. The applicant has up to
4 60 minutes. I see they requested 20 but I think for
5 this case it will be more advantageous, Mr. Kadlecek,
6 more advantageous for us to ask our questions because
7 I think we have a number of questions, especially
8 when it comes to design. So you can do a 20 minute
9 presentation but I don't know if that's going to
10 address some of the issues. Maybe a 15 or 10 minute
11 and let us get to the issues.

12 MR. KADLECEK: Sure.

13 CHAIRPERSON HOOD: Organizations, five
14 minutes. Individuals, three minutes.

15 The Commission intends to adhere to the time
16 limits as strictly as possible in order to hear the
17 case in a reasonable period of time. The Commission
18 reserves the right to change the time limits for
19 presentations if necessary and notice, at no time
20 shall be exceeded.

21 All persons appearing before the Commission
22 are to fill out two witness cards. These cards are
23 located to my left on the table near the door. Upon
24 coming forward to speak to the Commission, please
25 give both cards to the reporter sitting to my right

1 before taking a seat at the table.

2 The decision of the Commission in this case
3 must be based exclusively on the public record. The
4 staff will be available throughout the hearing to
5 discuss procedural questions. Please turn off all
6 electronic devices at this time so not to disrupt
7 these proceedings.

8 Would all individuals wishing to testify
9 please rise to take the oath? Ms. Schellin, would
10 you please administer the oath?

11 MS. SCHELLIN: Yes. Please raise your right
12 hand.

13 [Oath administered to the participants.]

14 MS. SCHELLIN: Thank you.

15 CHAIRPERSON HOOD: Okay. Thank you. At this
16 time the Commission will consider any preliminary
17 matters. Does the staff have any preliminary
18 matters?

19 MS. SCHELLIN: The only preliminary matter
20 that I see, Chairman Hood, is that the applicant has
21 one -- is proffering one expert in architecture. The
22 other expert has previously been accepted, and so
23 there's only one new expert that the Commission needs
24 to consider.

25 CHAIRPERSON HOOD: Okay. And that's Exhibit

1 24, Mr. Sparhawk, who is with GPS Designs
2 Architecture. Colleagues, we have his resume. Any
3 objections or any questions?

4 Not seeing any, we will add him to our expert
5 witness list.

6 Okay. Anything else, Ms. Schellin?

7 MS. SCHELLIN: No, sir.

8 CHAIRPERSON HOOD: Okay. Mr. Kadlecek, let's
9 go ahead and get started.

10 MR. KADLECEK: Yeah. We're going to keep
11 this brief as you requested so I'll just let Greg
12 jump right in and then we'll be available to answer
13 questions. We're just going to hit the highlights
14 for less than 15 minutes hopefully.

15 MR. SPARHAWK: Okay. I thank you all very
16 much for your time.

17 Just as a quick overview, you're all familiar
18 with the project. It's 44 units. We're providing 45
19 parking spaces underground parking, 48 bike spaces.
20 It's two-thirds of an acre. Let's see, let me go to
21 the site plan here. So this is an overview of the
22 site. We've got along E Street where -- oh, thanks.

23 CHAIRPERSON HOOD: There's a light on the
24 table there that you can use.

25 MR. SPARHAWK: Thank you.

1 CHAIRPERSON HOOD: That way you can see the
2 board. There you go.

3 MR. SPARHAWK: So along E Street we're
4 extending the residential character. Currently
5 what's -- sorry. Currently what's on the site is an
6 automotive garage, a parking area, and a warehouse
7 kind of facility. The lot is existing 100 percent
8 impervious. What we're doing with the project is, as
9 I said, we're extending the residential nature along
10 E Street, removing curb cuts, and offering the street
11 plantings just to make it more of a pedestrian
12 thoroughfare there.

13 We have provided for a pedestrian pass
14 through into the site. The overriding theme for the
15 project was bringing pedestrians in to and through
16 the property, creating larger units for family sized
17 units. As you get into the site we're trying to kind
18 of pay homage to the industrial nature. So we've
19 gone with buildings that reflect -- have tied to more
20 of kind of mill buildings, historic buildings,
21 because the character and the materials that were
22 found in those buildings lent themselves to
23 residential area with warm materials.

24 To maintain kind of the cohesiveness of the
25 design through the project we're utilizing similar

1 materials throughout the -- maintaining the scales
2 and proportion of fenestration throughout the
3 project. We feel that this located in the spot, it's
4 appropriate to the location, but it also adds
5 architectural diversity and interest to the alley.

6 Early on trying to figure out where, because
7 we've got the underground parking, where the garage
8 entry was going to be we analyzed many different
9 locations. The southern portion of the lot is the
10 only area that's viable to get an efficient parking
11 for the number of spaces. We're offering two times
12 the requirement for spaces. Big drive for that was
13 obviously for the benefit of the residents here, but
14 also to take some of the load off of the street
15 parking and the neighborhood.

16 Some of the key points that we focused on
17 with the garage location was pedestrian safety, the
18 visual sight lines, the light and noise impact on the
19 neighbors, as well as working with the composition of
20 the housing and the courtyard above.

21 The lot -- sorry, the alley to page right,
22 which would be the east, is a 15-foot alley that it
23 just wasn't a safe place and wasn't -- it didn't make
24 sense to have cars enter and exit through there.
25 It's also used frequently with pedestrians up and

1 down that alley.

2 Why we took it to the end, which is a dead-
3 end, the dead-end reduces auto vehicle conflicts.
4 I'm going to need to speed up, aren't I? Sorry.
5 Okay.

6 CHAIRPERSON HOOD: I just set that as a
7 reference, so you know.

8 MR. SPARHAWK: Okay. All right. I'll try to
9 -- I'll try to summarize. Sorry.

10 It's also, it's a wider alley which would
11 allow for more visual connection with pedestrians as
12 well as vehicles. And it was also, we felt that it
13 was the safest -- one of the safest places for bikes
14 to get in and out.

15 As we work with DOT, or DDOT in the
16 resurfacing of this alley we'll also look at
17 materials and things to be able to designate where
18 pedestrians and vehicles would be.

19 Let's see. This is the bird's eye view into
20 the site. And you can see the composition of the
21 different buildings and the courtyards.

22 Let's see. I will go through -- oh, sorry,
23 this is -- my slides are -- all right.

24 So this was some of the analysis that we had
25 looked at as far as the garage locations that I just

1 went through. I'll go through the elevations pretty
2 quickly. I'm happy to go back and point to any in
3 particular. But this is the E Street elevation as
4 was proposed, or using kind of Victorian facades, and
5 as I said, extending kind of the residential nature
6 of E Street. This shows the pedestrian pass through
7 into the courtyard.

8 As you get into the courtyard there is the
9 carriage house back there. The other apartment
10 buildings are, as I said, more industrial in nature.
11 Let's see. I'll go through this.

12 This elevation shows the bridge. I know
13 there's some questions about that. The bridge serves
14 to kind of unite this building as this project is one
15 -- as a single building. But it's also something
16 that was not uncommon to see in urban, kind of, in an
17 urban setting where you'd have industrial buildings.
18 This specific use for this will be operated as a --
19 used as a sunroom for one of the units.

20 This is views into the courtyard, or in the
21 courtyard, looking on either side. Alley views.

22 For materials, as I said, we're looking at
23 using two different brick, two different brick
24 colors, both in a red. Standing seam metal roof for
25 the roof, as well as for the siding. The siding on

1 the lofts buildings.

2 Let's see. As far as the detailing, with the
3 brick we'll be using kind of cobbled brick cornices
4 and rakes, rowlock courses (phonetic) at the sills,
5 soldier courses at the heads. Depending obviously on
6 the type of window, we'll be using a brick jack arch
7 and bow spring arches, using traditional methods of
8 the brick work to point -- to pull out some of the --
9 to add accent to some of the areas we'll be using a
10 basket weave bond on some of the brick.

11 The reason why we ended up deciding on using
12 the metal up at the upper level, we had looked at
13 using Hardy and a couple other materials and the
14 metal just, it seemed that it was the best choice,
15 it's high quality material and it keeps within kind
16 of the character of the industrial theme.

17 Perspectives of the project here, into the
18 courtyard.

19 OP had asked -- had some comments and went
20 back -- and we went back and just kind of took a look
21 at some of the neighbors and you know, to respond to
22 their comments as well as do some modifications on
23 our design. This, I apologize, it is not rendered,
24 but this is what we are proposing as the revised E
25 Street elevation. One of the comments was doing a

1 partial height bay. In looking through we felt that
2 the partial -- that the times when you see a partial
3 height bay, it's either if it's an addition to an
4 existing building, or if it's actually an oriental,
5 not a bay. With these being actual bays we felt it
6 was important to maintain kind of the overall full
7 height composition that you would typically see in
8 the Victorian rowhomes.

9 They asked to get rid of the casement
10 windows, to go to all double-hung. We felt that that
11 was definitely appropriate and went ahead and did
12 that.

13 The removal of arches, I felt like it was --
14 it's important to retain the arches for the
15 architecture in this building. But what we did do is
16 we got rid of the arched window heads and went to the
17 square head. And again, this is -- a lot of this is
18 just from going back and looking around at the
19 existing buildings in Capitol Hill and trying to be
20 respective of that and respectful of that, and follow
21 those design cues.

22 Additionally it was -- we were asked to take
23 a look at creating a larger mullion between the
24 paired windows, utilizing a brick mullion. And we
25 did enlarge it quite a bit, but held it to the trim.

1 Again, this is just going through and looking at what
2 was comparable. Let's see.

3 MR. MAY: Can I stop you right there for a
4 second?

5 MR. SPARHAWK: Yes, sir.

6 MR. MAY: Is this image distorted at all?

7 MR. SPARHAWK: It is. It's wider for some
8 reason.

9 MR. MAY: Okay.

10 MR. SPARHAWK: I think that's --

11 MR. MAY: So do you have it on paper? Is it
12 in this presentation?

13 MR. SPARHAWK: It should be, yes.

14 MR. MAY: All right. Because the windows
15 look totally off on that.

16 MR. SPARHAWK: Yeah, it's the -- I'm not
17 quite sure what's -- what happened to it, but yes, in
18 the packets it is the right proportions.

19 We've had -- initially when we were looking
20 at the project we ran it through an analysis on LEED
21 and new construction and had a certified rating. Had
22 looked to see what we could try to do to figure out
23 to get it up to Silver. We had met with -- at one of
24 the interagency meetings we met with Jay Wilson at
25 DOE, and he felt it was important for us to achieve

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1 LEED Silver in the Version 4. So we have, we've done
2 that and also gone through and I went and ran it
3 through looking at the Enterprise Green Communities
4 criteria and we exceed that as well.

5 There were some comments from FEMS. We
6 actually met with fire department early on. They
7 went out to the site for the ANC and did an engine
8 test to make sure there were no issues, and it was
9 fine. They didn't have any issues as far as access
10 was concerned.

11 So I will, I'll draw it there. Thank you.

12 MS. MILANOVICH: Good evening. For the
13 record my name is Jami Milanovich with Wells and
14 Associates. We are the transportation consultants
15 for the project.

16 I just want to spend just a minute talking
17 about the site circulation to make sure you
18 understand how that works. So in this slide you see
19 pedestrian circulation and accesses shown in green,
20 reflects where the existing sidewalks are along the
21 public streets. And then I think importantly what's
22 happened is, at the request of the Office of Planning
23 and DDOT, there's a pass through that's been created
24 from E Street to allow pedestrians to access the
25 project directly from E Street, which is shown here.

1 And then you can see how each of the individual
2 buildings or units are accessed by pedestrians.

3 Vehicular and bicycle circulation are shown
4 in blue and orange respectively. I will note the
5 access to the garage takes place by the alley, so you
6 can enter from G Street to the south, or from E
7 Street to the north, through the alley system. And
8 then the garage access is located in this position
9 here.

10 I know there were some questions early on
11 about whether that was the appropriate location for
12 the garage access, so I just wanted to address those
13 concerns this evening. At first I would note that it
14 meets DDOT's requirements which state that a new curb
15 cut or driveway shall not be permitted from any
16 property with alley access. So, because we do have
17 alley access we're proposing the garage access from
18 the alley as opposed to from E Street and a curb cut
19 on E Street.

20 I would note that both DDOT and the ANC
21 support the access in the alley in lieu of a curb cut
22 on E Street. And then as Greg alluded to, we did
23 look at a couple of different locations in the alley
24 and determined that the location where it's currently
25 proposed is the most appropriate for a couple of

1 reasons. We looked at the north/south alley and
2 whether we could provide the access here. The issue
3 there is that that portion of the north/south alley
4 is only 15 feet wide, and so it would be very
5 difficult for larger passenger vehicles to be able to
6 turn in and out of that with only a 15-foot width.
7 They wouldn't really be able to do it in a fluid
8 movement.

9 And then we also looked at access from the
10 30-foot wide east/west alley along here. And what we
11 determined is we really don't have sufficient depth
12 in their site to get below grade. The ramp needs to
13 be a little bit longer than what we have to get
14 sufficiently -- sufficient depth to get below grade.

15 And so for those reasons as well as the
16 reasons that Greg mentioned earlier, we do believe
17 that the garage access location at this location is
18 the most appropriate.

19 And just to conclude, I just -- we're happy
20 to have DDOT's support. But I did want to note that
21 they had a couple of requests in their report, and
22 that included a request to work with them during
23 Public Space to address the new curbside space that's
24 created by the closure of the curb cut on E Street.
25 So there is an existing curb cut on E Street that

1 we're closing, and we'll work with DDOT through the
2 public space process to determine appropriate parking
3 signage for the newly created parking spaces that
4 will occur on E Street.

5 And then they also requested that we work
6 with them during the Public Space process to
7 determine appropriate signage and pavement markings
8 for the alley to ensure pedestrian safety, and we
9 will certainly work with them on that as well.

10 And with that I'm going to turn it over to
11 Sean to close.

12 MR. RUPPERT: Hi, everyone. My name is Sean
13 Ruppert. I'm the developer of the project. I've
14 come before the Commission a few times with projects
15 that we've done on alleys in Northwest. Smaller
16 project that you might not remember but were
17 important to me. They've gone on to win several
18 national awards for design and we've used Greg for
19 those as well.

20 I'm here to talk about the benefits and
21 amenities package that we've put together for the
22 community in conjunction with the ANC. For the past
23 18 months I've been working on this project with the
24 neighbors and going through probably the last eight
25 months working on the benefits and amenities.

1 There's one benefit that we've been working on as a
2 shared benefit with CAS Riegler, who is doing the
3 Pennsylvania Avenue project and Insight, who bought
4 the Bowie Trash site to the right of our project, on
5 the opposite side of our 15-foot alley.

6 We are working with WMATA to refurbish the
7 Metro Plaza on top of the Potomac Avenue Metro. Our
8 portion of that would be about \$30,000, and our
9 portion would also include greening the area,
10 landscaping, getting rid of the kiosk that -- vacant
11 kiosk that's sitting on the property now.

12 The other developers, Insight and CAS
13 Riegler, would take part. I don't have the specifics
14 of what they're doing, but our share of it is what I
15 just talked about.

16 We would also refurbish the tree boxes along
17 13th Street and E Street. Several of the neighbors
18 had asked that we do that. That would mean either
19 replacing, installing, or repairing the wrought iron
20 fence that's around the tree boxes, replacing or
21 repairing the trees that are there, and installing
22 trees that are missing all together.

23 In talking to -- well, as part of our inter-
24 agency meeting that we did, we have offered to build
25 four of our five IZ units as 50 percent income

1 affordable, and one as an 80 percent. The good thing
2 about our IZ units is that they're large homes. Two
3 of them would be two bedrooms, and three would be
4 three-bedroom townhomes with three and a half bath,
5 which is pretty significant. But out of those five
6 four would be sold at 50 percent and one would be
7 sold at 80 percent. That's \$120,000 benefit.

8 Also, during our meetings with the neighbors,
9 Capitol Hill Village had suggested that we build one
10 of our flats for a senior house, which we have agreed
11 to do. We do have one building on our property that
12 is elevator service. The rest are really, would look
13 like and smell like townhomes, but we do have that
14 one building that is an apartment style. Some in
15 there are two over twos. But there are six flats, so
16 we're going to build one of those for a senior
17 housing.

18 We've also agreed with the ANC to resurface
19 the alley. The alley right now is pretty much a
20 hodge-podge of brick, concrete, and asphalt. So
21 we've offered to repave the 25-foot alley on the west
22 side of our property that goes through the dead-end.
23 It's a 25-foot wide alley.

24 We've also agreed to build the property to
25 the new version of LEED Silver. We've also agreed

1 with the neighbors, the ANC -- it was very important
2 for them about -- since we're creating that passage
3 through E Street, which everyone was -- you guys had
4 suggested and everyone really did support that we do
5 that, now that we have that, everyone was concerned
6 about pedestrian traffic going through our two
7 courtyards that will not be gated. Neither of our
8 courtyards are gated. But that does create access
9 for people to come through.

10 So the neighbors were asking that we provide
11 cameras that would be recorded. Also providing
12 mirrors for people to make it safely in their cars,
13 around the project through the alleys. So we're
14 going to do that as well. Also, we're going to
15 remove -- we're going to require that the condominium
16 association remove snow from the alley, so that's
17 actually an -- one of the neighbors came up with
18 that. I think it's an awesome idea. So we're going
19 to do that as well.

20 In addition to what you have, we've added two
21 things in the last -- our ANC meeting from this past
22 week. We've added two additional things. We're
23 going to replace the fencing at Potomac Gardens
24 Housing Project along G Street, and we've also --
25 we're going to make contributions to the neighbor's

1 Safe Routes project.

2 Oh, I'm sorry. And then, gosh, we've been
3 working on the MOU with the community as well, and
4 that includes the construction management agreement
5 with the community and the benefits and amenities.
6 So that was actually just signed a couple of days
7 ago.

8 MR. KADLECEK: That completes our direct
9 presentation. We're happy to answer questions.
10 Thank you.

11 CHAIRPERSON HOOD: Okay. Thank you. Is that
12 something different other than what we have here as
13 far as the construction management.

14 MR. KADLECEK: The MOU?

15 CHAIRPERSON HOOD: Yeah.

16 MR. KADLECEK: Yeah. That, I don't believe,
17 has been submitted.

18 MR. MAY: There was something that was
19 submitted, I think just today.

20 CHAIRPERSON HOOD: Something. We did have
21 something.

22 MR. KADLECEK: Oh, the ANC may have submitted
23 it, yes.

24 MR. MAY: Yeah.

25 MR. KADLECEK: Okay. Yes, that's the same

1 thing.

2 CHAIRPERSON HOOD: So that's the same?

3 MR. KADLECEK: Yes.

4 MR. MAY: And does that mention the specific,
5 the proffered amenities that you just mentioned?
6 They're in there?

7 MR. RUPPERT: Yes, the one that you got today
8 should have all of it in there, yes.

9 MR. MAY: All right. And that's different
10 from what was in your second prehearing submission.

11 MR. KADLECEK: That's correct because the ANC
12 meeting was just last week and so there was a time
13 lapse there.

14 MR. MAY: Okay.

15 CHAIRPERSON HOOD: Okay. All right. Thank
16 you for the presentation and also for cutting it
17 short because I think we have a number of questions
18 on our end and it's probably more advantageous for us
19 to ask our questions and we can try to move in that
20 fashion. Okay.

21 Who would like to start us off? Commissioner
22 May?

23 MR. MAY: Okay. So do you have a materials
24 board?

25 MR. KADLECEK: Sorry, we don't. We forgot to

1 bring it but we could submit that.

2 MR. MAY: Okay. We'll need to see that
3 before --

4 CHAIRPERSON HOOD: You want to turn your mic
5 on if you --

6 MR. MAY: Okay. Well, I mean, is that in
7 this presentation too?

8 MR. KADLECEK: It is.

9 MR. MAY: All right. I'll look at that. But
10 -- oh, okay, that. Yeah, I saw that.

11 So no, we want to see the actual materials so
12 you'll have to bring that in at some point later on.

13 So I'm still not convinced about the garage
14 entrance. I'm not looking for more discussion from
15 you. I mean, you know, I think the one logical place
16 that might be considered would be off the 15-foot
17 alley which from what I understand in other
18 submissions is going to be widened as a result of the
19 other project.

20 But it's not unheard of to have an alley
21 entrance that's -- I mean, an entrance to garage. It
22 just, it has an effect potentially on your building
23 and how wide your entrance is. The real key question
24 for me is whether DDOT thinks it's better off of the
25 north/south alley or whether it's better at the end

1 of that dead-end. I'm not sure. But I'll ask them
2 so you don't need to answer that. But that's the
3 open question for me.

4 The design issues, you know, I see in what
5 you submitted tonight you've addressed some of the
6 concerns that I had. I was -- I agree with OP's
7 concerns about the design of the E Street façade. I
8 don't think that you've made all the moves that you
9 need to do yet.

10 You know, I would say overall that the
11 aesthetic direction and, you know, where this is now
12 compared to where it started, it is significantly
13 better and the aesthetic direction, you know, going
14 sort of industrial on the alley side and going more
15 traditional townhouse on the E Street side, that's a
16 reasonable approach. I still think that you could be
17 a little bit less historicist when it comes to some
18 of those treatments and be a little bit more modern.
19 But I'm not going to keep pushing the stylistic
20 aspect of that.

21 The real problem I have is that what you wind
22 up with is, I think frankly, quite undisciplined.
23 And so that's what I'm really, you know, unhappy
24 about. That's what shows up on E Street. Again, you
25 fixed some of the stuff on E Street by getting rid of

1 the arched windows themselves. But you still have
2 six over six windows. And I mean, did you get rid of
3 all the two over two windows, because the two over
4 two windows just don't go in that neighborhood really
5 much at all.

6 MR. SPARHAWK: We did not get rid of them in
7 the industrial building because the proportions -- in
8 working through that, the proportions of the windows,
9 the façade, it took on a little bit more of an
10 Italianate feel, and felt that that was appropriate
11 to that style.

12 MR. MAY: I don't know.

13 MR. SPARHAWK: We did take --

14 MR. MAY: I have an Italianate house with one
15 over one windows. I mean, there's nothing automatic
16 about that. I mean, I guess there is a certain
17 amount of aesthetic judgment that goes to that. But
18 even there you have -- I mean, you have a number of -
19 - you have some that are two over one and some that
20 are two over two, right, on the industrial buildings?

21 MR. SPARHAWK: Yes, those should all go to
22 two over two in the industrial building.

23 MR. MAY: All right. Well, I'm not sure
24 that's the right direction either. I mean, it's --
25 this is just sort of a symptom of what I see as an

1 overall -- just as I said, just a lack of discipline
2 when it comes to the treatment of all these different
3 facades. And it shows worse, I think, on E Street.
4 I still think that you need to do some work there,
5 continue to work with the Office of Planning and try
6 to make some improvements on that.

7 Didn't they recommend that you take away the
8 pediments off the top of the bays as well?

9 MR. SPARHAWK: I don't recall seeing that.

10 MR. MAY: Okay. Was that not one of the
11 things that was recommended?

12 MS. VITALE: The Office of Planning did
13 recommend that the projecting bays be reduced to two
14 levels, two stories.

15 MR. MAY: Oh, to two levels. Okay. So just
16 two stories.

17 MS. VITALE: Correct.

18 MR. MAY: I misinterpreted that. I thought
19 it was -- we were talking about taking off the
20 pediments, because I don't think the pediments are
21 really getting you anything other than accentuating
22 the height. But that's not that big a deal at this
23 point.

24 I do think that the treatment of the windows
25 along that E Street façade ought to -- I mean, still

1 need further work. And I think that the -- you want
2 to bring that up?

3 MR. SPARHAWK: Is it the -- it's the Munton
4 patterns that --

5 MR. MAY: The Munton patterns are part of it.
6 So you have the revised version of that. Can you
7 bring up the revised version? So I mean, we know the
8 revised version is squat in that image, right? It's
9 not quite the way it's supposed to be. It's been --

10 MR. SPARHAWK: Right.

11 MR. MAY: -- stretched wide.

12 MR. SPARHAWK: Correct.

13 MR. MAY: Right? But even looking at that
14 here, what it shows when you look at it in the
15 correct proportion is that the windows themselves are
16 quite a bit taller and there's a lot more glass. I
17 mean, you know, on the back side with the industrial
18 buildings you have very large windows and that is
19 understandable because that, you know, that's kind of
20 the -- that's the design aesthetic.

21 But when it comes to the height of the
22 windows and the amount of glass compared to the
23 amount of brick that you have on those bay fronts,
24 and if you look carefully at those precedent images
25 that you show, there is a difference. And what we're

1 seeing here are windows that are a little bit wider
2 and quite a bit taller. And so you know, in all
3 these images here what we're seeing are -- and maybe
4 it's just that the windows need to be narrower. But
5 they're not the same. And if you look carefully at
6 those precedent images I think you'll want to make
7 some tweaks to the proportions of the windows, the
8 amount of brick versus the amount of glass. And I
9 also think that six over six is not the right choice
10 either. I mean, one over one. Maybe six over one.
11 But it does kind of depend on what you see. I mean,
12 I think most of what we're seeing in your precedent
13 images are one over one, because that seems to be
14 more prevalent.

15 The courtyard windows, it looks like you have
16 nine panes over three? No, three over nine. Is some
17 portion of that operable? You have some three over
18 nine and then you have three, nine, three. There we
19 go. On the left there are three over nine, and then
20 in the middle there's sort of three, nine, three.
21 What's going on with those windows?

22 MR. SPARHAWK: So you're talking about the
23 three windows that are in the middle of that?

24 MR. MAY: The three is in the middle, have
25 three over nine, over three.

1 MR. SPARHAWK: Right. And the nine is
2 operable.

3 MR. MAY: The nine is operable. How is that
4 operable?

5 MR. SPARHAWK: As a casement.

6 MR. MAY: One single casement?

7 MR. SPARHAWK: No, these would have two. Two
8 of those casements would be operable.

9 MR. MAY: So it would be open like that.

10 MR. SPARHAWK: Right. Yeah. Or some fashion
11 of that.

12 MR. MAY: Okay, because I mean, that's a
13 really -- I mean, you're going for this industrial
14 aesthetic and --

15 MR. SPARHAWK: Right.

16 MR. MAY: -- I want to see hopper windows. I
17 don't want to see --

18 MR. SPARHAWK: Yeah.

19 MR. MAY: -- casements.

20 MR. SPARHAWK: The --

21 MR. MAY: The only thing about doing
22 casements like that is that very often you're going
23 to wind up seeing a difference in that meeting point.
24 It's going to be a little bit wider. So it's a bit
25 of a fiction, I think what we're seeing. I'm not

1 saying that you have to complete redesign the
2 windows, just there's -- it's part of this thing
3 where it just seems like everything is just a little
4 bit off.

5 MR. SPARHAWK: You know, a lot of -- and I
6 agree with you but I think part of that also is just
7 the stage of the -- the stage of the design not going
8 through the -- not having gone through the detailing
9 aspect of it yet.

10 MR. MAY: Okay. But that's, you know, this
11 is the extent of your design review, right? You
12 don't have to go through HPRB?

13 MR. SPARHAWK: Well, I mean --

14 MR. MAY: So --

15 MR. SPARHAWK: I mean, more from a
16 construction standpoint of going through that.

17 MR. MAY: I know, but we --

18 MR. SPARHAWK: As far as --

19 MR. MAY: -- I mean, we're accustomed to
20 seeing things that are -- where these issues are a
21 bit more figured out. So, I also don't understand.
22 If it's three with nine and then three, so you're
23 going to have a three by three that is a casement?
24 Three --

25 MR. SPARHAWK: One of the nines is an

1 operable sash.

2 MR. MAY: One of the nine.

3 MR. SPARHAWK: Correct.

4 MR. MAY: Is an operable casement.

5 MR. SPARHAWK: So there are four nines
6 across. Two of those would be operable.

7 MR. MAY: Got it. Yeah, okay. That's --

8 MR. RUPPERT: So there wouldn't be another
9 division down the middle of one of those four. Those
10 two --

11 MR. MAY: It was with a seam --

12 MR. RUPPERT: -- centers would open. Those
13 two center windows would be one huge opening
14 casement.

15 MR. MAY: Got it. Okay. Yeah. All right.
16 It all just seems a little odd to me.

17 So we'll talk about the bridge for a second.
18 The bridge piece, first of all I don't understand if
19 it actually really is necessary as a connection. I
20 mean, you can make that connection between -- I mean,
21 the connection between the rear building and the
22 other building across the courtyard, the fact that
23 the garage extends above grade a little bit, that
24 doesn't make you -- a connection?

25 MR. KADLECEK: I believe the garage is

1 entirely below grade, so in order to --

2 MR. MAY: Yeah, but you have to walk up a few
3 steps to get to that. You see right there. You have
4 to walk up a few steps to get to the courtyard,
5 right?

6 MR. RUPPERT: Does this walkway right there,
7 where the steps go up, does that make it a building,
8 a connection?

9 MR. KADLECEK: Yeah, we'd have to look at
10 that if that's the case.

11 MR. MAY: Yeah, I mean, I don't remember what
12 the rules are about --

13 MR. KADLECEK: Yeah.

14 MR. MAY: You know, what? It can't be a
15 below grade connection.

16 MR. KADLECEK: Right.

17 MR. MAY: But it's not below grade. It's
18 above grade, so -- but you know, sometimes the
19 definition of below grade or above grade is below
20 four feet above grade.

21 MR. KADLECEK: Right. So that's what we
22 would have to verify, but --

23 MR. RUPPERT: That's actually a good
24 question.

25 MR. KADLECEK: Yeah, we'd have to check on

1 that.

2 MR. MAY: So I think it actually does -- I
3 mean, I'm not really anti-bridge in this sort of a
4 circumstance with the aesthetic that you're going
5 for. But this bridge is not working for me and I
6 think part of it has to do with the fact that it
7 feels very low between those -- you know, because
8 you're going up a few steps and it just feels kind of
9 oppressive at what I think is an important opening in
10 the courtyard. It's either got to be at the other
11 end of the courtyard, or it has got to be, you know,
12 lighter in feel. I wouldn't want to say that it
13 should go up a story because I don't think that works
14 either.

15 MR. RUPPERT: Yeah, I don't think up a story
16 would. Would you more glass? We had a glassier
17 version a while ago, but it was reading really
18 modern. But --

19 MR. MAY: Yeah. I mean, I don't know whether
20 -- I don't know what it needs, but I mean, that
21 bottom piece feels very, very heavy and very
22 oppressive in the courtyard.

23 MR. RUPPERT: I actually asked for that
24 because I was concerned about however who moved in
25 there, how they would -- what it would look -- what

1 their stuff would look like and how it would --

2 MR. MAY: Oh, I agree. I mean, I --

3 MR. RUPPERT: That's actually why. So it
4 actually happened like that, because I was thinking,
5 gosh, what's it going to look like when someone moves
6 in there and they don't put window treatments up and
7 everyone is watching them.

8 MR. MAY: No, if you've ever listened to
9 other zoning cases where we're dealing with glass
10 boxes, I complain about that issue all the time. So
11 I understand that completely. I don't really want to
12 see everybody's stuff.

13 But that doesn't mean that it has to be a
14 solid block the way it reads. So maybe it, you know,
15 maybe the aesthetic of the windows does carry down in
16 some fashion and it's detailed in such a way that it
17 looks like it is a big steel structure as opposed to
18 now which, I'm not sure what it is.

19 So, give me a second.

20 MR. RUPPERT: And then let's actually,
21 because I actually have questions now that you
22 brought that up about, this is the building that you
23 had, I think, started the conversation about the
24 windows on.

25 MR. MAY: Yeah.

1 MR. RUPPERT: Greg had another rendering up
2 that we ended up talking about. But this is the
3 other version that you were talking about.

4 MR. MAY: Uh-huh.

5 MR. RUPPERT: So these would also be
6 casements underneath the transom.

7 MR. MAY: Right.

8 MR. RUPPERT: Large casements. Does that
9 work, or would you prefer less of the mullions there?

10 MR. MAY: No, I mean, I don't want to try to
11 design your project for you, but the -- I'm not sure
12 what the right solution is. Maybe it has to do with
13 the fact that these things are -- these are three,
14 you know, ganged windows. And maybe they need to be,
15 you know, maybe it actually needs to be split into
16 four or something like that. There's just something
17 about the proportions of it that doesn't feel right.

18 And then when you get to the bigger opening
19 and you just sort of add the lower glass piece, I'm
20 not sure that really does the right thing for you
21 either. So, you know, again, I don't know what the
22 answer is. I'm just complaining. I don't know. You
23 can look at it to the extent that you want. I'm not
24 as concerned about these windows because they're
25 interior to the courtyard. I'm much more concerned

1 about getting the façade on E Street right. So I'd
2 like to see your focus on that.

3 Okay. So let's talk about the units that
4 have no back windows. I appreciate the fact that you
5 added some drawings on that because what you
6 submitted in advance addressed the units that I
7 wasn't concerned about. I wasn't concerned about the
8 ones, I don't know what you call them, the industrial
9 ones that are on the courtyard in the back. It was
10 the townhouses on E Street that back up against other
11 units.

12 And I think you still have some awkward units
13 there. You have a family room that's 30 feet away
14 from a window. Or the extent of it is -- the depth
15 of it is 30 feet away. And you also, the way you've
16 laid them out with, you know, the kitchen is very
17 forward and the bathrooms --

18 MR. RUPPERT: That again --

19 MR. MAY: -- the powder room is very forward.

20 MR. RUPPERT: That again is me, because when
21 I've sold a ton of new homes when I worked for EYA
22 and --

23 MR. MAY: Yeah.

24 MR. RUPPERT: -- Emery Homes, and just when
25 you put the utility of a kitchen in the front of the

1 home in the bay window --

2 MR. MAY: Yeah.

3 MR. RUPPERT: -- it just seems you can make a
4 kitchen kind of work with a front door and a stair
5 case and a powder room. When you put the family room
6 up front, although that would be great with a window,
7 then, like how do you place furniture? How do you
8 put a TV opposite a couch, or how people would really
9 live in that space when the front door comes in there
10 and the stairs are there? So I actually asked for
11 the family room in the back because that gives that
12 room -- then it becomes all of a sudden, a 12 by 16
13 room and it's so easy for any buyer in the world to
14 walk into that house and say, oh, I get it.

15 MR. MAY: Okay.

16 MR. RUPPERT: Even before you model it. Like
17 any one --

18 MR. MAY: So I walked into that and I say, I
19 don't get it. And it is completely --

20 MR. RUPPERT: But you would when it was
21 built.

22 MR. MAY: -- contrary to all the other
23 townhouses on Capitol Hill. I mean, there are a few
24 that have kitchens in the bays. And you look at --
25 and those are really anomalies. It's really pretty

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1 exceptional to have a window, a bay window with a
2 kitchen in it.

3 But, you know, you can do what you want with
4 it.

5 MR. RUPPERT: Right.

6 MR. MAY: All I'm saying is that when you
7 place that five-foot-wide powder room by the front
8 door with the kitchen -- I mean, with the closet
9 there, you're basically blocking two thirds -- or
10 sorry, a third of a light that could be reaching into
11 the depths of that family room with that structure
12 there. And if you had a more traditional, you know,
13 single-width stairway with the bathroom, the powder
14 room underneath it or something like that, you would
15 wind up with a bit more light getting into the back.

16 MR. RUPPERT: Yeah. I just think that it
17 would flow a little bit differently. And I just --
18 the windows are the same size on the front and the
19 family room in the back, and once it's modeled and
20 people can see how to use that space, it would make
21 so much sense.

22 And with the windows at the top of the
23 stairwell, bringing light all the way down, it
24 just --

25 MR. MAY: Okay. You've got three stair -- I

1 mean, do you have skylights at the top of the
2 stairwell?

3 MR. RUPPERT: Yes. Yes.

4 MR. MAY: We didn't see those in the
5 drawings. Are they in the drawings anywhere?

6 MR. RUPPERT: There's a box shown at the top
7 of the stairwell.

8 MR. MAY: Okay. I'll look more carefully at
9 the drawings, but I didn't see those in any of the --
10 I mean, it's all very strange. I understand now what
11 you're going for since you tell me that you sold a
12 ton of these for Ichan, Young, and Topp (phonetic).
13 I never understood why those things --

14 MR. RUPPERT: No, I didn't --

15 MR. MAY: -- ever sold. So, sorry.

16 MR. RUPPERT: Right.

17 MR. MAY: I know they did.

18 MR. RUPPERT: Yeah.

19 MR. MAY: But I don't understand it. They
20 are very different from anything else you see on
21 Capitol Hill.

22 MR. RUPPERT: And the other alley project I
23 built on Northwest, the kitchens were on the front
24 and again, it just provided a big family room on the
25 back. And the two model homes I have opened now on

1 Sherman Avenue and Morton Street, again, the kitchens
2 are in the front and it's just a philosophy that I
3 have with the way that I --

4 MR. MAY: That's fine. I'm not trying to
5 change your philosophy.

6 MR. RUPPERT: But I understand --

7 MR. MAY: I'm just pointing out that you're
8 not getting these -- having that deep unit with no
9 windows on it and you're blocking off the light and I
10 just think it's a bad strategy. But, you know, I'm
11 not saying you should change it. I just couldn't let
12 it pass.

13 Hold on a second. Yours, in the analysis of
14 the rear yards, there was a statement that the
15 courtyard system provides close to the same area that
16 the rear yards would. Is that ringing a bell for
17 anybody?

18 MR. SPARHAWK: Sorry. Yeah, as far as the --
19 to get that rear yard looking at -- to try to
20 maintain the same type of project, shifting that
21 up --

22 MR. MAY: Yeah.

23 MR. SPARHAWK: -- almost eliminates the
24 courtyard and to bring that space --

25 MR. MAY: And that's not what I'm saying.

1 What I'm saying is that there was a statement in the,
2 I don't know, one of the prehearing statements that
3 what you've done with the courtyard gives you about
4 as much open space as if you had done the rear yards
5 the way you showed them in your diagram.

6 MR. SPARHAWK: Yes.

7 MR. MAY: Okay. So can you actually
8 calculate that and submit that?

9 MR. SPARHAWK: I could, yeah.

10 MR. MAY: Okay. That's what I'm interested
11 in knowing.

12 MR. SPARHAWK: Okay.

13 MR. MAY: I think it would be -- okay, sorry.
14 I'm reading through all my various notes. You did
15 already respond to the FEMS issues. I'm very
16 confused by the proffers because they seem to have
17 changed quite a bit. But the final version is the
18 version that's in that MOA.

19 MR. KADLECEK: Yeah, it's what's actually in
20 the packet before you.

21 MR. MAY: Okay. And so some of the things
22 that, like the lighting, the alley, was in an earlier
23 one, that went away?

24 MR. KADLECEK: Yeah. A lot of it changed as
25 we got into more discussion, thorough discussion with

1 the ANC, and particularly with the neighbors. A lot
2 of the things that we had initially proffered were
3 just people weren't interested. The neighbors didn't
4 have any interest in them, the ANC didn't seem to
5 have that much interest in them, so we really were
6 trying to respond to what we were hearing --

7 MR. MAY: Right.

8 MR. KADLECEK: -- were the most interested
9 things.

10 MR. MAY: That's fine.

11 MR. RUPPERT: We still provided a lighting
12 plan for our own project, which is lighting our part
13 of the alley really well.

14 MR. MAY: I understand. Yeah.

15 MR. RUPPERT: Part of the problem of lighting
16 the southern part of the alley, we were told that the
17 lights would have to go on to the DDOT building and
18 that we'd have to go through a whole bunch of other
19 approvals for that. So we concentrated on lighting
20 our area ourselves, our property.

21 MR. MAY: Right. And my question was just
22 about the lighting as a proffer, which no longer
23 seems to be.

24 Okay. So one last question on the -- you
25 know, I like the idea that you're addressing the snow

1 plowing so that people will be able to get out of the
2 garage and out of the alley, but they can't get all
3 the way out of the alley. They still have to get
4 through the north/south alley, is not being -- not
5 going to be snow plowed by your people? Is that
6 right? Or you're going to be snow plowing all the
7 way to the street?

8 MR. RUPPERT: I would imagine the plows
9 would, in order to get to where they have to be,
10 would have to start from the street. But they had
11 asked for access into our garage, and in back of the
12 neighbors' properties that we share the garage alley
13 space.

14 MR. MAY: Uh-huh.

15 MR. RUPPERT: Our garage access space with.

16 MR. MAY: Right.

17 MR. RUPPERT: So that's what we proffered.
18 But it doesn't mean that we can't add that -- I'm
19 sure it wouldn't be a big deal about that.

20 MR. MAY: I would think it would make sense
21 to have it extend all the way to the street because,
22 you know, you never know. I mean, it gets very hard
23 when you have a lot of snow because then you've got
24 to figure out where you're going to put it, and
25 that's got to be a real challenge. But I think

1 that's a good thing because this sort of alley -- I
2 mean, I don't know. Maybe they do plow it because
3 DDOT is on it.

4 MR. RUPPERT: Yeah, during the blizzard it
5 wasn't plowed so well.

6 MR. MAY: Well, yeah. Very little got plowed
7 during the blizzard.

8 But I know that, you know -- I mean, I've
9 lived in this city for 30 some years. I've never had
10 an alley that was plowed. So, it's a good thing to
11 have.

12 All right. I think that's it for my
13 questions.

14 CHAIRPERSON HOOD: Okay. Commissioner
15 Turnbull.

16 MR. TURNBULL: Well, thank you, Mr. Chair. I
17 want to thank you for your presentation and again I
18 would reiterate the comments that Commissioner May
19 made. I think this project has gone a long way since
20 when we first saw it originally. So I think from a
21 design standpoint you've achieved quite a lot.

22 But I would also agree with Commissioner May
23 with some of his architectural comments as regarding
24 E Street, and I guess it's also the units. Now, and
25 I looked at the -- some of these units are IZ units.

1 And my concern is -- and I don't know how well these
2 units are going to sell, but they seem to be the most
3 awkward units in the site plan. And for a family to
4 move in and have a family room back at the back of
5 their house with very little light coming through, I
6 guess it's your philosophy that it works, but I'm
7 just -- I'm not trying to question your philosophy,
8 but it's just, it just seems like it's not quite -- I
9 don't want to say it's substandard, but it's just --
10 it just seems like it's an awkward design to get
11 units in there to get them to work.

12 MR. RUPPERT: Right. We've actually had
13 other floor plans drawn where the kitchen is in the
14 back, and the kitchen works well back there because
15 the staircase comes down and the cabinets can be
16 built around that. It's really just -- we can even
17 offer it as an option to do front or rear kitchens.
18 I've seen that done.

19 But since there aren't any other walls on the
20 main level, it seems to me that the light from the
21 front of the home would go through to the back. But
22 I understand your point of view.

23 MR. TURNBULL: Yeah. And my other concern is
24 that the bedroom up on the top is like, it's only
25 eight feet wide. That seems like a --

1 MR. RUPPERT: It's eight feet where the stair
2 -- actually, it's a little bit wider because the
3 staircase makes a left-hand turn up top. It could
4 actually -- it's --

5 MR. TURNBULL: I guess it just seems some of
6 the plan just seems you're trying to put, you know,
7 10 pounds in there and you're trying to get a --

8 MR. RUPPERT: I know what you're looking at.
9 That fourth level, it's not -- that actually would
10 be, if that were a bedroom, that would be the fourth
11 bedroom. That's just a loft on the top.

12 MR. TURNBULL: Yeah.

13 MR. RUPPERT: The two bedrooms, yeah, are --
14 yeah.

15 MR. TURNBULL: But there's also the other
16 called -- I forget what you call it on here, but I
17 think it's going to become a bedroom too. It's a
18 little den area. I have a feeling that if you have a
19 family moving in that they're going to make it --
20 have a sofa bed or something in there for someone.

21 It just seems that some of the units are very
22 contrived. And very well contrived. You've worked
23 hard at trying to fit them in. But I think from a
24 living standpoint I just worry about the amount of
25 light that's coming in for a family. And I'm just

1 concerned that all the -- some of these, you've got
2 about four IZ units huddled in that round corner
3 there. And that sort of bothers me a bit.

4 MR. RUPPERT: You have to remember that
5 there's only really four townhomes that back up to
6 the other buildings. Out of the whole project,
7 there's four of them.

8 MR. TURNBULL: Right.

9 MR. RUPPERT: And out of those four, keeping
10 in mind that the are condominium ownership. So if
11 you think of other condominiums in the city, a lot of
12 them are just windows on one side. Just because this
13 happens to be a vertical version of that doesn't
14 necessarily mean that it needs to be compared to a
15 traditional townhome.

16 The IZs, we are -- are as spread out among
17 house types as we could get them. We could actually
18 spread -- I'm surprised that that didn't make it, and
19 we have the old version of the IZ layout here. Our
20 IZs should be two of the two over twos, which are on
21 the northern courtyard. It should be one of the E
22 Street homes, one of the big rowhomes on the southern
23 courtyard, and one of the traditional rowhomes on the
24 northern courtyard. Those are our five homes.

25 But the layout, the locations that you have

1 now can be adjusted from what you have.

2 MR. TURNBULL: Well, I mean, I've got to find
3 the floor plan. It looked like there was two IZ
4 units on E Street.

5 MR. RUPPERT: Right, right, right. And there
6 should be just one, and the other should be --

7 MR. TURNBULL: There should be just one?

8 MR. RUPPERT: There should just be one, and
9 the other one should have been located on the
10 northern -- a traditional front and rear.

11 MR. TURNBULL: Okay. Well, I guess we need a
12 more up to date plan --

13 MR. RUPPERT: Absolutely. And I thought --

14 MR. TURNBULL: -- of the IZ.

15 MR. RUPPERT: -- that that was in there until
16 I saw it right today.

17 MR. TURNBULL: Okay. And I guess we're going
18 to need a new rendered version of the E Street
19 elevation. An if you're going to make modifications
20 to it.

21 MR. RUPPERT: Right.

22 MR. TURNBULL: I mean, because you just -- we
23 just got that in this package tonight. Okay. Yeah,
24 if you could render that, that would be appreciated.

25 MR. RUPPERT: Can I recap the IZ locations or

1 does it matter?

2 MR. TURNBULL: No, we can get it in your next
3 submittal.

4 MR. RUPPERT: Okay.

5 MR. TURNBULL: Yeah, if we could get the E
6 Street, A29-B, I guess it's in your drawing set here.

7 I'm not going to -- I guess Commissioner May
8 has touched on most of the architectural issues and I
9 think I would go along with on a lot of those, that I
10 think you need a little bit more tweaking to do on
11 that.

12 The only other issue that I would add is I
13 really don't think the architecture -- well, there's
14 two things. I think on the bridge, I don't care
15 about the bridge in one way. In one way the bridge
16 is maybe an accent. But to me, if you really want to
17 make it a bridge and make it -- it ought to be a
18 community space. It ought to be a link between both
19 sides or somehow tied in, if you could do it to have
20 so that the people in the whole building could go up
21 and look out or sit, instead of just having it an
22 extension of somebody's dwelling. I mean, to me that
23 just seems like you want a bridge and you don't know
24 what to do. Well, we're going to add it on to
25 somebody's building. I mean, someone else's unit.

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1 If it really wants to be a good bridge and
2 work, it ought to be a bridge and be a community
3 area. I mean, I think you could really make
4 something useful if you could somehow tie it in and
5 use it for the people in the building. How, I don't
6 know. But to me that would be a bridge that would
7 work and maybe it could be wider or something. But
8 it would be a usable space for the people in the
9 building as a gathering point, that that might be an
10 exciting place for the building. You know, I could
11 see a bridge like that.

12 But just as an extension of someone's unit it
13 seems -- it just seems like, you wanted a bridge but
14 we're going to stretch it from someone else's
15 building. And to me that's not a real good reason to
16 be able to do it, to want it.

17 The other thing is, I'm really still not --
18 I'm not a big advocate of signage on buildings. I
19 really don't care for that Watkins. I mean, the
20 architecture, I think the architect on the alley is
21 okay. I think it's fine. I mean, other than the
22 comments that we've already made architecturally,
23 what kind of tweaks with windows, I think it's going
24 to read, it's going to be -- people are going to
25 recognize it architecturally, the brick work is going

1 to stand out. You know, I don't think you need to
2 say Watkins Alley. I just, I mean it's going to
3 read. People are going to like it. They're going to
4 want it. They're going to know what it is, and I
5 just think it's like something like putting extra
6 lipstick on someone. You know, you don't really need
7 it.

8 You know, maybe you think it might enhance it
9 but you know, sometimes it's just natural the way it
10 looks. So that's just my comment.

11 CHAIRPERSON HOOD: So the next time I see
12 somebody putting on some lipstick I'm going to tell
13 them, you probably don't really need that.

14 MR. TURNBULL: You probably don't. No, you
15 know, I don't need it.

16 CHAIRPERSON HOOD: All right.

17 MR. TURNBULL: I look pretty good without it,
18 I think. I could put it on though.

19 CHAIRPERSON HOOD: Depends on what shade
20 though.

21 MR. TURNBULL: What shade, yeah.

22 CHAIRPERSON HOOD: Okay. All right.
23 Commissioner Miller.

24 MR. MILLER: Thank you, Mr. Chairman, and
25 thank you for your presentation and your addressing

1 many of the concerns of the Commission, the Office of
2 Planning, DDOT and especially the ANC, working with
3 the ANC the last 18 months.

4 And I may have done this at setdown but I
5 don't recall, but I wanted to commend you on the unit
6 size mix, the number of three and four bedroom units.
7 You have 24 bedroom units. Is that correct? And
8 nine three-bedroom, plus den, and then three bedroom
9 lofts.

10 So do all of the A and B and C type
11 townhouses, they all have balconies? So that's 29 of
12 the 44 units have balconies. Did the lofts and the
13 flats and the carriage house have their own outdoor
14 deck or patio or something?

15 MR. RUPPERT: The only homes without outdoor
16 space is the carriage house.

17 MR. MILLER: Uh-huh.

18 MR. RUPPERT: And one or two of the two over
19 twos. Everything else has either a roof deck or
20 balconies. And all the top floor flats all have
21 outdoor space too.

22 MR. MILLER: Right. I mean, I saw the top
23 floor balconies. They were easy to see in the
24 renderings. But I kind of couldn't see the other
25 outdoor space. I think that's a very important

1 component of this development and I think it will be
2 an attraction for people who want to buy into it.
3 But if you can point me to or submit something that
4 just shows the different types of -- what the balcony
5 will look like from when you enter it, from the unit,
6 or what the deck will look like, or the patio.

7 And so the carriage house just -- what's
8 outside the carriage house? It's just the alley?

9 MR. RUPPERT: Right. Right. It's right on
10 the property line of that tiny little lot, so that
11 doesn't have any outdoor space. It would have to
12 participate in one of the courtyards as an outdoor
13 space.

14 MR. MILLER: Right. How far is it from the
15 courtyard? It's not very --

16 MR. RUPPERT: It's right up here. It's about
17 20 feet away.

18 MR. MILLER: Right. Okay.

19 MR. RUPPERT: And I actually misspoke. I
20 didn't mean the two over twos. It's -- if you want I
21 can get up and point to the homes that don't have
22 outdoor space.

23 CHAIRPERSON HOOD: You're going to actually
24 need to be on a mic. Hold on. Do we have the
25 handheld? Ms. Schellin, do we have the handheld?

1 We're going to give you the handheld. No,
2 not the pointer, the mic.

3 MS. SCHELLIN: He can get on the microphone
4 there.

5 CHAIRPERSON HOOD: Yeah, you can use the
6 pointer, but don't you all want to hear an
7 explanation.

8 MR. RUPPERT: It's easy enough to explain.
9 The three homes that don't have outdoor space are the
10 three flats over top of the garage door. Sorry.

11 MR. MILLER: And I also wanted to commend you
12 on switching one of the IZ townhomes to 50 percent so
13 you're providing a greater level of affordability
14 than would be otherwise required. And the fact that
15 -- how many are -- what's the unit size mix again of
16 the IZ units?

17 MR. RUPPERT: Two two-bedrooms, and the other
18 three are three-bedrooms, three and a half bath.

19 MR. MILLER: That's great. I mean, I think
20 that's really great that there's this family sized
21 housing for this neighborhood.

22 I think the only other question I had --
23 well, I kind of agree with Commissioner Turnbull that
24 the bridge, if it could be some kind of common space,
25 that might be a good function for it. I guess I'll

1 ask Office of Planning about the need for the
2 connection. Well, I don't have a problem with the
3 design of it. But I'll ask Office of Planning.
4 Although I think Commissioner May might be right that
5 it does seem a little bit crouched. So if what you
6 submit shows how you're going to try to lighten that
7 appearance so that it doesn't seem like it's -- that
8 it's cramping the space there, I'll look forward to
9 seeing that.

10 But I think I do kind of agree with
11 Commissioner Turnbull that if it could be a community
12 space -- well, it's currently an extension of a unit
13 and it's what, a one -- it's a bedroom or --

14 MR. RUPPERT: It's actually part of -- it's
15 part of a three-bedroom flat, right adjacent to it,
16 and it would just be utilized. We would have just
17 designed it as a sunroom.

18 MR. MILLER: Sunroom. Well, that makes
19 sense. Which way is it facing?

20 MR. RUPPERT: East/west.

21 MR. MILLER: Yep. Great. The only other
22 question I had was on the alley resurfacing that
23 you're offering as a public benefit, I think OP,
24 Office of Planning, had maybe suggested it be porous
25 pavers. Do you have a comment on their comment? I

1 think you said you're going to be doing asphalt.

2 It's a combination.

3 MR. RUPPERT: No, I don't think that the
4 comments were in conjunction with our repaving. I
5 think -- am I misspeaking? Okay, we had just
6 proposed to do it in asphalt because what's there now
7 is just concrete. Asphalt.

8 MR. MILLER: Right. I know. I think what
9 you're going to be doing will be much more unified
10 and obviously much better repair than what's there.
11 But I guess I would ask you to give some
12 consideration to the porous pavers. And if there's a
13 reason why that doesn't work I just would be
14 interested in knowing.

15 I don't have any other questions. I think
16 this is a -- I think it is a greatly improved design
17 from originally and appreciate all the effort you've
18 made so far and maybe the effort you're going to
19 continue to make. Thank you.

20 CHAIRPERSON HOOD: Okay. Vice Chair Cohen.

21 MS. COHEN: Thank you, Mr. Chairman. I think
22 I was the individual who asked at the setdown hearing
23 about the environmental test for the site. And the
24 response that you gave was a little confusing because
25 you talked about the volatile levels were below

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1 detection levels, except for acetone, which was low
2 but more likely indicative of a lab problem. I mean,
3 what does that mean? Why would the lab have made a
4 problem? I just don't really get that.

5 MR. RUPPERT: I can actually start from the
6 beginning, and not too far in the beginning. But
7 both parcels had -- the front parcel is the
8 automotive shop, the rear parcel is the hotdog
9 vending warehouse. So both parcels we did a phase 1.
10 The phase 1 was clean with no suggestions of us
11 having to do anything else. But because it's an
12 automotive repair shop I was worried about the soil,
13 so I had both -- I had soil samples taken from both
14 parcels, both warehouses, and they did three sample
15 testing.

16 All of those, from what the summary of what -
17 - I'm not a scientist, but from the summary page that
18 I remember reading they were all clean and the soil
19 samples, the company that did that recommended no
20 remediation at all.

21 As far as the reply that would have come from
22 carries, and I don't -- I'm not really sure what that
23 would have meant either. Yeah.

24 MS. COHEN: Well, I like your reply better
25 because it does indicate what I was trying to get --

1 MR. RUPPERT: That's what I -- yeah.

2 MS. COHEN: -- is a specific response instead
3 of, you know, obscuring --

4 MR. RUPPERT: Scientific. Right.

5 MS. COHEN: Yeah. No, it was totally
6 obscured. So, I like direct responses. Thank you.

7 I don't know, I think I'm warming up to the
8 bridge, frankly. We've seen a couple of them and I
9 had some issues with them again. I thought that they
10 were a bit unsightly, but I understand the industrial
11 nature of the building. So as I said, I think I
12 don't have as much of a problem with it as I did at
13 setdown.

14 One of the -- the concerns that I have, I am
15 a dog owner so I walk my dog and I occasionally turn
16 my head. Not occasionally, I always do, looking into
17 people's windows. And you know, it's sort of not a
18 peeping Tom, you know, because I do have the dog. I
19 have a reason for being out there. You seem to have
20 that, you know, the windows again in industrial
21 buildings were often much lower, but there doesn't
22 seem to be any protection from people like me.

23 So can you kind of elaborate a little bit on
24 that?

25 MR. RUPPERT: This probably -- I don't know

1 how this is going to read, but I actually, one of my
2 favorite homes at the beach is a house that the
3 couple keeps the artwork lit on the inside of the
4 home. That's all. Even when they're gone the
5 artwork is lit. So I've actually started to -- not
6 that I have great art, but I have cruddy art, but
7 homemade art. But I light it. And I love the aspect
8 that when people go past my house they can actually
9 see a portion of my home.

10 And I think that when people walk past -- and
11 even when you walk -- I lived in Old Town Alexander
12 for a number of years before I moved to D.C. and I
13 walked my dog late at night too, and I look in as
14 well. I think it's just common place, common
15 practice, and I think that when people leave their
16 lights on, and they leave their blinds open it's
17 almost intentional that it's almost a welcoming kind
18 of thing, like people putting a candle in a window.
19 And I think that that aspect of this community,
20 that's why we designed this.

21 I kept telling Greg to make that -- I want
22 those homes on that alley to bring the alley in. I
23 want the people in that alley -- whoever is buying
24 here is going to love the concept of this alley and
25 want to live on an alley. And all the other

1 architecture adjacent to this property is really
2 cool. That old DDOT sign shop that's a stable, is so
3 neat. But so I wanted all of these windows to be
4 like, to incorporate that alley visually from within
5 the home. And I think that that's just a byproduct
6 of your question or concern, is a byproduct of that
7 design. And I think it's actually what's going to
8 make it so charming.

9 And the neighbors all love the -- well,
10 they'll speak for themselves, but the neighborhoods,
11 from what I've heard, like the idea of this becoming
12 a pedestrian friendly alley. And I think in doing
13 that you have to have some kind of windows in the
14 units that bring the units to the street and the
15 street into the homes.

16 MS. COHEN: No, no, that's -- I appreciate
17 that response, and I think that a lot of people who
18 keep their blinds and windows open are a bit
19 exhibitionist too. So, anyway, that's just my view.

20 Let's see. I had one other question. Oh,
21 under the transportation assessment you're talking
22 about this project will result in a net decrease of
23 trips from the current uses on the site. I thought
24 the site was totally vacant.

25 MR. RUPPERT: No, the front portion is an

1 active automotive shop, Jerry's Automotive. Really
2 very active. The portion of the big warehouse on the
3 back is rented to Frager's Hardware. And then the
4 largest warehouse on the property is an active hotdog
5 vending truck rental place. So they get deliveries
6 in there from Utz Potato and the beer trucks and Diet
7 Coke, and whatever. So there's -- and then their own
8 traffic from the hotdog vending people. So it's
9 pretty active.

10 MS. COHEN: Where are these businesses going
11 that --

12 MR. RUPPERT: I think Jerry's has been
13 looking for property in Maryland. I don't think he's
14 going to stay in the District. He even might retire
15 from the last time I talked to him. Frager's, I
16 think we all know is potentially moving back to their
17 old location. And the hotdog vending company, I
18 think that -- actually, they just rent the warehouse
19 so it's not like -- those owners own automotive
20 dealerships in the county, so they won't be doing
21 anything else.

22 MS. COHEN: We have this letter from the
23 Steinmans, the Zippins, and the Laxtons. Can you
24 address some of the concerns they have?

25 MR. RUPPERT: Can you say their last names

1 again?

2 MS. COHEN: I basically probably
3 mispronounced all of them, but Steinman, Zippin,
4 Laxton.

5 MR. RUPPERT: Oh, they're -- yes, they've
6 actually been to every meeting that we've had over
7 the last year and a half. They're wonderful, lovely
8 people. I don't think they came tonight, but they've
9 been at every meeting.

10 They have actually been concerned from the
11 beginning about the location of our garage door. I
12 think that we've quelled that and in part because
13 DDOT is going to let us put it -- they really wanted
14 it on the street. Other members of the ANC don't
15 want it on the street.

16 Then they really wanted our project to be
17 holistically combined with the Insight property and
18 for us to work in conjunction with them because in
19 all likelihood we'll be building at the same time.
20 And the alley is tight so they just wanted us to be
21 able to work in conjunction with them. And they even
22 wanted us to go through the approval process
23 together. Is that some -- that's -- so as --

24 MS. COHEN: Didn't your mother tell you,
25 you're not supposed to whisper.

1 MR. RUPPERT: So, as part of our MOU, a large
2 part of that negotiation was working with -- it's a
3 group of four neighbors that live to the left of our
4 project on the alley and a part of our MOU is working
5 -- agreeing to work with Insight. And Insight has
6 been really wonderful with us as far as getting
7 together and coming to our meetings. And so we're
8 just -- we've agreed to work with them throughout the
9 entire process. And we even met with the DDOT sign
10 shop. They were wonderful from the minute we sat
11 down from the -- I'm not kidding. From the minute we
12 sat down they were throwing out solutions to parking
13 on the alley and traffic on the alley, and delivery
14 trucks. Their delivery trucks on the alley.

15 So all together, all three of us, Insight,
16 DDOT, and our group, we've all agreed to work with
17 the neighbors and work together on how to best work
18 through the alley problems.

19 MS. COHEN: I don't recall them -- are you
20 going to be widening the alley before you begin
21 construction, or is that after?

22 MR. RUPPERT: Right.

23 MS. COHEN: What is the timing?

24 MR. RUPPERT: We aren't the ones widening the
25 alley. It's going to be widened, because we don't

1 own enough of the alley to widen it. We own only
2 like 60 feet of it. So Insight Development owns the
3 Bowie Trash site and that is from the 30 foot wide
4 alley, all the way out to E Street. And they're
5 going to widen it by five feet.

6 MS. COHEN: Do you have -- you have no idea
7 of their timing, do you?

8 MR. RUPPERT: They are about two months
9 behind us in the approval process.

10 MS. COHEN: Okay.

11 MR. RUPPERT: And they're widening it five
12 feet for pedestrian, and it will be striped so that
13 it's a pedestrian -- it's obvious where pedestrians
14 have to go, which is also part of our MOU, so that
15 we'll be striping our dead-end part of the alley and
16 connecting visually. Our two courtyards are just so
17 charming. But the neighbors had suggested that we
18 utilize that dead-end part of the alley or they could
19 utilize it for community gatherings and community get
20 togethers. But we'll stripe that as well so that
21 part of the alley is pedestrian friendly so people
22 can access from one -- and know where to go in the
23 alley, so it's obvious to people.

24 MS. COHEN: Remind me again where the trash
25 is being picked up.

1 MR. RUPPERT: The trash gets picked up to the
2 left of our garage door.

3 MS. COHEN: To left, okay. And how -- will
4 that be collected? Is there going to be in the
5 garage or --

6 MR. RUPPERT: It won't be in the garage. It
7 will be to the left of the garage and depending --
8 and we've done three different trash truck turn-
9 around studies. And so it will be up to the trash
10 company to --

11 MS. COHEN: Right. Okay.

12 MR. RUPPERT: -- determine what kind of truck
13 they send back there, and that will actually tell us
14 what kind of dumpsters to put in. Either the kind
15 that are on casters that can roll out, or the kind
16 that would get picked up by a forklift truck. If
17 that answers your question.

18 MS. COHEN: It does. Thank you so much.

19 CHAIRPERSON HOOD: Thank you. I'm going to
20 very brief.

21 The Capitol Hill Restoration Society wrote in
22 their letter, and they said there was improvements,
23 but they did say this last line, caught my attention.
24 "The Committee was concerned about the minimal amount
25 of benefits from this project and is concerned that

1 this has become the practice with PUDs in Capitol
2 Hill now." I'm just worried more or less about the
3 first part of that sentence.

4 What you all provided, has the benefits been
5 updated since -- well, this letter is dated for
6 today. But I wonder if Capitol Hill had a chance to
7 look at some of the things that --

8 MR. RUPPERT: I met with them about a month
9 ago, and our benefits package has changed somewhat in
10 a month, but not night and day. And when I met with
11 them we didn't really talk about benefits and
12 amenities. I just reviewed the project with them and
13 they, at the time, seemed incredibly thrilled with
14 it, honestly.

15 CHAIRPERSON HOOD: But there are some
16 changes?

17 MR. RUPPERT: Yes.

18 CHAIRPERSON HOOD: Okay. The kitchen issue,
19 and I know a lot of townhouses have kitchens in the
20 front and in the back, altering them as far as a
21 pattern. And I think for the exact reason. I'm not
22 sure exactly, are you planning to alter them or are
23 you just going to do -- what are you planning on
24 doing?

25 MR. RUPPERT: No, the original design is for

1 them to be in the front. I had suggested here
2 tonight that we could offer it as an option for
3 people when they're buying that they could place it
4 in the front or the back. But remembering that our
5 homes, the ones on E Street are only 16 feet wide and
6 35 feet deep, so they're not huge. They're
7 condominiums.

8 So, but we can offer that as an option and
9 there's no walls on the main level either. But I
10 understand where Mr. May and Mr. Turnbull are coming
11 from.

12 CHAIRPERSON HOOD: Okay. I don't know if I
13 had that same heartburn because I do know that I see
14 a lot of that around town. Probably some cases we
15 may have even approved previously. But I do know the
16 kitchens in the front, I don't want to say modern day
17 because I don't want to say they're out of school
18 because these guys have the training. But I do know
19 that I see a lot of kitchens in the front.

20 So we'll see what you come back with and how
21 you deal with that particular issue.

22 The other thing that I wanted to talk about
23 was the bridge. I kind of agree with Mr. Turnbull.
24 I'm just not sure how much redesigning we have to do.
25 But I kind of like the bridge. But if I lived in the

1 area I'd want to be a part of it too in some kind of
2 way. So you know, I don't know if we get there.
3 I'll just leave that up to you guys to see, and
4 ladies to see what we come back with. If you come
5 back with saying we couldn't do it, we'll deal with
6 that accordingly.

7 I also believe that some of the comments
8 Commissioner May and Commissioner Turnbull, and all
9 my colleagues had for the most part, I think -- and
10 sometimes I'm very optimistic, but I believe some of
11 the comments that they have sometimes makes it a
12 better project. I will give them that. Maybe once
13 or twice I thought it didn't and I'll let them know
14 if it doesn't. But there were a lot of comments,
15 especially from Commissioner May and Commissioner
16 Turnbull. And sometimes that makes -- I've seen
17 projects come out a lot better. More better than the
18 ones I've seen where we might have kind of helped go
19 the opposite direction.

20 So if you could take their comments,
21 especially architectural comments into consideration,
22 and we'll see what you come back with.

23 Now my issue is the circulation, Ms.
24 Milanovich. And I asked this at the setdown. I
25 wanted to see more circulation. Show me how the

1 bicycles and the cars are going to interact, and, you
2 know, it's not just this project. I'm a tickler for
3 that because I watch how some people that may ride
4 bikes don't follow rules.

5 But show me how that's going to work because
6 it looks to me like it's all running together. When
7 I look at the green line and the -- I think it was a
8 green line for bicycles and red line for cars. Or
9 maybe green line was for pedestrians.

10 MS. MILANOVICH: That's right.

11 CHAIRPERSON HOOD: Okay. And the -- okay,
12 the red line was the bicycles and what color is that,
13 black, for the vehicle?

14 Show me how the green and the black line are
15 going to work together.

16 MS. MILANOVICH: Yeah. So you're referring
17 to in the alley?

18 CHAIRPERSON HOOD: The alley and all around,
19 because you -- I think at least the submission I saw
20 had it going all around the project. Show me how --
21 especially in the alley.

22 MS. MILANOVICH: Yeah, so --

23 CHAIRPERSON HOOD: Okay. Let's start with
24 that way.

25 MS. MILANOVICH: Right. So, I mean, the

1 alley will be a shared space. And it is today.
2 There are pedestrians that are currently walking in
3 the alley. There's, you know, actually a fair number
4 of pedestrians that use the alley as a cut through
5 between E and G. And there are some cars also that
6 use the alley as a cut through.

7 So, there will be cars and bikes and
8 pedestrians in that alley. I think one of --

9 CHAIRPERSON HOOD: And let me just ask,
10 that's what exists today, right?

11 MS. MILANOVICH: That's right.

12 CHAIRPERSON HOOD: Do we have a report of
13 accidents, or mishaps?

14 MS. MILANOVICH: We do not. It's a little
15 bit hard to gather that information and I don't know
16 if DDOT might be able to speak better to this. But
17 when we request accident data we actually have to
18 request intersections. And so because it's an alley,
19 it's not really a named intersection. So I'm not
20 sure how those get logged into the system. So, I'm
21 happy to follow up with DDOT after the hearing and
22 see if there's any type of data that might be in
23 their database for an alley intersection. But
24 usually it's recorded based on the nearest
25 intersection. So I'm not sure.

1 CHAIRPERSON HOOD: So I'm not going to put
2 everything on this applicant, but are we proposing,
3 and if we did I missed it, any proposing any
4 mitigation methods in that alley?

5 MS. MILANOVICH: Yes. So one of the things
6 that DDOT requested is that we work with them through
7 the Public Space process to determine what type of
8 signage might be appropriate. Some, like, pedestrian
9 signage so vehicles know that they're sharing the
10 space with pedestrians, as well as some markings.
11 And I think Sean alluded to this when he was talking
12 about the widening that's going to happen with the
13 project on the opposite side of the alley. Once
14 that's widened then I think it makes sense to sort of
15 designate a four or five foot wide area with markings
16 or a different pavement type. So that's denoted as a
17 pedestrian type alley.

18 And we're seeing more and more in projects
19 having these alleys become more shared spaces with
20 the various modes of transportation. So that's what
21 we envision here.

22 CHAIRPERSON HOOD: Okay. And I also want to
23 look out for those on a bicycle, as well as those in
24 a car. So I'm hoping that signage would be
25 inclusive --

1 MS. MILANOVICH: Yes.

2 CHAIRPERSON HOOD: -- of all three of those
3 elements of transportation modes.

4 MS. MILANOVICH: Yeah, absolutely. And the
5 other thing I do want to note, so Commissioner Cohen
6 had mentioned that the traffic study alluded to the
7 fact that there would actually be a slight reduction
8 in traffic expected with this project.

9 I think it's also important to note that a
10 lot of the traffic that's in that alley today is
11 truck traffic that the food trucks that Sean
12 mentioned, whereas with this project it will be more
13 vehicular passenger car traffic. So, you know, those
14 trucks actually, you know, they have a hard time
15 making that turn in the alley and sometimes they have
16 to back up. It will be much easier for the passenger
17 cars to make those turns and we won't have as many
18 safety concerns because a lot of those trucks go away
19 once the is project gets built.

20 CHAIRPERSON HOOD: Okay. Thank you. We also
21 mentioned about the senior housing. I think you
22 mentioned that in your presentation. Tell me how
23 that's going to work. What's going to be different
24 on that unit than everything else because you
25 mentioned see -- I thought it was a good idea, but

1 what's going to be different?

2 MR. RUPPERT: Yeah, it's actually it's an
3 awesome idea that Capitol Hill Village suggested to
4 us.

5 So Greg, they sent us a list of modifications
6 that could be made to our design and Greg could
7 probably speak -- it's a lot -- it actually has a lot
8 to do, similarities with handicapped accessible
9 units, so lower cabinets, lower thresholds into
10 bathrooms, making sure that it is an elevator
11 accessed property.

12 CHAIRPERSON HOOD: The handrails. And I
13 think you've got it. I got it. The handrails and
14 everything that would help an older person.

15 MR. RUPPERT: Making sure it's a bathtub as
16 opposed to a shower or stall. Yeah.

17 CHAIRPERSON HOOD: Got you. Got you. Okay.
18 That's all the questions I have. Any follow ups?

19 MR. MAY: Yes.

20 CHAIRPERSON HOOD: Okay. Commissioner May.

21 MR. MAY: Okay. So, I would just note that
22 sometimes the bicyclists are following the rules and
23 the automobiles don't understand the rules. But
24 that, you know, that just happens once in a while.

25 I also think that it is frequent that there

1 are kitchens at the front of the house, or in a bay.
2 But I think my point was simply that if you're going
3 to do that, you're creating obstacles to light
4 getting deeper. Particularly with the powder room
5 there. And I think that was the bigger concern. You
6 know, I mean, I wouldn't want to have my kitchen in
7 the bay window but that doesn't mean that other
8 people wouldn't want it. So, you know, and certainly
9 people have that.

10 I realized there was something else that was
11 bothering me about E Street, and if we could bring up
12 that elevation? So, when you have an arch like that,
13 usually at the ends of the arch there is a column
14 that the arch rests upon. It doesn't have to be a
15 separate column. It doesn't have to be really
16 heavily articulated or anything like that, but I'm
17 struggling because it just sort of dies into the wall
18 of the house that it abuts. And so I think adding a
19 pilaster or something like that at those ends would
20 actually help make that feel more comfortable.

21 The other thing that I would suggest is that,
22 you know, this project is going to live or die on the
23 quality of the -- as an architectural work, on the
24 quality of the brick work that goes into it, right?
25 And so on Capitol Hill you have some really excellent

1 examples of really good masonry work. You have
2 photos of some of those here. There are other older
3 houses that have really great brick work. It's not
4 fancy, it's just good. All right?

5 And then you have some examples of more
6 recent work that's also very good. The Barfield
7 House at 11th and Pennsylvania, which is a fairly
8 large apartment building, but red brick with modern
9 details. It's actually a very good marriage of sort
10 of traditional motifs and modern motifs. It's a
11 really -- it's very, very well done.

12 The town homes on Capitol Hill formerly known
13 as the Ellen Wilson neighborhood, which was finished
14 in the '90s, also excellent brick work. I happen to
15 have worked on that one so I know how high quality
16 the brick work was there. Not because of my
17 contribution but we had a really great mason on that.

18 There are also examples of things that are
19 not as great. And I'm sorry, the example that comes
20 to mind is an EYA project on Independence. The Bryan
21 School, I think it -- yeah.

22 MR. RUPPERT: Right. Bryan School.

23 MR. MAY: Those townhouses, I mean, a lot of
24 them are painted. I'm sure because somebody wanted
25 them painted, but they're painted because they have

1 to be painted because the, you know, the joint sizes
2 and the care with which arches are made is not there.
3 It's really not there. And if you look carefully and
4 closely at it I think that you'll understand that
5 there's a significant difference, and you should be
6 aspiring to that other end of the spectrum and not
7 just that.

8 MR. RUPPERT: That's one of the least
9 attractive projects I think they've done.

10 MR. MAY: Yeah.

11 MR. RUPPERT: Yeah.

12 MR. MAY: I mean, I don't go around comparing
13 them but that's the one that I drive by all the time
14 and I, you know, we approved that.

15 CHAIRPERSON HOOD: I was going to ask you,
16 were you here when --

17 MR. MAY: We approved that.

18 CHAIRPERSON HOOD: Were you here when we
19 advised them?

20 MR. MAY: Yeah, I was here and we approved
21 that.

22 CHAIRPERSON HOOD: Okay.

23 MR. MAY: And it's, you know, when I left the
24 Commission last time before I came back, that was the
25 one project that always stuck in my mind that once it

1 was built I looked at it and I said, I had a hard
2 time accepting the fact that we had approved that.

3 CHAIRPERSON HOOD: We all have a few of those
4 I think.

5 MR. MAY: Yeah. Hopefully not too many. I
6 think that was it, thank you.

7 MR. RUPPERT: Just so you know, last year we
8 won a national brick award for the work done at
9 Naylor Court Stables. Our brick mason submitted the
10 work that he'd done. And once I find good people, I
11 stick with them. Carrie, Greg, my builder, Peter,
12 love him, and our brick masons, our framers. But our
13 brick masons are incredible. And so we're doing a
14 historic church now.

15 MR. MAY: So maybe you want to bring in some
16 photos of their work at Naylor.

17 MR. RUPPERT: Of course.

18 MR. MAY: Naylor Court. That would be --
19 that would give me some good, some confidence.

20 CHAIRPERSON HOOD: What about Mr. Epstein.
21 He said, I know you mentioned, Mr. Kadlecek. You
22 said you stick with them. You didn't mention Mr.
23 Epstein.

24 Okay. Let's see of the ANC -- I want to see
25 first is, yeah, if the ANC has any cross-examination.

1 But ANC 6B. I'm sorry. I just forgot. Do you have
2 any cross-examination of the applicant? Okay. We'll
3 hear your report shortly so just hold tight.

4 Okay. Let's go to the -- we don't have any
5 parties. Let's go to the Office of Planning and to
6 the District Department of Transportation.

7 MS. VITALE: Good evening, Mr. Chair, Members
8 of the Commission. Elisa Vitale with the Office of
9 Planning. The Office of Planning rests on the record
10 in support of the application. We would note
11 obviously there's some new information that was
12 presented this evening in the presentation. We do
13 appreciate the revisions that were made to the E
14 Street façade. We think there's still some
15 additional work to do there. We'd be happy to work
16 with the applicant on that based on the Commission's
17 comments this evening.

18 And then we would also note with respect to
19 the benefits and amenities, the final list provided
20 in the presentation. I don't believe it completely
21 is reflected in the MOA, so again we can work with
22 the applicant and continue to review that, that final
23 submittal in terms of the benefits and amenities
24 package. I can answer any questions at this time.
25 Thank you.

1 CHAIRPERSON HOOD: Okay. Thank you very
2 much. Hold tight and let's go to Mr. Rogers.

3 MR. ROGERS: Good evening. For the record,
4 Jonathan Rogers with the District Department of
5 Transportation. I just want to hit on a few topics
6 that came up during this evening's discussion.

7 First related to some of the proffers that
8 are on the table do require Public Space and DDOT
9 approval, specifically the alley repaving, street
10 trees, and alley signage and other improvements.
11 Those are things that can be coordinated between the
12 applicant and DDOT during public space permitting. I
13 will note that there are opportunities for green
14 alley treatments. We can evaluate during the Public
15 Space permitting process whether that's an
16 appropriate treatment or if a more conventional
17 approach is appropriate.

18 Regarding the alley lighting, which sounds
19 like it was removed from the list of amenities, there
20 will be a requirement that the alley be lit to
21 current DDOT standards. Again, that's an item for
22 further coordination during the permitting process.

23 Regarding the safety and crash data. Crash
24 data is something that is collected by Metropolitan
25 Police Department and shared with DDOT and other

1 agencies for various purposes. And it is typically
2 collected and aggregated at the street intersection
3 level. I'm not sure if there is more granular
4 information available in this particular location,
5 but that's something that could be followed up on.

6 And then regarding site access, and where the
7 garage entrance should be located, DDOT believes that
8 it could work in any location, either on the narrow
9 north/south alley or on the location where it is
10 proposed. We don't have a preference and either one
11 could work. It's just a matter of making sure that
12 the turning movements work. Certainly there are
13 alley entrance -- or garage entrances off of 50 feet
14 -- 15-foot or even narrower alleys, and it's a matter
15 of how much of the turning movements need to be
16 accommodated on the private property and impact the
17 building.

18 It's obviously easier to make all the
19 maneuvers in a wider alley than it is on a narrow
20 alley and the turning movements might need to be
21 accommodated on private property. But no preference
22 there. The general site design is consistent with
23 DDOT standards and approach to site design and that
24 the building is using the alley for their vehicular
25 site access.

1 And with that I'll pause and happy to answer
2 any questions.

3 CHAIRPERSON HOOD: Great. Okay. We want to
4 thank you both. Let's see if we have any questions
5 of either Office of Planning or DDOT up here. Vice
6 Chair Cohen.

7 MS. COHEN: Thank you, Mr. Chairman. It's a
8 question for DDOT. Mr. Rogers, on page 8 of your
9 report you indicate that there are a number of let's
10 see, missing handicap ramps and visibility markings
11 on 14th and G Street. Who is responsible for that;
12 for fixing those or -- it's that lovely table that
13 you prepared.

14 MR. ROGERS: Sorry. Looking at that. There
15 are a number of other developments currently in
16 process for the area. In fact, one that is
17 immediately adjacent to the subject application, and
18 it is expected that that intersection would -- that
19 particular intersection would be improved as part of
20 the other neighboring PUD. There are also another of
21 substandard conditions that were identified in the
22 applicant's analysis and that fall within DDOT's
23 Pennsylvania Potomac Avenue project which is moving
24 forward, and so the substandard conditions on
25 Pennsylvania Avenue would be improved as part of that

1 DDOT project.

2 MS. COHEN: So moving forward means it's
3 funded and I could -- we could expect it will be done
4 within this current calendar year?

5 MR. ROGERS: The Pennsylvania Potomac project
6 is currently going through the NEPA process. I
7 believe it's an environmental assessment, and I
8 believe we're planning to go actually have a public
9 meeting with the community and the ANC this spring, I
10 believe, if that hasn't happened already. I don't
11 remember the exact schedule. And then after that
12 there will be a preferred alternative design
13 selected. And of course, I think this came up in
14 another project. MPS is a partner in that process as
15 well. And there's funding identified to start. I
16 don't know the exact duration of the construction
17 project. There are some -- some other substantial
18 construction elements of that project moving curbs
19 and that sort of thing, but I don't know exactly how
20 long that would take. But it's likely to -- maybe
21 not be in this calendar year, but it's certainly a
22 project that's moving forward.

23 MS. COHEN: Thank you.

24 CHAIRPERSON HOOD: Okay. Any other questions
25 of either Office of Planning or DDOT? Mr. Turnbull?

1 MR. TURNBULL: Thank you, Mr. Chair. Mr.
2 Rogers, you didn't ask for a transportation screen in
3 the elevator building.

4 MR. ROGERS: We like our transportation
5 screens. This is a somewhat smaller project.

6 MR. TURNBULL: That's okay. I don't --

7 MR. ROGERS: And I think there are a number
8 of other positive TDM elements that will help
9 encourage non-auto travel.

10 MR. TURNBULL: Yeah, I wasn't going to insist
11 that they do it. It is kind of small.

12 CHAIRPERSON HOOD: Anything else? Okay.
13 Does the applicant have any cross-examination?

14 MR. KADLECEK: No, thank you.

15 CHAIRPERSON HOOD: Okay. Does the ANC?
16 Commissioner Burger, you have any cross-examination?
17 Okay. You want to start coming forward? We're going
18 to hear your presentation. Any other government
19 reports that I may have missed? I think that it was
20 mentioned that they met with Mr. Wilson from DOEE
21 earlier. I don't think we have anything. But they
22 are in constant contact with him. Did I miss -- fire
23 department?

24 MS. COHEN: [Speaking off microphone.]

25 CHAIRPERSON HOOD: Okay. Okay. All right.

1 And the Vice Chair was mentioning the fire department
2 also was involved with the meetings.

3 Okay. Anything else? Okay. We will hear
4 from you Commissioner.

5 MR. BURGER: Great. Thank you very much.
6 Good evening, Mr. Chairman and Members of the
7 Commission. My name is Nick Burger. I'm the Vice
8 Chair of ANC 6B and the Commissioner for single-
9 member district 6B-06, which is where the project
10 resides. I'm also a resident of this block of E
11 Street and I live right across the street from the
12 proposed development site. I appreciate the
13 opportunity to testify tonight.

14 I would like to first comment briefly on the
15 process that ANC 6B has taken for the multiple PUD
16 projects that we have started in 2015. We formed a
17 committee to work through these projects. We've
18 engaged with the developers of each once their
19 projects have been set down.

20 For this reason, the benefits and amenities
21 packages have often changed, sometimes substantially
22 between the initial submissions which did not have
23 any input from the ANC in most cases, and the final
24 submissions which reflect the developer's engagement
25 in the ANC's process that we put together. And my

1 view is that approach has served us and the
2 developers well.

3 As you've seen from the -- in the record from
4 our letter, ANC 6B voted unanimously to support the
5 proposed development in our March 29th, special call
6 meeting. The vote was the culmination of a multi-
7 month process of engagement and consultation between
8 the ANC, the developer, and community members. The
9 ANC facilitated multiple meetings with the community
10 over the past year and we held multiple dedicated
11 meetings to discuss this PUD project along with the
12 two other PUDs that I've mentioned in my SMD.

13 I want to note OPAL's active engagement with
14 the ANC and with the community. Sean and his team
15 have helped make the PUD process constructive for all
16 parties involved. The ANC has signed a memorandum of
17 understanding with the developer, which covers
18 building and site design issues, construction
19 management, and operations once the project is
20 complete. The MOU reflects the ANC's support for
21 Watkin's Alley and will help guide the project's
22 interactions with the community going forward.

23 The ANC also supports the proffered benefits
24 and amenities package, including the transportation
25 demand management plan which will provide a broad

1 package of benefits to the community. The benefits
2 address issues important to nearby residents and to
3 residents elsewhere in ANC 6B, and they support
4 community engagement, public safety, and affordable
5 and accessible housing.

6 ANC 6B supports specific design elements that
7 OPAL is proposing. In particular we appreciate the
8 substantial pedestrian access to the site, including
9 off E Street and the alley system, and we've asked
10 that the public access to this system be preserved in
11 perpetuity. OPAL has readily agreed.

12 We support the overall architectural design
13 of the project, including the E Street façade that
14 continues and expands the row home architecture on
15 that street. The transportation plan for the project
16 received substantial attention, and while there were
17 questions about the location of the garage entrance
18 that you've discussed earlier, the ANC supports the
19 proposed garage location, the multi-modal circulation
20 plan, and the developer's commitment to a range of
21 measures to ensure the activated alley system is safe
22 for all users. Thank you.

23 CHAIRPERSON HOOD: Okay. Thank you.
24 Commissioners, let's see if we have any questions for
25 Commissioner Burger. Vice Chair Cohen.

1 MS. COHEN: Thank you. Thank you for your
2 report and for your activism in improving the
3 neighborhood.

4 I'm curious, how did that public housing come
5 into your -- I mean, it's probably located within
6 your single-member district, but why fix their gate
7 or whatever, the fence?

8 MR. BURGER: Sure. It's a good question and
9 it comes up pretty often. The Potomac Gardens site
10 is actually not in my single-member district. It's
11 the adjacent SMD. We had, as part of our kind of
12 broader PUD outreach process, engagements with both
13 the resident representatives from Potomac Gardens and
14 the Hopkins facility, which is just south and to the
15 east. And we basically asked them what they would
16 like to see in terms of benefits for their projects.
17 And what we heard from them were a couple of things.
18 One was improvements to their wi-fi and security
19 camera system, which would be included in the CAS
20 Riegler 1401 Pennsylvania Project. And we also heard
21 that they did not like the fence, which if you
22 haven't seen a picture of it's a little hard to
23 envision. But it's a very tall fence and the top
24 arches outward and these big spikes. It looks very
25 institutional. Honestly it looks a little bit like

1 what you'd see around a jail or something of that
2 nature.

3 And so the residents feel like the fence, in
4 its current design doesn't really serve the purpose
5 of keeping people in or out, but it does make their
6 community feel set apart. My view is the same. I
7 walk by and I don't see that that fence adds anything
8 aesthetically, and with some slight modifications
9 could actually be a much more inviting but still
10 functional fence.

11 And this project we don't think we'll be able
12 to take on fixing, if you will, the whole fence.
13 It's a very large fence, extends around both
14 facilities. But we thought it would be nice to start
15 with the most kind of outwardly facing G Street
16 entrance where the main Potomac Gardens office is.
17 Sort of see how that goes and if it's appealing to
18 everyone involved we can look for ways to continue
19 that process.

20 MS. COHEN: I really want to complement you
21 and the ANC for reaching out to the public housing
22 residents and trying to include them in the
23 community. Thank you.

24 MR. BURGER: I'd just like to add that
25 Commissioner Daniel Chao deserves a lot of credit

1 there. He really pushed for that.

2 MS. COHEN: Well, please, extend my thank you
3 to him.

4 MR. BURGER: I will.

5 CHAIRPERSON HOOD: Okay. Any other questions
6 up here?

7 Okay. Does the applicant have any cross?

8 MR. KADLECEK: No, thank you.

9 CHAIRPERSON HOOD: Commissioner Burger, we
10 really appreciate all the work that you and your
11 colleagues do, so thank you for coming down.

12 MR. BURGER: Thank you.

13 CHAIRPERSON HOOD: Okay. Let's go to -- did
14 I have anyone, organizations and persons who are here
15 to testify in support? Any organizations or persons
16 who are here to testify in opposition?

17 Okay, not seeing anyone for either one, Mr.
18 Kadlecek, if you want to give us rebuttal if you have
19 any.

20 MR. KADLECEK: I have no rebuttal and --

21 CHAIRPERSON HOOD: Well, you can hurry right
22 on up and get to closing.

23 MR. KADLECEK: Just have a probably few
24 seconds of closing. Thank you very much for your
25 time and for all the input. As you can see, this is

1 a project about which Sean is very passionate and we
2 believe it's something that will really benefit the
3 neighborhood, and that's something the neighborhood
4 is very supportive of, as well as the district
5 agencies and, you know, we'll really add something
6 unique to the district and to the neighborhood. We
7 know we have a few things to look at, particularly
8 architecturally. But we do believe that this is a
9 project that really, you know, far and exceeds what
10 could be there as a matter of right. And again,
11 thank you for your time.

12 CHAIRPERSON HOOD: See what all we have that
13 we'd like to -- Commissioner May.

14 MR. MAY: Yeah, I just had a few other follow
15 up questions before we wrap up completely.

16 So I had asked the question about the
17 skylights over the stairs and I think the answer was
18 that there were skylights over all the stairs. And I
19 see them drawn in the plans over the industrial towns
20 at the top of those stairs, but are they actually --
21 do they show up in other locations because they
22 certainly don't show up in that view.

23 MR. RUPPERT: Floorplans that I'm familiar
24 with show it's a rectangle box drawn over the top of
25 all the homes that don't have a back side.

1 MR. MAY: Right. Okay. So, I think actually
2 it might be good to show those in this view, because
3 showing them in a reflected ceiling -- or in a plan
4 as it's reflected, it doesn't really show enough.
5 And I think it's worth seeing, particularly when you
6 see all that green roof and some of that is going to
7 be popping up through green roof and possibly. I
8 don't know. I don't know where they all are.

9 Second thing is, in this view the alley that
10 is shown in red, is that what you're proposing to
11 repave in asphalt?

12 MR. RUPPERT: Just the alley to the left of
13 our buildings, where the alley where that car is
14 drawn.

15 MR. MAY: Yeah.

16 MR. RUPPERT: That would not be repaved.

17 MR. MAY: So it's only from the edge of your
18 property, kind of all the way up?

19 MR. RUPPERT: Yeah, to this -- it's shaped
20 like an S.

21 MR. MAY: Right. Okay.

22 MR. RUPPERT: Yes.

23 MR. MAY: And are you going to pave it in red
24 asphalt?

25 MR. RUPPERT: No.

1 MR. MAY: No, I didn't think so. I mean, the
2 reason I ask is that, you know, it's the same color
3 you're showing the sidewalks across the street and so
4 I'm wondering -- I mean, I kind of looked at it. I
5 thought, oh, it's all going to be a brick alley. But
6 it's not going to be a brick alley. It's going to be
7 an asphalt alley.

8 So you might want to just change the tone and
9 resubmit that drawing so we all, you know, everybody
10 who looks at this file in the future knows what they
11 were getting.

12 Are bicycles permitted to go through the
13 arched opening from E Street, because I didn't see
14 that on the diagram.

15 MR. RUPPERT: They wouldn't normally be,
16 right, because bicycles aren't allowed to be on the
17 sidewalks.

18 MR. MAY: No, that's not true. See, there's
19 another --

20 MR. RUPPERT: But if you walk them.

21 MR. MAY: People don't know the rules.

22 MR. RUPPERT: I guess if you walk them.

23 MR. MAY: No, no, no, you're allowed to ride
24 your bicycle on the sidewalks outside of the central
25 business district.

1 CHAIRPERSON HOOD: You must have grew up
2 where I grew up because we weren't --

3 MR. MAY: No, no, no, this is the district --
4 DDOT can testify. You want to explain, Mr. Rogers,
5 what the rules are about bicycles?

6 MR. ROGERS: Sure. A little educational
7 experience.

8 MR. RUPPERT: I thought that when you asked
9 that question, I thought I had a good answer for it.

10 MR. ROGERS: So, bicycles are prohibited to
11 be ridden on the sidewalk, but only in the central
12 business district. Outside the central business
13 district, you're allowed to ride them on the
14 sidewalk.

15 MR. MAY: Right.

16 CHAIRPERSON HOOD: Are they allowed to run
17 traffic lights?

18 MR. MAY: Not yet.

19 MR. ROGERS: Not yet.

20 MR. MAY: We're working on that. It's called
21 the Idaho Rule. Right? Is that what it is?

22 MR. ROGERS: That's right.

23 MR. MAY: Yeah. We're working on that one.

24 MR. RUPPERT: If they're allowed on the
25 sidewalk, they're allowed through the courtyards,

1 yes.

2 MR. MAY: Okay. So, I mean, and I'm not sure
3 that that's a thing you'd want, but I would
4 certainly, just looking at it, it seems to me that
5 you're going to have some people riding through
6 there. And if they are, maybe you need to plan for
7 that.

8 Do we actually have a full site plan that
9 details what the plantings are? I didn't -- I don't
10 recall seeing it.

11 MR. SPARHAWK: I believe that was in the
12 original --

13 MR. MAY: The very, very, very first set?

14 MR. RUPPERT: The ones submitted today online
15 should have that in there.

16 MR. SPARHAWK: No. No, it's the second --

17 MR. MAY: The prehearing.

18 MR. SPARHAWK: -- what you had at the
19 prehearing submittal, should have it.

20 MR. MAY: The prehearing submittal? That?
21 Because that doesn't say anything about the --

22 MR. SPARHAWK: No. There was a landscape
23 package.

24 MR. MAY: There was a landscape. Okay. I'll
25 look back at that.

1 MR. SPARHAWK: And that had it identified.

2 MR. MAY: That's it. Thank you.

3 MR. KADLECEK: And that would be the January
4 20th submission. The prehearing submission.

5 MR. MAY: Okay. All right. Thank you.

6 MR. TURNBULL: Maybe it would be to have a
7 unified set so that we all know we're all reading off
8 the same page instead of going back and forth.

9 MR. MAY: Yeah, well, I don't know that I
10 necessarily need to see a whole new set.

11 MR. TURNBULL: Right, but --

12 MR. MAY: But, I mean, there are a few things
13 that need to submit. They're eventually going to
14 have to put in a final set, right?

15 MR. TURNBULL: Right.

16 MR. MAY: Isn't that part of the process?

17 MS. SCHELLIN: Before final.

18 MR. MAY: Yes.

19 MR. TURNBULL: You know, on that entryway you
20 could have a sign, please walk your bike.

21 MR. MAY: And I know that's very effective.
22 What's even more effective is the guy who enforces
23 it, like when I tried to ride my bike through city
24 center. No, I didn't actually try to ride through
25 it, but walked through and he thanked me for walking

1 it through. But he was there to catch the guys who
2 rode through.

3 CHAIRPERSON HOOD: Okay. Any more questions?
4 Any more bike clarifications needed?

5 Okay, Ms. Schellin, do we have any dates?

6 MS. SCHELLIN: Do we want to go down the
7 list, or Mr. Kadlecek, are you okay?

8 MR. KADLECEK: I think we're okay, yeah.

9 MS. SCHELLIN: Okay.

10 MR. KADLECEK: And I can rewatch the video
11 too.

12 MS. SCHELLIN: Okay. How much time do you
13 think you're going to need to submit all of this?

14 MR. KADLECEK: We think we can submit
15 something in two weeks.

16 MS. SCHELLIN: Okay. So two weeks would put
17 you at 3:00 p.m. By 3:00 p.m. on the 21st. And if
18 the ANC chooses to respond they would have until 3:00
19 p.m. 4/28. Is OP looking to respond also to the
20 submissions?

21 MS. VITALE: We will.

22 MS. SCHELLIN: Okay. So you would have until
23 3:00 p.m. on 4/28 also. DDOT, no? Okay.

24 And then we would put this on the May 9th
25 agenda for consideration. Oh, it's not an issue.

1 Or, you're not going to be here so that's a problem.

2 Give me a second.

3 [Pause.]

4 MS. SCHELLIN: We'd have to do a special
5 public meeting then. There's no other way unless we
6 just not take this up until the second meeting in
7 May.

8 MR. MAY: Is it a problem if it's taken up --

9 MS. SCHELLIN: And we can just give them more
10 time to provide their information. Because
11 Commissioner May wants to be here for this one and
12 he's not here on the 9th.

13 MR. TURNBULL: When is the next one?

14 MS. SCHELLIN: the next one would be May
15 23rd, which is just two weeks later.

16 MR. TURNBULL: Oh, I'm not going to be here.

17 MS. SCHELLIN: Oh, Turnbull is not going to
18 be here. Do you --

19 MR. TURNBULL: Probably the 16th.

20 MS. SCHELLIN: I'm not here but you could be
21 here at --

22 [Pause.]

23 MS. SCHELLIN: We could do a special public
24 meeting on the 12th, 6:00.

25 [Off the record discussion.]

1 CHAIRPERSON HOOD: Well, maybe we can do it
2 another night, like Tuesday.

3 MS. SCHELLIN: Could we do it 6:00?

4 CHAIRPERSON HOOD: Oh, okay.

5 MS. SCHELLIN: Okay. So then we'll schedule
6 a special public meeting for -- is 6:00 enough time
7 or do you need more than 30 minutes? Thirty minutes?

8 CHAIRPERSON HOOD: Let's probably do 5:30.

9 MS. SCHELLIN: I'm looking at you.

10 MR. MAY: If it takes 45 then, you know.

11 MS. SCHELLIN: Okay.

12 CHAIRPERSON HOOD: Let's do five. Let's do
13 5:45, so we'll be respectful of those who are coming
14 in at 6:30. Can everybody do 5:45?

15 MS. SCHELLIN: Okay. So we'll schedule a
16 special public meeting on the 12th of May at 5:45
17 p.m.

18 CHAIRPERSON HOOD: Could you make sure you
19 remind us?

20 MS. SCHELLIN: Of course.

21 CHAIRPERSON HOOD: You always do, but. Okay.
22 Anything else?

23 MS. SCHELLIN: No, sir.

24 CHAIRPERSON HOOD: Okay. We all on the same
25 page, Mr. Kadlecek and everybody?

1 MR. KADLECEK: Yes. Thanks.

2 CHAIRPERSON HOOD: Okay. So with that this
3 hearing is adjourned.

4 [Hearing adjourned at 8:18 p.m.]

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