

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

REGULAR MEETING

+ + + + +

MONDAY

JULY 9th, 2012

+ + + + +

The Regular Meeting of the District of Columbia Zoning Commission convened in the Jerrily R. Kress Memorial Hearing Room, Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:30 p.m., Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
MARCIE COHEN, Vice Chair
MICHAEL G. TURNBULL, FAIA,
Commissioner (OAC)
PETER G. MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director,
Development Review & Historic
Preservation

JOEL LAWSON
KAREN THOMAS
MAXINE BROWN-ROBERTS
STEVEN COCHRAN

PAUL GOLDSTEIN
EVELYN KASONGO

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

JACOB RITTING, ESQ.

The transcript constitutes the
minutes from the Regular meeting held on July
9th, 2012.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

T-A-B-L-E O-F C-O-N-T-E-N-T-S

FINAL ACTIONS

Zoning Commission Case No. 10-32 6

Zoning Commission Case No. 03-12M/03-13M... 9

VOTE: 4-0-1 for approval final action ... 12

HEARING ACTION

Zoning Commission Case No. 11-11 13

VOTE: 4-0-1 dismiss without prejudice.... 16

Zoning Commission Case No. 06-10B 17

Office of Planning report, Mr. Cochran. 17

VOTE: 4-0-1 setdown as a contested case . 28

Zoning Commission Case No. 08-34A 29

Office of Planning report, Mr. Goldstein.. 29

VOTE: 4-0-1 setdown as a contested case.. 40

Zoning Commission Case No. 07-08B 39

Office of Planning report, Mr. Lawson..... 41

VOTE: 4-0-1 setdown as a rulemaking case . 41

Zoning Commission Case No. 12-06 50

Office of Planning report, Ms. Thomas..... 50

VOTE: 4-0-1 setdown as a rulemaking case . 57

Zoning Commission Case No. 12-07 57

Office of Planning report, Mr. Jackson.... 57

VOTE: 4-0-1 setdown as a contested case.. 62

Zoning Commission Case No. 12-08 63

Office of Planning report, Mr. Lawson..... 63

Evelyn Kasongo, Ward 8 Neighborhood
Planner..... 64

Maxine Brown-Roberts 78

VOTE: 4-0-1 setdown as a rulemaking case 108

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

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

6:33 p.m.

CHAIRMAN HOOD: Okay. Let's go ahead and get started with our meeting.

This is the Regular Public Meeting, 1346th Session of the Zoning Commission for Monday. July the 9th. We're assembled here in the Jerrily R. Kress Memorial Hearing Room, 441 4th Street, Northwest, Suite 227.

My name is Anthony J. Hood. Joining me are Vice Chairperson Cohen, Commissioner Turnbull and Commissioner May.

We're also joined by Office of Zoning staff Ms. Sharon Schellin.

Also, we're turned by the Office of Attorney General, Mr. Ritting.

Also, the Office of Planning Ms. Steingasser, Mr. Lawson, Mr. Goldstein and Ms. Thomas, and Mr. Cochran.

Okay. Copies of the announcement are located on the bin near the door.

We do not take any public testimony

1 unless we ask someone to come forward.

2 We ask you to refrain from any
3 disruptive noises while we do our meeting.

4 Okay. Moving right into it, Ms.
5 Schellin, we don't have any preliminary matters
6 on a Consent Calendar items. What I would like
7 to do, though, is to move the agenda from under
8 Hearing Action, if my colleagues would agree,
9 I would like for us to move the Florida rock
10 -- I'm sorry. Florida Avenue. I must have Florida
11 rock on the brain. Case No. 11-11, I'd like
12 to move that up. And also there's another one
13 -- for now I'd just like to move that up and
14 let's do the text amendment and everything for
15 the Saint Elizabeths East Campus, let's do all
16 that last in the order. Is that okay?

17 MS. SCHELLIN: Okay.

18 CHAIRMAN HOOD: Okay. Good.

19 Okay. It's go to Final Actions on
20 the Commission Case No. 10-32. This is
21 Georgetown University - 2011 Campus Plan.
22 Determination of whether a narrow scope hearing

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 is needed or whether we're ready to move to
2 decision making. Ms. Schellin?

3 MS. SCHELLIN: Staff has nothing
4 further to add on this and we've provided the
5 Commission with all the documents received since
6 the last meeting, and asked for you to decide
7 whether a narrow scope hearing is needed.

8 CHAIRMAN HOOD: Okay.
9 Commissioners, due to the latest developments
10 and what I saw in the package, I don't really
11 believe we need a narrow scope hearing. I think
12 we can move forward. I would be inclined to
13 recommend that we move forward in our decision
14 making, and that decision making take place on
15 July the 16th at 6:30 here in this hearing room.

16 And let me just open it up for discussion. Any
17 discussion? Any comments?

18 COMMISSIONER MAY: I agree with the
19 Chairman, I don't see a need for a limited scope
20 hearing. You know we've received helpful --
21 certainly very helpful information at this point
22 and from all the parties from whom we expected

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 to receive information. So, I don't think any
2 new issues arise from what's been submitted that
3 need to be heard and from which we need further
4 comment. So, I'm ready to go ahead.

5 CHAIRMAN HOOD: Okay.
6 Commissioner Turnbull?

7 COMMISSIONER TURNBULL: I would
8 concur.

9 CHAIRMAN HOOD: Okay. Let's be
10 mindful, Commissioners, there is just three of
11 us. With Commissioner Schlater coming off the
12 Commission, it's just three of us that began
13 with that case, so we will deal with on Monday.

14 Do we need to take a vote on that?

15 MS. SCHELLIN: No, sir. Not unless
16 you decide to have a closed meeting.

17 CHAIRMAN HOOD: I mean, things seem
18 to gel and conform so nicely, I don't see us
19 needing a close session. I think we can just
20 deal with it out here. I think we can be
21 straightforward. Okay.

22 COMMISSIONER TURNBULL: Mr. Chair,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 there's only one question. We have a letter
2 from the Applicant's attorney to reopen the
3 record.

4 MS. SCHELLIN: That's already been
5 done and accepted.

6 COMMISSIONER TURNBULL: You
7 already did it?

8 MS. SCHELLIN: Yes -- well, it's a
9 process that the Chairman can okay it before
10 we accepted it.

11 CHAIRMAN HOOD: Maybe I ought to
12 call his attorney.

13 COMMISSIONER TURNBULL: Okay.

14 CHAIRMAN HOOD: Yes. Yes. It's a
15 process that we do.

16 COMMISSIONER TURNBULL: News to me.
17 Okay. You already did that?

18 CHAIRMAN HOOD: Yes.

19 COMMISSIONER TURNBULL: All right.
20 Yes, it would be nice if you had told me.

21 CHAIRMAN HOOD: Okay. Forgive me
22 for my oversight.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 COMMISSIONER TURNBULL: You're
2 forgiven.

3 CHAIRMAN HOOD: Okay. Thank you.

4 Okay. So we will deal with this on
5 July 16th. And I want to thank those who came
6 down just for that. Okay. Thank you.

7 And I'm not going to make any
8 accolades, I'm not going to say anything. I'm
9 going to get through that, the 16th first and
10 then I'll do it. Okay.

11 All right. Let's go right into
12 Zoning Commission Case No. 03-12M/03-13M.
13 (Capper Carrollsburg Venture, LLC - Two-Year
14 PUD time extension @ Square 881W). Ms.
15 Schellin.

16 MS. SCHELLIN: Yes, sir. If the
17 Commission will recall, this case was deferred
18 from the June 11th meeting to allow the ANC an
19 opportunity -- or to allow the Applicant,
20 rather, an opportunity to appear from the ANC,
21 which I think they did that same evening.

22 Also, I believe it was Commissioner

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 Cohen who requested a letter from the Steering
2 Committee and at Exhibit 6 and 8 there are
3 letters from ANC 6B and 6D respectfully in
4 support. And Exhibit 7 is a letter from the
5 Steering Committee in support.

6 CHAIRMAN HOOD: And can we open it
7 up to any comments, Commissioner Turnbull?

8 COMMISSIONER TURNBULL: Mr. Chair,
9 if you'd like, I think I can make a motion.

10 CHAIRMAN HOOD: Okay. Sure.

11 COMMISSIONER TURNBULL: I would
12 move that we approve Zoning Commission Case No.
13 03-12M/03-13M (Capper Carrollsburg Venture, LLC
14 - Two-Year PUD time extension @ Square 881W and
15 look for a second.

16 VICE CHAIRPERSON COHEN: I'll
17 second.

18 CHAIRMAN HOOD: Okay. It's been
19 moved and properly second. Any further
20 discussion? Commissioner May?

21 COMMISSIONER MAY: Yes. I just want
22 to say that, you know in times past when we

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 reviewed this, previous time extensions in this
2 case with particular regard to the community
3 center, it's always been a contentious thing
4 and I've been very unhappy about the prospect
5 of extending this further. It is reassuring
6 to know that the key members of the community
7 are supportive of this extension, otherwise I
8 would be similarly unhappy at the prospects
9 today. But I will accept it and vote in favor.

10 VICE CHAIRPERSON COHEN: Mr.
11 Chairman, I just wanted to comment that at the
12 project on Capitol Hill, Ellen Wilson, they also
13 had issues with trying to finance the community
14 center. There really are no sources for that.

15 So by letter of -- I think it was the Capper
16 Carrollsburg letter there was an argument that
17 said that the housing authority is going to try
18 to refinance some bonds so that they can get
19 some money to do this community center, which
20 is I think very critical to the success of the
21 entire HOPE VI.

22 CHAIRMAN HOOD: I would agree with

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 your comment, Vice Chair Cohen, wholehearted.

2 Okay. Any further discussion?

3 It's been moved and properly second.

4 All those in favor?

5 ALL: Aye.

6 CHAIRMAN HOOD: Not hearing any
7 opposition, Ms. Schellin, would you please
8 record the vote?

9 MS. SCHELLIN: Staff records the
10 vote four-to-zero-to-one to approve final
11 action on Zoning Commission Case No.
12 03-12M/03-13M. Commissioner Turnbull moving,
13 Commissioner Cohen seconding, Commissioners
14 Hood and May in support. Third Mayoral
15 Appointment position vacant and not voting.

16 CHAIRMAN HOOD: Okay. Let's move
17 right into Hearing Action. Zoning Commission
18 Case No. 06-10B.

19 I wanted to move -- yes, I wanted
20 to move 11-11 -- which we could do that. I just
21 wanted to move it freud of 12-08. Okay.

22 Let's go to 11-11. Zoning Commission Case

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 No. 11-11. This is 1711 Florida Avenue
2 Property, LLC - Consolidated PUD and related
3 Map Amendment to Square 2562.

4 MR. COCHRAN: Thank you, Mr. Chair.

5 CHAIRMAN HOOD: Office of Planning.

6 MR. COCHRAN: The Applicant has
7 filed a letter requesting withdrawal of the PUD.

8 MS. SCHELLIN: Prejudice. I'm
9 sorry. Without prejudice. That's needed to be
10 part of it if you grant it.

11 CHAIRMAN HOOD: Okay. Mr. Cochran,
12 have you finished? You finished?

13 MR. COCHRAN: Yes.

14 CHAIRMAN HOOD: Okay.
15 Commissioner Cohen?

16 VICE CHAIRPERSON COHEN: Yes. Did
17 the Applicant provide any reason why, or just--

18 MR. COCHRAN: No, but the Applicant
19 has indicated that you all will be hearing from
20 them again. We're actually meeting with them
21 tomorrow.

22 MS. SCHELLIN: Actually, Vice Chair

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 Cohen, this case was on the Commission's agenda
2 for consideration in September 2011 and at that
3 time the Commission said they should come back
4 not less than six months. And it's been over
5 that. And so when I contacted them they are not
6 ready to move forward at this time, so therefore
7 they submitted the letter requesting dismissal
8 without prejudice.

9 CHAIRMAN HOOD: Commissioners, I
10 would recommend that we deal with this the way
11 that they have asked, without prejudice. Because
12 I believe in the submission it mentions about
13 wanting to have the opportunity to come back
14 for whatever the time frame is that you can't
15 come back. I think it's a year, or maybe six
16 months. Six months? Okay.

17 So, I would be inclined to dismiss
18 this without prejudice. Commissioners, open it
19 up for discussion.

20 Commissioner Turnbull?

21 COMMISSIONER TURNBULL: Mr.
22 Chairman, well, I'm fine with it.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 VICE CHAIRPERSON COHEN: I could
2 support that, too.

3 CHAIRMAN HOOD: Okay. So I would
4 move that we dismiss without prejudice Zoning
5 Commission Case No. 11-11 and ask for a second.

6 COMMISSIONER TURNBULL: Second.

7 CHAIRMAN HOOD: So moved and
8 properly second.

9 Any further discussion? Are you
10 ready for the question? All those in favor?

11 ALL: Aye.

12 CHAIRMAN HOOD: Not hearing any
13 opposition, Ms. Schellin, would you record the
14 vote?

15 MS. SCHELLIN: Yes. Staff records
16 the vote four-to-zero-to-one to dismiss without
17 prejudice Zoning Commission Case No. 11-11.
18 Commissioner Hood moving, Commissioner Turnbull
19 seconding, Commissioners Cohen and May in
20 support. Third Mayoral Appointment position
21 vacant and not voting.

22 CHAIRMAN HOOD: Mr. Ritting, is

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 that all we need to do on that?

2 MR. RITTING: Yes.

3 CHAIRMAN HOOD: Great.

4 Okay. Now let's move to first
5 Hearing Action. Zoning Commission Case No.
6 06-10B. This is the Morris & Gwendlyn Cafritz
7 Foundation - 2nd-stage {ID and modification to
8 the 1st-stage @ Square 3765 and 3767.

9 Mr. Cochran, that's your case.

10 Okay. Mr. Cochran.

11 MR. COCHRAN: Thank you, Mr. Chair.

12 Office of Planning recommends that
13 the Commission sit down for a public hearing
14 the Applicant's request for first approval of
15 a 2nd-stage PUD for a modified building B. A
16 second, the modification of Order 06-10A which
17 addresses the consolidated PUD building A and
18 indirectly primarily PUD building B. And then
19 finally a modification to the entire PUD Order
20 06-10 which covers the entire PUD.

21 The Commission approved a
22 consolidated and preliminary PUD for the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 Applicant's site in 2009. The consolidated
2 portion of the PUD was modified last year to
3 permit the proposed grocery store to be moved
4 from building A to building B, which is in a
5 preliminary PUD. In conjunction with the
6 request for approval for the first of several
7 second stages of this PUD, the Applicant is now
8 requesting permission to make the following
9 modifications:

10 The removal of the grocery store
11 from building B and from any part of the PUD
12 in response to an even larger grocery now being
13 planned by a different developer two blocks
14 away.

15 And as you requested, the Applicant
16 submitted a letter on July 6th that contained
17 additional information about this larger
18 grocery and its potential impacts on the
19 Applicant's project.

20 Also, reductions in the sizes of the
21 museum and the retail components in building
22 b, and the substitution of approximately 145,000

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 square feet of recreation space on the third
2 level of building B devoted to two hockey rinks
3 and a mezzanine viewing area.

4 Another modification would be the
5 reduction in the approved parking, which would
6 still maintain parking levels that meet or
7 exceed Section 21.01's parking requirements.

8 A modification to increase the area
9 facilities devoted to loading.

10 And finally, an increase in the
11 proposed building height from 60 feet to 80 feet.

12 None of the requested modifications
13 would be in consistent with the Comprehensive
14 Plan, nor would they on their face be
15 inconsistent with the PUD that's been approved.

16 However, as part of the setdown, OP recommends
17 that the Applicant be instructed to provide
18 additional information on the design and the
19 feasibility of funding the marketing for the
20 proposed hockey rinks.

21 If you have any questions about the
22 changes to the project or the revisions to the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 previous orders, OP is happy to answer them.

2 And thanks. That concludes our
3 testimony.

4 CHAIRMAN HOOD: Okay. Let's open
5 it. Any questions of Office of Planning?
6 Commissioner May?

7 COMMISSIONER MAY: Yes. Can you say
8 a little bit more about the recreation facility,
9 the two hockey rinks, is that what you said?

10 MR. COCHRAN: Yes. It has been
11 proposed for a double hockey rink, possibly as
12 a practice rink for a professionally hockey
13 team. Beyond that, I would have to leave it to
14 the Applicant to explain at a public hearing,
15 if you do set it down.

16 COMMISSIONER MAY: Okay. And this
17 would be a regular, for lack of a better word,
18 a retail establishment? It's not going to be
19 a government facility in any manner?

20 MR. COCHRAN: The Applicant hasn't
21 made us aware of the government being involved
22 in it at all.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 COMMISSIONER MAY: Okay. Have you
2 shared any comments with the Applicant with
3 regard to the architecture of this at this point?

4 MR. COCHRAN: We have spoken to them
5 about it.

6 COMMISSIONER MAY: Okay.

7 MR. COCHRAN: To let them know that
8 we don't think it comes up to the standard of
9 building A.

10 COMMISSIONER MAY: Okay. All
11 right. Yes, it just seems a bit -- well, first
12 of all there are too many different things going
13 on, too many different facade treatments. And
14 it is a rather incoherent composition, and kind
15 of dated too in the overall look of it, at least
16 some of the elements. It looks -- got, you know
17 got shades of Kennedy Center and shades of other
18 not great modern office buildings around town.

19 So, I'll save it for a while and let
20 you continue to work with them. I'm sure you
21 can make significant progress.

22 And my recollection of building A

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 was that it was fairly refined in appearance,
2 but I don't remember exactly what it looked like.

3 MR. COCHRAN: They revised the
4 design and changed architects, actually. Just
5 before your final approval it was considerably
6 improved.

7 COMMISSIONER MAY: Right. Okay.
8 And I seemed to recall that vaguely.

9 All right. Yes, I think that's all
10 I have to say. Thanks.

11 CHAIRMAN HOOD: Okay. Any other
12 questions or comments? Commissioner Turnbull?

13 COMMISSIONER TURNBULL: Yes, thank
14 you, Mr. Chair.

15 You had asked for a revised amenity
16 list or -- in your report, I believe.

17 MR. COCHRAN: I believe that would
18 be -- we wouldn't have asked for it at the
19 setdown. I'd have to look at the change order,
20 it was written sometime ago.

21 COMMISSIONER TURNBULL: Well, no.
22 Page -- an updated list of amenities and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 community benefits --

2 MR. COCHRAN: Yes, because --

3 COMMISSIONER TURNBULL: Did we get
4 that?

5 MR. COCHRAN: Well, no, but we went
6 for a setdown. That was written before the
7 Applicant asked for --

8 COMMISSIONER TURNBULL: Yes. I
9 mean, if they want an extra story -- they're
10 asking for an awful lot, increase in what they
11 had originally. So I think the benefit package
12 needs to reflect some community. Plus, the
13 senior center is now out of there. So we have
14 a very commercial oriented building other than
15 a children's museum. What is the neighborhood
16 getting out of this?

17 If you look at that pocket park,
18 that's a joke. That's not a pocket park. If
19 it was designed for a setdown, that might be
20 as a cartoon, but that's a pocket park. You
21 have a piece of land with a sidewalk going
22 diagonally through it, you don't call that --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 that's not a pocket park. That's a joke.

2 They need to look at the
3 landscaping. They need to look at the hardscape
4 around the building. How does this relate to
5 that?

6 I think a lot of repeats other
7 Commissioners made: This building is not ripe
8 yet. It's still in its hatching, it needs to
9 be worked. Super graphics do not make a
10 building, and they need to look at that. They
11 need to look at the building carefully; the
12 hardscape around it, how it meets the
13 neighborhood and what are they giving to the
14 neighborhood and the community.

15 That's it. Thank you, Mr. Cochran.

16 MR. COCHRAN: Thank you, sir.

17 CHAIRMAN HOOD: Any other comments?

18 Vice Chairperson?

19 VICE CHAIRPERSON COHEN: Thank you,
20 Mr. Chair.

21 Mr. Cochran, can you also find out
22 in your meetings with the Applicant why they

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 don't scale the children's museum?

2 And again, you mentioned that you're
3 going to be asking for further feasibility
4 information on the hockey rinks. And I'd like
5 to know why they feel the children's museum needs
6 to reduced i size.

7 MR. COCHRAN: I certainly will.

8 CHAIRMAN HOOD: I think we really
9 need to shore up this issue about the grocery
10 store, and I'm looking at Exhibit 14. If it's
11 sitdown for hearing, I really want to have some
12 finality or something more firm stated about
13 how much time we're going to need to try to shore
14 down the grocery store.

15 I understand, it says "Applicant is
16 unable to secure grocery tenant for this space
17 at this time, so the Commission in turn will
18 set the application for public hearing. The
19 Applicant will be pleased to provide further
20 detailed testimony on its efforts to secure a
21 grocery tenant for the project as well as it
22 is continued effort to do so as building B moves

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 toward construction."

2 So, I know that was an issue and I
3 think that was -- I can't remember, but I think
4 it was a plus -- plus I believe for the community,
5 I think. So let's try to -- hopefully, the
6 Applicant is listening and will move forth a
7 little more hard facts about this grocery store
8 issue. Okay.

9 Any other comments? Vice Chair

10 VICE CHAIRPERSON COHEN: Yes, Mr.
11 Chairman.

12 I got the impression from, again
13 Exhibit 14, that Walmart is the retailers that's
14 two blocks away.

15 MR. COCHRAN: That's correct.

16 VICE CHAIRPERSON COHEN: So I guess
17 that a grocery store is absolutely not going
18 to be pursued?

19 MR. COCHRAN: The Applicant has
20 asked for permission from you to not require
21 a grocery store anywhere in the PUD.

22 VICE CHAIRPERSON COHEN: Yes, that

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 was my understanding.

2 CHAIRMAN HOOD: Okay. I still want
3 to get some hard facts because the letter
4 actually -- and that's why I read it, it actually
5 said something a little different. I'm not going
6 to bring another situation into this one,
7 because it says "Applicant's unable to secure
8 a grocery tenant." The reasons why or why not,
9 I don't know. You know if they want to come down
10 and tell me what the Vice Chair just mentioned,
11 then that's fine. I'd rather for them to do
12 it.

13 Okay. Anything else?

14 MR. COCHRAN: No, sir.

15 CHAIRMAN HOOD: Okay. All right.
16 Commissioners, what is your pleasure? It
17 doesn't look like we have any pleasure, so we're
18 going to move --

19 VICE CHAIRPERSON COHEN: No, Mr.
20 Chairman. I will move to setdown Zoning
21 Commission Case No. 06-10B, the Morris &
22 Gwendolyn Cafritz Foundation - 2nd-stage PUD

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 and modification to 1st-stage @ Square 3765 and
2 3767.

3 CHAIRMAN HOOD: Okay. It's been
4 moved, can I get a second?

5 COMMISSIONER MAY: Second.

6 CHAIRMAN HOOD: It's been moved and
7 properly second.

8 Any further discussion?

9 All those in favor?

10 ALL: Aye.

11 CHAIRMAN HOOD: Not hearing any
12 opposition, Ms. Schellin, would you please
13 record the vote?

14 MS. SCHELLIN: Staff records the
15 vote four-to-zero-to-one to setdown Zoning
16 Commission Case No. 06-10B as a contested case.
17 Commissioner Cohen moving, Commissioner May
18 seconding, Commissioners Hood and Turnbull in
19 support. Third Mayoral Appointment position
20 vacant and not voting.

21 CHAIRMAN HOOD: Okay. Thank you.
22 And I hope that the Applicant heard all the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 comments. I think there were some very strong
2 comments, and I think we'll work on that as
3 stated by one of the Commissioners before the
4 hear hearing, I think instead of having a two
5 day hearing, maybe having a one day hearing.
6 So if they can work on some of those outstanding
7 issues, that would be great.

8 Okay. Next let's move to Zoning
9 Commission Case No. 08-34A (Center Place
10 Holdings, LLC - 2nd-stage PUD at Square 568.)

11 Mr. Goldstein?

12 MR. GOLDSTEIN: Good evening, Mr.
13 Chairman and Members of the Commission.

14 Center Place Holdings is requesting
15 that you review and approve a 2nd-stage and
16 development at Capital Crossings, the project
17 know as Return to L'Enfant.

18 For a bit of background, last year
19 the Zoning Commission approved in Order No.
20 08-34 a 1st-stage PUD, a consolidated PUD and
21 a related Map Amendment from C-3-C to C-4 zoning
22 for the Capital Crossings project. In essence,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 the Commission approved three new blocks of
2 development occupying both land and air rights
3 above the sucken I-395 freeway. The approval
4 prescribed the height both location and use of
5 future buildings on the site, in addition to
6 the freeway platform and the centralized parking
7 and loading design.

8 Tonight the application before you
9 proposed to develop a portion of the site's
10 south block pursuant to the earlier approved
11 development parameters. It calls for a 130 foot
12 tall office building containing about 690,000
13 square feet or 8.7 FAR. About 19,000 square
14 feet would be ground floor retail.

15 The building actually will be less
16 dense than what was approved in the 1st-stage
17 PUD. The building's massing has been reshaped
18 from earlier conceptual plans, and the entry
19 to the parking and loading has been shifted west
20 along E Street.

21 Retail would wrap around the
22 building edges along three street. And as shown

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 in the Applicant's submission, to the west of
2 the project space is reserved for the future
3 relocation of the U.S. Historical Society
4 Synagogue and the construction of related JHS
5 facilities.

6 OP noted in our report two areas
7 needing further analysis. First, that the
8 Applicant should confirm that the building is
9 or will be suitably connected to 3rd Street in
10 order to achieve the proposed 130 foot height.

11 And second, that the building's
12 solar canopy, which is a prominent design
13 feature and shading device and is described by
14 the Applicant as a vertical tower element, also
15 conforms with the Height Act.

16 The Zoning Commission already has
17 determined that the entire Capital Crossings
18 project is consistent with the Comp Plan and
19 tonight's proposal generally conforms with
20 already approved development parameters. And
21 the public benefits and amenities for the
22 project have not changed since Order No. 08-34.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 As such, the Office of Planning
2 recommends that the Zoning Commission setdown
3 the proposed 2nd-stage PUD for a public hearing.

4 And I'll take any questions that you
5 have at this time.

6 Thank you.

7 CHAIRMAN HOOD: All right. Thank
8 you, Mr. Goldstein.

9 Any questions? Commissioner May?

10 COMMISSIONER MAY: Yes. Let's talk
11 about the height of this building for a moment.
12 In addition to the solar shade as it's called,
13 there's also an atrium that goes 15 feet above
14 the height of the building, right?

15 MR. GOLDSTEIN: There is an atrium.
16 I'd have to check on the height of that portion
17 of it.

18 COMMISSIONER MAY: Well, look at
19 the building section. It seems pretty clear that
20 it goes up nearly to the height of the penthouse
21 structures.

22 MR. GOLDSTEIN: Yes.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 COMMISSIONER MAY: So the most
2 recent case that I recall that's similar to this
3 is when the skylight or the atrium cover,
4 whatever it was -- they tried to call it a dome
5 and it wasn't a dome. And as I recall, it was
6 exceedingly -- I thought just the height of the
7 building. Maybe it was only exceeding the
8 height of the penthouses there. I don't really
9 recall what the circumstance was. But I think
10 that's also an issue for height because I'm sure
11 how you describe an atrium as anything other
12 than part of the building, the building roof.

13 I mean, it's -- and I think that's an issue.

14 The solar shade is, I think, highly
15 problematic not just in terms of the Height Act,
16 but also in terms of how we consider height.
17 It's hard for me to understand it as an
18 architectural embellishment. I mean, really
19 all it is a -- it seems to be as a device that
20 just makes the building look taller. And that's
21 really not what we -- much of the Zoning
22 Regulations are designed to minimize the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 appearance of height and that's why we have
2 setbacks on penthouses and so on. Having a
3 tower element is one thing, but having something
4 that spans the entire width of a section of a
5 building doesn't constitute a tower, in my view.

6 And so I think that's really very, very
7 problematic.

8 I mean I also don't understand how
9 it could possibly work structurally what we're
10 seeing. It seems like it's a very thin piece,
11 very high up and there's got to be greater depth
12 of structure or it's going to look more massive
13 than it is. I mean, maybe I'm just not seeing
14 it because we don't have a lot of drawings yet,
15 but it seems like it's likely to become to become
16 a heavier thing and with more structure to it,
17 more vertical supports or more horizontal depth
18 or rather than vertical depth.

19 So, I'm confused about that. And as
20 I said, it seems to undermine the intent of the
21 Zoning Regulations which try to minimize the
22 appearance of height.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 I think generally speaking the
2 drawings don't have an awful lot of detail, so
3 it's hard to understand much of the architecture
4 in any significant detail.

5 You know, these fins that are on the
6 outside of the building, there's clearly some
7 artistic attempt to that, but that's not
8 apparently from what I have, so I'd like to
9 understand more about that.

10 The lack of a building connection
11 to 3rd Street is a concern. The idea that the
12 lot may be consolidated and therefore it
13 necessary fronts on 3rd Street. I mean, maybe
14 that is a technical and legal solution. I'm not
15 sure if that's entirely satisfactory or not,
16 but I appreciate the fact that you're looking
17 into that more extensively.

18 And I think that's about it. Thank
19 you.

20 Oh, and on the atrium issue if there
21 are relevant past examples on why an atrium can
22 be that tall that we've seen and approved, I'd

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 like to see those. But if they're not, then
2 I think it needs to be changed.

3 CHAIRMAN HOOD: Any other comments?
4 Commissioner Turnbull?

5 COMMISSIONER TURNBULL: Yes.
6 Thank you, Mr. Chair.

7 I guess I'm echoing Commissioner
8 May's concern.

9 I'm just looking at the front cover.
10 It looks like a box within a box, a glass box
11 within another glass box. And I think whatever
12 that structure is on the roof is massive, and
13 I think it totally defeats anything that we've
14 tried to do about trying to lighten up the roof
15 of buildings and make them look more -- this
16 is not transparent. This is like a continuation
17 of a penthouse and it's massive, and I think
18 it extenuates the penthouse. And I think it
19 really is, as Commissioner May said, it looks
20 like it's adding a whole story to the building.

21 And I really think from this Commissioner's
22 standpoint I could not approve it unless it has

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 drastic changes. Because I really don't see
2 how we could -- but this is a precedent setting
3 structure on a roof. And to me it's just massive.

4
5 It's goes beyond an embellishment.
6 I mean it's half -- it's at least over half of
7 the roof this horizontal element that basically
8 -- and to me it has to go. And if it isn't
9 changed by the time we have the hearing, it's
10 going to -- this process is going to go on for
11 a long time. This is to me totally unacceptable
12 the way it's drawn right now.

13 And I would also concur with
14 Commissioner May on the 3rd Street connection.
15 I think we need a little bit more information
16 on how that's going to be handled and really
17 what's going on.

18 CHAIRMAN HOOD: Any other comments?
19 Vice Chair?

20 VICE CHAIRPERSON COHEN: Yes, Mr.
21 Chairman.

22 I would like the Office of Planning

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 to look into, and I didn't understand this and
2 maybe you can explain it and carefully, but if
3 the Jewish Historical Society does not move
4 ahead along with this building, there's going
5 to be a very awkward facade on one of the building
6 side. And I would like more information on that.

7 And in addition, I don't know, I
8 didn't recall where the affordable housing is
9 intended to be. So if you could explore that
10 and get more information on that, I'd appreciate
11 it.

12 CHAIRMAN HOOD: Okay. Any other
13 comments?

14 I was just going to say, actually
15 I kind of like the design. But not going to
16 go back and forth with them on that. I'm going
17 to leave that up to you.

18 VICE CHAIRPERSON COHEN: But
19 actually, I agree with you.

20 CHAIRMAN HOOD: So hurry up and
21 bring on the fifth member.

22 Anyway, that does not stop me from

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 setting this case down. I will make note of
2 your comments and my colleagues who have
3 expressed concerns. And I don't see any reason
4 for us to not move forward. So, I would make
5 the motion that we setdown Zoning Commission
6 Case No. 08-34A with the comments and stress
7 on advise by both my colleagues, and ask for
8 a second.

9 VICE CHAIRPERSON COHEN: Second.

10 CHAIRMAN HOOD: It's been moved and
11 properly second.

12 All those in favor?

13 ALL: Aye.

14 CHAIRMAN HOOD: Any opposition?
15 Staff, would you record the vote?

16 MS. SCHELLIN: Yes. Staff records
17 the vote four-to-zero-to-one to setdown Zoning
18 Commission Case No. 08-34A as a contested case.

19 Commissioner Hood moving, Commissioner Cohen
20 seconding, Commissioners Turnbull and May in
21 support. Third Mayoral Appointment position
22 vacant and not voting.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 CHAIRMAN HOOD: Okay. Next let's
2 go to Zoning Case No. 07-08B. Office of
3 Planning - Test Amendment to extend off-site
4 temporary surface parking for the ballpark.

5 Mr. Lawson?

6 MR. LAWSON: Thank you, Mr. Chair.

7 I'll be really brief. You may remember about
8 five years ago the Zoning Commission approved
9 a text amendment to allow a series of surface
10 parking spaces in proximity to the ballpark.
11 The Zoning Commission set a time limit for those
12 spaces. The Nationals and the D.C. Sports and
13 Entertainment Commission requested that that
14 time period be extended for an additional five
15 years.

16 Part of the reason for that is that
17 the area's not developed as much as I think we
18 had hoped and anticipated at the time. So the
19 plan for replacement underground parking
20 associated with buildings hasn't really
21 happened. So, they're asking for it to be
22 extended for another five years. That would take

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 it to April of 2018.

2 There's no other changes to the text
3 that's being proposed at this time. No expansion
4 of the number of squares that the parking would
5 be allowed on or anything like that, or any
6 changes to the total number of parking spaces
7 that would be permitted by that text amendment,
8 which was 37-75.

9 With that, I'll be available for any
10 questions.

11 Thank you.

12 CHAIRMAN HOOD: Okay. Vice Chair?

13 VICE CHAIRPERSON COHEN: Thank you,
14 Mr. Chairman.

15 Mr. Lawson, can you tell me where
16 what are those undeveloped sites?

17 MR. LAWSON: Pretty much most of the
18 properties that were identified for the surface
19 parking lot are still available for development.
20 Now, not all of them were developed as surface
21 parking lots. We can have more information on
22 this from the team for the public hearing. But

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 they've indicated so far that have the permitted
2 37-75 spaces, they've developed or they're being
3 developed only about 1100 --1100 to 1200 spaces,
4 so it's about a third of the total spaces.

5 VICE CHAIRPERSON COHEN: Are these
6 in the Arthur Capper/Carrollsborg area?

7 MR. LAWSON: There's one parking
8 structure -- or sorry, one square that's
9 identified within -- that I believe is within
10 the Arthur Capper area. It's a site right on
11 M Street, it shows on the map that it was attached
12 to my report. And I believe that that is within
13 the Arthur Capper/Carrollsborg area.

14 VICE CHAIRPERSON COHEN: And when
15 developers look at the surface parking lots,
16 don't you think that they will hesitate to make
17 commitments towards the other parcels to be
18 developed? I guess my concern is is that five
19 years is a long time and we may end up losing
20 an economic cycle. And I would be much more
21 comfortable if they -- we can, you know obviously
22 we can have all this at the hearing, but I'd

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 be much more comfortable in giving a much shorter
2 time frame if they need the extension. But I
3 think five years you lose an economic cycle in
4 that period of time, I'm not comfortable with
5 that.

6 MR. LAWSON: We can offer that to
7 the development community that a surface parking
8 lot is more desirable than a development on the
9 site. For example, we'll all remember that it
10 wasn't that long ago that much of downtown was
11 covered with surface parking lots. And the fact
12 that there was a parking lot didn't delay
13 development once the timing came along and the
14 market came along for those properties to be
15 developed.

16 We have seen, for example, some
17 parking structures built -- or sorry, some
18 surface parking on the Southeast Federal Center
19 site. And they're moving forward with
20 development of their properties. It hasn't
21 slowed down the development of the Southeast
22 Federal Center.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 So, I don't believe that's a concern
2 with the development community, but we'd be
3 happy to address that more completely at the
4 public hearing.

5 VICE CHAIRPERSON COHEN: I'd
6 appreciate that.

7 CHAIRMAN HOOD: Any other comments?
8 Commissioner May?

9 COMMISSIONER MAY: No. I just had
10 that I had similar concerns about the length
11 of the extension. It seems like it's a long time.

12 But it was originally done five years ago or
13 four years ago, was when it was? Four years ago
14 with a roughly five year, whatever. And so it's
15 another five years. It just feels like it's a
16 long time. But then again, the last five years
17 have just flown by, so anyway. Thanks.

18 CHAIRMAN HOOD: Any other comments?
19 Commissioner Turnbull?

20 COMMISSIONER TURNBULL: Yes, thank
21 you, Mr. Chair.

22 I guess I had the same concern about

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 the time, too, looking more like why not only
2 two years. But, I guess I can go along with
3 what Mr. Lawson saying.

4 But what happens in five years?
5 What's the final game plan for the ballpark?
6 What's their parking -- what was their final
7 determination of what was going to happen with
8 that?

9 MR. LAWSON: We certainly suggest
10 to the Nationals that once we get to the public
11 hearing that they attend and more completely
12 discuss their traffic management program, how
13 they're encouraging alternatives to the
14 single-family -- sorry, to the single vehicle
15 kind of situation.

16 As you know, when you approved the
17 ballpark you limited the number of parking
18 spaces that were permitted on the ballpark site
19 itself, which is something we very much
20 supported as well. So, certainly their long-term
21 plan is that these alternatives will come along
22 whether it by boat, or by bike. They offered

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 the first valet bike parking service for a base
2 ball stadium. So, they are looking at all of
3 these alternatives. But I think there will
4 always be a need for some parking. It's an
5 important part of their ability to sell season
6 tickets. And as I said, you know until these
7 new development come along with shared parking,
8 where some of that parking can be provided as
9 part of those developments, they feel that this
10 is the most appropriate way to provide that
11 certainly.

12 COMMISSIONER TURNBULL: Okay. I
13 think it would be good to see that master plan.

14 I mean, are they looking at the possibility
15 of working with one of the nearby developers
16 of a site to try to get parking, is that an
17 option? Is that even --

18 MR. LAWSON: I think that was
19 definitely part of their discussions with all
20 of these landowners.

21 COMMISSIONER TURNBULL: Okay.

22 MR. LAWSON: As those parcels be

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 developed, the parking be available, yes.

2 COMMISSIONER TURNBULL: Okay.

3 Well, it would be good to see some plans on that.

4 Thank you.

5 CHAIRMAN HOOD: Other comments?

6 I'm looking forward to this hearing
7 because I can tell you, and I think I read in
8 Mr. Lawson's report, about making the
9 alternative of moving to public transportation
10 including Metro, and I can tell you go over there
11 on game day. You go over one time in your car,
12 you're going to come back on Metro.

13 And then this bike issue-- I'm just
14 looking forward to the hearing. I'll leave it
15 at that.

16 Okay.

17 COMMISSIONER TURNBULL: I always
18 Metro.

19 CHAIRMAN HOOD: You do.

20 VICE CHAIRPERSON COHEN: I have a
21 question.

22 CHAIRMAN HOOD: Do you take your

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 bike? Okay.

2 Vice Chair?

3 VICE CHAIRPERSON COHEN: Mr.

4 Lawson, do any of the circulators go down there?

5 MR. LAWSON: It depends, I don't
6 know. But we can check on it. We can have that
7 for you.

8 CHAIRMAN HOOD: Okay. Any other
9 questions.

10 I would move that we setdown Zoning
11 Commission Case No. 07-08B and ask for a second.

12 COMMISSIONER TURNBULL: Second.

13 CHAIRMAN HOOD: It's been moved and
14 properly second.

15 Any further discussion?

16 Are you ready for the question? All
17 those in favor?

18 ALL: Aye.

19 CHAIRMAN HOOD: Not hearing any
20 opposition, Mr. Schellin, would you please
21 record the vote?

22 MS. SCHELLIN: Yes. Staff records

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 the vote four-to-zero-to-one to approve Zoning
2 Commission Case No. 07-08B for setdown as a
3 rulemaking case. Commissioner Hood moving,
4 Commissioner Turnbull seconding, Commissioners
5 Cohen and May in support. Third Mayoral
6 Appointment position vacant and not voting.

7 CHAIRMAN HOOD: Okay. Next let's
8 go to Zoning Commission Case No. 12-06. This
9 is Office of Planning Text Amendment to allow
10 antenna maintenance without an OP Report to the
11 Zoning Administrator.

12 MS. THOMAS: Yes.

13 CHAIRMAN HOOD: Ms. Thomas?

14 MS. THOMAS: Good evening, Mr.
15 CHair. I'll be brief as well.

16 The Office of Planning is
17 recommending the Commission setdown for a public
18 hearing amendments to Section 27-11 in order
19 to clarify that an OP report will not be required
20 as part of the applications for maintenance and
21 specific upgrades of antenna cell sites.

22 The intent is also to reduce the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 processing time for the myriad of applications
2 that we have seen filed right now concurrently
3 at OP and at DCRA now and in the foreseeable
4 future. So, I'm requesting that the Commission
5 set down the amendments as proposed in our
6 reports.

7 Thank you.

8 CHAIRMAN HOOD: Okay. Thank you.

9 Commissioners, any questions of Ms. Thomas?
10 Commissioner May?

11 COMMISSIONER MAY: Well, I can't
12 tell you happy I was when I was reading the Zoning
13 package for today and I found out that two of
14 my favorite all time topics were on the agenda;
15 antennas and Zoning for Saint Elizabeths. So,
16 I'm glad to revisit both.

17 And I have some particular peeves
18 in the antenna realm that I know that this
19 doesn't relate to it directly, but I would like
20 to understand better the enforcement that's been
21 done on the antenna regulations that we put into
22 place I don't know how many years it was. Seven

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 years ago or -- no, it was more than that. It
2 was nine years ago, something like that. And
3 that was a lengthy and very dried process.

4 But there is some issues of
5 particular concern. And I guess to get to the
6 meat in that or what I'd like to know is whether
7 -- I guess is to get confirmation on that some
8 of the blemishes that we see sprouting from so
9 many homes in the District. That is dish antennas
10 on the fronts and public faces on houses.

11 I mean, confirm that those are still
12 not allowed by Zoning and find out from DCRA
13 what they're doing to address that problem.
14 I mean what you're proposing to do here is only
15 tangentially related to that, but essentially
16 you're talking about delegated regular
17 authority to DCRA, and I'm concerned that
18 they're not living up to their responsibilities
19 in the area of enforcing those dish regulations.

20 Now maybe I misunderstand what we
21 actually enacted last time around, but it was
22 my understanding that after those regulations

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 made it clear that we wouldn't see this dish
2 antennas popping out on everybody's front porch,
3 and they seem to be sprouting everywhere. And
4 the only place where we seem to be able to get
5 them stopped is in historic districts, and I
6 just think that's not right. It needs to be
7 addressed city wide.

8 So as it is only tangentially
9 related, but it is one my pet peeves. I can't
10 imagine how surprised I am asking these
11 questions.

12 MS. THOMAS: Sure. No problem.

13 COMMISSIONER MAY: Thanks.

14 CHAIRMAN HOOD: Okay. Vice Chair?

15 VICE CHAIRPERSON COHEN: Thank you,
16 Mr. Chairman.

17 Antennas are really not my favorite
18 subject, but I do agree with Commissioner May.
19 In my neighborhood, I have seen quite a few of
20 antennas on private homes a well. But my concern
21 is I have a great deal of sympathy with OP's
22 workload. I know it's really heavy, but I'm not

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 exactly sure I'm comfortable with the Department
2 of Consumer and Regulatory Affairs. My
3 experience with them has been in the area of
4 enforcing codes. And I just don't have that
5 level of comfort in their ability to absorb
6 additional work. So, I'd like to be discussed
7 more thoroughly.

8 MS. THOMAS: Could I also mention
9 briefly that right now there is a federal
10 regulation that has been passed that is
11 currently requiring removal of the
12 administrative review for co-location of
13 existing cell sites -- for co-location of cell
14 sites on the whole. And that's a regulation
15 that's out there that is sort of hanging over
16 our heads a little bit. So we do have to look
17 at it, but I see your point.

18 And also to remind that you DCRA also
19 has a Zoning review process that looks at it.
20 So we're seeing it as a bit redundant because
21 they call us, and we call them. And the process
22 seems after working with it for about five years

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 now, it seems a little bit redundant.

2 VICE CHAIRPERSON COHEN: I guess
3 what I just need to have some greater confidence
4 in their ability to follow through. Apparently,
5 whoever is responsible if I understand
6 Commissioner May's point, somebody's
7 responsible now and they're not doing the
8 review. So that's what I guess I'm trying to
9 get at.

10 I'm going to leave it at that,
11 because it's going to get too much involved with
12 my personal feelings about agencies in the
13 District.

14 COMMISSIONER MAY: Can I just add?
15 You know, I think it actually would be helpful
16 to understand the words that describe what you
17 are trying to accomplish here sort of paint a
18 confusing picture. So it might be helpful to
19 understand with some real examples of, you know,
20 this is what was originally there and this was
21 how it was proposed, and this is what the Office
22 of Planning had to do as part of the process

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 versus what DCRA had to do. Because it may be
2 that it's a very straightforward thing and that
3 there's no good reason not to make this change
4 because of the level of review that DCRA already
5 does. But without those sort of examples, it's
6 very hard to understand the issue, I think.

7 CHAIRMAN HOOD: Okay. Anything
8 else?

9 I'm going to save my comments. I
10 believe we're going to set this down, hopefully.

11 I must say because some of the stuff that
12 Commissioner May mentioned, I do recall
13 mentioning some years ago, some of those things
14 were discussed. I just don't remember exactly.

15 We've had one or two cases since then so I can't
16 remember exactly what was discussed. But I do
17 remember the whole issue about the disk and, you
18 know, the positioning of it and all that kind
19 of stuff because I've thought about my personal
20 one. I hate my -- I just want to make sure that
21 it's not the front.

22 But I'm looking forward to having

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 that discussion because I know we did kind of
2 deal with it some years back. Okay.

3 Anyone else? And with that, I would
4 move that we setdown Zoning Commission Case No.
5 12-06 the Office of Planning Text Amendment to
6 allow antenna maintenance without an OP Report
7 to the Zoning Administrator, and ask for a
8 second.

9 VICE CHAIRPERSON COHEN: Second.

10 CHAIRMAN HOOD: It's been moved and
11 properly second. Any further discussion.

12 Are you ready for the question? All
13 those in favor?

14 ALL: Aye.

15 CHAIRMAN HOOD: Any opposition?
16 Not hearing any, Ms. Schellin, would you record
17 the vote?

18 MS. SCHELLIN: Yes. Staff records
19 the vote four-to-zero-to-one to setdown Zoning
20 Commission Case No. 12-06 as a rulemaking case.
21 Commissioner Hood moving, Commissioner Cohen
22 seconding, Commissioners May and Turnbull in

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 support. Third Mayoral Appointment position
2 vacant and not voting.

3 CHAIRMAN HOOD: Okay. Next we have
4 Zoning Commission Case No. 12-07. Again, this
5 is the Office of Planning Map Amendment to
6 establish initial Zoning on Square 323, Lot 800
7 and Parcels 1, 2 and 3 for the site of the Old
8 Post Office Building.

9 Mr. Jackson?

10 MR. JACKSON: Mr. Chairman and
11 Members of the Commission, the Historic Old Post
12 Office Building is a National Registered
13 building and site that is located on lands under
14 federal control. The General Services
15 Administration, which manages this property,
16 is currently negotiating a long term lease of
17 the building and site for a major power
18 redevelopment. It is anticipated that this will
19 redevelopment will include office, retail and
20 hotel components because the property would no
21 longer be used as a federal public building or
22 for public use, it was shifted to a private

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 business and such that the property requires
2 Zoning.

3 The Downtown Development C-4
4 District is recommended is recommended because
5 C-4 is designed to accommodate high density
6 residential and mixed use developments, and a
7 DD overlay would encourage:

8 The inclusion of parks and cultural
9 uses;

10 Help protect the historical
11 character of the property;

12 Provide necessary design guidance
13 for future redevelopment.

14 Secondly, though, it would also be
15 subject to design, Historic Preservation Review
16 Board and Commission of Fine Arts reviews.

17 We note that the existing really
18 conforms to the allowable lot occupancy and
19 floor ratio, it also exceeds the allowable
20 height under the proposed Zoning by five feet.
21 And as a result, the existing building will
22 become nonconforming for height when rezoned.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 That concludes this summary of the
2 Office of Planning's report, and we're available
3 to answer questions.

4 CHAIRMAN HOOD: Okay. Thank you,
5 Mr. Jackson.

6 Vice Chair?

7 VICE CHAIRPERSON COHEN: Thank you,
8 Mr. Chair.

9 Mr. Jackson, I thought the GSA did
10 select a developer for this particular property.

11 MR. JACKSON: I don't have any
12 information on that.

13 MS. STEINGASSER: They have
14 selected a developer and they're in negotiations
15 for the deposition.

16 VICE CHAIRPERSON COHEN: Okay.
17 That's what I thought.

18 I want to make sure that we control
19 the signage of this parcel.

20 CHAIRMAN HOOD: Any other comments?
21 Okay.

22 COMMISSIONER TURNBULL: Mr. Chair,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 I think Map Amendments can either be rulemaking
2 or contested cases. I think we should set this
3 down as a contested case, even OP, it's not being
4 brought by the property owners, it's being
5 introduced through OP, I think if it had been
6 introduced by the property owner, we would have
7 had a contested case setdown. So, I would move
8 that we do it as a contested case.

9 CHAIRMAN HOOD: Okay. I would
10 agree.

11 Do you want to second?

12 VICE CHAIRPERSON COHEN: No. I
13 just want to agree with Commissioner Turnbull.

14 CHAIRMAN HOOD: Okay. Is that a
15 motion, do you move to set it down as a contested
16 case?

17 COMMISSIONER TURNBULL: I could. I
18 could -- I could finish my --

19 CHAIRMAN HOOD: It sounded like a
20 motion.

21 COMMISSIONER TURNBULL: I could
22 finish my statement, yes.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 Mr. Chair, I would move that we
2 setdown Zoning Commission Case No. 12-07, Office
3 of Planning Map Amendment to establish initial
4 Zoning on Square 323, Lot 800 and Parcels 1,
5 2 and 3 for the site of the Old Post Office
6 Building as a contested case, and look for a
7 second.

8 VICE CHAIRPERSON COHEN: I'm going
9 to second that.

10 CHAIRMAN HOOD: Okay. It's been
11 moved and properly second. Any further
12 discussion?

13 All those in favor?

14 ALL: Aye.

15 CHAIRMAN HOOD: Any opposition?
16 Not hearing any, Ms. Schellin would you record
17 the vote?

18 MS. SCHELLIN: Yes. Staff records
19 the vote four-to-zero-to-one to setdown Zoning
20 Commission Case No. 12-07 as a contested case.
21 Commissioner Turnbull moving, Commissioner
22 Cohen seconding, Commissioners Hood and May in

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 support. Third Mayoral Appointment position
2 vacant and not voting.

3 CHAIRMAN HOOD: Okay. I think the
4 last case that we have this evening in Zoning
5 Commission Case No. 12-08. But before we go
6 to that, do we have anything else prior to that?
7 Have we finished the whole agenda.

8 MS. SCHELLIN: Unless OP has any--
9 they're saying no updates.

10 CHAIRMAN HOOD: Okay. Well, let's
11 go to our last thing that we need to deal with
12 this evening is Zoning Commission Case No.
13 12-08. The Office of Planning Text and Map
14 Amendments to establish a map zoning district
15 for Saint Elizabeths East Campus. I know we're
16 going to have a presentation and then I'll
17 believe we'll have hearing on it.

18 Well, I'll just turn it over to
19 Office of Planning, you all can take it from
20 there.

21 MR. LAWSON: Thank you, Mr. Chair.

22 Office of Planning is really

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 exciting to be bringing forward this Zoning.
2 This Zoning is a result of some fairly extensive
3 planning efforts for the Saint Elizabeths
4 Campus, and I'm pleased to introduce Evelyn
5 Kasongo, who is our Ward 8 Neighborhood Planner
6 who is going to provide that planning context.

7 And then Maxine Brown-Roberts is going to
8 discuss the actual Zoning that flows from that
9 planning process to you. And then we'll be
10 available for questions.

11 Thank you.

12 CHAIRMAN HOOD: Let me ask, is this
13 Ms. Kasongo's first time at the Zoning
14 Commission? We usually welcome everyone the
15 first time. The second time, you may not feel
16 welcome, but we want to welcome you to the
17 Commission.

18 And you all may begin.

19 MS. KASONGO: Thank you.

20 Just a brief history of the Saint
21 Elizabeths' site. We initiated our first
22 planning process during 2003, and that went

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 approximately two years to start to identify
2 nine alternative visions for the site. It was
3 public input was conducted during that time
4 frame. And within 2006 a draft framework was
5 created. That plan did not go to Council
6 because there was still a lot of unknowns as
7 far as FEMA coming to the site. But once we
8 got word of FEMA coming to be site, we
9 reinitiated the planning process in 2008 with
10 an initial Framework Plan. That Framework Plan
11 was approved by Council and now we are in the
12 midst of the national plan itself, which began
13 in March of this year and we conducted the last
14 planning meeting in November of this year.

15 The expected completion for the
16 first phase of development, which we'll identify
17 a little bit later on, is 2014.

18 As I mentioned, the Framework Plan
19 set out several development principles as you
20 can see here, and we'll go through all of them.

21 But it really reinvigorating the campus
22 drowning it in a sense of place and then issues

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 relative to connectivity, multi-module
2 transportation options and then just wider
3 economic development principles for the entire
4 site.

5 This image here displays the FEMA
6 parcel outlined in red, which again was an
7 opportunity for us to lessen amenities that were
8 proposed for the West Campus and bring a lot
9 of them to the East Campus to help stimulate
10 economic growth, provide retail amenities; many
11 of the things that we heard in the 2003 planning
12 process and again during the Framework Plan and
13 finally during the Master Plan process in which
14 we've conducted to date.

15 Here we talk about how it all
16 connects together. We have an innovation and
17 technology hub providing business
18 opportunities, which are sorely lacking in the
19 community, education and empowerment center and
20 then a mixed use walkable neighborhood. That's
21 the goal all of these ideas and opportunities
22 coming together to really invigorate the campus

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 and create a Master Plan, which is what we did.

2 Really quickly just going through
3 the purpose of the Master Plan:

4 Building from a Framework Plan, we
5 did not start from scratch and I want to
6 reemphasize that. But just defining the mix of
7 land uses, development densities and land use
8 tools;

9 It also fulfills the requirement of
10 the local historic preservation law, and the
11 memorandum in deed between the District and the
12 Federal Government;

13 Identifying our first phase of
14 development and implementation strategy, and
15 then finally;

16 The District Department of
17 Transportation conducted an Environmental
18 Assessment to highlight transportation
19 improvements, infrastructure, utility needs so
20 it conforms with the purpose of that as well.

21 There are several inputs into the
22 Master Plan, as you can see here:

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 Community needs and priorities;
2 Historic Preservation and legal
3 requirements, which I mentioned;

4 The District goals in and of
5 themselves;

6 The 2008 Framework Plan, which again
7 the framework for conducting the Master Plan,
8 and then finally;

9 Development potentials and
10 feasibility on the East Campus.

11 We do have some development changes,
12 as we're all aware of that. Part of them are
13 significant costs for transportation and
14 infrastructure -- i'm sorry, utility
15 infrastructures.

16 A lot of the historic buildings have
17 limited use, so we're kind of limited as far
18 as what we do with their footprints, their floor
19 plans, also the cost of stabilization and
20 adaptive reuse is increasing.

21 And increasing circulation on the
22 campus is insufficient for new development,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 which is why DDOT conducted their Environmental
2 Assessment of the road network.

3 But we also have several development
4 opportunities. Again, the public or the
5 residents of Ward 8 and Congress Heights
6 specifically wanted to make sure that we
7 provided those amenities that are lacking right
8 now relative to housing, relative to affordable
9 retail.

10 Also, we want to demonstrate best
11 practices and innovation relative to
12 sustainability, which was part of one of the
13 components of the Master Plan. And also create
14 an innovation hub, which is currently ongoing
15 for the national security homeland security
16 industries on the East Campus.

17 There was a lot of human engagement
18 in 2003 and onward. Particularly for the Master
19 Planning process we had three public meetings.
20 Councilmember Barry had identified certain
21 people in the community who he wanted to serve
22 on our Stakeholder Advisory Group, so we

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 conducted four of those meetings with the
2 Stakeholder Group.

3 We had seven consulting parties
4 members, and those consulting parties consisted
5 from everybody from the Commission of Fine Arts
6 to the D.C. Preservation League, to NCPC. So,
7 there were several consulting parties who
8 participated in the public process.

9 We had four Saint E's Redevelopment
10 Initiative Board Meetings.

11 And then finally, we did three ANC
12 briefings to ANC 8C who was part of the
13 Single-Member District in which Saint
14 Elizabeths falls in.

15 What we heard from the community,
16 as I mentioned a little bit earlier and I won't
17 go through all these again, but primarily just
18 to provide a mix of land uses that helped support
19 the need for retail choices, housing choices,
20 economic development opportunities also
21 preserving open space and critical
22 environmental areas. We didn't want to ring

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 the entire campus with new buildings, we wanted
2 to preserve some of the opening green space for
3 the community to enjoy, as well as creating a
4 walkable neighborhood and providing a variety
5 of transportation choices.

6 From the consulting parties we heard
7 a lot of good feedback as well. Part of that
8 was:

9 Maintaining green and open spaces,
10 just like the public had asked for;

11 Preferences for relocating the
12 contributing buildings rather than demolishing
13 them, and;

14 Then minimizing the impacts of new
15 roads and preserving the paths and roads that
16 are currently on the campus.

17 So here you'll see that this
18 Framework Plan from 2007 started looking at
19 some initial concepts about where new
20 development would go, where those development
21 densities are and ultimately coming up with two
22 illustrative plans there that you see on the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 far left image on the bottom.

2 The second image was DDOT's initial
3 road network based on the new development pad
4 and also the opportunities to open up the campus
5 to the existing neighborhoods.

6 And then finally, you have the final
7 illustrative Master Plan which was a basis from
8 the framework as well as the initial DDOT concept
9 for the road network.

10 This preferred road network is the
11 one that the public weighed very heavily on for
12 their preference. There is a connection to the
13 community, as I mentioned. And also, the
14 circulation takes a lot of the traffic off of
15 MLK and allows it to go within the actual campus
16 itself.

17 I provided two illustrations for the
18 13th Street corridor and also a typical
19 neighborhood sidewalk for you to see the
20 difference. 13th Street would carry a lot of
21 the capacity for the traffic as opposed to your
22 typical sidewalk street; the smaller sidewalks

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 and then the opportunity for the community to
2 walk along those roads.

3 And here we have the actual sectors
4 was what we called them within the design
5 guidelines. Each section has specific design
6 guidelines that you have within the Master Plan
7 that starts to identify what type of retail
8 amenities would go there, sidewalk widths; it
9 gets very specific in terms of the type of
10 development that goes within these specific
11 sectors here.

12 And then the other illustration
13 shows the development parcels themselves. So
14 when going within the plan, each parcel has an
15 associated number. And as you can see there,
16 the development pads which are a little bit --
17 the darker brown there is where we have indicated
18 where new development will go.

19 And really quickly here just
20 highlighting within these sectors what's some
21 of those amenities and ideas were that came out
22 of that for the community services amenities,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 which would be located along Martin Luther King,
2 which is part of the first phase of development
3 there. We envisioned shops and restaurants,
4 public plazas; a lot of street activities to
5 connect to the existing Congress Heights retail
6 main street there.

7 And gateway to the East Campus,
8 that's when you come out of the Metro station
9 there. And again, a lot of ground floor retail,
10 restaurants, outdoor activities. We really want
11 to embody this area as a 24/7 hub with a lot
12 of activity occurring through the day.

13 The innovation hub, which we have
14 called the Community Technology Village, links
15 to entrepreneurship opportunities, job
16 placement in training, education, community
17 colleges. And then we have the Maple Quad, and
18 within there we have large scale office space,
19 again research institutions and then support
20 functions include hotel space, conference
21 center, retail. And then finally the
22 production area, which would be

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 commercialization, technology transfer and
2 perhaps a proof of concept center there.

3 Finally, for the residential aspect
4 of it as well as the farm complex that you have
5 at the northern portion of the campus there,
6 that's where we envision a community garden on
7 urban farm. Perhaps the use of the historic
8 barns and cottages for working gallery space.
9 And then the campus spine there along 13th
10 Street, more residential uses there, retail
11 opportunities and again activating this area
12 as a 24/7 hub.

13 And here are two illustratives
14 showing the proposed land uses within the campus
15 as well as the retail areas. We have identified
16 areas where we're requiring retail and then
17 other areas where we're allowing it, but it's
18 not a requirement there. We really want to
19 activate Dogwood Street, which is from the Metro
20 station all the way up to the FEMA parcel as,
21 again, a walkable area filled with amenities
22 and retail choices.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 And finally, this density zone shows
2 the proposed heights of the buildings there.
3 The pink is low to moderate. The purple is
4 moderate to medium. I'm sorry. This image is
5 incorrect. But the yellow should be low to
6 moderate. And then moderate to medium with the
7 pink. And then medium to high with the purple.

8 And then the building heights
9 indicate how high we want those stories to go,
10 the new development.

11 And then the preferred Master Plan,
12 as I mentioned, provides 1.8 million square feet
13 of office, 750,000 square feet for FEMA, which was the
14 parcel that was carved out for that in the Master
15 Plan, about 206,000 square feet for retail and
16 13,000 units of housing. We also have 560,000
17 square feet for educational institutional uses
18 and about 330,000 square feet for hotel and
19 hospitality.

20 The next steps of the Master Plan
21 we received public comments. The final date for
22 receipt of public comments was May the 18th.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 It is currently being reviewed by the State
2 Historic Preservation Office as well as the
3 Advisory Council on Historic Preservation. And
4 we hope to have their sign-off by the end of
5 this month.

6 We have initiated the Zoning
7 process, which we're currently doing now. And
8 also, we're issuing the Phase 1 development
9 solicitation in the fall.

10 We hope to complete the
11 stabilization of the 1902 buildings by the end
12 of this year.

13 And with that, I will pass it over
14 to Maxine.

15 CHAIRMAN HOOD: Do we want to ask
16 questions about the Master Plan before we go
17 into the rest of it -- I think we can wait and
18 ask our questions at the end. Okay. Well do
19 that

20 MS. BROWNS-ROBERTS: Good evening,
21 Mr. Chairman. For the record, I'm Maxine
22 Brown-Roberts from the Office of Planning.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

Mr. Chairman, the Office of Planning is pleased to bring to the Zoning Commission Map and Text Amendment for the proposed new Saint Elizabeths' East District for the redevelopment of the Saint Elizabeths Campus.

As you know, we have brought before you portions of the campus relating to the PUD for the District's Unified Communications Center, the new Saint Elizabeths Hospital and the propose water tower. Ms. Kasongo has outlined the planning for the redevelopment of the campus with the Framework Plan approved by the City Council following by a more detailed Master Plan on which a proposed Zoning District is based.

The Master Plan identifies eight neighborhoods which are further divided into 19 parcels as shown on page 6 of the Office of Planning report, each having it's ow design principles and guidelines for development to establish diversity across the campus.

The proposed Saint Elizabeths East

1 District is divided into the Saint Elizabeths
2 1 to 19 subdistricts which correspond to the
3 parcel numbers on the Master Plan and reflects
4 the use and densities proposed, and includes
5 the WMATA property on the site which is
6 designated for FEMA.

7 The campus' plan to have a mixed of
8 uses organized in categories with examples of
9 uses within each category. Most of the uses
10 would be a matter-of-right. Proposed Zoning also
11 includes a new open space zone for the existing
12 ravine area, which is identified as StE 19 where
13 no development would be permitted.

14 A few committed base residential
15 uses are to be allowed by special exception to
16 assess for any potential negative impacts. OP
17 will continue to work with OAG to assess the
18 use classifications.

19 There's some uses which are
20 prohibited as they are considered to be
21 inconsistent with the purposes of the Master
22 Plan and the Saint Elizabeths East District.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 To help create a vibrant development
2 with unique places major streets and
3 intersections of the campus, the Master Plan
4 designated the preferred retail areas and are
5 noted where they're required. And these
6 buildings would have at least 50 percent of the
7 ground floor buildings devoted to arts, design
8 and creation, food and alcohol services, retail
9 or service uses.

10 Based on the process of the Master
11 Plan the Saint Elizabeths East District has an
12 overall maximum possible FAR of slightly less
13 than 1.7 for the entire site, which includes
14 Parcels 2, 18 and 19 or an FAR of 1.84 including
15 those parcels.

16 To ensure that the residential use
17 envisioned for the site is realized, a portion
18 of the FAR in some districts are required to
19 be dedicated to residential use. To allow for
20 even further flexibility, the residential use
21 can be transferred to other specified districts
22 through a combined lot mechanism provided the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 maximum total FAR in height for the receiving
2 district is not increased.

3 Parking on the site will have the
4 flexibility to be provided in below grade,
5 surface or above grade structured parking. In
6 addition, some districts have been granted
7 additional FAR for above grade structured
8 parking if provided. Any of the additional FAR
9 that is not used for above grade parking may
10 be utilized for other use permitted within that
11 zone.

12 Building heights in the Master Plan
13 are established based on their context in
14 relation to adjacent historic buildings and
15 range from zero on Parcel 19, which is the ravine
16 area to nine stories with the tallest buildings
17 along 13th Street on the easter portion of the
18 District and away from the historic buildings.

19 The Inclusionary Zone and
20 requirements of Chapter 26 will would apply to
21 all residential development, except that bonus
22 density will not be awarded as it has been

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 incorporated into the recommended FAR and lot
2 occupancy standards for each subdistrict.

3 The Master Plan has set the target
4 for 4,800 new below grade surface or above grade
5 parking spaces, which is reflected in the
6 proposed in the proposed Zoning. The cap can
7 only be exceeded through special exception
8 submission to the BZA and would require detailed
9 traffic and transportation demand management
10 plans to justify and mitigate any increase.

11 To allow for flexibility in
12 location, timing, shared parking and response
13 to the market, parking minimums or maximums are
14 not established on individual parcels and are
15 not required to be on the same lot as they usually
16 serve.

17 All new buildings or additions to
18 existing buildings will be permitted as a
19 matter-of-right. The property is a historic
20 district and therefore all constructions or
21 alterations of building and roads will be
22 reviewed by HPRB for compatibility with historic

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 character of campus and additional review by
2 CFA for any district or federal projects.

3 The PUD process would be available
4 to address any unforeseen development scenario
5 with a caveat that the design is consistent with
6 the purpose of the StE District. However,
7 increases in building height or FAR would not
8 permitted by PUD in order to provide certainty
9 to the building form consistent with the Master
10 Plan.

11 The proposal is not inconsistent
12 with the Comprehensive Plan. The
13 Generalized Policy Map identifies Saint
14 Elizabeths East as one of the "Land Use Change
15 Area," which encourages adaptive reuse of
16 existing structures in a mixed use community
17 with a variety of uses. The designation of the
18 "Main Street Mixed USE Corridor" along Martin
19 Luther AVenue encourages traditional store
20 fronts with upper story residential uses and
21 office.

22 The Future LAnd USE Map designates

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 the campus for a mixed use consistent of medium
2 density residential, low, moderate and medium
3 density commercial, local public facilities,
4 parks and recreation and open space.

5 Further, the proposed Zoning would
6 implement policies of lights in the city wide
7 areas, as well as the far Southwest/Southeast
8 area element of the Comprehensive Plan.

9 The proposed zoning will result in
10 modification in other chapters of the Zoning
11 Regulations, and the Office of Planning will
12 work with OAG to identify and modify all the
13 relevant sections.

14 Mr. Chairman, the Office of Planning
15 recommends that a Zoning Commission setdown the
16 proposed Text and Map Amendment.

17 Thank you, Mr. Chairman, and I'm
18 available for questions.

19 CHAIRMAN HOOD: Okay. I want to
20 thank you both for a very well done presentation.
21 I really appreciate that.

22 Let's see if we have any questions

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 of either of you guys by the Commissioners.

2 CHAIRMAN HOOD: Okay. Thank you,
3 Mr. Chairman.

4 Help me, because I haven't really
5 followed this as closely as I should as a
6 resident of the District, but in 1987 the East
7 Campus was transferred to the District of
8 Columbia. Does anybody have any history as to
9 what happened until your timeline, which begins
10 in 2003? I'm just curious.

11 MS. STEINGASSER: I'll take a stab.
12 Various things happened. The campus sat for
13 several years, and then the hospital itself
14 continued to operate on site. The hospital went
15 into receivership, so there was a lot of legal
16 issues that revolved around that.

17 The hospital then through a planned
18 unit development and through funding has
19 reconstructed on the new site.

20 Also, the United Communications
21 Center was funded and located on the site. That
22 came through, I guess around 2004.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 There's also some homeless shelters
2 that continue to operate on the site.

3 There was also an office building
4 they called 801 East which continued to operate
5 which was part of the DHS operation.

6 So the site, while many of the
7 buildings sat unoccupied, the hospital did
8 continue to operate and there was a presence
9 on the property.

10 VICE CHAIRPERSON COHEN: Thank you.

11 Since there's no financing for the
12 Homeland Security, and my understanding the FEMA
13 buildings, I think you know your desire to start
14 with the parcel closest to the neighborhood is
15 the thing. But my question is, I have a few,
16 regarding the environmental assessment. Is it
17 more efficient to do one for the entire rather
18 than several over time? Is it more efficient
19 and cost effective?

20 MS. KASONGO: Are you referring to
21 the DDOT road network environment.

22 VICE CHAIRPERSON COHEN: No.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 Because the DDOT, that's a road work. I'm talking
2 about the entire environmental assessment with
3 regard to everything from the soils to the --
4 everything, an EIS. You have to do it anyway,
5 I believe. No?

6 All right. My colleague is shaking
7 is head, so --

8 COMMISSIONER MAY: Yes. Let me just
9 step in.

10 An EIS is a federal requirement and
11 it's triggered by federal dollars. And I don't
12 see any reason why this would require an
13 Environmental Impact Statement.

14 The reason DDOT probably did an EA
15 is that for much of what they do there's
16 significant federal dollars involved in roadway
17 work. And so, they have to do EAs all the time.
18 But it's one of the few District agencies that
19 always has to do EAs.

20 A development like this I wouldn't
21 expect the government would require an EIS or
22 an EA. Certainly if the Park Service were doing

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 it, and of course DHS for what they're doing,
2 they've actually done two EISs already.

3 VICE CHAIRPERSON COHEN: My
4 colleague is so smart. Thank you.

5 What is the height of the water
6 tower? It's about 170 feet I think I read, and
7 then everything is going to be much lower, like
8 130 feet, is that correct?

9 MS. KASONGO: The water tower is 175
10 feet, I believe.

11 VICE CHAIRPERSON COHEN: Okay. So
12 and then we're going to allow height up to 00

13 MS. BROWNS-ROBERTS: Ninety.

14 MR. LAWSON: Sorry. That would be
15 90 feet on specified portions of the properties
16 stepping down considerably from that.

17 VICE CHAIRPERSON COHEN: Okay. I
18 would like to know how many of the units, I think
19 you talked about 1.3 million square feet of
20 residential; how many units are going to be
21 affordable? Has that been designed yet?

22 MS. KASONGO: No, that decision has

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 not been made yet.

2 VICE CHAIRPERSON COHEN: Okay.
3 Okay. The whole property is serviced by two
4 Metros, is that correct, and they are how far
5 apart?

6 MS. KASONGO: Congress Heights is
7 actually the only Metro on site there.

8 VICE CHAIRPERSON COHEN: On site?

9 MS. KASONGO: The others --

10 VICE CHAIRPERSON COHEN:
11 Anacostia?

12 MS. KASONGO: Anacostia is further
13 north.

14 VICE CHAIRPERSON COHEN: And do you
15 know the distance? Okay.

16 One of the things, you have a
17 challenge of trying to connect this Saint
18 Elizabeths Campus to the surrounding
19 neighborhood, which is Congress Heights. And
20 I would like to know more about the plans of
21 how you're going to in some way connect the east
22 and west campus when the East Campus is going

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 to actually be -- not, it's not the East Campus.

2 Well, when you know the Homeland Security
3 campus is going to be a fort. So, I'll need
4 some more information on that.

5 And are economic models being run
6 now as we speak or at what stage are you going
7 to be running them for feasibility?

8 MS. KASONGO: We had a consultant,
9 RCO Code conduct a market assessment or market
10 study. And with that, the input that you have
11 in front of you as far as the office uses, retail
12 uses was the compilation of the information that
13 we received from them and the feasibility of
14 this development.

15 VICE CHAIRPERSON COHEN: Okay. An
16 economic analysis goes further, it actually
17 talks about land prices and the cost of
18 construction overtime. Is that part of the study
19 that you're talking about?

20 MS. KASONGO: Yes.

21 VICE CHAIRPERSON COHEN: Okay. A
22 question on -- and actually I need to defer to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 this probably to my colleagues, but I'm just
2 curious. The design guidelines, why did you
3 do it by -- you know, such micro-parcels as
4 opposed to by use? I'm just curious. Your
5 design guidelines are really pretty much broken
6 down parcel-by-parcel. I was surprised it
7 wasn't done more by use or height, or you know
8 historic and new.

9 MS. KASONGO: The campus itself is
10 unique in the fact that there are different
11 development zones that we identified. So by
12 doing it by a parcel-by-parcel basis it afforded
13 us the opportunity to look at issues that are
14 specific to that particular parcel.

15 On a holistic approach I think it
16 becomes a little bit -- you're just making a
17 recommendation on the whole site itself rather
18 than getting into the specifics of each of the
19 parcel. As far as the opportunity for retail
20 on a specific parcel versus another one. So we
21 really just wanted to identify them specifically
22 on a parcel-by-parcel basis.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 VICE CHAIRPERSON COHEN: Okay.
2 When my colleagues have their turn, I'd like
3 them to comment on that.

4 It's mentioned in the Master Plan
5 somewhere that there's a possibility that there
6 will be master energy facility. How real is that,
7 because it seems like an opportunity to avoid
8 working with the disappointments that people
9 have suffered with Pepco?

10 MS. KASONGO: I honestly cannot
11 answer that one. I'm not quite sure about the
12 specifics or the implementation aspect of that
13 facility.

14 VICE CHAIRPERSON COHEN: Is there
15 going to be a co-generation plant?

16 COMMISSIONER MAY: You know, maybe
17 that's just something they can provide
18 information on at the hearing.

19 VICE CHAIRPERSON COHEN: Okay.
20 All right. Thank you very much.

21 CHAIRMAN HOOD: Commissioner
22 Turnbull?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 COMMISSIONER TURNBULL: Yes, thank
2 you, Mr. CHair.

3 I wonder if we could target a little
4 bit about the Congress Heights Metro. In the
5 book you talk about sort of redeveloping and
6 you talk about the possibility of a second
7 entrance into that station. Is that pie in the
8 sky, or are those actual real talks going on?

9 I mean, where about are you in the discussions
10 zone? I mean, we're still at a very entry level
11 here.

12 MS. KASONGO: We've had several
13 meetings and discussions with WMATA, so I
14 wouldn't consider it pie in the sky.

15 COMMISSIONER TURNBULL: Okay.

16 MS. KASONGO: I think right now they
17 have a consultant looking at feasibility from
18 an economic standpoint of adding that second
19 addition there. But we aren't in any
20 discussions with them about that.

21 COMMISSIONER TURNBULL: But you are
22 looking at trying to expand that creating

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 retail, making those --

2 MS. KASONGO: In terms of
3 developments, yes.

4 COMMISSIONER TURNBULL: What about
5 -- and I suppose and I think you mention later
6 on that you really don't have a game plan yet
7 from WMATA as to bus routes or how the
8 infrastructure, how they're going to feed
9 through the streets yet? That hasn't really
10 been defined yet?

11 MS. KASONGO: That's correct.

12 COMMISSIONER TURNBULL: When will
13 that start to be developed?

14 MS. KASONGO: I think as we finalize
15 the first phase of development for phase 1, we're
16 really going to have to sit down with the mod
17 and figure out that circulation route is going
18 to be with those buses.

19 COMMISSIONER TURNBULL: I'm
20 assuming FEMA will have their own little shuttle
21 buses going down to Metro or --

22 MS. KASONGO: That's what they've

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 been discussing. BUT again, that hasn't been
2 specifically worked out with them either.

3 COMMISSIONER TURNBULL: Okay.
4 Bike paths going all the way around
5 neighborhood.

6 It would be nice to at least have
7 something to talk about as far as some kind of
8 transportation, buses or -- I mean, in order
9 for this to be successful people are going to
10 want to be able to get in and out. And I think
11 it would be nice to have some kind of at least
12 -- even if it's a generalized idea of where you
13 think WMATA may be running buses or additional
14 routes.

15 I mean, obviously MLK is going to
16 be one route. There's going to be something going
17 down there. But is there anything in the -- but
18 is there anything going to be using through,
19 like on Dogwood, up and down there? Is that
20 seen as a -- Dogwood to Sycamore, is that seen
21 as a central access drive for people?

22 MS. KASONGO: I think at one point

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 FEMA was looking at that route for the shuttle
2 bus, that is one component of the route.

3 COMMISSIONER TURNBULL: Okay.

4 MS. KASONGO: But again, we need to
5 confirm that with them.

6 COMMISSIONER TURNBULL: Okay. I
7 guess I'd like to hear just a little bit more
8 about what's going to make this thing work when
9 it's all done.

10 MS. KASONGO: Okay.

11 COMMISSIONER TURNBULL: Thank you.

12 COMMISSIONER MAY: Okay. Thanks.

13 So I understand you correctly in the
14 development of this, the component of the Master
15 Plan that has been approved by Council at this
16 point is the Framework Plan?

17 MS. KASONGO: Correct in 2008.

18 COMMISSIONER MAY: Okay. And is
19 there further action anticipated by the Council
20 or is that sufficient --

21 MS. KASONGO: No, that was the final
22 action.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 COMMISSIONER MAY: That's the
2 final? Okay.

3 I assume at this point that the plan
4 that was produced had substantial community
5 support in that we're going to have a whole
6 parade of neighbors come here and sing its
7 praises when they come and testify?

8 MS. KASONGO: That's the goal.

9 COMMISSIONER MAY: Well, I know
10 it's the goal. I'm asking what you really
11 expect.

12 MS. KASONGO: No. I mean, we really
13 did have a lot of community input. We had three
14 public meetings on briefings to ANC, as I
15 mentioned. And overall, this plan is reflective
16 of the input that we received at all of those
17 meetings.

18 COMMISSIONER MAY: Okay. Well,
19 I'm hopeful.

20 So where did the 4800 parking space
21 number come from?

22 MS. KASONGO: There was a lot of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 negotiation back and forth between the District
2 of Columbia Transportation and the Office of
3 Planning and also a Deputy Mayor for Planning
4 and Economic Development. And so that number
5 was a compilation of all the input received from
6 the Environmental Assessment, trying to get the
7 traffic off of MLK and Alabama Avenue and
8 circulation through the campus. And with that,
9 you know trying to bring developers on site,
10 the number of 4800 parking spaces was the final
11 outcome of those discussions.

12 COMMISSIONER MAY: Okay. So is it
13 driven by the capacity of the road network to
14 support a certain trip generation or is based
15 on the overall the density of the project and
16 the certain calculation for X spaces per 2,000
17 square feet, or --

18 MS. KASONGO: It's primarily based
19 on the existing capacity of the road network.

20 COMMISSIONER MAY: Okay. So at the
21 hearing will we see some information that
22 describes that? Because it's sort of an unusual

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 thing for us to have an overall cap of parking
2 for a whole section of the city. So I think we
3 need to understand that there's a reasonable
4 basis for it. Okay.

5 And I would also like to see how that
6 actually does compare to the expected overall
7 density? So, you know, if you assume that the
8 entire area gets built out to the expected
9 density, how much square footage per parking
10 space as you going to have? And how does that
11 compare to current Regs?

12 I mean, we can do a comparison to
13 the regs, I just want to know that it's somewhere
14 in a reasonable ballpark from that perspective.

15 Will the FEMA site be porous at all?

16 I mean, it doesn't look like there's any roads
17 going through it, but will people be able to
18 walk from the major section of the development
19 up to the farm area?

20 MS. KASONGO: It will not be porous.

21 COMMISSIONER MAY: So you're going
22 to have to walk out along Martin Luther King

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 Boulevard to walk that?

2 MS. KASONGO: Correct.

3 COMMISSIONER MAY: Oh, that's
4 unfortunate.

5 In earlier versions of the plans I
6 recall seeing there was a road, a proposed road
7 along the ravine that would connect to Suitland
8 Parkway. And that's not in the Master Plan now,
9 right?

10 MS. KASONGO: No. That's part of
11 National Park Service land.

12 COMMISSIONER MAY: Oh. Technically
13 not. But Suitland Parkway is in the District's
14 jurisdiction.

15 But I'm just curious about why the
16 -- I'm not curious why. I know why the road would
17 go away or why I would want it to go away, I
18 just want to make sure that it's gone.

19 MS. KASONGO: It is gone.

20 COMMISSIONER MAY: Okay. And the
21 development that's proposed along the ravine,
22 it seems from the aerial photos that we've see

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 that shows where you have forested area, that
2 you're actually building into that forested
3 area?

4 MS. KASONGO: Correct.

5 COMMISSIONER MAY: So how far into
6 the ravine are you going to be going? I mean,
7 is it -- how much forest are we going to lose
8 for this proposed?

9 MS. KASONGO: We haven't actually
10 done the measurement as far as the development
11 lists and the capacity to lose some of that
12 forested areas. But we can present that at the
13 hearing.

14 COMMISSIONER MAY: Okay. I
15 appreciate knowing that.

16 It also might be helpful to sort of
17 see that in section, because I know that it does
18 start to drop off pretty steeply, but I don't
19 recall at what point along the ravine it really
20 does start to drop. I mean, I know you can drive
21 across it to get to the hospital, but I don't
22 know how quickly it falls off after that.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 MS. KASONGO: Okay.

2 COMMISSIONER MAY: So seeing
3 something sectionally that shows us that, I
4 think would be helpful.

5 Now in some of the plan diagrams I
6 see a sort of white square accessed from it looks
7 like a driveway or something in the area of the
8 ravine. Now it says "Future Utility Pads."
9 So what's that? Is that where this plant might
10 go?

11 MS. KASONGO: That's where the
12 proposal for the co-gen plant would be located.

13 COMMISSIONER MAY: Okay. So I
14 really want to understand what's going on around
15 there, because that looks to me like it's smack
16 in the middle of the ravine and not far from
17 -- well, you're already planning to go over some
18 of the wetlands in seems. Yes. I definitely
19 want to find out more about that.

20 You know, I have to say that I share
21 a certain -- "share" it not quite the right word,
22 but I share some sense of, I guess not getting

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 it yet, why it makes sense to divide this into
2 19 subareas and then get very prescriptive about
3 each one of them. And it would be helpful to
4 understand really the rationale.

5 The last time we did anything that's
6 even remotely analogous to this was Reservation
7 13 and we did that formed-based zoning thing,
8 which as I understand it is not what we want
9 to do again. And I think I can certainly
10 understand why, but there was a logic to that
11 that I understood. And this is -- I haven't
12 quite gotten the logic yet for the -- you know,
13 having these 19 different subzones. And it's
14 almost like, you know 19 overlays, you know,
15 or major zones and then a whole bunch of overlays
16 within them or something.

17 So, it gets a little confusing. So
18 understanding the logic and the inversability
19 of that would be helpful. It kind of runs
20 contrary to my overall hope for the Zoning Reg
21 rewrite, which is to make simpler in the zoning.
22 But this doesn't necessarily seem to be simple.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealgross.com

1 Maybe it is and I'm just not getting
2 it yet because I don't understand the structure
3 of it.

4 MS. KASONGO: Okay.

5 COMMISSIONER MAY: And I mean if it
6 something that actually is simpler, you know
7 going back to the Zoning Regs rewrite one of
8 the things that we saw were these sort of summary
9 charts about, you know kind of a matrix of
10 different requirements and how they work. And
11 maybe a matrix that's similar to that.

12 I mean, I know that you have some
13 charts in here that describe some of those
14 limitations. And maybe it's got it all there
15 and it just hasn't clicked for me yet. But I
16 think if there's a structure to it, it would
17 be helpful to know more.

18 So, thank you

19 CHAIRMAN HOOD: I just wanted to
20 associate my comment. Well, I want to associate
21 myself with the comments, the last comments of
22 Commissioner May. When I looked at this, I

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 remember us doing the form base in Reservation
2 13. I thought we'd kind of geared -- I was trying
3 to figure out the comparison to what I saw here.

4 But I could go on and on about what I think,
5 but I think what I'll do is wait for the hearing.
6 So I don't have any comments and I'll be educated
7 at the hearing process.

8 Okay. Any other comments,
9 Commissioners? Anybody want to make amotion?

10 COMMISSIONER TURNBULL: Yes. Mr.
11 Chair, I would move that we setdown Zoning
12 Commission Case No. 12-08, The Office of
13 Planning Text and Map Amendments to establish
14 a map new zoning district for Saint Elizabeths
15 East Campus, and ask for a second.

16 CHAIRMAN HOOD: Second.

17 COMMISSIONER MAY: Commissioner
18 Turnbull, could I --

19 CHAIRMAN HOOD: It's been moved and
20 properly second. Any further discussion,
21 Commissioner May?

22 COMMISSIONER MAY: Thank you.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 I only interrupted because
2 sometimes the further discussion --

3 CHAIRMAN HOOD: I always call for
4 further discussion.

5 COMMISSIONER MAY: You didn't
6 earlier, and I was going to make -- you missed
7 it.

8 CHAIRMAN HOOD: Well, maybe after
9 that. And it's my script.

10 COMMISSIONER MAY: No. I
11 understand.

12 I just wanted to say, and I wanted
13 to say this during my comments, that I'm very,
14 very happy to be actually setting down a zoning
15 case having to do with Saint Elizabeths that
16 is not just a one off thing, but it's the entire
17 comprehensive thing that we asked for-- that
18 I recall asking for or somebody asked for back
19 when we did the hospital and the UCC going back
20 that far. Going back that far. So, I'm very,
21 very happy that this is happening finally and
22 that it's going to be very interesting.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

Okay. So, thanks.

CHAIRMAN HOOD: Okay. Any further discussion? Are you ready for the question?

All those in favor?

ALL: Aye.

CHAIRMAN HOOD: Not hearing any opposition, Ms. Schellin would you record the vote?

MS. SCHELLIN: Staff records the vote four-to-zero-to-one to set down Zoning Commission Case No. 12-08 as a rulemaking case. Commissioner Turnbull moving, Commissioner Hood seconding, Commissioners Cohen and May in support. Third Mayoral Appointment position vacant and not voting.

CHAIRMAN HOOD: Okay. And again I want to thank the Office of Planning for that presentation. I think it was very well done. Greatly appreciated.

Do we have anything else, Ms. Schellin?

MS. SCHELLIN: Thank you.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1
2
3
4
5
6
7
8
9
10
11
12
13
14

No, sir.

CHAIRMAN HOOD: Okay. With that,
this meeting is adjourned.

(Whereupon, at 8:09 p.m the Regular
Meeting was adjourned.)

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701