

GOVERNMENT OF THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

IN THE MATTER OF:

Case No.

07-08A

TEXT AMENDMENTS -
TEMPORARY BALLPARK
ACCESSORY SURFACE
PARKING LOTS

Thursday

February 21, 2008

The Public Hearing of Case No. 07-08A by the District of Columbia Zoning Commission convened in 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
GREGORY N. JEFFRIES, Vice Chairman
CURTIS L. ETHERLY, JR., Commissioner
MICHAEL G. TURNBULL, FAIA, Commissioner
(OAC)
PETER MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
DONNA HANOUSEK, Zoning Specialist

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
MAXINE BROWN-ROBERTS
JOEL LAWSON

The transcript constitutes the
minutes from the public hearing held on
February 21, 2008.

A-G-E-N-D-A

Report of the Office of Planning	
Mr. Lawson	4
Report of ANC-6D	
Mr. Roger Moffett	30
Parties in Opposition	
Ms. Carolyn Mitchell	52
Southwest Neighborhood Assembly	
Mr. Roger McBee	55
ANC 6D-03	
Ms. Nancy Masterson	69
Resident	

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

2 7:10 p.m.

3 CHAIRMAN HOOD: Okay. Let's go
4 now to our first case. We disposed of the
5 second case first and now the first case
6 will be second. Anyway, again we have
7 Zoning Commission Case No. 07-08A, Text
8 Amendment to the Ballpark Parking. Ms.
9 Schellin, I don't think we have any
10 preliminary matters?

11 MS. SCHELLIN: No, sir.

12 CHAIRMAN HOOD: Okay. We'll go
13 straight to the Office of Planning. Mr.
14 Lawson?

15 MR. LAWSON: Good evening Mr.
16 Chair and members of the Commission. My
17 name is Joel Lawson with the Office of
18 Planning. Back in July of 2007 you gave
19 approval to a case which would permit
20 temporary parking lots on 11 specified
21 squares and portions of squares in proximity
22 to the ballpark. The current case before

1 you for which you took emergency action in
2 October 2007 and again this month, earlier
3 this month, is for the extension of that
4 permission to eight additional sites in the
5 Capitol Gateway CR District. That's Squares
6 603, 605, 657, 661, 662, 662 East and 664 as
7 well as Lot 7 in Square 658, as well as to
8 one additional square in the Capitol Gateway
9 W2 District, Square 664 East. If this is
10 approved, any temporary parking lot in any
11 of these squares would also be subject to
12 all of the conditions established in the
13 original order for the original 11 squares.
14 That includes the cap of 3,775 spaces in
15 total, so for the ones that you approved in
16 July as well as for these that area under
17 consideration tonight the cap of 3,775 would
18 apply to all those sites. This proposal is
19 not to add additional parking; it's to
20 provide additional flexibility in terms of
21 the location of where those temporary
22 parking spaces could go.

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 other conditions that would
2 apply to these include the expiration date
3 of April 1, 2013. These are temporary lots
4 and the 5-year limit is what was established
5 in the first approval. It would request
6 DDOT approval of the traffic routing plan.
7 It would require that the temporary parking
8 lots be available for ballpark, ballpark
9 attendees for 1.5 hours prior to the start
10 time to 3 hours after the start time, and it
11 would establish other parking size and drive
12 aisle requirements as well as surface
13 treatment, landscaping and lighting
14 requirements. All of those conditions would
15 apply to these new lots as well.

16 The new lots would also be of
17 course, just like the existing approval, in
18 fact any surface parking space in the
19 District, it would be subject to review at
20 the building permit stage by the Department
21 of the Environment for stormwater issues and
22 other environmental issues, and they would

1 of course also be under - the building
2 permit would receive review by the District
3 Department of Transportation and that would
4 be for lot design, access issues, issues
5 related to how ballpark patrons would get
6 from those parking lots to the ballpark.
7 That would all be addressed at the building
8 permit stage.

9 I've said this many times in the
10 past, but for the record I've got to say it
11 again, that normally OP is not supportive of
12 surface parking lots and that's for all the
13 reasons that we noted in our report.

14 However, the current proposal would not
15 increase the number of parking spaces beyond
16 what's already approved by the Commission.

17 It would provide additional flexibility in
18 their siting and at the same time it would
19 provide additional certainty over the longer
20 term over where these parking spaces could
21 go. There's no guarantee that parking lots
22 will go on any of these sites frankly, 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 the Nationals have requested this
2 flexibility so that they could work with
3 owners and then work with their patrons, the
4 ballpark patrons, to adequately publicize
5 where those spots are well in advance of
6 when they're actually available to help ease
7 issues of how those lots would be accessed.

8 All the proposed sites are
9 relatively flat. They're all currently
10 paved over. None of them are green space
11 right now. The sites are all within easy
12 and convenient walking distance of the
13 ballpark and per the access limitations
14 already placed in the existing order they
15 will not be accessed through existing low-
16 density residential areas. As such we
17 recommend that the Zoning Commission adopt
18 these amendments as outlined in the OP
19 report and that's it for me. I'm available
20 for questions. Thank you.

21 CHAIRMAN HOOD: Okay, thank you
22 Mr. Lawson. Colleagues, I'm going to open

1 it up for questions. Commissioner Turnbull?

2 COMMISSIONER TURNBULL: Mr.
3 Lawson, you mentioned flexibility as one of
4 the issues. Is there a problem with the
5 availability of the existing sites?

6 MR. LAWSON: There are some sites
7 that are currently used right now. In fact,
8 some of them are actually used for parking.
9 But the thought is that over time some of
10 those spots may be available. They're not
11 available right now, but at some point
12 during that 5-year period they may become
13 available. It's basically to allow a bit of
14 a phased approach to how parking will be
15 approached related to the ballpark. One
16 year the sites may be on these particular
17 sites. Those parking spots may go away
18 because the owner of that site decides to
19 develop it for some other use and so the
20 Nationals would hopefully be able to provide
21 spots in some other location on one of the
22 other sites that's under consideration by

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 Commission, or frankly be able to
2 provide those sites in for example maybe an
3 office building that gets built and they'd
4 be able to use the basement parking, you
5 know, that kind of stuff. So it's going to
6 be a flexible approach over probably a
7 number of years of where that parking is
8 going to be located. What the Nationals
9 want is some certainty of where they could
10 at least discuss where the sites could go
11 with the owners so that they can you know
12 enter that into the overall traffic
13 management plan.

14 COMMISSIONER TURNBULL: There is
15 no agreement as of yet, the Nationals, with
16 anyone?

17 MR. LAWSON: Not on the sites
18 that are under consideration tonight. They
19 have formed some agreements with some of the
20 other sites that are already approved.
21 There's already - also the Commission has
22 approved some ballpark sites, ballpark-

1 associated sites on the Southeast Federal
2 Center site.

3 COMMISSIONER TURNBULL: Right.

4 MR. LAWSON: But on the sites
5 that are under consideration now, they've
6 reached, at least the last time they talked
7 to me there were no agreements with owners
8 to provide parking on those sites yet.

9 COMMISSIONER TURNBULL: Now, the
10 cap for the existing sites, these new
11 proposed sites and the Southeast Federal
12 site is still at 37?

13 MR. LAWSON: Almost. There is a
14 cap of 3,775. That's for the sites that are
15 under consideration tonight as well as the
16 ones that were approved in 07-08. The
17 Southeast Federal Center site has a separate
18 approval process where temporary parking is
19 permitted on those sites separately. And
20 I'm trying to remember how many parking
21 spots are being proposed for that site, but
22 I believe it's somewhere in the neighborhood

1 of a thousand.

2 COMMISSIONER TURNBULL: There was
3 like four? I'm trying to remember if there
4 was four sites?

5 MR. LAWSON: It's either three or
6 four locations on the Southeast Federal
7 Center site, yes.

8 COMMISSIONER TURNBULL: Okay,
9 thank you.

10 VICE CHAIRMAN JEFFRIES: Mr.
11 Lawson, refresh my memory. What's the long-
12 term plan for parking in this baseball
13 district? Because these sites, I mean some
14 of these sites are going to be developed by
15 you know private sector developers at some
16 point. So what happens on a rolling basis?
17 Do they just go find other parking to make
18 up for the parking that's lost? I mean just
19 long-term.

20 MR. LAWSON: Well, I think you
21 know the crux of everybody's plan first of
22 all is that people won't drive at all; that

NEAL R. GROSS

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

1 people will take transit, that they'll walk,
2 they'll bike, they'll carpool as much as
3 possible to reduce the number of cars, and
4 that's certainly what DDOT and the Nationals
5 are stressing right now. They're trying to
6 really strongly, strongly encourage people
7 to not drive at all. But to say that
8 nobody's going to drive is also not a
9 reasonable expectation. So the plan is that
10 over time as new development comes onstream
11 that that development will include parking
12 and that that parking can be made available
13 to patrons of the ballpark kind of the same
14 way that people use MCI Park right now.
15 With MCI, you know again most people arrive
16 by Metro, most people don't even try to
17 drive, but for the people who do drive they
18 don't park on the MCI site because there is
19 no parking. Instead they park in existing
20 office buildings, in other parking
21 structures associated with other buildings
22 where there's parking available.

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 With the Southeast/Southwest area
2 we're starting to see this development come
3 onstream really quickly. There's a lot of
4 cranes down there right now. There's a lot
5 of development happening and a lot more is
6 going to happen, but those parking spaces in
7 those buildings just aren't ready yet
8 because the buildings aren't ready. So over
9 time these - and certainly by five years
10 from now when the approval for these surface
11 parking lots goes away the Nationals will
12 have to enter into agreements with other
13 building owners to allow ballpark patrons to
14 make use of those parking sites, or those
15 parking sites will have to be - will be made
16 available through those other developments.

17 VICE CHAIRMAN JEFFRIES: So the
18 thought is that over time there's going to
19 be some sort of educational program to get
20 people who were previously, the first few
21 years, driving, I mean they see all the
22 congestion and so forth, they're like you

1 know listen, I can't do that anymore. So
2 you're assuming that there will be a certain
3 percentage of people who will after the
4 first two or three years won't be driving
5 and they'll be taking the Metro. Some of
6 these lots will be developed and most of
7 them you're assuming will be office
8 developments, so there will be a temporary
9 period where that parking will not be
10 available, but it'll be you know re-
11 inventoried once the development is up.

12 What about residential
13 development? I mean, are you seeing that
14 there might be a lot of residential
15 development on some of these lots that are
16 currently in place? You're not going to
17 replace those.

18 MR. LAWSON: Yes, we actually
19 don't have development proposals for any of
20 the lots that are under consideration
21 tonight, at least none that have come to the
22 Office of Planning. There certainly may be

1 sites that owners have started to prepare
2 some plans for, but not that I've seen.

3 But kind of more generally in the
4 area we are seeing a nice mix of residential
5 and office being proposed, and you're
6 absolutely right. I mean, it's much more
7 difficult, I would say pretty close to
8 impossible that residential parking lots,
9 underground parking lots for a residential
10 building could be made available to ballpark
11 patrons. I don't think that's the
12 expectation of DDOT. But there will be a
13 good representation of office buildings and
14 the anticipation is that in many cases the
15 parking associated with those office
16 buildings will be available.

17 But you know again, I want to
18 stress that the education component is
19 actually happening now. It's not waiting
20 for two years from now, or five years from
21 now. DDOT and the Nationals particularly
22 are very heavily out there now stressing to

1 people who are going to be coming to this
2 game, whether they're season ticket owners
3 or whether they're the more occasional ball
4 game person you know like myself, that you
5 just shouldn't even consider bringing your
6 car down here because Metro is going to be
7 faster, it's going to be cheaper, it's going
8 to be more convenient.

9 VICE CHAIRMAN JEFFRIES: So
10 someone has sat down and done like a 10-year
11 projection and made some assumptions about
12 you know the amount of parking over the next
13 five years, and then an assumption that in
14 Year 7 you might lose so many spaces, then
15 this is - I mean, has that - that has
16 occurred? That kind of projection has
17 occurred?

18 MR. LAWSON: In very general
19 terms only because again none of us know
20 exactly when particular buildings are going
21 to be coming onstream. We see buildings
22 coming up out of the ground and we certainly

1 hear from the owners of many of these
2 properties that they're interested in
3 developing when it fits their timetable. So
4 certainly the expectation is that there will
5 be other opportunities in the area for
6 parking. You know again, the hope being
7 that most people don't drive anyway.

8 But DDOT is very honest in saying
9 that it needs to be a flexible approach here
10 because on a year-to-year basis pretty much
11 they need to reassess what's available,
12 what's possible and then come up with their
13 traffic management plan accordingly. There
14 are some parts of that plan that are set.
15 For example, the initiatives to protect the
16 neighborhoods, the existing lower-density
17 areas from people parking on their streets.
18 That's being set right now and that's going
19 to continue. So there are parts of it that
20 have already been worked out. But in terms
21 of exactly where everybody is going to park
22 every year, that's going to be a bit of a

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 moving target. One of the things that we
2 want to do is at least provide some
3 certainty as to where those parking spots
4 can go and by inference where those parking
5 lots then can't go.

6 VICE CHAIRMAN JEFFRIES: Yes, I
7 mean because obviously - I mean you know the
8 housing market starts to turn around and
9 rates stay low. I mean, that's a recipe for
10 there to be pressure for residential
11 development to start to pick up again and
12 then as long as this plan is somewhat
13 flexible and sort of addresses those types
14 of upswings you know, because right now I
15 mean I would imagine for a lot of the
16 residential developers, I mean they might
17 just want to lay low anyway.

18 But also I see that you guys are
19 going to be coming to this Commission you
20 know in another few years, I mean regularly
21 anyway, right? With these - with more
22 parking lot.

1 MR. LAWSON: I actually certainly
2 hope not. I'm hoping that the lots that are
3 already approved and are under consideration
4 are the extent of the lots that are going to
5 be under consideration. There aren't a lot
6 of additional alternatives, quite frankly.

7 VICE CHAIRMAN JEFFRIES: Okay.

8 COMMISSIONER TURNBULL: But in
9 five years if the Nationals still have a
10 problem, are we looking at an extension?

11 MR. LAWSON: If the Nationals
12 wish to maintain some of the surface parking
13 lots, they would have to come back to the
14 Zoning Commission and tell the Zoning
15 Commission why those parking lots are still
16 needed. In other words, there's no
17 automatic rollover of their occupancy
18 permits or anything like that. On April 1,
19 2013, all those lots go away unless the
20 Zoning Commission says otherwise.

21 VICE CHAIRMAN JEFFRIES: I for
22 one, I mean I won't be on the Zoning

1 Commission at that point, but I you know, I
2 hope that this Commission is going to be
3 somewhat thoughtful about this whole notion
4 of surface parking lots. I mean that has to
5 be a temporary thing. It's just not an
6 acceptable long-term solution period. I
7 mean, there's no way - this is just not the
8 District of Columbia. I mean, we - the
9 infrastructure is not set up. So as long as
10 this is always temporary because surface
11 parking lots is just, you know, just so
12 unacceptable long-term. So.

13 CHAIRMAN HOOD: Anybody else?
14 All right. Yes, Mr. May.

15 COMMISSIONER MAY: I just had a
16 couple of follow-ups. You mentioned that
17 there were measures being taken to protect
18 the adjacent residential neighborhoods from
19 parking during games. Can you elaborate on
20 what that actually is?

21 MR. LAWSON: I can only elaborate
22 very roughly. I see that there's a

1 representative of the ANC who probably
2 actually has more knowledge of this than I
3 do at this point. But I think the plan is
4 that there will be parking permit areas.
5 There will be restrictions to prevent people
6 from driving down certain streets in the
7 area so that people won't be parking in that
8 area. But I think the main one is the
9 restrictions on parking that will be I
10 assume somewhat similar to what's existed
11 around RFK for you know in the Capitol Hill
12 area in terms of restrictions. So I assume
13 that's kind of the basis of it, but they're
14 taking it much further.

15 MPD, the Police Department's
16 special events unit I think they're called
17 have already started to plan out where they
18 need to station people to make sure that
19 they can control the traffic and guide the
20 traffic for what streets they're supposed to
21 be on and what streets they're not supposed
22 to be on. DDOT is looking at the

1 signalization at intersections to see where
2 it's appropriate to allow people to turn off
3 the major streets and where it's not. It's
4 a multi - kind of multi-tiered approach that
5 they're taking in looking at every aspect of
6 how people kind of get around the area,
7 education frankly I think being the most
8 important one. And the Nationals have
9 indicated they've already or will be sending
10 out maps to all of the ballpark patrons who
11 are going to be bringing their cars to show
12 them not only where their parking lot is,
13 but how to get there and how not to get
14 there. So it's just like a multi tiered
15 approach and I think everybody realizes that
16 nobody gains by it being confusing.

17 Having said that, there's going
18 to be a lot of confusion at the beginning.
19 It's going to take awhile for this to -
20 probably a few games at least for this to
21 really sort itself out. But hopefully we
22 can get over that hump and I think my own

1 hope is that even all the commuters out
2 there will hear how difficult traffic is
3 going to be and even the commuters will take
4 some other route on ballpark night, so maybe
5 traffic will actually go down on game nights
6 in the neighborhood.

7 COMMISSIONER MAY: I don't know
8 that this is necessarily the right spot to
9 voice this concern, but I would point out
10 that the situation with RFK and the parking
11 there was not quite analogous because people
12 who were trying to park in the neighborhood
13 were people who - they were doing it because
14 they just didn't want to pay for the lot, or
15 they didn't want to park as far away in the
16 lot, felt they could park closer. This is a
17 different thing. I mean, if there isn't
18 parking that's available for them you may
19 find that people are much more aggressive
20 about trying to park in the neighborhood and
21 so I would hope that the efforts to control
22 that would be similarly aggressive.

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 question I have, the only
2 other question I have I think is that you
3 mentioned that the Nationals have been
4 working to establish some of these parking
5 lots in the sites that were already approved
6 and I'm just curious about how overall
7 they're doing in terms of hitting that mark
8 of 3,775, whether they are close to that
9 mark or have a long way to go given that
10 we're you know what, five weeks away from
11 starting to have events there.

12 MR. LAWSON: Well, there's no
13 magic number for the number of parking
14 spaces. It's certainly not that if they
15 have 3,775 spaces all problems would go
16 away. I actually don't know an exact number
17 at this point. And I know that they have a
18 number of lots that they're actively working
19 on. I'm not even sure if all of those will
20 be available on opening day. I assume
21 that's certainly their goal, to have them
22 all available on opening day. If you wish I

1 could certainly get some additional
2 information to you on where the Nationals
3 are on their parking goals.

4 COMMISSIONER MAY: You know, I
5 don't know that it necessarily will have
6 much bearing on the decision-making, but I
7 think it would be appropriate and helpful to
8 have a status report on the overall parking
9 picture for the stadium before we make any
10 decisions on this. But I'll leave it up to
11 the Commission to decide exactly what we
12 would request by the end of the hearing. So
13 that's it for me.

14 CHAIRMAN HOOD: Okay. Any other
15 questions? Let me just ask Mr. Lawson, we
16 received some submittals and I believe a lot
17 of questions are being asked of my
18 colleagues. Something that stuck out in one
19 of the submittals, it came from the ANC
20 commissions, one of the community activists,
21 and it was consistent in all letters.
22 Anyway, Page 2 of this particular piece says

1 Nationals - that these additional parking
2 spaces - areas are not needed. So
3 apparently from the way I'm gathering, I'm
4 waiting to hear the testimony, but
5 apparently the Nationals when they met with
6 the community and DDOT - over half of those
7 meetings took place with a Council member -
8 apparently it was stated that these were not
9 needed. But then I heard you state that all
10 they were trying to do was just get the
11 flexibility. They may use them, they may
12 not. I guess it depends upon simply the
13 need.

14 MR. LAWSON: I didn't hear that
15 from the Nationals, but that could very well
16 be the case that they feel they have with
17 these other spots they have their parking
18 needs wrapped up for this year, or at least
19 any parking lot that's going to be available
20 you know they can already make available.
21 But you're exactly right, I think what
22 they're looking at is well, what happens

1 next year and what happens the year after
2 that, and how do we start to plan for that
3 this year so that we're not - so that we as
4 a city frankly, you know the Police
5 Department, DDOT, as well as the Nationals
6 aren't scrambling you know every spring to
7 try to come up with an overall traffic
8 management program because hopefully in the
9 future we'll have a clear idea of where all
10 the parking lots will go you know further in
11 advance, or well in advance. It's to allow
12 for that planning to happen you know over
13 the course of this 5-year period.

14 CHAIRMAN HOOD: Okay. And
15 there's an overall discussion - I want to
16 make sure because I briefly looked at what
17 we got tonight - between I guess DDOT, the
18 community about, and you mentioned this in
19 your testimony, about not going down certain
20 streets and one-way streets. So all that
21 dialogue is continuing?

22 MR. LAWSON: There certainly is

1 dialogue. I attended a meeting last night
2 with some community representatives and I
3 believe with DDOT, Police, Deputy Mayor's
4 Office, OP, the Nationals, and I thought it
5 was a productive meeting, to talk about
6 overall traffic and parking management. And
7 I certainly assume that those conversations
8 will continue and I certainly got a sense
9 that DDOT was committing to have those, not
10 just until when the ballpark opens, but even
11 beyond that so that we can monitor how the
12 system is working and make changes over time
13 to make it work as well as it possibly can.

14 CHAIRMAN HOOD: Okay. All right.
15 We may have some questions. Any other
16 questions? All right. Thank you, Mr.
17 Lawson. Does the ANC Chairman Moffett have
18 any cross examination? Oh, they don't do
19 cross? Okay, you're right. Well, we don't
20 do it anyway. You know, depends on the
21 case. One that I want to do I don't do it
22 when I'm supposed to do it and I do do it

1 when I'm not supposed to do it, so anyway,
2 that's the way life goes.

3 MS. SCHELLIN: They're next.
4 You're right.

5 CHAIRMAN HOOD: Oh, maybe that's
6 why I called him.

7 MS. SCHELLIN: Yes.

8 CHAIRMAN HOOD: Try to cover up
9 the mistake, it's too late. Anyway,
10 Chairman Moffett, if you could come. Thank
11 you, Ms. Schellin. You always keep me
12 honest.

13 MR. MOFFETT: Good evening
14 Chairman Hood, Commissioners and other
15 interested parties. Thank you for allowing
16 me to address the body on behalf of ANC 6D -

17 CHAIRMAN HOOD: Excuse me. Would
18 you speak up just a little bit so we can
19 hear?

20 MR. MOFFETT: Okay.

21 CHAIRMAN HOOD: Well actually
22 they probably can hear you there. We want

1 to be able to hear you.

2 MR. MOFFETT: Okay. At a
3 regularly scheduled public business meeting
4 of ANC 6D on February 11, 2008, ANC 6D voted
5 7-0 to oppose the application of the Office
6 of Planning to zone eight additional sites
7 for temporary baseball stadium parking. It
8 is a rare thing to find unanimity on votes
9 in ANC 6D, but this instance demonstrates
10 the resolve of our community.

11 In its earlier application for
12 baseball stadium parking, OP included
13 several lots in the Buzzard Point area. ANC
14 6D opposed all of those lots south of
15 Potomac Avenue. In October, your order in
16 Case 07-08 specifically prohibited either
17 the Washington Nationals or the District
18 Department of Transportation from directing
19 baseball patrons to approved temporary
20 parking spaces lots via 4th Street or P
21 Street SW. All the squares in the current
22 application are south of Potomac Avenue.

1 Encouraging access via the prohibited
2 streets and no traffic plan has been put in
3 place by DDOT or the Nationals to
4 effectively prevent baseball patrons from
5 using those streets. Now at the eleventh
6 hour OP has returned with a request for
7 additional spaces, all in the same Buzzard
8 Point area, albeit on different squares.
9 Additionally, nothing has changed relating
10 to the infrastructure in this area. All of
11 the squares under consideration are
12 currently primarily industrial in use and
13 lack sidewalks and curbs. The ANC believes
14 that Department of Transportation of the
15 District could far better use - find far
16 better uses for its limited funds other than
17 upgrading a streetscape that would be used
18 only for a few months out of the year.

19 The primary concern for ANC 6D
20 continues to be the potential impact that up
21 to 2,950 additional cars would have on
22 health and safety, especially of children

1 who use streets in the hot summer weather
2 during arrival and departure times of the
3 stadium crowds. While we believe the
4 Nationals are acting in good faith when they
5 say that they will use their best marketing
6 and promotional materials to direct traffic
7 away from residential streets we believe
8 that it is the District that has shut the
9 near-Southeast and Southwest out of the
10 process. Sure there were PowerPoint
11 presentations to fill a quota for community
12 meetings, but the decisions that really
13 count were made without citizen comment.
14 This was brought home again last evening at
15 a DDOT update on the parking plan for the
16 stadium. There we learned that the
17 scheduled starting time for the great
18 majority of night home games is to be 7:10
19 p.m., making peak arrival time occur in the
20 heart of rush hour. It was not the
21 Nationals who wanted this, but rather WMATA
22 who believes that their logistics will be

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 better served by having the game end
2 earlier. That decision was also based on
3 the erroneous belief that most arrivals will
4 be against the rush hour flow. Not only was
5 the decision a bad one, but it was made
6 behind closed doors. No community input was
7 sought. ANC 6D believes that bringing these
8 requests at the last minute is a ploy to
9 gain approval without due diligence and
10 without adequate input. We trust the
11 Commission will remain steadfast in its
12 previous pronouncement and findings, thus
13 will deny this application. Thank you.

14 CHAIRMAN HOOD: Okay, thank you
15 Chairman Moffett. Colleagues, any
16 questions? Okay. Let me just state, and
17 we've looked at what we did previously I
18 guess would be the first order, Chairman
19 Moffett. And basically we share your
20 concerns and as you notice from our first
21 order. But what we're asking, we ask the
22 traffic routing plan described in - shall

1 not direct traffic through Eye Street SW, P
2 Street SW and 4th Street SW. Basically that
3 is a DDOT issue. It's only been so much -
4 we put in the order this is what we want to
5 see from a Zoning Commission standpoint, but
6 the overall authority on that is DDOT. And
7 while we have it - this is still our
8 request, but from what I heard from your
9 testimony, and that's why I asked Mr. Lawson
10 was that still going on by - he was
11 mentioning about the one-way street or what
12 the traffic plan, is DDOT still working with
13 the MPD. I have been in those meetings, but
14 this was the request and intent of the
15 Commission to try to help to relieve some
16 congestion in dealing with traffic in that
17 area, but the overall authority is DDOT, not
18 us. This is what we requested and hopefully
19 DDOT looks at what our request is, but
20 they're going to be the ones who have the
21 final say on it.

22 MR. MOFFETT: Okay.

1 CHAIRMAN HOOD: And I know - but
2 we too share the concerns. But like I said,
3 they have the final authority. And I just
4 wanted to bring that out because I noticed
5 you pointed back to our order which you're
6 exactly right.

7 COMMISSIONER TURNBULL: Mr.
8 Chair? I wonder if I may ask. You
9 mentioned in your testimony that the
10 Nationals are asking for another 2,950 cars
11 or potential, but I don't think that's -
12 there's no request for additional cars being
13 asked by the Nationals. It's simply a
14 request for the option to use different lots
15 to get up to the 3,750 or whatever, 3,775.
16 So they're not asking for another 2,950
17 cars. The cap is still what it is. I don't
18 know if you understood that, or you're - I
19 mean, you say it's a potential, but they
20 can't get more cars according to what we've.

21 CHAIRMAN HOOD: Yes, you can
22 respond.

1 MR. MOFFETT: All right. Yes, I
2 agree with you, but what we were saying is
3 that those cars, by placing these particular
4 squares in play again, will be forcing cars
5 to come through the neighborhood because
6 there's no other access. That's the reason
7 I pointed to Potomac Avenue as a way of
8 ingress and egress from there. Keeps it out
9 of the neighborhood. And currently DDOT
10 intends to have a no left turn off of
11 Potomac, which would mean preclude people
12 from actually going into it without going
13 through neighborhood.

14 COMMISSIONER TURNBULL: Okay, no
15 I understand your point. I just wanted to
16 clarify that.

17 MR. MOFFETT: Oh yes.

18 COMMISSIONER TURNBULL: The
19 request is not for additional cars, but
20 flexibility in lots.

21 MR. MOFFETT: Yes. I apologize,
22 it wasn't clear, fully stated. That's what

1 the intent was.

2 COMMISSIONER TURNBULL: I
3 understand.

4 CHAIRMAN HOOD: Any other
5 questions, comments of Chairman Moffett?
6 Commissioner May?

7 COMMISSIONER MAY: So I
8 understand exactly your point of view, I'm
9 looking at a plan that the Office of
10 Planning provided which shows the proposed
11 new sites all being in Southwest as opposed
12 to Southeast. And it's your concern that
13 the only way in or out of those spots is
14 going to be through the neighborhood, down P
15 Street, Eye Street, 4th Street, those sorts
16 of streets, is that right?

17 MR. MOFFETT: Unless they can
18 find some way to cause them to come down
19 Potomac Avenue.

20 COMMISSIONER MAY: Potomac
21 Avenue.

22 MR. MOFFETT: Which would be a

1 left turn - well, it wouldn't necessarily be
2 left, depending on which direction they're
3 coming it would be off of South Capitol.

4 COMMISSIONER MAY: Off South
5 Capitol to make a left, right. A left
6 coming over the bridge.

7 MR. MOFFETT: Coming across the
8 bridge, yes.

9 COMMISSIONER MAY: As you're
10 going north on South Capitol, making a left,
11 and so they have to make a left onto P
12 Street because they can't get onto Potomac.

13 MR. MOFFETT: Well, actually DDOT
14 I think is intending to make no left turns
15 on every street up through there.

16 COMMISSIONER MAY: So they can't
17 get to the parking spaces -

18 MR. MOFFETT: But the only way
19 they would have to do it if they're coming
20 that way is to go somewhere and somehow to
21 come across.

22 COMMISSIONER MAY: Got it.

1 MR. MOFFETT: But come back down
2 through the neighborhood.

3 COMMISSIONER MAY: Right. So
4 they'd be - maybe the southbound ones would
5 be able to get out. But they could be
6 coming southbound on South Capitol and if
7 they were coming by the freeway that is the
8 logical thing for them to do, right? So
9 they could come down and then make a right
10 onto Potomac to get to these lots.

11 MR. MOFFETT: Right, if they have
12 exited from anywhere from Maine Avenue out,
13 taking any of those exits. If they came to
14 South Capitol exit, yes.

15 COMMISSIONER MAY: Right, right.
16 If they stayed on the freeway, which we know
17 during rush hour never fills up, right?

18 MR. MOFFETT: No, and neither
19 does M Street.

20 COMMISSIONER MAY: I'm saying
21 that facetiously because the
22 Southeast/Southwest Freeway is a very slow-

1 moving road in both directions during rush
2 hour. It's moving though, just slow-moving.
3 All right, thank you.

4 CHAIRMAN HOOD: Okay, any other
5 questions?

6 COMMISSIONER ETHERLY: Thank you,
7 Mr. Chair. Thank you very much Chairman
8 Moffett for your work and that of the ANC
9 which of course has been very actively
10 engaged in this issue for a long time. I
11 wanted to follow up on a question that my
12 colleague Mr. May raised, and I'm going to
13 again come back to the map that he was
14 referencing. You may not have it in front
15 of you. It's a map that's appended to the
16 end of the Office of Planning's report, and
17 it perhaps is a slight point, but I wanted
18 to make sure I'm very clear on the ANC's
19 position regarding it. With respect to the
20 lots that are the subject of tonight's
21 proposed rulemaking there are five that I
22 count that are south of Potomac Avenue and

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 three that are north of Potomac Avenue. Is
2 it the ANC's concern that just by the very
3 nature of where those locations are, the
4 impact upon the residential inventory there,
5 the impact upon members of the community is
6 simply going to be too great from a
7 vehicular standpoint regardless of how those
8 vehicles are routed, or is it the ANC's
9 concern that these lots could work, but the
10 absence of a transportation routing plan at
11 this point is of such concern that you just
12 can't simply support it without knowing how
13 the patrons are going to get to those lots.
14 In a way I'm kind of asking - let me ask it
15 in the messy way. Regardless of how you get
16 people to these lots, is the ANC opposed, or
17 is it a matter of as long as the ANC is
18 comfortable with how vehicles are being
19 routed in such a way that they're not going
20 through residential streets there would be a
21 comfort level with these locations.

22 MR. MOFFETT: Well, there were

1 reasons that we mentioned that - for those
2 not being good places. There are no curbs,
3 there are no sidewalks, it's going to
4 require a lot of infrastructure investment
5 for those to be truly useable unless you
6 want people walking in the streets.

7 COMMISSIONER ETHERLY:
8 Understood.

9 MR. MOFFETT: But our main
10 concern, our main main concern is people
11 going through the neighborhood to get there
12 when we have children out. It's dangerous
13 and there's - you can't put blocks out there
14 to stop everybody. I mean, you can have
15 police or you can have signs up saying No
16 Stadium Parking this way and that, but
17 people are going to ignore it as you well
18 know, especially if it's blocked up you
19 know. If this road is blocked and there's
20 an empty one here, someone will try to go
21 that way. So that is our major concern with
22 it, but there are reasons for not doing it

1 even if they were there, but even if they
2 did a plan in place, but they don't have a
3 plan in place that addresses coming through
4 the neighborhood. I don't know - I think as
5 Mr. Lawson said, they are working toward
6 that, but this is - we're almost at start
7 time here.

8 COMMISSIONER ETHERLY: Okay.
9 Okay, I appreciate it. That answers my
10 question. Thank you. Thank you, Mr.
11 Chairman.

12 CHAIRMAN HOOD: Chairman Moffett,
13 let me ask you, are you in those discussions
14 with DDOT, OP and the Police Department, all
15 those entities, involving you? Are the ANC
16 in dialogue, a participant?

17 MR. MOFFETT: Well, we talk with
18 them a lot, yes. Actually Andy Litsky is
19 the one who's spearheading this, but he
20 can't be here so I needed to come in and
21 testify tonight instead. But yes, there's a
22 dialogue.

1 CHAIRMAN HOOD: You're looking
2 for -

3 MR. MOFFETT: It's the plan, yes.

4 CHAIRMAN HOOD: I've got you.

5 VICE CHAIRMAN JEFFRIES: One last
6 question, and I think this is tied to
7 Commissioner's May question. So the concern
8 is really for traffic that's traveling south
9 on South Capitol getting to these new
10 proposed sites, that is of most concern
11 because you can't make a left turn going
12 north on South Capitol, right?

13 MR. MOFFETT: Well, if - the fact
14 that you couldn't make a left turn onto
15 Potomac Avenue would exacerbate the problem
16 of making it drive through the neighborhood
17 to get back to it.

18 VICE CHAIRMAN JEFFRIES: So
19 you're going to - okay.

20 MR. MOFFETT: And the ones coming
21 from the north may well come that way
22 anyway. There's nothing to keep them from

1 turning off. If you're coming from Virginia
2 or Northwest, you might come down 12th
3 Street and come that way rather than follow
4 South Capitol. And if you come down, say
5 you get to the 4th Street or Delaware Avenue
6 and you just cut down into the neighborhood.

7 VICE CHAIRMAN JEFFRIES: But
8 Chairman, but you know this could be the
9 situation no matter where you are really in
10 this ballpark area. I mean, in terms of - I
11 mean, first of all we're dealing with
12 availability of lots. I mean lots that are
13 available for - to become surface parking
14 lots. I guess my question is this could be,
15 whether these lots were all above - north of
16 Potomac Avenue or wherever they might be in
17 this area, there's going to still be a
18 problem. I mean, is the concern about the
19 concentration of them, or you think they
20 should be more spread out? I mean.

21 MR. MOFFETT: The main concern is
22 keeping traffic from going through the

1 neighborhood to get to those lots. If -

2 VICE CHAIRMAN JEFFRIES: I don't
3 know how you're going to achieve that. I
4 guess that's - I don't know how you really
5 fully achieve that. I mean, obviously with
6 some of the -

7 MR. MOFFETT: You can't - I'm
8 sorry.

9 VICE CHAIRMAN JEFFRIES: - that
10 we're talking about.

11 MR. MOFFETT: You can't stop it
12 completely, no. There's no way as I said
13 earlier. You cannot put a road block up
14 there and stop people. If you do, you stop
15 everybody. I mean, you can put a cement
16 thing up and stop all traffic, but what good
17 does that do? But our main concern is that
18 very one thing. Initially we had voted
19 against the ones that were south of Potomac,
20 but then they come back with more at the
21 eleventh hour in the same area.

22 VICE CHAIRMAN JEFFRIES: Okay.

1 Because that's what I was trying to draw you
2 to. I mean, is there a more optimal
3 location for these proposed lots than what's
4 been proposed? And quite frankly, from what
5 I'm understanding from the Office of
6 Planning they are where they're available.
7 I mean, you know it's not like there's lots
8 of choices. So I just wanted to understand
9 you know if this is a problem with the
10 concentration in terms of where the proposed
11 - or, this would probably be a problem no
12 matter where you are near the site, near the
13 baseball stadium.

14 MR. MOFFETT: Well, would it - I
15 can't -

16 VICE CHAIRMAN JEFFRIES: That's
17 fine. I was just trying to understand
18 whether it was a problem with the
19 concentration around Potomac Avenue, or
20 whether you could say that you know there
21 might be more optimal locations for these
22 proposed surface lots that would not be

1 detrimental to the residential zone and
2 people traveling and so forth.

3 MR. MOFFETT: Well, I can't point
4 to specific ones. If I could I'm sure OP
5 would have found them already and made them
6 available to them. But these, as I've
7 stated previously, are going to require a
8 lot of infrastructure investment, and that -
9 is that going to be the District that makes
10 this investment? That's another thing too.

11 VICE CHAIRMAN JEFFRIES: Right.

12 MR. MOFFETT: But, again, our
13 main concern is the safety of the people,
14 and children especially, who live in that
15 neighborhood. And as you've said, as I've
16 said, there is no way to guarantee that
17 nothing will ever happen, but there should
18 be some plan in place that will make it look
19 like they're at least working in that
20 direction.

21 VICE CHAIRMAN JEFFRIES: Okay,
22 thank you.

1 CHAIRMAN HOOD: Okay. Any other
2 questions for Chairman Moffett? Okay, thank
3 you very much for coming in and testifying.

4 MR. MOFFETT: Thank you.

5 CHAIRMAN HOOD: Okay. Other
6 government reports? We don't have any. We
7 had the report of ANC 6D, okay. I notice we
8 have a lot of - this has nothing to do with
9 the case, but I notice we have a lot of
10 laptops. Either we're going high-tech or
11 something's happening, and I was just
12 curious if somebody wanted to come and tell
13 me what was going on. This has nothing to
14 do with the hearing, but I'm like that so I
15 want to know what's happening. Somebody,
16 would somebody come to the mic so we can
17 know what's going on?

18 THE WITNESS: Well, I'll talk
19 loudly. We're first-years at American
20 University Law School for our Property
21 class.

22 CHAIRMAN HOOD: What class is it?

1 THE WITNESS: Property.

2 CHAIRMAN HOOD: Property. Okay,
3 well good. Welcome. Hope you find this
4 interesting. Should've came when we did the
5 American University campus plan. That would
6 have been real interesting. Okay, thank
7 you. Welcome to you all and good luck.

8 Okay now, let's move on with our
9 agenda. Ms. Carolyn Mitchell, Southwest
10 Neighborhood Assembly, Commissioner Ron
11 McBee, ANC 6D-03 and Nancy Masterson - and
12 forgive me for saying that because I have a
13 cold so it's kind of rough - who's a
14 resident. Nancy, are you testifying? Oh,
15 that's right, you know what I did? I called
16 all three. Okay, well you two can share,
17 you can come up after one of them moves.
18 Okay. Okay, we're going to - Ms. Mitchell
19 from the Southwest Neighborhood Assembly,
20 you may begin.

21 VICE CHAIRMAN JEFFRIES: And try
22 to really speak up.

1 MS. MITCHELL: I will.

2 VICE CHAIRMAN JEFFRIES: Yes,
3 thank you.

4 MS. MITCHELL: Thank you. My
5 name is Carolyn Mitchell and I am vice
6 president of the Southwest Neighborhood
7 Assembly and I am here in support of the ANC
8 6D resolution opposing eight additional
9 Nationals parking lots that would
10 accommodate 2,950 cars located directly
11 adjacent to residential Southwest. My
12 organization's mission is to improve the
13 quality of life for all residents of
14 Southwest. Our actions are guided by five
15 goals: to access, record and monitor the
16 quality of life as related to the issues of
17 concern; to evaluate existing programs,
18 public and private, that are related to
19 those subjects of concern and that affects
20 the quality of life in Southwest; to support
21 improvements in those programs; to
22 facilitate the creation of new programs,

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 public or private, to meet unfulfilled
2 needs; to work to overcome social, racial
3 and economic barriers in Southwest.

4 There has been numerous meetings
5 with the Nationals, the Transportation
6 Department, Councilman Wells and various
7 other organizations regarding parking and it
8 has been stated by the Nationals that these
9 additional parking areas are not needed. So
10 to hear that the Text Amendment Temporary
11 Ballpark Accessory Surface Parking Lots Z.C.
12 Case No. 07-08A has been submitted and it's
13 not only alarming to me, but to all
14 residents of Southwest. Parking, already
15 too few spots. Traffic backup at rush hour
16 prolonging arrival time at home and now a
17 request to add 2,950 cars to the equation.
18 I ask what type of quality of life is this
19 for the residents of Southwest that already
20 have to park sometimes up to two blocks away
21 from their home? How long will they have to
22 ride around looking for parking in order to

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 acquire a spot if the temporary lots are
2 approved? Safety is also a concern if
3 required to park more than two blocks from
4 one's home. How much later will residents
5 arrive at home due to added cars in their
6 neighborhood? How much later will residents
7 that utilize public transportation arrive at
8 home due to added cars in their
9 neighborhood? What's the guarantee that if
10 the temporary parking lots are approved that
11 visitors to the lot would not scout out the
12 neighborhood at their next visit looking for
13 street parking now that they are aware of
14 the area?

15 Temporary parking lots? In my
16 short time in the District I've learned that
17 "temporary" often means 10 years or longer.
18 For six months out of the twelve months per
19 year the Nationals will host 13 to 16 games
20 a month, some running as long as two weeks
21 at a time. While baseball, the all-American
22 game, is being played, many residents are

1 either being held hostage in their homes
2 scared to leave due to the risk of not
3 having a place to park upon returning,
4 unable to return home after a long day of
5 work due to no place to park.

6 Finally, what will this do to the
7 weekend family gatherings in Southwest?
8 Will they become non-existent due to nowhere
9 to park? And I conclude with this question.
10 Is this the quality of life you would like
11 for your family? The Southwest Neighborhood
12 Assembly stands strong and solid in support
13 of the ANC 6D resolution in opposing any
14 additional parking lots in Southwest. Thank
15 you for this wonderful opportunity to
16 participate in this inspiring process. We
17 look forward to working again to create a
18 brighter future for our community.

19 CHAIRMAN HOOD: Thank you very
20 much. If you can just hold your seat.
21 Commissioner McBee?

22 MR. MCBEE: Thank you very much.

1 My name is Ron McBee. I'm Advisory
2 Neighborhood Commissioner for 6D-03. I
3 appreciate the opportunity to address the
4 Zoning Commission this evening on the
5 additional temporary ballpark surface
6 parking lots proposed under Case No. 07-08A.
7 At ANC 6D's recent February business
8 meeting, ANC 6D voted 7-0 to support a
9 resolution against this proposed text
10 amendment for additional temporary parking
11 ballpark surface parking. I'm here to
12 testify on the behalf of my single-member
13 district that includes part of South Capitol
14 Street directly across from the stadium and
15 support the testimony of Roger Moffett,
16 Chair, ANC 6D against the text amendment at
17 this time.

18 At stake here are not only safety
19 and traffic concerns, but the very character
20 of our near-Southwest residential community
21 which we are working to preserve and
22 maintain during this nearly unprecedented

1 transitional change in our community from
2 the stadium and adjacent developments in the
3 near-Southeast/Southwest community. This
4 community is very different than the
5 community around RFK Stadium where the
6 Nationals have resided during these past
7 three years. Also, the infrastructure
8 resources at RFK Stadium to support patrons
9 using private vehicles does not exist with
10 the new Nationals stadium. I want the
11 patrons of the Nationals to be able to
12 attend a game without great hardship and the
13 residents of our community not be unduly
14 burdened, or their safety threatened by the
15 flight of cars, SUVs and vans coming to or
16 leaving the Nationals stadium.

17 The new stadium was placed in the
18 shadow of the Capitol and it deserves to be
19 a model for traffic and pedestrian egress.
20 The plan for additional temporary parking
21 does not move towards smart growth in the
22 handling of vehicular traffic. I have

1 bulleted below several concerns and reasons
2 for not supporting this text amendment. We
3 have not seen any environmental impact
4 statements, especially on traffic and
5 pedestrian safety issues, or the impact on
6 the residential community itself which I
7 think you have talked about today.

8 The Nationals have stated at
9 public meetings and hearings that these
10 additional parking areas are not needed for
11 this current year. The Nationals to their
12 credit are offering free parking and free
13 shuttle service with restrooms to and from
14 the Nationals stadium for baseball events.
15 Additional surface parking lots will only
16 encourage private vehicular use and increase
17 traffic as well as impact pedestrian safety,
18 especially for children and seniors.
19 Traffic heading north on South Capitol
20 Street cannot turn left onto Potomac Avenue
21 to access these parking areas, meaning
22 access will primarily be off our residential

1 streets.

2 These temporary lots, if they
3 could be acceptable should be located south
4 of Potomac Avenue SW where parking exists
5 with the U.S. Coast Guard headquarters and
6 Homeland Security. This area has been ruled
7 unacceptable to DDOT due to a lack of
8 infrastructure, meaning sidewalks, lighting
9 and curbs I think as was addressed earlier
10 here by Commissioner Moffett. Albeit stated
11 these parking structures are temporary, we
12 in Washington understand "temporary" does
13 not mean temporary in terms of time as we
14 have many temporary buildings constructed
15 for World War II that still are used today.

16 The Nationals have indicated they
17 have been working with Metro to have
18 SmartCard users exiting the Navy Metro
19 Station charged the minimum fare to increase
20 public transportation Metro ridership for
21 patrons attending stadium events.
22 Unfortunately, this would take programming

1 to implement and no schedule has been given.
2 The Nationals have published a brochure on
3 how to get to the stadium via Metro, further
4 reducing the need for these parking spaces.
5 I request that you deny this current
6 application for temporary surface parking
7 lots, allow the stadium traffic plan to work
8 for the coming year and evaluate the need
9 for temporary parking lots at this time next
10 year. Also, current construction of office
11 and commercial buildings which will have
12 underground and off-street commercial
13 parking will be complete and operational in
14 the very near future. This will increase
15 the number of available parking spaces for
16 stadium attendees using private vehicles.
17 Thank you very much.

18 CHAIRMAN HOOD: Thank you.
19 Colleagues, any questions at this point?
20 Any questions?

21 COMMISSIONER MAY: I just want to
22 clarify, you said that if there were to be

1 parking lots in this area that they should
2 be south of Potomac Avenue, did I understand
3 that right?

4 MR. MCBEE: Correct. We're
5 trying to - I mean if that would be
6 acceptable which it's not acceptable from
7 ANC, but for me it would be acceptable to
8 have those parking lots south of Potomac
9 Avenue because then you could limit egress
10 so that you could take the traffic that
11 would be coming off the Douglas Bridge,
12 create a lefthand turn although there's not
13 a lefthand turn available now so that that
14 traffic could be directed in or directed
15 from coming over from Virginia which is the
16 main users for - that are the main patrons
17 for the stadium are going to be coming. I
18 think it's about 60/40 if you just look at
19 Maryland and Virginia in terms of their
20 usership of the stadium.

21 So we're just concerned and what
22 we're trying to do - this is a very low-

1 wealth community that we are talking about
2 here. We're talking about Tel-Court
3 Cooperative, we're talking about St. James
4 Cooperative, we're talking about Syphax
5 Gardens, we're talking about James Creek and
6 we're talking about a number of other small,
7 4-unit, 5-unit, 6-unit apartments that are
8 in there that are very susceptible. And we
9 have a lot of children in that community and
10 areas so they're out on the streets at
11 night, they're out playing, coming back from
12 the King-Greenleaf rec center which is
13 located at 1st and N Street. So we're very
14 concerned about this additional traffic
15 going through the residential area and we'd
16 like to be able to figure out a way to
17 deflect that parking so it's away from that
18 part of our community and put into some
19 areas which there is already parking going
20 on now. As I said with the U.S. Coast
21 Guard, their headquarters are located there
22 and Homeland Security which is also located

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 as well.

2 COMMISSIONER MAY: I'm a little
3 confused because on the map that we got from
4 the Office of Planning it indicates which
5 squares would be used for these temporary
6 parking lots and of the eight new squares
7 that are proposed, five of them are south of
8 Potomac Avenue and three are north of
9 Potomac Avenue.

10 MR. MCBEE: Yes, and - but -

11 COMMISSIONER MAY: You're saying
12 -

13 MR. MCBEE: - part of the issue
14 is they won't use those. They're saying
15 they will not use those south of - I'm
16 trying to explain to you they will not use
17 them because the infrastructure is not
18 there. And we're concerned -

19 COMMISSIONER MAY: So DDOT has
20 said they won't recommend using them? They
21 won't permit them?

22 MR. MCBEE: Exactly. I mean

1 that's what I understand.

2 COMMISSIONER MAY: Okay. I think
3 we'll need to get some clarification on
4 that.

5 MR. MCBEE: Yes. And the main
6 part of that is, my understanding is from
7 talking to Kathleen Penny is because the
8 issue is no curbs, cannot put sidewalks -
9 they'd have to put sidewalks in because of
10 parking, I mean because of walking with the
11 parking. People would be walking out in the
12 streets because there is no -

13 COMMISSIONER MAY: I think we
14 understand what the potential issues are. I
15 just want to get that clarified, whether -

16 MR. MCBEE: That's correct.

17 COMMISSIONER MAY: - there is
18 something that would prevent the use of
19 these lots because there are a whole lot of
20 them that are south of Potomac Avenue.

21 MR. MCBEE: And actually -

22 COMMISSIONER MAY: And if DDOT

1 doesn't think that they're going to work
2 then I would want to know. That's all.

3 MR. MCBEE: And what I'm saying
4 is they're currently being used by the U.S.
5 Coast Guard headquarters.

6 COMMISSIONER MAY: I understand
7 that. I just want to get clarification.

8 MR. MCBEE: I would be happy to,
9 for myself, to have those lots be used in
10 some way that we could direct that traffic
11 to those lots.

12 COMMISSIONER MAY: Right. Okay.
13 That's it.

14 CHAIRMAN HOOD: Okay, any other
15 discussion? Any other questions?

16 VICE CHAIRMAN JEFFRIES: So
17 Commissioner McBee, so the three lots that
18 are north of Potomac - because you're
19 thinking that they're going to have
20 difficulty getting permits for surface
21 parking south, but they'll use those three
22 that are above and then that will then force

1 -

2 MR. MCBEE: Right, particularly
3 the one at Q Street which is where the
4 Southwest Community House is located which
5 is one of the more sacrosanct buildings in
6 our community because it's well over use of
7 100 years of service in our community
8 providing social services. So it's based on
9 one of the volunteers of the community come
10 and staff it so it's been going on for a
11 number of years. We're afraid that that
12 kind of impetus suddenly here for parking
13 will push the clearance of those lots, you
14 know land for those lots, and that's one of
15 the major things we're concerned about.
16 We're just trying - for me, I could see how
17 I could or how it could be maintained with
18 Potomac Avenue that you could actually
19 prevent. But we have not been in support of
20 any parking down there because of the fact
21 that we were told initially many years ago
22 that there would not be any lots 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 Southwest and now we've been confronted with
2 this parking.

3 I think also the Nationals have
4 been more than forthright coming forward and
5 using RFK parking. They're going to be
6 having buses. They're going to be very nice
7 buses they're going to use so they have
8 actually adequate parking. There's not an
9 issue here I think and I understand from
10 talking to Gregory McCarthy is that we're
11 set for this year. We're not worried about
12 this parking. And my suggestion to the
13 Zoning Commission is let's come back next
14 year, let's see how this goes. We have a
15 lot of parking, particularly the building
16 that's going in over the Navy Yard Metro
17 Station is going to have something like
18 1,100 parking spaces in it for vehicular
19 parking which is a little troublesome
20 because it's right in the shadow of the
21 stadium so you really - but there will be
22 additional buildings, commercial buildings

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 that are going to be going in where there
2 will be parking.

3 VICE CHAIRMAN JEFFRIES: Eleven
4 hundred?

5 MR. MCBEE: Lots. It's massive.
6 It's a huge building. That building is
7 massive. It must be 90 feet down. It's
8 quite an impressive construction.

9 VICE CHAIRMAN JEFFRIES: I have
10 one other question for Ms. Mitchell. A lot
11 of your testimony seemed to indicate that a
12 lot of the residents are very car-dependent.
13 They use their cars to get in and out of the
14 neighborhood and so forth. Do you see a
15 time that people are going to be a little
16 less dependent on cars in this neighborhood
17 and walking and using the Metro and biking
18 and so forth?

19 MS. MITCHELL: I do all of that.

20 VICE CHAIRMAN JEFFRIES: Okay,
21 good.

22 MS. MITCHELL: I use the bus and

1 the Metro to work and home. So I already
2 know the stop and go between - on M Street
3 between 6th and trying to get to Delaware.
4 I drive my car sometimes. On weekends I
5 always drive my car. The games are mainly
6 on weekends. How do I get in and how do I
7 get out? Those parking lots, you cannot get
8 to those places unless you go through our
9 neighborhood.

10 VICE CHAIRMAN JEFFRIES: Thank
11 you.

12 CHAIRMAN HOOD: Any other
13 questions at this time? Okay, I thank you
14 both. Appreciate you coming out and your
15 testimony. Okay, Nancy?

16 MS. MASTERSON: Yes, Nancy
17 Masterson. I'm a resident.

18 CHAIRMAN HOOD: Let me do this.
19 Is there anyone else who would like to
20 testify tonight? Okay. Ms. Masterson,
21 you're the last witness.

22 MS. MASTERSON: Good, good,

1 because I don't appreciate being here. I
2 think having something like this at the last
3 ANC meeting and Mr. Lawson couldn't answer
4 our lovely little map. What's there right
5 now is the new, what is it, the Army Corps
6 of Engineer, the flood plain, the new flood
7 plain that the District is going to fight
8 against? Includes all of Southwest and part
9 of Federal Center. There is no answer from
10 Mr. Lawson as to what does this do to the
11 river. We have pollution galore. I'm going
12 to hype up the environment for the kids too.
13 So get this all down. It's all about what
14 we're doing to this area, not only for the
15 people that live there, but for the
16 environment that we've got. We're right on
17 the river. You're planning on putting
18 parking lots right on the river, okay?
19 Okay, well I'm just getting to the point as
20 far as getting an environmental oversight to
21 this and that would be absolutely necessary
22 in order to make this go.

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 Chicago has green alleyways. I
2 mean there's all sorts of things that can be
3 done, and yet I go to an ANC meeting and I'm
4 looking at this map and thinking what are
5 they doing? They're not even showing on the
6 map where the Coast Guard is. You've got
7 the Coast Guard going down one - there's a
8 one-way street going down 1st and then go
9 back up. You're going to have to have a
10 whole new traffic pattern for that. You've
11 got the Homeland Security, you've got PEPCO,
12 you've got the Environmental Conservation
13 Corps. They've got one of their sites down
14 there. They're going to be running a bike
15 path. You know, there's all this
16 environmental stuff that's going on. Where
17 do parking lots fit in and where does all
18 this additional traffic fit in to those
19 plans that are already put in - or well,
20 hopefully, maybe put in place?

21 So I agree with ANC's opposition
22 and everybody else's opposition to any

1 parking in Southwest. We have high-rises in
2 Southwest, okay? There's just - there's no
3 place to park. And well, I'm not going to
4 get into that. So, any questions?

5 CHAIRMAN HOOD: Okay, do we have
6 any questions? Any questions of Ms.
7 Masterson?

8 (No response)

9 CHAIRMAN HOOD: All right, thank
10 you for coming down. We appreciate your
11 testimony.

12 MS. MASTERSON: Okay. Did it
13 make sense?

14 CHAIRMAN HOOD: Oh no, absolutely
15 it did, especially for somebody who works in
16 the Environmental Protection Agency.

17 VICE CHAIRMAN JEFFRIES: You've
18 got some green people up here too.

19 CHAIRMAN HOOD: And when you
20 mentioned Chicago, I thought we - okay,
21 thank you very much. Okay. We have some
22 requests. I think Ms. Schellin, I don't

1 know if you recorded some things that was
2 asked for? Let's wrap up. Any questions
3 for OP?

4 VICE CHAIRMAN JEFFRIES: Yes, I
5 have a question. And Mr. Lawson, I know you
6 brought this up before, but why are we
7 approving eight new lots when there's not -
8 they've already stated, Nationals have
9 stated they don't need them?

10 MR. LAWSON: I've never heard the
11 Nationals say they don't need the lots. It
12 may be the Nationals have said they don't
13 need them right now. Again, I think that
14 the anticipation is that over time lots will
15 essentially come and go. Some of the lots
16 that they may have right now won't be
17 available a year from now, or two years from
18 now, or six months from now, I don't know.
19 So I believe what they're asking for is they
20 want to know kind of what's their ballpark
21 in terms of where the parking can go.

22 And again, by seeing where the

1 parking can go you're de facto saying where
2 the parking can't go as well because we're
3 saying these are the lots where you can
4 consider, other lots you can't kind of
5 thing. And it lets them know that and they
6 have that certainty of which owners they can
7 start discussions with now for maybe having
8 parking on that lot you know two years from
9 now if it's needed. There's certainly no -
10 it's not for sure that the parking will ever
11 go on any of these lots, you know. If the
12 transportation management program works as
13 well as I think everybody would like it to
14 work the lots won't be needed, people will
15 take Metro, they'll carpool, they'll walk,
16 they'll bike, they'll take the ferry,
17 they'll do whatever they can possibly do not
18 to drive. But I think that the Nationals
19 and we feel that we need to have that plan
20 in place for what the boundaries of the
21 possibilities are.

22 VICE CHAIRMAN JEFFRIES: Okay,

1 the universe.

2 MR. LAWSON: So that we know.

3 VICE CHAIRMAN JEFFRIES: And the
4 other question, Mr. Commissioner McBee said
5 something about 1,100 parking spaces at
6 Southeast Federal? Does that sound accurate
7 to you?

8 MR. LAWSON: I think he was
9 talking about -

10 VICE CHAIRMAN JEFFRIES:
11 Monument, I'm sorry. The Monument.

12 MR. LAWSON: I could certainly
13 look. That sounds like a very high number
14 and I would anticipate that a lot of those
15 spots would actually be for the residential
16 and the hotel component of that development
17 so the number of spots that would actually
18 be available for use, and I'm hoping it's as
19 many as possible because if they're building
20 them I'd rather the ballpark patrons park
21 there than having to build additional
22 surface parking lots for them. But I

1 suspect the number - 1,100 sounds very high,
2 but even if that's true, and it is a big
3 site. It could be there are a lot of spots
4 there. But a lot of those spots will be
5 dedicated for other uses and wouldn't be
6 available.

7 VICE CHAIRMAN JEFFRIES: Well, I
8 just thought it was alarming because again,
9 I mean you know how I mean surface parking
10 lots are just, you know, are problematic.
11 And I just - so what you're telling me is
12 that the Office of Planning is very clear
13 about the universe of potential parking
14 spaces in this area for overflow parking and
15 you're comfortable that these eight
16 additional lots are needed. I understand
17 the universe and the Nationals are planning,
18 they don't want to be running back and forth
19 to the Commission asking for more sites and
20 I understand that, but I just want to be
21 clear that you've checked the entire
22 universe of potential parking options for

1 overflow and you're comfortable with eight
2 here.

3 MR. LAWSON: We're comfortable
4 with the ones that the Nationals brought
5 forward to us. I think that they're
6 weighing a number of conflicting kind of
7 issues here. First of all of course they
8 want the lots that are within walkable
9 distance. They don't want the spaces to be
10 on the outer side of the residential
11 neighborhood because that means people would
12 have to walk through the neighborhood with
13 the noise and the litter and stuff that
14 could associate that to get to the parking
15 spots. So I think that they're looking for
16 areas that are not within the neighborhood,
17 but are close enough that people won't have
18 to go through the neighborhood either
19 walking or driving to get to them. So these
20 seem like logical sites to me. I think DDOT
21 has indicated that they will look at the
22 Potomac Avenue intersection and 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 signalization there.

2 And I think the last point I
3 would make is I would again remind everybody
4 that these are not pristine lots. These are
5 lots that are currently paved over, they're
6 used for parking, there is no environmental
7 remediation of them at all. One of the
8 requirements if they are used for parking is
9 that they'll have to do that. They'll have
10 to work with DDOE. It won't be a perfect
11 solution, it won't be a good long-term
12 solution, but it will be a better solution
13 than what's on there right now in that we
14 can start to look at these issues that can
15 provide some landscaping on the site
16 compared to what's there now. None of these
17 are park sites.

18 Do we want to see parking lots
19 adjacent to the river? Of course we don't,
20 nobody does, nut I think we have to
21 recognize the reality of the situation we're
22 dealing with and weighing the issues that

1 frankly we heard tonight about the risk of
2 people parking in a neighborhood that's
3 already short on parking. Do we provide an
4 opportunity for them - do we provide an
5 appropriate place for them to park, or do we
6 say no, there will be none so it's going to
7 be a free-for-all? I think that we're just
8 saying that we need some time to work this
9 through to truly educate the ballpark-going
10 public that driving isn't the appropriate
11 way to go, but to deal with the situation in
12 the meantime. Otherwise it will be chaos.

13 VICE CHAIRMAN JEFFRIES: And
14 there's also going to be education for the
15 residents as well.

16 MR. LAWSON: Absolutely. I'm
17 certainly hoping that the Nationals and DDOT
18 and the District in general will continue
19 the discussions with the neighborhood. The
20 meeting I went to there was the commitment
21 to continue that well beyond when the
22 ballpark opens to make sure that we're

1 constantly monitoring this situation.

2 COMMISSIONER TURNBULL: Mr.
3 Lawson, what about Commissioner McBee's
4 comment about lots south of Potomac being
5 basically non-starters even though you said
6 that there would be remediation?

7 MR. LAWSON: I would be happy to
8 get a comment from DDOT on that. I've heard
9 no indication from DDOT that they would not
10 allow parking. Frankly again already
11 there's parking on those lots so I'm not
12 sure why - why DDOT would not allow it. And
13 again, if it developed as an apartment
14 building or as an office building, that use
15 would have parking as well and probably a
16 lot more parking than what would be possible
17 as a surface parking lot. So it would be
18 more cars and potentially more people using
19 those sites. I absolutely agree that the
20 issue of how people get from the lots to the
21 ballpark needs to be addressed, but I
22 haven't heard from DDOT. I haven't heard

1 yet from DDOT that they would not allow a
2 parking lot in that area. If that's the
3 case I would certainly want to hear that as
4 well.

5 COMMISSIONER TURNBULL: What's
6 your thought on if the three lots north of
7 Potomac were taken off the table?

8 MR. LAWSON: Well you know
9 ultimately it's the Zoning Commission's
10 decision which lots would be appropriate. I
11 think that the lots north of Potomac could
12 be as easily managed in terms of routing the
13 traffic from Potomac to those lots as the
14 ones south of Potomac. In other words, I
15 think it could be - they could be managed as
16 easily as the lots south of Potomac. That's
17 not what I would recommend, but -

18 COMMISSIONER TURNBULL: I'm
19 trying to grapple with how we - how we try
20 to balance the neighborhood concerns and
21 your concerns obviously about cars coming
22 here anyway, but how do we balance the

1 neighborhood concerns with these lots and
2 give some kind of modicum that their needs
3 are being addressed? I just - I feel very
4 tentative about how to go forward on this.

5 MR. LAWSON: I understand and I
6 think we all, including the neighborhood,
7 have been grappling with how do we deal with
8 this issue of conflicting priorities and
9 conflicting wishes. There's - well first of
10 all, we have to keep in mind that there
11 needs to also be a long-long-term solution
12 because eventually all these properties are
13 going to develop and they're going to
14 develop with real big buildings with lots of
15 people whether they're office-goers or
16 residences, and those people are going to
17 bring cars, and those cars are going to come
18 get there somehow. So whether they're
19 surface parking lots for a short-term or
20 not, eventually there's going to be a lot of
21 activity on those sites and a lot of people
22 using them and they're going to get there

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 somehow.

2 So I think that the neighborhood
3 which is being very consistent in really
4 demanding, rightly so, an effective traffic
5 management program. I honestly think that's
6 the only way to address it adequately, to
7 address how people access these sites, where
8 they can go, where they can't go and the
9 means that are put in place to make sure
10 that that's carried out. And that would
11 include you know - it would have to include
12 real effective and strong enforcement
13 measures.

14 COMMISSIONER TURNBULL: Well, and
15 I guess that's part of the issue is how does
16 this body, the Zoning Commission, have the
17 authority to actually set up what streets
18 can and cannot be used? DDOT is going to
19 decide what they're going to do. We can't
20 control that.

21 MR. LAWSON: DDOT and the Police
22 Department are working in conjunction

1 actually to come up with that plan and from
2 what I'm hearing tonight there have been
3 many discussions with the community on what
4 that plan should incorporate. You know
5 again, acknowledging that that plan itself
6 has to be flexible over time because the
7 situation on the ground is going to change
8 over time, where buildings are, where
9 parking lots are, all those kinds of things
10 are also going to change over time.

11 So I think you're right that it's
12 to some extent outside the purview of this
13 Zoning Commission to really effectively
14 address. You did address through the
15 approval of the ballpark itself that there
16 would be a traffic management program put in
17 place which is what DDOT as I said is
18 working on and finalizing now with the
19 neighborhood.

20 COMMISSIONER TURNBULL: Yes, and
21 I understand that, I appreciate that. I
22 guess I'm just concerned that this body is

1 going to pass on something and our good
2 intentions may not be followed. I mean, we
3 may have the best intentions of the world to
4 work with the neighborhood, but in the final
5 run if the traffic management plan says they
6 can do this, we're handicapped. Our hands
7 are tied at a certain point and I don't know
8 how to come to grips with some of these lots
9 that are very closer to residential areas
10 than others.

11 MR. LAWSON: I guess all I can
12 say is that we do have an agency which is
13 well-experienced at dealing with these kinds
14 of issues and that is DDOT and the special
15 events element of the Police Department.
16 It's not in their interest to upset the
17 neighborhood. It's in everybody's best
18 interest, even the Nationals' best interest
19 to make sure that the situation about
20 parking and traffic is as efficient and as
21 simple and as non-obtrusive as possible. So
22 I guess knowing that these agencies who do

1 have experience at doing this are there and
2 at least in every meeting I've been in has
3 expressed exactly the same goals and
4 objectives as the Zoning Commission is
5 expressing tonight gives me some comfort.

6 COMMISSIONER MAY: Okay. I have
7 a couple of follow-ups. We don't have any
8 kind of report from DDOT for this hearing,
9 is that right?

10 CHAIRMAN HOOD: Actually no we
11 don't, but when we finish up I was going to
12 ask for some things from DDOT.

13 COMMISSIONER MAY: Well, I just
14 find it very disappointing that we don't
15 have a report from them and that they were
16 not present at this hearing because there
17 are a lot of issues that we could get better
18 answers to if they were here today.

19 VICE CHAIRMAN JEFFRIES: They're
20 experts.

21 COMMISSIONER MAY: So I just -
22 this is very disappointing. I don't know

1 that I would have known it on the face of it
2 just reading the materials that it was
3 really that critical for them to be here,
4 but it does all turn on the transportation
5 issues and it's just disappointing that
6 they're not here and that we can't answer
7 these questions directly. Let me just
8 clarify, is it possible that the Nationals
9 may be saying at this moment that these
10 additional lots will not be needed before
11 this season?

12 MR. LAWSON: That is possible. I
13 only know one of the lots - this is what the
14 Nationals indicated to me. There's one lot
15 that they're in conversation on. When it
16 becomes available, they're not quite sure.

17 COMMISSIONER MAY: Okay. Well,
18 that's another reason why I'm really
19 interested in getting an update on what the
20 whole parking situation is there. Because
21 if it's conceivable that we don't have to
22 act on this in order to address the opening

1 of the stadium in a few weeks, then we may
2 want to defer making any decisions on this,
3 particularly since - I mean the door is
4 still open with the temporary or the
5 emergency action that was taken, right? I
6 mean, this is a matter of finalizing that
7 emergency action, is that right?

8 MR. LAWSON: Yes, the Commission
9 has taken emergency action. I'm not quite
10 sure when the second emergency action
11 expires.

12 COMMISSIONER MAY: Well in any
13 case, you know if the need isn't urgent and
14 this is something where we could look and
15 see how it goes for a couple of months and
16 then make a decision about it, maybe that's
17 the way that we can try to see whether the
18 community's concerns are being adequately
19 addressed. Maybe we'd even go so far as
20 scheduling a second hearing on this a couple
21 of months into it. Well and at that follow-
22 up hearing I think some representative from

1 the Nationals and DDOT ought to be here.

2 CHAIRMAN HOOD: Okay. Here's the
3 way I see it. I'm just waiting. Here's the
4 way I see it and I think my colleagues have
5 expressed, we have a number of ways we can
6 proceed. What I do think though, we need to
7 have a second hearing. My only issue is
8 when. Because I would like to hear from - I
9 would like the Nationals to come down and
10 tell me that they don't need these lots and
11 also I think DDOT needs to come in front of
12 us. They're the experts. We're not the
13 experts and they're going to have the final
14 authority. But one thing that we do have in
15 our jurisdiction is we uphold the safety of
16 the residents of the District of Columbia so
17 that is part of what we needed to be doing.
18 Some of this other stuff is you know, what
19 street you're going to have, come off this
20 street, make that one-way, I know some of
21 that is not within our jurisdiction but what
22 is within our jurisdiction for those legal-

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 minded folks is to uphold the safety and
2 protect the safety of the residents of the
3 District of Columbia. And I think - I
4 forgot who mentioned safety issues, Ms.
5 Mitchell or whomever mentioned it.

6 So what we can do, because it's
7 obviously not needed for opening day this
8 particular season, so as fast as we can do
9 it and Ms. Schellin, maybe we can look at
10 another date? I don't think it should be no
11 more than maybe an hour, but we need to try
12 to ask the Office of Planning to assist us
13 to get DDOT and the Office of Planning - and
14 one of the things I would like for DDOT to
15 come back with is a progression of this -
16 the traffic mitigation, which they're doing
17 for the people who live in the neighborhood.
18 That's what I would like to see. I mean
19 it's all fine for everybody from Maryland,
20 Virginia, even folks from my neighborhood to
21 come over there, but how are we going to
22 respect those who live in that neighborhood?

NEAL R. GROSS

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

1 I know this issue is not going to be solved
2 here. I know they've had a lot of hearings
3 in the community, you all have been to many
4 meetings. I haven't been there, but I think
5 what we can do is do it from our part. And
6 we're looking to see the Nationals. We'll
7 ask for somebody, a representative from the
8 Nationals, and we'll ask OP to help us. I
9 don't think we're under any time
10 constraints. I don't think anything is
11 going to blow up if we take our time and
12 proceed with caution. So that's how I see
13 we need to move. Any of my colleagues want
14 to add to that?

15 VICE CHAIRMAN JEFFRIES: No. I
16 mean Chairman, I certainly appreciate your
17 comments and I think that this is the way to
18 proceed. I'm in full agreement. Anytime
19 you see the ANC voting 7-0 against you know
20 a text amendment like this I really do think
21 that this Commission needs to pause a bit
22 and give it a lot more serious care about

1 what we're doing. So I would very much
2 fully concur with how we should proceed.

3 CHAIRMAN HOOD: Anybody else?

4 COMMISSIONER TURNBULL: I would
5 concur with the vice chairman.

6 CHAIRMAN HOOD: Okay. Okay. Let
7 me ask the Office of Planning, can you help
8 us with that? With getting a
9 representative, maybe the same person who
10 goes to the meetings? I don't know who that
11 is. And also DDOT. And let's try to put
12 this together and proceed maybe in a month
13 or so.

14 MR. LAWSON: I'd certainly be
15 happy to help coordinate that. I'm sure the
16 Nationals would be anxious to have that
17 second hearing as soon as possible. As I
18 said, they're in negotiations with one
19 owner, at least one, and their hands are
20 tied at this point because there is no long-
21 term approval for them. So I'm sure that
22 they'll want to have that data as soon as

1 possible. I believe that they're prepared
2 to have that at any time you'd like it.
3 They have the information prepared now.

4 CHAIRMAN HOOD: Ms. Schellin,
5 what kind of dates do we have?

6 MS. SCHELLIN: If we announce a
7 date this evening then we will not have to
8 re-advertise, but if we don't pick a date
9 and announce it in the public hearing then
10 we're going to have to re-advertise and
11 that's not going to be in a month because we
12 have to -

13 CHAIRMAN HOOD: Can we pick a
14 date now?

15 MS. SCHELLIN: Mr. Lawson, do you
16 think that March 24 would work?

17 MR. LAWSON: I'm sure that they
18 could make that work.

19 MS. SCHELLIN: Okay. The Monday?

20 CHAIRMAN HOOD: We have to have
21 DDOT here.

22 MS. SCHELLIN: Nothing else that

1 evening.

2 CHAIRMAN HOOD: Oh, we have the
3 day off. Okay, let's move in that fashion.
4 March 24.

5 MS. SCHELLIN: Or wait a second.
6 That is the day after Easter. Is that going
7 to be an issue for anyone? No?

8 CHAIRMAN HOOD: It's fine.

9 MS. SCHELLIN: Okay. So March
10 24.

11 VICE CHAIRMAN JEFFRIES: And
12 we're asking for DDOT to have a
13 representative there and that this body is
14 not going to make any decisions unless we
15 hear from them.

16 CHAIRMAN HOOD: And I do want to
17 see something about the traffic mitigation
18 progression plan that - of what they're
19 doing. I want to see that.

20 COMMISSIONER MAY: Mr. Chairman,
21 I would just ask the question are there
22 other dates available that would be sooner

1 than that? I mean we don't really need to
2 take a month for them to develop information
3 or anything like that. If there's an
4 urgency in hearing the matter I'd just as
5 soon get it over with, particularly before I
6 forget anything.

7 CHAIRMAN HOOD: That's the first
8 day?

9 COMMISSIONER MAY: That's the
10 first day?

11 CHAIRMAN HOOD: We don't have
12 anything where we can double up?

13 MS. SCHELLIN: No.

14 CHAIRMAN HOOD: I mean, we can
15 always double up.

16 MS. SCHELLIN: To be honest I
17 wouldn't recommend it based on our March
18 schedule.

19 COMMISSIONER MAY: Well, we had
20 planned to double this up with the other
21 hearing that had been scheduled for tonight.

22 MS. SCHELLIN: That was when we

1 thought this one was going to take 15
2 minutes, so.

3 COMMISSIONER MAY: Right.

4 MS. SCHELLIN: That was why.

5 COMMISSIONER MAY: Well now we
6 think it's going to take an hour.

7 MS. SCHELLIN: Right. So.

8 CHAIRMAN HOOD: Students are
9 laughing at us. We try to figure things
10 out.

11 COMMISSIONER MAY: Okay. I just
12 wanted to suggest the possibility that it
13 might happen sooner.

14 MS. SCHELLIN: Well, emergency
15 action is effective for 120 days from the
16 date the action was taken which was February
17 11. So March 24 is not -

18 COMMISSIONER MAY: Well they have
19 120 days, but they're not going to be able
20 to seal the deal with this other parking
21 lot. If it really is critical to them
22 they're not going to be able to seal the

1 deal because who's going to make - I mean,
2 the deal is made -

3 CHAIRMAN HOOD: The emergency
4 action is still in effect.

5 COMMISSIONER MAY: Right. They
6 can make that deal and then it'll be good
7 for - I mean you were saying they were
8 hesitant to do this under the emergency
9 action.

10 MR. LAWSON: I believe that the
11 problem for them is that - and I'd really
12 prefer it if they were answering this
13 question, but I believe the problem is that
14 the lot itself won't be available and they
15 can't negotiate with the owner for the
16 availability of that lot if the lot's not
17 available within the time period of the
18 emergency -

19 COMMISSIONER MAY: What lot?

20 CHAIRMAN HOOD: Okay, well what
21 about Wednesday? Since everybody - we want
22 to move this. What about Wednesday? It's

1 just like the set-down the way I see it, but
2 I'm not - if it's an emergency and it
3 happens during the emergency, but I
4 understand the concern. I think -

5 MR. LAWSON: Well, I'll just
6 raise another option and I don't normally do
7 this so with respect, possibly another
8 option could be an approval of that one lot
9 and then them coming back for a hearing for
10 the remainder of the lots. That would give
11 them that sense of certainty for that one
12 property.

13 VICE CHAIRMAN JEFFRIES: What
14 lot?

15 MR. LAWSON: The lot on Square
16 661.

17 VICE CHAIRMAN JEFFRIES: Is that
18 north or south of Potomac?

19 MR. LAWSON: It's south of
20 Potomac.

21 COMMISSIONER TURNBULL: Are you
22 suggesting that we would actually take

1 action to approve that lot tonight?

2 MR. LAWSON: I'm saying that
3 that's an option that's available to you.

4 COMMISSIONER TURNBULL: But we
5 could also - if we could do that tonight, we
6 could conceivably do that at our next
7 monthly meeting if a compelling case is made
8 to do so.

9 VICE CHAIRMAN JEFFRIES: What
10 information are we going to get? I mean,
11 today -

12 CHAIRMAN HOOD: First of all, let
13 me back up. I guess I'm the only one who
14 can't find 661. You know what? I'm color-
15 blind. I'm looking at the wrong color.
16 Okay. All right. So what are we saying?

17 COMMISSIONER MAY: Well, if we
18 were going to take action tonight to approve
19 one lot we could easily take that action at
20 the next hearing. Okay, I'm not comfortable
21 with that idea either.

22 VICE CHAIRMAN JEFFRIES: No, I'm

1 just not -

2 CHAIRMAN HOOD: I think if we're
3 getting to the bottom line and we're having
4 all these issues about traffic, whether the
5 lot is needed, I think we're really - if
6 that's the case, if we're going to do that
7 we might as well just wait till the next
8 meeting and just hear the whole thing.

9 VICE CHAIRMAN JEFFRIES: Yes, I
10 don't want to do this a la carte. I mean,
11 take this -

12 CHAIRMAN HOOD: We're going to
13 have a further hearing on the 24th and
14 unfortunately I think that's just - unless -
15 the only other option, the only other
16 option, if we feel that strong about it we
17 can meet on Wednesday night. Other than the
18 class, is anyone for that?

19 VICE CHAIRMAN JEFFRIES: I mean,
20 if we met on a Wednesday, I mean how much
21 time are we talking about here? I mean you
22 said March what date? March 24? A month.

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 mean, is this critical like this needs
2 to happen in the next week or two, or you
3 know the sky will fall? I mean what are we
4 talking about here?

5 MR. LAWSON: I honestly can't
6 speak for the Nationals so I would assume
7 not because the emergency action is in
8 place. I'm hoping that because March 24 is
9 a week before the first - I believe it's a
10 week before the first game that that's not
11 going to present some conflicting problems,
12 but I believe this is an important enough
13 issue to them that they'll find a way to
14 make the time.

15 CHAIRMAN HOOD: Okay. All right.
16 March 24 at 6:30. We're going to have Part
17 2 of Zoning Commission Case No. 07-08A and
18 there are specific things which we are
19 looking for for the record. Office of
20 Planning will be helping us facilitate the
21 Nationals and also the DDOT requests which
22 we asked for and basically the Commission,

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 we will be asking the Office of Planning - I
2 mean DDOT and the Nationals questions and
3 we'll proceed in that fashion. Okay. Thank
4 everyone for their patience tonight and to
5 the students, I hope this was very
6 interesting. Thank you. This hearing is
7 adjourned.

8 (Whereupon, the foregoing matter
9 went off the record at 8:40 p.m.)
10
11
12
13
14
15
16
17
18
19
20
21
22