

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

SPECIAL PUBLIC MEETING

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THURSDAY
MAY 24, 2007

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The Special Public Meeting of the District of Columbia Zoning Commission convened in Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:00 p.m., Anthony J. Hood, Vice-Chair, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY HOOD	Vice Chair
GREGORY N. JEFFRIES	Commissioner
MICHAEL G. TURNBULL	Commissioner (AOC)
JOHN PARSONS	Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN	Secretary
DONNA HANOUSEK	Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

DOUGLAS WOODS
JENNIFER STEINGASSER

The transcript constitutes the minutes from the Public Hearing held on December 8, 2006.

I-N-D-E-X

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ADJOURN:

Anthony J. Hood

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

2 6:09 p.m.

3 VICE-CHAIRPERSON HOOD: Good

4 evening, ladies and gentlemen. This is a

5 Special Public Meeting of D.C. Zoning

6 Commission for Thursday, May 24, 2007.

7 Joining me for this Special Public Meeting

8 are Commissioners Jeffries, Parson, and

9 Turnbull. My name is Anthony J. Hood,

10 currently serving as the Vice-Chairman of

11 the Zoning Commission.

12 If anyone's here for Zoning

13 Commission Case No. 07-14, Israel Manor,

14 that has been deferred until our June 11th

15 meeting -- June 11th meeting. Okay? Okay.

16 Preliminary matters, do we have

17 any preliminary matters, Ms. Schellin?

18 MS. SCHELLIN: No. I don't have

19 anything.

20 VICE-CHAIRPERSON HOOD: Thank

21 you. Hearing actions, Zoning Commission

22 Case No. 07-13, Trustees of the Corcoran

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1 Gallery of Art and MR Randall Capital LLC --
2 Consolidated PUD and Related Map Amendment
3 at Square 643S. We'll go to the Office of
4 Planning.

5 MR. WOODS: Good evening, Mr.
6 Chairman and members of the Commission. My
7 name's Douglas Woods. I'm with the Office
8 of Planning.

9 Last week the Commission
10 requested that the Applicant submit
11 additional information to address Commission
12 concerns. Since last week's meeting, the
13 Applicant submitted additional information
14 regarding the design of the H Street portion
15 of the project and the penthouse design
16 lead, and has submitted a traffic impact
17 study.

18 OP will continue to work with the
19 Applicant to refine these issues and
20 recommends that this case be set down for
21 public hearing. That concludes the Office
22 of Planning testimony. And I would be happy

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1 to answer any questions.

2 VICE-CHAIRPERSON HOOD: Thank
3 you, Mr. Woods, for getting straight to the
4 point. Is this your first time with us?
5 You've been with us before, haven't you?

6 MR. WOODS: Once, I believe, two
7 months ago.

8 VICE-CHAIRPERSON HOOD: Oh, okay.
9 All right colleagues, we have a request in
10 front of us again for hearing action. We've
11 had comments at I think was our last
12 meeting, where we made a number of
13 suggestions to the Applicant. And this is
14 what they have come back with. And I'll
15 just open it up, if there are any comments?

16 I think Mr. Parsons and I both
17 shared one concern, I know, at least about
18 the sign. I think that was taken care of.
19 Commissioner Jeffries, I think you had an
20 issue about the view. And Commissioner
21 Turnbull, I think you wanted to talk about
22 green roofs. If that will help start a

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1 discussion.

2 COMMISSIONER JEFFRIES: Well,
3 Chairman Hood, it seems to me that what we
4 were presented the second go-round is, you
5 know, HPRB's staff report. You know, I
6 don't see whether it had any real bearing on
7 what some of our concerns are. I mean, it
8 just sounds like, you know, the Zoning
9 Commission is on a separate page than the
10 HPRB.

11 And so, again, I'm prepared to
12 set this down. But I certainly want to make
13 certain that the -- the Applicant
14 understands that I still have a very serious
15 problem with the backdrop of this historic
16 building. I just don't think it's
17 appropriate.

18 And so I hope that we're not
19 going through, you know, an exercise of
20 futility here in terms of, you know, having
21 a hearing that presents this design.
22 Because this is something that I'm just not

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1 prepared to sign onto. For, you know, if
2 this is what we see at the hearing. So I
3 just want to make certain that, you know, I
4 have conveyed, you know, my thoughts pretty
5 succinctly.

6 VICE-CHAIRPERSON HOOD: So let me
7 make sure I understand so we make sure the
8 Applicant understands. It sounds as though,
9 Commissioner Jeffries, from the meeting
10 until tonight, what you've asked for has not
11 been addressed and that, if it comes back
12 like this, obviously you have some concerns.
13 You still have concerns to pause on this
14 possible chance to -- you know, it doesn't
15 fit with you moving forward any further than
16 a hearing?

17 COMMISSIONER JEFFRIES: Yes. I
18 mean I think my concern is the fenestration,
19 it's the use of the materials, and how they
20 are juxtaposed to the school. And there is
21 just -- there is something that seems it
22 should be somewhat more contemporary, it

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1 seems, as a backdrop to the school.

2 And so, I have some other issues
3 in terms of the site plan, the courtyard,
4 and so forth. But, you know, I think the
5 major issue for me is just how they merge
6 the historic with what's new behind it. And
7 so, as long as the Applicant, and I'm on
8 record and clear about my concern on this
9 particular matter, I'm prepared to move
10 forward and to approve a set down.

11 VICE-CHAIRPERSON HOOD: Okay.
12 Let me hear from others. Is everybody else
13 prepared to move to set down? Or would we
14 like to just hold this off and wait until
15 the June meeting and give the Applicant a
16 chance to address what we've heard from
17 Commissioner Jeffries? Now, I'll hear from
18 others.

19 COMMISSIONER PARSONS: Well, I
20 too am ready to set it down. But, I mean,
21 they've obviously been through a laborious
22 process with HPRB and feel that we should

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1 align ourselves with that. But we'll see
2 how we go.

3 I'm not sure I yet understand the
4 sculptural element that they're also working
5 with, with HPRB. I don't see why they are
6 because it doesn't have anything to do with
7 the historic aspects of the other side of
8 the building. It's facing the freeway. But
9 it's -- let me say, it's colorful.

10 VICE-CHAIRPERSON HOOD:
11 Commissioner Turnbull?

12 COMMISSIONER TURNBULL: I guess I
13 would echo Commissioner Parsons' comment
14 that it -- from the tone of the
15 correspondence that we got back, it sounds
16 like we've got approval elsewhere to do this
17 and you should go along with it. I feel
18 that a lot of our concerns that we talked
19 about are -- are just being stepped around.

20 And I can see going ahead with
21 this. But I think that there's got to be --
22 they're going to have to recognize that

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1 there's certain things that the Commission
2 wanted to see and I think they need to be
3 addressed.

4 VICE-CHAIRPERSON HOOD: Okay.
5 Thank you. I think that -- Ms. Steingasser?

6 MS. STEINGASSER: Mr. Chairman,
7 if I could just add a little bit, since our
8 set down was a little brief, maybe. I think
9 the intent of the memo was not to challenge
10 the design comments of the Commission, but
11 to give comfort that there was going to be
12 continuous design from many levels.

13 I -- I think it was a rush memo
14 trying to meet this meeting and everybody
15 was moving very quickly to make sure that
16 they could get you as much information as
17 possible. But there is still a lot of
18 tweaking at the HP level that's going on.

19 They have concept review, but
20 that's subject to a lot of design
21 modifications. So if the Zoning Commission
22 could be very clear with the areas of their

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1 concern, I think it's quite possible and --
2 and very easy to accommodate that. So that
3 both the HP issues and the Zoning Commission
4 issues are solved simultaneously.

5 COMMISSIONER PARSONS: That's
6 somewhat comforting, Ms. Steingasser.

7 VICE-CHAIRPERSON HOOD: Okay.
8 Any other comments? If not --

9 COMMISSIONER JEFFRIES: Again, I
10 -- you know, I -- it looks like a dormitory
11 on just any college campus. I -- and I
12 appreciate the Office of Planning's
13 sentiment that, you know, this is a work in
14 progress and it will continue on. But I
15 just think that there's a lot of work that
16 needs to happen here.

17 So that's it on my end.

18 VICE-CHAIRPERSON HOOD: I had
19 intended on making a motion to set it down,
20 but since my colleagues -- and I'm going to
21 do it this way. Since most of the concerns
22 that I'm hearing came from my colleagues, I

1 have some concerns, but I think they
2 probably can be addressed at the hearing, if
3 we get to that stage.

4 I will entertain a motion. I'm
5 not going to make it. I will entertain one.

6 COMMISSIONER PARSONS: I will
7 move we set this down for public hearing.

8 VICE-CHAIRPERSON HOOD: It's been
9 moved. Can I get a second?

10 COMMISSIONER TURNBULL: Second.

11 VICE-CHAIRPERSON HOOD: It's
12 moved and properly seconded. All those in
13 favor?

14 ALL: Aye.

15 COMMISSIONER JEFFRIES: Any
16 opposition? So ordered. Staff, would you
17 record the vote?

18 MS. SCHELLIN: Staff records the
19 vote four to zero to one to set down Zoning
20 Commission Case No. 07-13; Commissioner
21 Parsons moving, Commissioner Turnbull
22 seconding, Commissioners Jeffries and Hood

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1 in favor, Commissioner Mitten not present,
2 not voting. And just to -- this is a
3 contested case.

4 VICE-CHAIRPERSON HOOD: All
5 right. Ms. Schellin, do we have any other
6 business?

7 MS. SCHELLIN: No.

8 VICE-CHAIRPERSON HOOD: Thank
9 you. We will begin our Zoning Commission
10 Case No. 05-35 in about ten minutes. Thank
11 you.

12 (Whereupon, the meeting was
13 adjourned at approximately 6:18 p.m.)
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