

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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SPECIAL PUBLIC MEETING

+ + + + +

THURSDAY

MAY 25, 2006

+ + + + +

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 6:14 p.m., Anthony J. Hood, Acting Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD	Vice-Chairperson
GREGORY JEFFRIES	Commissioner
JOHN PARSONS	Commissioner (NPS)
MICHAEL G. TURNBULL	Commissioner (AOC)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
JOEL LAWSON
ELLEN MCCARTHY

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

ALAN BERGSTEIN, ESQ.

The transcript constitutes the minutes from the Special Public Meeting held on May 25, 2006.

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AGENDA ITEMPAGECALL TO ORDER:

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PRELIMINARY MATTERS:

Ms. Schellin 4

PROPOSED ACTION:

A. Z.C. Case No. 05-10 4
 VOTE 31

HEARING ACTION:

A. Z.C. Case No. 06-25 32
 VOTE 36

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ADJOURN:

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

6:14 p.m.

ACTING CHAIRPERSON HOOD: This meeting of the D.C. Zoning Commission will now come to order. First of all, good evening ladies and gentlemen. This is the May 25, 2006, Special Public Meeting of the Zoning Commission of the District of Columbia.

My name is Anthony J. Hood. Joining me this evening are Commissioners Jeffries, Parsons, and Turnbull.

Copies of this evening's agenda are relevant to you and are located on the table next to the door. For those of you who previously obtained a copy of the meeting agenda, please note that the agenda has been revised to add a case under hearing action. And the order in which we will take up matters has been switched. We will take a proposed action first and the hearing actions second.

Okay. We do not take any public testimony at our meetings unless the Commission requests someone to come forward.

Please be advised that this proceeding is being recorded by a court reporter. It is also webcast live. Accordingly, we must ask you to refrain from any disruptive noises or actions in the hearing

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1 room. Please turn off all beepers and cell phones.

2 Does the staff have any preliminary
3 matters?

4 MS. SCHELLIN: Just on the first case, we
5 do have a request by the Office of Planning to reopen
6 the record in 05-10.

7 ACTING CHAIRPERSON HOOD: Okay. We have
8 a request to reopen the record from the Office of
9 Planning on Zoning Commission Case No. 05-10. I think
10 we can take that up at this point, because that is the
11 first case under proposed action.

12 Any opposition to opening the record? Do
13 we have a consensus? Okay.

14 COMMISSIONER TURNBULL: For how long?

15 ACTING CHAIRPERSON HOOD: Pardon?

16 COMMISSIONER TURNBULL: For how long?

17 MS. SCHELLIN: It's just for the Zoning
18 Meeting.

19 MR. BERGSTEIN: Just to be clear, it's for
20 the limited purpose of accepting the Office of
21 Planning report dated May 25, 2006.

22 COMMISSIONER TURNBULL: Okay. I was just
23 curious as to how long we left the record open.

24 ACTING CHAIRPERSON HOOD: No. We're
25 reopening the record.

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1 COMMISSIONER TURNBULL: We're reopening
2 it?

3 ACTING CHAIRPERSON HOOD: Just to accept
4 that.

5 COMMISSIONER TURNBULL: Just to accept
6 that? Okay.

7 ACTING CHAIRPERSON HOOD: Right.

8 MR. BERGSTEIN: And it closes
9 automatically after.

10 ACTING CHAIRPERSON HOOD: Yes. We're just
11 opening it just to accept that. Okay. Proposed
12 action on Zoning Commission Case No. 05-10, Capitol
13 Gateway Overlay, Text Amendment. Ms. Schellin?

14 MS. SCHELLIN: Staff has nothing further.

15 ACTING CHAIRPERSON HOOD: Okay.
16 Colleagues, we have in front of us the text amendment
17 for proposed action Zoning Commission Case No. 05-10.
18 The way I think we can proceed is we've had a number
19 of submittals, but if you look at your draft dated May
20 24, 2006, I think that is the easiest document for us
21 to proceed in that fashion.

22 And what I'm going to ask is if I omit
23 anything, that you guys help me out, because we have
24 the -- well, we just reopened the record for it from
25 the Office of Planning. We have comments from

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1 Lindsley Williams, Anacostia Waterfront, the National
2 Capitol Planning Commission, and two letters from
3 Holland & Knight. And I think that covers everything
4 that was submitted.

5 And, as we move through it, if there's
6 anything -- after hearing those submittals, anything
7 that anyone wants to interject that may be revisiting
8 the advertised text, then we'll move in that fashion
9 and move accordingly.

10 Okay. Now, does everyone have that
11 document in front of them? Okay. What I'm going to
12 just do is just go into Chapter -- let's start with
13 1600.1, that's pretty straight forward. Unless you
14 have any comments, you can stop me. 1600.2?

15 COMMISSIONER TURNBULL: You're not
16 supposed to read that. You're supposed to read this.

17 ACTING CHAIRPERSON HOOD: No. What we
18 have in front of us is May 25, 2006.

19 COMMISSIONER TURNBULL: Okay. So what are
20 we going to do with this?

21 ACTING CHAIRPERSON HOOD: Why don't we
22 give my colleague a little time to catch up.

23 (Whereupon, off the record from 6:18 p.m.
24 until 6:19 p.m.)

25 ACTING CHAIRPERSON HOOD: Okay. Now we're

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1 all on the same page. Let's go straight to -- I've
2 been advised that the stuff that's in black, I'm just
3 going to move forward past that because we've already
4 -- it's already been advertised and people have had
5 the chance to comment.

6 Let's move on to 1602.1. Are we on the
7 same page now?

8 COMMISSIONER TURNBULL: Not quite.

9 ACTING CHAIRPERSON HOOD: Not quite.
10 Well, I want to make sure we're all on the same page.
11 I'm on page 2 of the May 24, 2006.

12 COMMISSIONER TURNBULL: Okay.

13 ACTING CHAIRPERSON HOOD: 1602.1, if you
14 will look, colleagues, in the submittals from Holland
15 & Knight, we have comments reviewing the limitations
16 on the density. Is anyone interested in revisiting
17 what we've already advertised?

18 What Holland & Knight is asking for in
19 1602.1, the Commission should revise proposed ruling
20 limits on transferring density. And they're saying
21 that they recommend that the Commission include a
22 provision which would allow it to waive a special
23 exception to the provisions of the overlay as part of
24 the design review.

25 I think that's covered in here, but --

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1 MR. BERGSTEIN: Mr. Chairman, if you look
2 at E, which is the last provision, it provides for the
3 Commission, in its discretion, to grant an additional
4 one FAR of density to square 701 and 701. So that is
5 how, I believe, the Office of Planning addressed that
6 comment.

7 In addition, the report that you just
8 entered into the record, the May 25th report, also
9 contains proposed revisions to that section which you
10 might want to refer to.

11 In essence, the Office of Planning noted
12 that the provisions as originally drafted seem to
13 apply generally throughout the overlay, whereas some
14 provisions were only intended to apply within certain
15 portions of the overlay. And they made those
16 revisions to 1602.1.

17 So it would be useful if you could
18 indicate whether or not you accept the proposed
19 revisions that the Office of Planning has suggested in
20 its May 25, 2006 report.

21 ACTING CHAIRPERSON HOOD: The May 24,
22 2006?

23 MR. BERGSTEIN: The report that you just
24 accepted into the record.

25 ACTING CHAIRPERSON HOOD: Okay. I'm

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1 having some problems because I hearing some
2 unreadiness to my right and that's why I'm hesitating.
3 And I want to make sure that everybody is comfortable
4 in moving forward.

5 Mr. Parsons, I'm hearing some unreadiness
6 and I've been hearing in my hear, not that you've been
7 disrespectful or anything, but I've been hearing in my
8 ear. So I want to know what the unreadiness is
9 because I think we need to be all in one accord before
10 we move forward.

11 COMMISSIONER PARSONS: Well, I'm not going
12 to suggest that we postpone this, but I'm not
13 prepared.

14 ACTING CHAIRPERSON HOOD: Will you turn
15 your mike on?

16 COMMISSIONER PARSONS: I'm not prepared.

17 ACTING CHAIRPERSON HOOD: Okay.

18 COMMISSIONER PARSONS: I had no idea this
19 was on the agenda until 3:00 p.m.

20 ACTING CHAIRPERSON HOOD: Well, we don't
21 wonder when I hear that. But that's -- but the issue
22 is --

23 COMMISSIONER PARSONS: I'll follow your
24 lead.

25 COMMISSIONER JEFFRIES: Well, Vice Chair,

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1 you know, I only have really a couple of questions for
2 the Office of Planning as it relates to what they have
3 proposed and -- and that's it on my end. So I don't
4 know, unless Commissioner Turnbull needs to have you
5 walk through the entire text. I mean, if you need for
6 Vice Chair to walk through the entire text, I just had
7 a couple of questions for Office of Planning as
8 relates to their proposed amendments to it. But, you
9 know, and that's -- that's where I'm at.

10 ACTING CHAIRPERSON HOOD: What I was
11 trying to do was just cover the changes in the OP
12 report and also accommodate any of the comments that
13 were given by those submittals.

14 COMMISSIONER JEFFRIES: Yes.

15 ACTING CHAIRPERSON HOOD: But I hear some
16 unreadiness and I'll be frankly honest, I'm very
17 uncomfortable in how the thing came to me, because to
18 me, everything's all over the place. And we're trying
19 to pull it together. But I can tell you that, with
20 that unreadiness I'm hearing, I really don't know what
21 to do at this point. And I'm opening it up for
22 suggestions at this point.

23 COMMISSIONER TURNBULL: Would it be
24 possible for -- I mean, would it be better for OP to
25 comment on the May 25th items that they gave us? Or,

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1 as a clarification, that's -- do you think that would
2 help on some of the issues?

3 ACTING CHAIRPERSON HOOD: Yes. But the
4 May 25th basically pertains -- and I think Mr.
5 Bergstein alluded to it. I mean, we can do that. But
6 there are some more things other than just 1602.1 that
7 we need to go a little bit through the whole text in
8 which Office of Planning has made some
9 recommendations. And also the submittals that came to
10 us.

11 COMMISSIONER TURNBULL: I guess I'm
12 looking at the items that are in green, if those were
13 the last things we were really looking at.

14 ACTING CHAIRPERSON HOOD: The ones in
15 green and the ones in red?

16 COMMISSIONER TURNBULL: Any maybe OP could
17 tell us that they've either responded to some of the
18 items, the letters that have been brought forward and
19 if -- and how they've incorporated those issues, if
20 they have at all.

21 I'm just looking in a possible venue to
22 get some feedback if there's some questions on these
23 issues.

24 COMMISSIONER JEFFRIES: Well, I'm just a
25 bit -- I mean, we have a memo from the Office of

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1 Planning dated April 10, 2006, where they've set
2 forward, you know, their proposed amendments to this
3 text.

4 And that, I mean, I don't know when we
5 received that, but -- and, what we just received --
6 although, you know, we don't like to receive these
7 things at the last minute because we don't have time
8 to absorb them appropriately.

9 It seems to be, you know, primarily
10 wording and some interpretation stuff. I mean, I can
11 -- we can certainly have you speak on that. But I'm
12 just, I guess, a bit perplexed on what the -- the
13 problem is up here.

14 So can -- can we have the Office of -- can
15 you just please speak on the May 25th -- yes, we just
16 opened the -- the record for?

17 MR. LAWSON: I'd be happy to, Mr. Chair.
18 My name is Joel Lawson. I'm with the D.C. Office of
19 Planning, for the record. Good evening, everybody.
20 We apologize for submitting a late report such as
21 this.

22 But, sort of at the last minute, we
23 discovered that there were some what we considered
24 wording problems with Section -- with only one section
25 of what was proposed. And that section is the one you

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1 are just kind of getting to, 1602.1, which really is
2 a combined lot.

3 And that's the -- some of the wording was
4 worded quite generally, even though it was intended to
5 apply to the Capitol -- it's clearly intended only to
6 apply to the Capitol Gateway CR Districts. We wished
7 to clarify that, which is why we added the wording in
8 A and B within the CR -- Capitol Gateway CR District.
9 And then the rest of it is exactly the same. Just to
10 clarify that those limits, in terms of FAR and in
11 terms of height obviously just apply to Capitol
12 Gateway CR. They're not applicable to the other
13 zones.

14 We also wanted to make clear in Section D
15 how the combined lot provisions would be utilized in
16 the other zones. And so that's what that text
17 amendment is about; to clarify that, although use --
18 the use provisions, in terms of the combined lot,
19 which was the original intent of the regulation in the
20 first place, to allow for combined lot developments in
21 terms of locating different uses on different
22 properties. But the density issue related to the
23 Capitol Gateway CR District and the CR District alone.

24 The last one that we noted was in Section
25 -- I think that Mr. Bergstein has already alluded to

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1 -- in Section E, we simply noticed that the squares
2 that we had listed were the incorrect squares. It
3 should refer to squares 700 and 701, rather than 701
4 and 702, because square 702 is actually on the
5 ballpark site. It's not one of the squares to the
6 north of the baseball stadium, which is what the
7 intent was.

8 So that's the entirety of -- of the May
9 25th report. We don't feel there's any change to the
10 intent to -- to what it -- what we had submitted in
11 the past. There clearly, actually, isn't any change
12 in the intent. But they wanted me to make it really
13 clear which sections applied to which zones so that
14 there wasn't any possibility -- well, so at least
15 there's less possibility of misinterpretation in the
16 future. Thank you.

17 (Whereupon, off the record for a short
18 break from 6:28 p.m. until 6:29 p.m.)

19 ACTING CHAIRPERSON HOOD: We really need to
20 -- let me ask a question of my colleagues. And I'm
21 going to put this out there on the record. We're not
22 ready. All of us are not ready to move forward on
23 this. There seems to be a miscommunication, I guess,
24 amongst us.

25 But I'm just saying, I think with us

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1 already being down to four, that we need to -- and I'm
2 trying to grapple with all of this and make sure we're
3 being inclusive of all the submittals, what's here in
4 front of us. So I don't know whether we can -- I
5 mean, let's try to proceed. Let's move on. Let's
6 move on. Let's just all agree. Let's just move on.

7 1602.1 has already been expanded upon.
8 But the only thing I was trying to do, and I'll go to
9 Mr. Lawson and ask him, has he seen the letters from
10 the -- I mean, Holland & Knight, I think they alluded
11 to 1602.1, about the transferring of the density to
12 the parcels. Have you had an opportunity to look at
13 that and do you feel like that's been satisfied? Is
14 that satisfied here in what you are proposing? First,
15 have you had the opportunity to look at that?

16 MR. LAWSON: We've recently had the
17 opportunity to look at these letters. Of course, most
18 of our reports, other than the one that you've
19 received right now, were submitted prior to this
20 letter being addressed to us -- this submission,
21 because the -- because the submission deadline was May
22 19th.

23 We feel comfortable with the approach that
24 we're taking. We feel that we've allowed for the
25 extra density on the two parcels on the north side of

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1 the ballpark, with Zoning Commission review. We're
2 comfortable with the caps that we've put in place for
3 overall density, other than that.

4 So I -- I guess the -- the upside, in
5 terms of line lot density, we're -- we're comfortable
6 with the approach that we've taken.

7 ACTING CHAIRPERSON HOOD: Okay. Well, let
8 me approach it this way. And my colleagues, I want to
9 make sure we're considerate of all the people who took
10 time to submit something. That's -- that's basically
11 my logistics of where I'm trying to go or where I'm
12 trying to go.

13 MR. LAWSON: Yes.

14 ACTING CHAIRPERSON HOOD: Is there anyone
15 that wants to re-look at 1602.1, which I think the
16 only person -- the only group that expanded upon that
17 is Holland & Knight. If not, I'll move forward.

18 COMMISSIONER JEFFRIES: The changes that
19 were proposed in the OP memo as of May 19th I thought
20 clearly reflected some of the commentary from AWC as
21 well as Holland & Knight, and so forth. So I -- I
22 thought that they -- they covered that information.

23 I just -- and Vice Chair, you've just made
24 a motion?

25 MS. NAGLE: No. I was just -- I mean, I

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1 just want to move forward. That's all.

2 COMMISSIONER JEFFRIES: Okay. Okay. So
3 I thought that they -- they adequately sort of
4 addressed some of those concerns. I still have a
5 couple of questions around that. But I'm -- I'm just
6 going along with your format of walking through the
7 entire text.

8 ACTING CHAIRPERSON HOOD: Okay. Well --
9 well, if it's pertaining to -- let me just say if it's
10 pertaining to 1602.1 or in that whole area of things,
11 1602 combined lot development request?

12 COMMISSIONER JEFFRIES: No.

13 ACTING CHAIRPERSON HOOD: Okay. Let's
14 keep right on moving. 1603? We have 1604.2 wherefore
15 preferred uses retail space is required under this
16 section and provided, the provisions of DCMR 11633
17 should not apply. That's -- that's what was
18 previously in the April 10th report of the Office of
19 Planning. And I don't think the submittals -- I think
20 the Office -- I'm trying to recollect and you guys can
21 help me. I think AWC referred to that. I remember
22 seeing it somewhere. If not, if we're comfortable?
23 Any comments? Okay. Let's keep moving.

24 1607.2; any portion of building
25 construction that exceeds 65 feet in height shall

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1 provide a minimum set back of 20 feet in depth from
2 the building line along H -- along Half Street S.W.,
3 pursuant to 3104. The Zoning Commission may grant
4 relief from this requirement to a maximum 15 feet in
5 height and eight feet in depth for the provisions
6 reasonable of development footprints.

7 COMMISSIONER JEFFRIES: Yes. I -- I had
8 a -- I just wanted to talk to -- have the Office of
9 Planning comment on that. Apparently -- I mean, there
10 was written testimony that the Zoning Commission
11 should consider a 12 foot set back at 80 feet for the
12 buildings along Half Street, rather than the 20 foot
13 set back at 65 foot height buildings, given that, at
14 that particular square, it's -- it's, you know, it's
15 -- there's residential that's likely.

16 And there was concern at the 20 foot set
17 back at 65 feet that there would be, you know, some
18 hardship in terms of sort of laying out those
19 residential foreplates. And so I -- I just wanted to
20 know if you could comment.

21 I got the impression that you clearly
22 understood that there could be some concern. But that
23 you would, you know, want the Zoning Commission to
24 perhaps grant some special exception. But you still
25 wanted to keep the provision in.

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1 MR. LAWSON: Right. The reason that we
2 worded it the way we did, basically, referring -- by
3 referring to the letter from the Anacostia Waterfront
4 Corporation, I hadn't seen the letter until this
5 evening. But we did have discussions. We did a
6 consultation with the AWC and we understand that
7 they've done -- that they've completed more detailed
8 building studies that show what the impacts of these
9 set backs would be. However, we didn't -- we didn't
10 have an opportunity to see those. So we felt that as
11 a kind of as a compromise, we would suggest exactly
12 the same set backs as the AWC is suggesting, but make
13 the additional -- or the reductions, I guess, in the
14 -- in the set back from the street and the additional
15 height, subject to special exception review by the
16 Zoning Commission to just insure that it was actually
17 necessary for the provision of a proper footprint and
18 -- and in the best interest of the public good, as
19 opposed to just to allow additional building.

20 I -- I do understand that it appears that
21 there will be problems or there could be problems
22 associated with the 20 foot setback at 65 feet. But,
23 as I said, we haven't -- we haven't seen anything that
24 describes what those problems are and -- and what the
25 potential, you know -- what the potential ways of

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1 addressing those problems may be.

2 COMMISSIONER JEFFRIES: You know, I just
3 -- and I don't know about my fellow Commissioners
4 here, but you know, I'm -- you know, we -- we have a
5 huge workload up here. I'm just sort of concerned the
6 sort of numerous Zoning Commission reviews.

7 MR. LAWSON: Well, I should point -- I
8 should point out that both of the squares that border
9 on this section of Half street have mandatory Zoning
10 Commission reviews.

11 COMMISSIONER JEFFRIES: So they'd already
12 be --

13 MR. LAWSON: So they'd be coming to you
14 anyway.

15 COMMISSIONER JEFFRIES: -- anyway?

16 MR. LAWSON: Yes.

17 COMMISSIONER JEFFRIES: Okay. Okay.
18 Anyway, that's -- that's the only comment I had on --
19 on that one.

20 ACTING CHAIRPERSON HOOD: Okay. And
21 actually, I just finished looking through the text.
22 I think that was our last -- last revision other than
23 that was -- that was advertised. But -- but I do want
24 to -- I don't want people to feel slighted. I do want
25 to make sure that we have exhausted recommendations.

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1 If anyone wants to bring up any of the recommendations
2 from Anacostia Waterfront?

3 COMMISSIONER JEFFRIES: I have one.

4 ACTING CHAIRPERSON HOOD: Okay.

5 COMMISSIONER JEFFRIES: I have one.

6 ACTING CHAIRPERSON HOOD: Commissioner
7 Jeffries?

8 COMMISSIONER JEFFRIES: There was, from
9 the AWC, this thought of perhaps sort of simplifying
10 the retail requirement and just limit all non-service
11 and non-circulation ground floor space to -- to retail
12 uses; which obviously is far and above sort of where
13 we were here.

14 Could you sort of comment on that? And
15 you just -- by the way, you just got this letter,
16 Office of Planning, on the Anacostia Waterfront memo
17 yesterday?

18 MR. LAWSON: No. We just received it
19 tonight.

20 COMMISSIONER JEFFRIES: Tonight?

21 ACTING CHAIRPERSON HOOD: Everybody's
22 operating at a disadvantage here. I see.

23 COMMISSIONER JEFFRIES: It's the -- it's
24 the last point?

25 MR. LAWSON: I understand.

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1 COMMISSIONER JEFFRIES: I think the word
2 simplify caught my eye.

3 MR. LAWSON: Simplify is a good thing when
4 you're building.

5 COMMISSIONER JEFFRIES: I can read it for
6 you. Do you have it?

7 MR. LAWSON: No. You won't have to do
8 that. I'm just kind of trying to compare it back
9 against the original language to try to figure out
10 what the implications might be.

11 (Whereupon, off the record from 6:38 p.m.
12 until 6:40 p.m.)

13 ACTING CHAIRPERSON HOOD: You know,
14 Commissioners, what I think I'm going to do now, since
15 we have been through the text, other than what's being
16 proposed, and once OP answers your question,
17 Commissioner Jeffries, we'll look at the letters. And
18 if you guys have anything you may want to interject
19 into the text or revisit, we will do that. If not,
20 we'll take the vote and move forward.

21 COMMISSIONER JEFFRIES: Yes. I have a
22 question. But I'll wait until --

23 MS. MCCARTHY: Okay. While, I mean, while
24 Mr. Lawson and Ms. Steingasser look at it, I guess my
25 -- my first reaction would be I don't see how this

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1 language would be a simplification.

2 Thinking about the Zoning Administrator,
3 when they're reviewing plans, if the requirement says
4 75 percent of the gross floor area has to be in
5 preferred uses, it's pretty easy to determine what's
6 75 percent and what's 25 percent.

7 This says limit all non-service and non-
8 circulation ground floor to retail uses. Which means
9 the Zoning Administrator has to determine oh let's
10 see, is that, you know, this use or that use.

11 And one of the things that -- one of the
12 reasons that we specified a -- a similar kind of
13 requirement in the Downtown Development District
14 overlay was because we had seen the growth of gigantic
15 empty marble lobbies eliminating retail space. So we
16 wanted to put an absolute amount on.

17 And I think the 75 percent or some other
18 measurable guideline like that guards against having
19 -- under the AWC language, you could say well my lobby
20 is my circulation space. Therefore, it shouldn't be
21 considered a retail space.

22 COMMISSIONER JEFFRIES: Yes. So you just
23 want it to be more prescriptive and give more
24 direction and not leave it to the interpretation of
25 the Zoning Administrator?

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1 MS. McCARTHY: Right. And I don't know.
2 Do you guys have anything you would weigh in on?

3 COMMISSIONER JEFFRIES: Okay.

4 MS. McCARTHY: Well, it's in everybody's
5 interest to make it easier to determine yes or no so
6 that people don't have uncertainty when they submit
7 their plans and so the Zoning Administrator can review
8 it quickly and not have to exercise judgment.

9 COMMISSIONER JEFFRIES: And my other
10 question is, and I'm sorry Vice Chair if I'm moving
11 away from the script here, but --

12 ACTING CHAIRPERSON HOOD: That's all
13 right. I have not script. You didn't notice?

14 COMMISSIONER JEFFRIES: The NCPC letter,
15 not let me -- did you guys also get that today too?

16 MS. STEINGASSER: I think the answer is
17 yes.

18 COMMISSIONER JEFFRIES: Yes. Okay. The
19 second page, bottom paragraph, the last sentence; they
20 are basically requesting that they be included as a
21 referral agency in the special exception process. I
22 -- I thought that they already were. But maybe I'm --
23 I'm confusing things here.

24 MS. STEINGASSER: They are a referral
25 agency for the -- along the waterfront. I don't know

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1 if it's explicitly just the CGW2 or whether it -- but
2 it's -- it's focused on the waterfront right now.

3 COMMISSIONER JEFFRIES: But so it wouldn't
4 -- so it would not -- they would not be an agency, as
5 it stands now, as relevant to South Capitol? I mean,
6 this -- which is part of the overlay here?

7 MS. STEINGASSER: Right now, yes. And
8 that's what they're requesting.

9 COMMISSIONER JEFFRIES: I -- I mean I
10 would, you know, absolutely be in favor of that. I
11 mean, but South Capitol is clearly, you know, a major
12 corridor into the District and, you know, and it would
13 seem that that would -- would make sense to me.

14 ACTING CHAIRPERSON HOOD: Run that back,
15 can you?

16 COMMISSIONER JEFFRIES: Right. That they
17 be considered a referral agency in the special
18 exception process as it relates to this overlay.

19 ACTING CHAIRPERSON HOOD: AWC?

20 COMMISSIONER JEFFRIES: No. The NCPC.

21 ACTING CHAIRPERSON HOOD: NCPC?

22 COMMISSIONER JEFFRIES: Yes. I mean I
23 didn't -- I thought that they were already.

24 ACTING CHAIRPERSON HOOD: Okay. Okay.
25 All right. Yes?

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1 COMMISSIONER JEFFRIES: So would that be
2 -- that would be included in the text? Would that
3 have to be included in the text somewhere? Or is it
4 just --

5 MR. BERGSTEIN: Yes. I would have to add
6 it into the overlay provisions or the general
7 provisions, just like we did for the other review
8 along the waterfront.

9 COMMISSIONER JEFFRIES: Okay.

10 MR. BERGSTEIN: As part of future proposed
11 action, I would add text to that affect.

12 ACTING CHAIRPERSON HOOD: Do we have a
13 general consensus on the recommendation from
14 Commissioner Jeffries that the NCPC be included in the
15 report? Okay. Okay. Thank you.

16 I have -- while I was sitting here,
17 Commissioner Jeffries, I have reviewed AWC. I think
18 we have touched on ever issue; whether we do anything
19 or not, on -- from the AWC letter. So I now want to
20 move that to the side.

21 Are there any other issues? Is anyone
22 interested in revisiting again the letter of Holland
23 & Knight 1607.3, where they asking to reduce -- what
24 page is that on? It's page 7-15 of the May 24, 2006,
25 under 1607.3. They're talking about the reduction of

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1 the -- from 75 percent to 50 percent -- I think we had
2 a discussion on this -- on the gross -- gross floor
3 area of the ground floor to devote to preferred uses.
4 Their recommendation, the way I read it, is they want
5 us to go from 75 percent to 50 percent. As you know,
6 it says, each new building shall devote not less than
7 75 percent, which is in the advertised text. Anyone
8 interested in revisiting that? Okay.

9 1607.2, the revision to Half Street set
10 back; anyone interested in revisiting that? Because
11 I want to make sure people, you know, they understand
12 that we are concerned what's being submitted.

13 COMMISSIONER JEFFRIES: No. I'm fine with
14 the Half Street. I mean, obviously, they're going to
15 be coming before the Zoning Commission anyway. It
16 will just be one additional item that we'll be looking
17 at in terms of determining the special exception
18 relief.

19 I do think that those AWC and I believe
20 the memo from Holland & Knight, you know, made a very
21 good point. But, based on the fact that the Office of
22 Planning has not seen the analysis and so forth and
23 they're going to be coming to the Zoning Commission
24 anyway, I would be fine with just keeping the
25 provision in.

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1 ACTING CHAIRPERSON HOOD: We also have a
2 request -- thank you. Anybody -- Mr. Turnbull, do you
3 want to? Mr. Parson? 1601.6, they're asking us to
4 add a new -- and -- and I'm not sure whether we'll
5 have to go to Mr. Bergstein with this, I'm sure we'll
6 have to re-advertise. They're asking us to add a new
7 1601.6 to make the required space -- public space or
8 ground level provisions to 633 not applicable to
9 squares 700 and 701. And that's excluding those
10 squares. So anyone interested in weighing in on
11 those?

12 COMMISSIONER JEFFRIES: Are those the
13 north -- are those north of --

14 ACTING CHAIRPERSON HOOD: I think that the
15 current provision was onerous and restrictive and does
16 not allow flexibility in the placement of open spaces
17 in all the overall squares.

18 COMMISSIONER JEFFRIES: You're still
19 reading from the --

20 ACTING CHAIRPERSON HOOD: Yes. I'm
21 reading from the letter.

22 COMMISSIONER JEFFRIES: So that's in
23 Monumental Rules and Regulations?

24 ACTING CHAIRPERSON HOOD: Right. I'm just
25 trying to make sure we consider all of the comments

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1 that were made to us. Anyone interested in revisiting
2 that? Okay.

3 And I've covered 1602.1. Next we have Mr.
4 Lindsley Williams has made some comments about the
5 complete set backs with the frontage. His
6 suggestions, and I'm not sure if the Office of
7 Planning -- let me ask the Office of Planning. Have
8 you had a chance to review Mr. Lindsley Williams'
9 submittal dated May 18th?

10 MR. LAWSON: Yes. We received this one.
11 Yes.

12 ACTING CHAIRPERSON HOOD: Okay. Have some
13 of these issues, briefly, been addressed, or do we
14 need to?

15 MR. LAWSON: We think in our reports we've
16 addressed the issue of linear -- linearity of set
17 backs to the extent that we think is appropriate.

18 ACTING CHAIRPERSON HOOD: Okay.

19 MR. LAWSON: Some of them, I don't totally
20 understand.

21 COMMISSIONER JEFFRIES: Oh, I'm glad to
22 hear you say that. Because I had some difficulty and
23 I was going to ask you to explain it to me. But the
24 -- anyway, but I -- I don't think it's, you know,
25 necessary to bring Mr. Williams up to -- to explain

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1 this.

2 ACTING CHAIRPERSON HOOD: Again, this is
3 a proposed action and I think, Mr. Bergstein, you can
4 correct me, and we might ask Mr. Williams if he could
5 simplify that for us before we do final action. I
6 would tell you, I didn't understand it either.

7 MR. BERGSTEIN: Well, if you do take
8 proposed action, there will be a 30 days period for
9 public written comment and Mr. Williams can certainly
10 rephrase his comments in a different manner.

11 ACTING CHAIRPERSON HOOD: Okay. I would
12 ask that, if he has time, I'm sure his -- I really
13 didn't understand it also. But that's not saying much
14 for me.

15 The other thing is the National Capitol
16 Planning Commission. This is a staff report. And I
17 think we can -- we will revisit that again if there
18 are any comments, if my colleagues would agree, just
19 before final action. Okay.

20 So I think we've done due diligence. We
21 have looked at everyone's submittals. I hope I didn't
22 omit anything. If anybody sees anything I've omitted,
23 please let me know. And I want to apologize for the
24 confusion. It seems like we were -- there's been some
25 miscommunication and it's already been sporadic. But

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1 we're trying to pull this together for the best
2 interest of the city, I believe.

3 So with that, any other comments? Okay.
4 I would move approval of Zoning Commission -- with the
5 amendments, of Zoning Commission Case No. 05-10, the
6 Capitol Gateway Overlay District Amendment. And I'd
7 ask for a second. Mr. Jeffries, will you second?

8 COMMISSIONER JEFFRIES: Second.

9 ACTING CHAIRPERSON HOOD: All those in
10 favor?

11 ALL: Aye.

12 ACTING CHAIRPERSON HOOD: Any opposition?
13 Any abstentions?

14 COMMISSIONER PARSONS: I'm going to
15 abstain, Mr. Chairman.

16 ACTING CHAIRPERSON HOOD: Okay. Staff,
17 would you record the vote?

18 MS. SCHELLIN: Yes. Staff would record
19 the vote three to zero to two, to approve proposed
20 actions on Zoning Commission Case No. 05-10;
21 Commissioner Hood moving, Commissioner Jeffries
22 second, Commissioner Turnbull in favor, Commissioner
23 Parsons abstaining, Commissioner Mitten not present,
24 not voting.

25 ACTING CHAIRPERSON HOOD: Again, I would

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1 apologize for any confusion and I ask that if anybody
2 makes some comments that we try to get stuff into us
3 a little early so we can be much better prepared than
4 what we were this evening. Again, there will be
5 another bite of the apple and that's what we will do
6 at that particular time.

7 Okay. Moving right into hearing actions,
8 Zoning Commission Case No. 06-25. Ms. Schellin?

9 MS. SCHELLIN: The Staff has nothing
10 further other than to restate that this came out of a
11 recommendation in the report in Case 05-10 from the
12 Office of Planning.

13 ACTING CHAIRPERSON HOOD: Okay. With
14 that, I will go to the Office of Planning, if want to
15 add anything?

16 MR. LAWSON: Thank you, Mr. Chairman. I'm
17 Joel Lawson from the Office of Planning. As I
18 mentioned kind of previously, we did have some very
19 good discussions with AWC as well as with NCPC staff
20 and came up a number of suggested agreed to changes
21 that we should be looking at in terms of -- in regards
22 to the Capitol Gateway Overlay. This is an overlay
23 that's gone through many changes, as you know, and has
24 gone through extensive discussions.

25 However, we feel that there is reason for

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1 one additional change -- at least one additional
2 change in the immediate future. And that's to extend
3 the boundaries of the Capitol Gateway Overlay District
4 to include the properties on the west side of South
5 Capitol Street from M Street down.

6 Some of these properties, it's
7 interesting, were actually rezoned as part of the
8 original Capitol Gateway Overlay Initiative. They
9 were rezoned from industrial to commercial zoning.
10 But, for some reason, they weren't included then in
11 the -- weren't included in the Capitol Gateway Overlay
12 District itself. We're proposing now that those
13 properties be included in the District.

14 They include the property on the corner of
15 M Street and South Capitol Street in Square 649.
16 That's on the northwest corner of that intersection.
17 The newer properties in Square 651 that front on to
18 South Capitol Street. Those properties are currently
19 zoned C-2-C. The properties that are zoned C-2-Z also
20 within Square 653, and finally, the square which also
21 faces onto South Capitol Street, Square 655 which is
22 currently zoned R-5-E.

23 We're also proposing that as part of this
24 Map amendment, that some additional text amendments
25 happen. Firstly, the most important one is to -- is

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1 to make sure that the intent of the original overlay,
2 that South Capitol Street have a consistent character
3 on both sides of the street, be brought forward by
4 requiring the 15 foot set back from the property line
5 on South Capitol Street in the appropriate squares,
6 and those squares are 653 and 655.

7 The other two squares that we have been
8 talking about are close to M Street and actually South
9 Capitol Street widens at that location. The street
10 widens by 25 feet, and that widening is all along the
11 west side of the street. So we're not proposing an
12 additional set back for those two squares because
13 they're already essentially providing an additional 25
14 foot set back when compared to other properties.

15 We're also proposing that the driveway
16 restriction on South Capitol Street be applied to
17 these squares and, of course, that the Zoning
18 Commission review and approval process be required for
19 those squares. And I think that's all I have to say
20 in advance. And we're available for questions. Thank
21 you.

22 ACTING CHAIRPERSON HOOD: Okay. Thank
23 you. First, I think we need to waive the rules to
24 accept the report.

25 MS. SCHELLIN: That is correct.

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1 ACTING CHAIRPERSON HOOD: Okay. Any
2 problems in accepting Office of Planning's report,
3 even though he's already given it? Okay. Thank you.
4 Do you have questions for the Office of Planning? No
5 questions?

6 MR. BERGSTEIN: Mr. Chairman, just to
7 clarify something, the report, on its last page
8 contains a proposed text amendment. But I believe
9 that there's additional text, and the Office of
10 Planning can correct me if I'm wrong, that is
11 contained in this document, which I think you also
12 have. It's -- it's marked 06/25. It's again the
13 provisions of the Capitol Gateway Overlay and there's,
14 in shaded language, additional text that I believe the
15 Office of Planning would like you to set down.

16 So, in terms of what you're looking at in
17 this proceeding, you're looking at the -- in addition
18 to the Map and then the proposed, you're looking at
19 the text on the last page of the OP report, that's
20 under No. 2, and then you're looking at the shaded
21 text that's in this document. And if I'm incorrect,
22 OP should correct me.

23 ACTING CHAIRPERSON HOOD: OP? So you must
24 be correct, Mr. Bergstein. I'm not hearing it. Again
25 colleagues, we have in front of us requests, OP

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1 recommends expanding the boundaries of the Capitol
2 Gateway Overlay to include Lots 48, that's in Square
3 649; those portions of Squares 651 and 653 zoned C-2-
4 C, and Square 655. Also recommended provisions
5 respecting set back, driveway access restrictions, and
6 mandatory Zoning Commission review to insure
7 provisions of a consistent street wall.

8 So that's the -- that's the -- that's the
9 way it's been summed up to me. Am I okay with that?

10 MR. LAWSON: Yes, sir.

11 ACTING CHAIRPERSON HOOD: Any comments?

12 COMMISSIONER JEFFRIES: No. So I -- I'd
13 just -- I make a motion that we set down Case No. 06-
14 25 to expand the boundaries of the Capitol Gateway
15 Overlay to include Square 649, Lot 48, and effectively
16 everything that you've just stated, Vice Chair.

17 ACTING CHAIRPERSON HOOD: Okay. It's been
18 moved. Can I get a second?

19 COMMISSIONER TURNBULL: Second.

20 ACTING CHAIRPERSON HOOD: Moved and
21 properly seconded. All those in favor?

22 ALL: Aye.

23 ACTING CHAIRPERSON HOOD: Any opposition?
24 So Staff, would you record the vote?

25 MS. SCHELLIN: Staff will record the vote

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1 four to zero to one to set down Zoning Commission Case
2 No. 06-25, Commissioner Jeffries moving, Commissioner
3 Turnbull second, Commissioners Hood and Parsons in
4 favor, Commissioner Mitten not present, not voting.

5 ACTING CHAIRPERSON HOOD: I publicly want
6 to thank you, Ms. Schellin, for even though it might
7 not look like helping, helping us pull this together.
8 I really want to thank you for that and I publicly
9 wanted to say that.

10 The next hearing action's Zoning
11 Commission Case No. 06-22. And again, this portion,
12 the D.C. Sports and Entertainment Baseball Stadium, is
13 only for comments only. We will not be setting this
14 down. This is just for us to give comments before the
15 hearing which I think is --

16 MS. SCHELLIN: June 26th, I believe.

17 ACTING CHAIRPERSON HOOD: -- June 26th.
18 Whatever the date is.

19 MS. SCHELLIN: That's correct.

20 ACTING CHAIRPERSON HOOD: I didn't want to
21 put the wrong date out. June 26th? Okay. And I will
22 open it up. Mr. Parsons?

23 COMMISSIONER PARSONS: Well thank you, Mr.
24 Chairman. I think the intent when we set this matter
25 down was to have this kind of an opportunity to -- to

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1 comment at the earliest possible stage. I'm not sure
2 that this is the earliest possible stage, but offer
3 some comments as -- as we would do in a two step PUD,
4 even though this is not.

5 First, I -- I would say I think this is
6 one of the most difficult design problems that I have
7 ever seen. That is to orient a ballpark that -- that
8 respects the gateway to the nation's Capitol and also
9 accommodates entrances from the north; entrances from
10 the southeast and the southwest. It's just an
11 incredible design problem and I think they've
12 responded to our guidelines or those things that we
13 put into the -- into our decision earlier.

14 But I -- I do have a few comments, and --
15 and -- and only so that we can explore them at the
16 hearing. That's the purpose of this. I'm -- I'm
17 troubled by the -- the parking situation and I
18 understand that that's evolving. That is the
19 requirement for 1225 parking spaces is -- is shown
20 here as parking garages; which that is above grade.
21 Which, to me, are -- are really not a good companion
22 to First Street as it comes towards the ballpark. But
23 more importantly, it is -- is it the best land use
24 here.

25 But, at the same time, they're keeping the

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1 heights down, which is important to the views from the
2 stadium. So I'm -- I'm torn by that. And I'll --
3 I'll talk a little bit more about parking later.

4 The -- the most troubling thing to me is
5 the administration building. And I -- I don't think
6 it should be there. I'll be quite frank about it. I
7 think that the importance of the facade of this
8 building as it -- as it surrounds the bowl, the
9 seating bowl; that is the concourse that surrounds the
10 seating bowl will be the signature of this stadium.

11 And -- and like Union Station, as it sits
12 on that landscape with -- with ample open space, I
13 mean, can you imagine putting a building of this shape
14 or size in front of Union Station? And this is a
15 great civic building. And hopefully it will be here
16 for at least a half a century. And I just feel it
17 needs that kind of space up front and an open
18 courtyard, a plaza; possibly parking beneath it.

19 But it -- it just seems that this -- this
20 triangular shaped building is -- is -- is just not
21 properly located. How essential it is to the
22 operation of the stadium, I don't know. But I -- I'm
23 -- I'm really troubled by that. And it also
24 interrupts the flow of the view from P Street as you
25 come.

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1 P Street, as you know, is the only street
2 that links the Potomac and the Anacostia. As people
3 proceed east towards the stadium, to me, they should
4 be seeing that stadium, as you do on Massachusetts
5 Avenue, as you approach Union Station. It's the same
6 kind of feeling. Not that this P Street is of the
7 magnitude or -- or ceremonial aspect of -- of
8 Massachusetts, but it -- it still has that same
9 importance, I think.

10 I'm also troubled by a second building
11 that is referenced in the material somewhere, that
12 might be located on this plaza to the south. And I'm
13 always troubled by suggestions of something that might
14 happen in the future that aren't shown to us.

15 But in that regard, the pedestrian ramps
16 on the southeast side and their service entrance --
17 I'm -- I'm referring to page 28, if you want to look
18 at a diagram. This whole service entrance -- the
19 stairway, the -- the doors into the building off of
20 Potomac, the stairway that comes down beside them, the
21 ramps seem not yet fully resolved. And I'm wondering
22 if this isn't a better location for the administration
23 building to -- to house all this; to -- to shield it;
24 to encompass it. But that's something we -- I -- I
25 would like to talk about.

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1 The naming rights sign. You know, the
2 sign that's shown to us says Nationals. It's quite
3 spectacular; 17 feet high. And I -- I -- I realize
4 the need today to -- to sell naming rights to a
5 stadium, which whether I find it personally offensive
6 is -- is of not matter. It's probably going to
7 happen. But I -- I hope we can specify that the
8 Washington Nationals or the name of the team, whatever
9 it is at the time, is on the sign. Not, you know, a
10 logo of -- of some corporation.

11 I think the lighting of the field -- I've
12 been very encouraged by how they've tucked this in to
13 the sun screen canopy, except when we get to the
14 outfield. And the outfield signs are -- are those
15 freestanding -- not signs, freestanding light
16 structures that I understand are at 130 feet. And I'd
17 like to explore how we could reduce the size of those.

18 And the scoreboard, I'm pleased, is not
19 like Philadelphia, which is my imagined horrible, but
20 is down at 80 feet -- 81 I guess it is. But, on top
21 of that sign, they say, will be another image of the
22 name of the field, the -- the naming rights sign. And
23 I'm not sure whether that goes to 90 feet or 110 or
24 it's within the 80. So I'd like to ask about that.

25 This is way beyond our jurisdiction, but

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1 the -- as you may be aware, and it's not really shown
2 in these materials, there's a -- an entirely new
3 proposal for South Capitol Street, to the south of
4 this project. And a new bridge will be built across
5 the Anacostia on a new alignment, and land on this
6 side of the Anacostia in a large oval; that is a
7 traffic circle, but oval in shape.

8 And the proposal that's been discussed is
9 a parking garage beneath that. So that people will
10 have access to the river. Potentially, a national
11 memorial of major significance on top of it. And I'm
12 wondering if others, not us, could explore this as --
13 as a potential parking area for the stadium, rather
14 than dealing with it to the north. This would also
15 give a more important entrance to the memorial at the
16 southwest.

17 I'm a little bit concerned about the
18 pedestrian ramps along South Capitol Street, and
19 there's an image of those on page 30. And you can see
20 that it protrudes into the -- into South Capitol
21 Street, over the sidewalk, to provide views of the
22 Capitol for those who are moving up and down into the
23 stadium. And I -- I -- I see the reason for that and
24 I think it's a good idea. I just wonder how they will
25 look. This image, computer generated, gives you the

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1 feeling of it. But I -- I'm not too sure about that
2 aspect and whether we could have additional images of
3 that, I think it might be helpful.

4 Potomac Avenue is proposed to be narrowed
5 here. And I -- I supported that for I guess 30 years.
6 It's 160 foot wide, just like Pennsylvania Avenue.
7 And I don't know what Pierre L'Enfant really was
8 thinking about, but this is too big. That is, it's
9 too wide. It's out of scale with its purpose and, as
10 I understand it, DOT wants to -- to -- to keep that at
11 120 feet, which I think is an appropriate scale here
12 and -- and if they feel that's what's needed for
13 traffic, that's fine.

14 However, the proposal, as I understand it,
15 is taken from the north of that avenue. That is, it's
16 not down the center line. We're not going to take 20
17 feet off of either side, but rather 40 feet from the
18 north. And that may work here very well.

19 But the terminus of this avenue at its
20 western end is -- is the pumping station of the WASA,
21 which is one of our great Victorian buildings of the
22 city, even though it's pumping sewage. A lot of
23 people have talked about this being rehabilitated for
24 some other purpose and -- and take its place in the
25 city other than for its original purpose.

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1 And, if indeed, that terminus of the
2 center line of the avenue is -- is that, if we are to
3 offset it with this project, I'm not sure we've done
4 the right thing in urban design, Historic
5 Preservation's standpoint of these avenues having
6 focal points such as the pumping station.

7 So, whether it's our purview to examine
8 that, I know the Historic Preservation Office has
9 weighed in on this. But it would have an impact on
10 the design of the stadium, potentially.

11 So, in summary, those are my remarks. And
12 I'm glad we've had this opportunity. So I'll turn it
13 back to you.

14 ACTING CHAIRPERSON HOOD: Thank you, Mr.
15 Parsons. Commissioner Jeffries?

16 COMMISSIONER JEFFRIES: I guess my
17 questions and comments are generally predicated on the
18 notion that, you know, the new baseball stadium is
19 supposed to be sort of a spin off -- should spin off
20 significant economic benefits to the District by way
21 of generating taxes from all the complimentary uses,
22 retail, office, hotel.

23 I guess initially when we were looking at
24 this, I was, you know, more focused on the baseball
25 stadium as an entity unto itself. But -- and given

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1 this whole notion about, you know, how this stadium is
2 really supposed to be a catalyst for bringing about
3 economic revitalization to this area, I think it's
4 really important for this Commission to really be very
5 focused on the urban design issues that are impacted
6 by the placement of the stadium.

7 I just -- I have a few questions and my
8 questions are general and, to a large extent, to some
9 degree, some of it has been answered. But I just
10 wanted to, you know, make certain that those in
11 earshot got a sense of some of the importance of some
12 of these items.

13 I have some concern about the south plaza.
14 I'm not really certain about the rationale for
15 situating that plaza where it is. It -- it just seems
16 somewhat detached from the overall complex. It almost
17 seems like some residual space. And I -- I don't know
18 if they could have gotten it sort of closer in
19 proximity to the Anacostia River so that you could
20 leverage some of the -- the river front.

21 I don't quite know how this plaza works
22 during non-baseball days. I don't know why someone
23 would come to this part. I mean, it's south.
24 Everybody's going to be coming from the north. So why
25 would someone be quite there on non-baseball days? I

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1 don't see why anyone would even want to be there, I
2 mean, unless they want to be adjacent to the
3 administrative -- administration of the Washington
4 Nationals. And so, there's a development problem
5 there. And then, also given its location, you know,
6 right at the gateway, seems awkward to me, in terms of
7 the -- the plaza.

8 And then, tied to that again, I -- I will
9 agree with Commissioner Parsons' comments about that
10 building. It does seem to be not appropriate in terms
11 of use, placement. I -- I just don't know what the
12 contribution that it's really making as to where it's
13 situated.

14 And then, you know, we -- we heard or I
15 read that the Applicant stated that there was
16 insufficient funding to accommodate some of the
17 preferred uses greater than ten percent. And I think
18 it's that whole notion of, you know, if this happens,
19 if we seek other non-governmental funding or if the
20 owner puts in additional case, then you know, we will
21 try to address some of that.

22 I would really hope that June 26th, that
23 we can, you know, sort of delineate some of this
24 hardship and -- and so forth. Because again, and
25 that's the one thing that I think, you know, the

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1 citizens of the District of Columbia are really
2 betting on, that we can see some -- some benefit.

3 And I would hate for there to be a stadium
4 here and very -- very little retail in and around the
5 perimeter. I think that is just not in keeping with
6 what was set forth and promised.

7 I also have issues with above grade
8 parking. I'm generally opposed to above grade parking
9 in the District in general, given that we just have
10 scarce land resources and height limits. However, you
11 know, I'm -- I'm very supportive of the stadium and,
12 you know, and if I could get a better sense of sort of
13 best practices as it relates to other state stadiums,
14 those with underground parking and those without, you
15 know, I -- I stand open to sort of looking at it.

16 But, again, I go back to this whole notion
17 of, you know, I'm certainly not interested in parking
18 being the, you know, the economic development driver
19 for this area. That's not going to work.

20 And also, I just need to -- there was some
21 mention about some potential offsite parking options.
22 You know, just get a little bit more grain, as it
23 relates to how that all looks.

24 So that's generally my comments.

25 ACTING CHAIRPERSON HOOD: Thank you,

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1 Commissioner Jeffries. Commissioner Turnbull?

2 COMMISSIONER TURNBULL: Thank you, Mr.
3 Chairman. My -- I think my comments go pretty much in
4 the same vein as my colleagues. And I'd just like to
5 expand upon a couple of other items. And I'll try to
6 keep it short because I know we have a hearing yet to
7 do.

8 I -- I guess what -- in, you know, a
9 certain way when you look at this new ballpark, this
10 is a rare opportunity. This is, in light of the --
11 the fact that we -- I think everyone has realized that
12 we need smaller ballparks that are devoted just to --
13 I mean they are just baseball stadiums.

14 I think we're going to the urban baseball
15 stadium. We're not -- this in a context and in the
16 National Capitol where you would think that a baseball
17 stadium such as this would want to and, as Mr.
18 Jeffries was talking, best practices.

19 I think this, if I read -- if -- if we
20 talk about what's in the ballpark and where people are
21 coming from, 70 percent of the population is coming
22 from the north. If they're coming from the north, if
23 I look at sheet 28, which shows that southeast
24 watercolor ariel, why don't I have something like that
25 in the north? I mean, how do I welcome people between

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1 two parking structures? I mean, look at the banner up
2 there?

3 I'm sorry. I think we've missed an
4 opportunity. I think we've missed a rare design
5 opportunity to really develop a ballpark in this city
6 that is a welcoming -- and I -- I -- you're right. I
7 -- I -- you know, the economics which you can read
8 through this, is one thing. But looking at how you
9 set the standards for a ballpark, I think we've missed
10 a few things.

11 And I think, you know, that this ariel
12 view from the southeast is wonderful. I mean, it
13 looks nice and inviting a little park setting and you
14 come around and it's -- but 30 percent of the people
15 are coming that way? I'm not sure. I -- I just think
16 that we've missed an opportunity.

17 I guess I also worry about the green
18 design; the aspects that we've asked a lot of other
19 organizations and, whether it's developers in this
20 city to look into green roofs and that's the way
21 things are going. I mean, that's what we're looking
22 to do for other development.

23 And I think that -- I mean, why would I
24 want to look out at a ballpark. If I'm looking toward
25 the capitol, what am I going to see? An exposed deck

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1 parking garage on the top where you can see nothing
2 but cars.

3 I mean, I might have done that in the
4 latter part of our last century, but we're in a new
5 century. We've got a new mind set. We -- we
6 understand where urban design should be going. We
7 need to rub shoulders with the people.

8 If this is going to be viable aspect along
9 South Capitol Street, you need the retail. We need to
10 attract people. You want to keep it alive. I don't
11 want to see just a building that becomes lifeless and
12 dead and doesn't do anything for us. It's got to be
13 an integral part of the fabric of the city.

14 It ought to be an exciting place to go to.
15 And I share Mr. Parsons concerns about the signage.
16 I saw the one about the -- the naming rights, and it
17 could be -- so obviously you'll see a sign above it or
18 something. And it's concerning that there's a lot of
19 these things are going to slip through somehow.

20 I think the last -- let me just see if I
21 got my -- I guess I would still -- I guess the last
22 thing is that I am -- I am troubled by the jetting out
23 of the -- onto South Capitol Street -- the overhang.
24 Because I think -- I think they couldn't get the ramp
25 to work.

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1 I don't think it's a view opportunity for
2 people on the ramps who are going to stop and look
3 back at the Capitol. They're going to look up?
4 They're going to their seat. They've got a -- they're
5 going for a beer. They want to have a -- they want to
6 enjoy time at the ballpark.

7 I don't think they're going to go -- I
8 don't think -- you may get people coming back on the
9 way out looking at it. But I think it's because they
10 didn't get the ramps to work right.

11 I just don't think, I mean, if you look at
12 what we saw in the picture, it -- it's not. If I was
13 to handle a view of the Capitol, I would have done it
14 in such a way like they show in the ariel view,
15 somehow opened it up more so that a great amount of
16 people, either standing somewhere on a higher plaza,
17 could look a certain way.

18 I don't think I want to have the end of a
19 ramp sticking out in the middle of the street, trying
20 to -- to pick up a view. It doesn't make sense. I
21 think something doesn't work from a planning
22 standpoint, is in the -- that's why it's jutting out.

23 That's -- but, what do I know. I mean, I
24 haven't let the sit down -- I mean, they're going to
25 have to analyze this. I'd like them to explain it

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1 because it doesn't make sense to me. It just doesn't
2 make sense. It's not a -- it's not a -- it's not the
3 kind of view that if you're giving to people, you're
4 going to have it on a ramp, at the end of a ramp,
5 sticking out.

6 I just -- it's -- it's not the -- it's not
7 the kind of thing that I think you want in this city,
8 to be looking back at the capitol or looking down
9 toward the -- the waterfront. I think it -- to me, I
10 think -- I think they, again, it's another opportunity
11 lost.

12 There's opportunities for this, but -- and
13 again, I think as has been said before, I think that
14 looking back from the -- the inside of this ballpark
15 and looking north especially, you know, I think only
16 ten percent of the people in this ballpark are ever
17 going to a view of the Capitol. And that's on the --
18 that's probably -- that's on the first base side, up
19 -- and I just -- and I've been --

20 But again, this is -- a lot of that's
21 going to be obscured by these parking garages, which
22 just, again, I'm just -- it sticks in my craw as a
23 very inappropriate solution.

24 But I think, other than that, I think, I'd
25 like to get back to best practices, what you said. I

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1 think there are ways to do this. There is an attitude
2 that you've got to have in a city to do it. And I
3 think they're starting and there are things in here
4 that are nice.

5 There are things that are beginning to get
6 fleshed out. But I don't think they're right there
7 yet. I think there needs to be some really more
8 thought on how to really tie this thing together and
9 make this ballpark work. Thank you.

10 ACTING CHAIRPERSON HOOD: Okay. Thank
11 you. I don't have very many comments. I will tell
12 you that one of my issues is traffic and being able to
13 access, egress, and being able to get back and forth
14 away from the stadium.

15 But someone who rides the subway now, when
16 it's at RFK, you talk about best practices, someone
17 who has to squeeze on the subway now when they have
18 games, obviously I do believe that people will be
19 catching the subway.

20 And I can tell you, while it's unfortunate
21 when you come home from work and you don't have
22 tickets, you have to squeeze on the train. But that's
23 what we want them to do, catch the Metro.

24 So, I'm not as concerned because I -- it
25 gives a comfort level because I believe that the

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1 people who are going to the games now will do exactly
2 what they're going to do when they go to the game over
3 at this stadium. It's just a matter of switching
4 locations.

5 But I will say, and this can be fleshed
6 out and I can get my answers at the hearing, on the
7 diagram -- I forgot exactly which one it is, it looks
8 like there's only two escalators. And for those of us
9 who sit in the above section at FED-EX Field, we know
10 about going up the escalators. The escalators are
11 going to break down.

12 I want to make sure that, for those of us
13 who may be in the seats up at the top, you know, up by
14 the flags where they wave, I want to make sure that
15 there's another option for those who may not be able
16 to walk that high up. But most people don't sit that
17 high up, except for myself. But I can tell you that
18 is a concern of mine.

19 And also, I do like the design from
20 looking from, what's that, South Capitol and M Street.
21 I think it -- it really flourishes and it really jump
22 starts that area. But I do take note of what my
23 colleagues have said about the pedestrian traffic and
24 accessing when there's not a game. I think that has
25 been expanded upon enough.

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1 So hopefully, we're looking forward to --
2 I'm looking forward to hearing what the solutions are
3 and the rationale for the positioning of the way
4 things are here now.

5 So, other than that, not having a whole
6 lot of insight on stadiums and best practices, I'm
7 looking forward to the hearing and it's going to be a
8 very interesting time and an interesting time for the
9 city. Anything else?

10 COMMISSIONER JEFFRIES: Yes. I think it
11 would have been very helpful, and I think we talked
12 about this before, you know, because I think, you
13 know, at least I put my hand up that, you know, other
14 than enjoying going to baseball stadiums, I don't
15 really know anything about, you know, baseball stadium
16 design and so forth.

17 And I think it would have been helpful if
18 we could have, you know, had a, you know, some sort of
19 venue to sort of, you know, get a clear understanding
20 about the types of things that really need to happen
21 for a baseball stadium to be successful.

22 But again, this baseball stadium is in a
23 context and we've been offered some other things. And
24 I would just like to see those things be part of it.

25 And the other point that I wanted -- this

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1 was in the principles -- Planning Principles for
2 Location and Choice, in H -- I think it's page 18 of
3 their proposal. It says here parking should be
4 offsite. Large scale surface parking lots serve as
5 dead zones in a city, preventing economic benefits
6 from a ballpark from reaching surrounding properties.
7 The majority of parking should be provided in
8 dispersed areas within a short walking distance of a
9 ballpark and not on the ballpark site. Fans should
10 have a pedestrian experience through the surrounding
11 ballpark neighborhood, enhancing the positive economic
12 impact of the fans presence in and around the
13 ballpark.

14 It might be very interesting. I don't --
15 I don't know whether that means that the assumption is
16 that the people in surrounding neighborhoods are going
17 to want, you know, roving fans going through their
18 neighborhoods and so forth. I mean, I think we know
19 about Wrigley Field in Chicago. And, you know, I
20 remember years ago there was some concerns about, you
21 know, just the, you know, in terms of lots of fans
22 walking through neighborhoods and, you know, becoming
23 rowdy afterwards, and so forth.

24 So I was sort of struck reading that, you
25 know, fans should have a pedestrian experience. I

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1 don't know quite what that means. But I think there's
2 a lot of stuff to chew on here and I think there's a
3 lot of education that I think this Commission needs to
4 receive as it relates to how these stadiums need to
5 work.

6 And I think each of us have some different
7 experiences, having gone to baseball stadiums. But I
8 am very much concerned and I would agree with you,
9 Vice Chair, you know, transportation, but also the
10 pedestrian experience and how that impacts upon some
11 of the surrounding neighbors.

12 Because, from what everything I've read,
13 it just seems like, you know, they're not looking
14 forward to some of this. Some of them are, but many of
15 them are not.

16 ACTING CHAIRPERSON HOOD: Okay. Any other
17 comments?

18 COMMISSIONER PARSONS: Mr. Chairman, I
19 failed to comment on these two options that are shown
20 in the back of the book; Option 1 and Option 2. And
21 I only want to speak about the retail on First Street.

22 It seems to me that the retail shown in
23 Option 2, which extends out to the building line,
24 makes more sense. It has a better relationship with
25 the concourse passageway above it. And I think the

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1 sidewalk shown in Option 1 is just out of scale with
2 its purpose. But maybe I shouldn't have an opinion on
3 it, if I'm not already. But I thought I'd share that
4 with you.

5 ACTING CHAIRPERSON HOOD: Any other
6 comments? Okay. I think the applicants have heard
7 the discussions and I'm sure that, at the hearing,
8 they will come and give us some type of resolutions or
9 answers to help us see our way through to this
10 exciting project for the city.

11 With that, our special public meeting is
12 adjourned.

13 (Whereupon, the Special Public Meeting of
14 the District of Columbia Zoning Commission was
15 adjourned at approximately 7:25 p.m.)
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