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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission

Public Hearing

Case No. 06-46B (Half Street Residential PJV, LLC  
- Capitol Gateway Overlay District Review at  
Square 701, Lots 857, 858, 859 - Half Street,  
S.W.)

6:30 p.m. to 8:10 p.m.  
Thursday, May 28, 2015

Jerrily R. Kress Memorial Hearing Room  
441 4th Street, N.W., Suite 220 South  
Washington, D.C. 20001

## 1 Board Members:

2 ANTHONY HOOD, Chairperson

3 MARCIE COHEN, Vice-Chairperson

4 ROBERT MILLER, Commissioner

5 PETER MAY, Commissioner

6 MR. TURNBULL, Commissioner

7

## 8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

## 11 Office of Planning:

12 JOEL LAWSON

13 MATT JESICK

14

## 15 DDOT:

16 ANNA CHAMBERLIN

17

## 18 OTHER:

19 NORMAN GLASGOW JR.

20 JAIR LYNCH

21 CHRIS HARVEY

22 CHRIS SCHEW

23 CHRIS KABATT

24 SHANE DETTMAN

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P R O C E E D I N G S

CHAIRPERSON HOOD: Good evening, ladies and gentlemen, this is the public hearing of the Zoning Commission for the District of Columbia. Today's date is May the 28th, 2015.

My name is Anthony Hood. Joining me are Vice Chair Cohen, Commissioner Miller, Commissioner May, and Commissioner Turnbull. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, Office of Planning staff, Mr. Lawson and Mr. Jesick, and the District Department of Transportation, Ms. Chamberlin.

This proceeding is being recorded by a court reporter. It's also webcast live. Accordingly we must ask you to refrain from any disruptive noises or actions in the hearing room, including the display of any signs or objects. Notice of today's hearing was published in the D.C. Register and copies of that announcement are available to my left near the door.

The hearing will be conducted in accordance with provisions of 11-DCMR-3022 as follows. Preliminary matters, applicant's case, report of the Office of Planning, report of other government agencies, report of the ANC,

1 organizations and persons in support,  
2 organizations and persons in opposition, rebuttal  
3 and closing by the applicant.

4           The following time constraints will be  
5 maintained in this meeting. I see we have 30  
6 minutes. I don't know if we need exactly 30  
7 minutes. I would encourage the applicant and  
8 counsel to push and hit the highlights on some of  
9 the changes. I think that would be more  
10 beneficial to us. Organizations five minutes,  
11 individuals three minutes.

12           Again, all persons are to fill out two  
13 witness cards. These cards are located to my left  
14 on the table near the door. The staff will be  
15 available throughout the hearing to discuss  
16 procedural questions. Please turn off all beepers  
17 and cell phones at this time so not to disrupt  
18 these proceedings. Would all individuals wishing  
19 to testify please rise to take the oath?

20           Ms. Schellin, could you please administer  
21 the oath?

22           [Oath administered to the participants.]

23           MS. SCHELLIN: Thank you.

24           CHAIRPERSON HOOD: Okay. Ms. Schellin,  
25 do we have any preliminary matters?

1 MS. SCHELLIN: I think we have a couple  
2 of experts that have not testified before the  
3 Commission before. Two -- actually, three. We  
4 have Mr. Harvey, Mr. Schein, and Mr. Dettman who  
5 have been proffered but have not been accepted  
6 before the Commission.

7 CHAIRPERSON HOOD: Okay. Colleagues,  
8 that is Exhibit 70D. Can we do this, Mr. Glasgow?  
9 Are you taking the lead on this tonight?

10 MR. GLASGOW: Yes, sir.

11 CHAIRPERSON HOOD: Or is it Mr. Dettman?  
12 Ok, you are? Okay. Let's do one at a time. Let's  
13 go by -- let's just call one at a time. Let's do  
14 Mr. Harris first.

15 MR. GLASGOW: Okay.

16 CHAIRPERSON HOOD: Mr. Harris.

17 MR. GLASGOW: Mr. Harvey.

18 CHAIRPERSON HOOD: Is it Harris? What am  
19 I looking at?

20 MS. SCHELLIN: Mr. Harris is not going to  
21 testify this evening.

22 CHAIRPERSON HOOD: Oh, Mr. Harris.

23 MS. SCHELLIN: Yeah.

24 CHAIRPERSON HOOD: Okay. Mr. Harvey.  
25 Okay, no, you don't have to stand. We're not in

1 that kind of court.

2 I just want to know, Mr. Glasgow, what  
3 are we proffering him as?

4 MR. GLASGOW: Architecture.

5 CHAIRPERSON HOOD: Okay. Okay.

6 MR. TURNBULL: Do we have his resume?

7 CHAIRPERSON HOOD: Yeah.

8 MR. TURNBULL: Okay.

9 CHAIRPERSON HOOD: It's Exhibit 7D. And  
10 let's just do them one at a time. Give us a  
11 moment.

12 MR. TURNBULL: Was it D?

13 CHAIRPERSON HOOD: Seven, 7D.

14 MR. TURNBULL: Okay.

15 [Pause.]

16 CHAIRPERSON HOOD: Any objections?

17 MS. COHEN: No.

18 CHAIRPERSON HOOD: Okay. So we're  
19 proffering Mr. Harvey as an expert in  
20 architecture.

21 MR. GLASGOW: Right.

22 CHAIRPERSON HOOD: Who's next?

23 MR. GLASGOW: Next, Mr. Chris Schein, who  
24 is the landscape architect.

25 CHAIRPERSON HOOD: Mr. Schein, we have

1 his resume also?

2 MR. GLASGOW: Yes. It should be in the  
3 record.

4 CHAIRPERSON HOOD: Any objections?  
5 [No audible response.]

6 CHAIRPERSON HOOD: Okay. And I think we  
7 have one more.

8 MR. GLASGOW: And we do have one more.  
9 Mr. Dettman.

10 CHAIRPERSON HOOD: Okay. Now you proffer  
11 --

12 MR. TURNBULL: Well, we've got to really  
13 check this out, I think.

14 MR. GLASGOW: I was expecting some  
15 questions. He's available to answer them.

16 CHAIRPERSON HOOD: Okay. And you're  
17 proffering him as what?

18 MR. GLASGOW: He's being proffered as a  
19 land planner.

20 CHAIRPERSON HOOD: Okay. Any objections?

21 MR. TURNBULL: No.

22 CHAIRPERSON HOOD: And, Mr. Glasgow, so  
23 you know, I do that on purpose so you can tell me  
24 what you're doing instead of me telling you. I do  
25 know what he's proffered in this record and I'm

1 sure -- I don't guess we -- do we have any  
2 objections on Mr. Dettman?

3 MR. MAY: Well --

4 CHAIRPERSON HOOD: Boy, I'll tell you,  
5 this group here is rough. You can tell me when  
6 you serve with a group, that's how they treat you.  
7 So anyway. It's good seeing you, Mr. Dettman.

8 Okay. Anything else? All right. We may  
9 begin.

10 MR. GLASGOW: Thank you, Mr. Chairman.  
11 For the record my name is Norman Glasgow, Jr. at  
12 the law firm of Holland and Knight. Mr. Jair  
13 Lynch will also be testifying. Mr. Kabatt. And  
14 you've met the three expert witnesses.

15 We appear before you this evening with  
16 respect to a design review under Section 1610 of  
17 the Capitol Gateway Overlay District for  
18 modification of a previously approved project in  
19 Square 701. The north half of the project, which  
20 was an office building, has already been  
21 constructed. And this is for the south half of  
22 the project, which is the residential component  
23 with retail on the ground floor and a potential  
24 for hotel in the alternative.

25 I want to keep this very brief so I will

1 now turn it over to Mr. Jair Lynch, unless you  
2 have any preliminary questions for me.

3 MR. LYNCH: Good evening. My name is  
4 Jair Lynch and I am the President CEO of Jair  
5 Lynch Development Partners. We are an urban  
6 regeneration company that aspires to create  
7 extraordinary places. We've been in business for  
8 17 years and have developed nearly three and a  
9 half million square feet of neighborhood assets  
10 totally \$800 million with over 400 million in the  
11 pipeline.

12 Across the city we have developed  
13 historic structures, affordable housing, and other  
14 neighborhood assets with award winning  
15 architecture and an emphasis on place making.  
16 We've brought that experience to bear as we  
17 imagine the second phase of the development at  
18 Square 701 along half street.

19 Our intent is simple. We want to create  
20 an extraordinary place for the everyday residents  
21 that live or will live in this rapidly evolving  
22 neighborhood while at the same time provide a  
23 unique destination for the 3 million people who  
24 visit the baseball stadium and the other public  
25 amenities on the wharf, on the waterfront every

1 year.

2           This building is very intentional in how  
3 it interacts with the street. And emphasis is  
4 placed on the pedestrian experience through a  
5 sizable retail base on two floors, ample  
6 opportunities for outdoor seating and dining, and  
7 a welcoming and accessible streetscape.

8           On the upper floors this building is  
9 about the views. Not of vistas, but of a vibrant  
10 urban experience below. The building invites  
11 people watching from perched balconies, patios,  
12 and setbacks on all levels. This experience will  
13 create a special energy as people upstairs will  
14 not only observe the activity taking place on the  
15 street level, but they will also be active  
16 participants in the festival on the street. Our  
17 goal is to maximize the interaction between the  
18 built space and the public spaces, bringing the  
19 indoors out to the street level, and bringing the  
20 outdoors in on the upper floors.

21           Our proposed building program in many  
22 ways is consistent with what was approved in 2007.  
23 The previously approved, as well as modified  
24 plans, contain approximately 460,000 gross square  
25 feet and have an FAR of about 6.8. Our building

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1 design has been developed to promote livability  
2 and minimize impacts to the environment. The  
3 modified plans include substantial outdoor amenity  
4 space, provide alternate modes of travel through  
5 proximity to Metro rail, and provision of ample  
6 bike storage, and implement water conservation,  
7 energy efficiency, and sustainable material  
8 selection and other sustainable features.

9           With input gathered from neighborhoods  
10 and patrons, we've created a plan that conforms  
11 with the Capitol Gateway Overlay, and the result  
12 is an exciting and dynamic building that quite  
13 frankly we believe will define the ballpark  
14 entertainment district. This is not an easy task.  
15 We have not approached this responsibility  
16 lightly, but we are confident that we can meet the  
17 challenge.

18           We have fostered a positive relationship  
19 with the ANC and the Capitol Riverfront Business  
20 Improvement District and have secured their  
21 support of the project.

22           We have also worked with the Office of  
23 Planning and DDOT and very much appreciate their  
24 strong support. We do on all our projects. We're  
25 already thinking ahead to the construction phase

1 and planning of the temporary and permanent jobs  
2 that will result from the project. We fully  
3 intend to adhere to our company's responsible  
4 contractor's policy and will encourage local  
5 hiring.

6           As a Washingtonian who has closely  
7 observed the incredible growth that continues to  
8 take place across the entire city, I'm fully aware  
9 the considerable importance of this project at  
10 this given location and its visibility. The  
11 project has a long history. The construction of  
12 the office building of 55M started in 2007. As a  
13 result of the unfortunate economic circumstances  
14 the project never carried through to completion.  
15 We are honored to be the ones that carry this  
16 project all the way through, deliver a building  
17 that the city can be proud of, and I'm proud of  
18 this team that is here before you today.

19           And with that I'll hand the presentation  
20 over to Chris Harvey who will discuss the exciting  
21 building design.

22           MR. HARVEY: Again, my name is Chris  
23 Harvey, Director of Design at Hord Coplan Macht  
24 Architects. I have a number of exhibits that I'm  
25 going to briefly go through. I don't know if we

1 want to turn the lights down, if this is fine.

2 Thank you.

3           The site. I think most of you are aware  
4 of the site but this is our L-shaped site. We  
5 have N Street below our site. We have M Street  
6 above. Half Street terminates into the outfield  
7 entry to the ballpark so a very prominent site  
8 right on that corner. There's a Cushing Place, is  
9 the street, alley, directly behind our site. And  
10 the Metro stop, the Navy Yard Metro stop is  
11 adjacent to us in the office building.

12           This is quickly a diagram of the  
13 building. I think this is important because it  
14 kind of moved away from the previous design, some  
15 changes that were notable. One is just a very  
16 clean idea of the building. A bar that runs along  
17 half street, a series of perpendicular bars that  
18 create some very nice courtyard spaces facing  
19 Cushing Place. And then another bar, kind of in  
20 this E shaped diagram that runs along N Street  
21 here. And again, what that does is it creates  
22 some real identity. These bars kind of poke  
23 through on half street for some real  
24 opportunities, what I'll show you in further  
25 exhibits.

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1           We have three levels below grade of  
2 parking. Equally 231 parking spaces. That  
3 parking is accessible from Cushing Place. This is  
4 the alley directly behind Half Street. This is N  
5 Street correctly, right here. And this is the  
6 ramp down into that little excess, that parking  
7 area.

8           We have one important feature of this  
9 project is two levels of retail. And this kind of  
10 orange color you're seeing here is all the retail,  
11 namely on Half Street and on N Street here. We  
12 want to bring as much life -- if anybody has been  
13 to a ball game you can see the energy on Half  
14 Street. We think there's a great opportunity for  
15 just putting as much retail in there on two levels  
16 as we can.

17           These are two residential cores that  
18 access the residential units above, right here.  
19 And we actually have small setbacks off of the  
20 street, almost small little parks for the entries  
21 of those units.

22           And we have a secondary service area  
23 accessing some of the lower parking right here.  
24 There's a secondary lobby here that can come in as  
25 kind of a courtesy lobby. And there's also access

1 for the upper level retail that comes in off of  
2 Half, in to here, and access this core of parking  
3 right here. And you can see that core coming up  
4 right over here. It's about 25,000 square feet of  
5 retail here. You can see the retail here. This  
6 is all residential lobby in this area, wrapping  
7 around a second floor courtyard.

8           This is a diagram. We also have an  
9 option for a potential hotel to come in this wing  
10 of the project. You'll see it in the upper plans.  
11 There's a jump lobby that happens here where  
12 parking for the hotel exists underneath. They  
13 come up through this core. And this is just an  
14 enlarged plan. If the hotel comes through this is  
15 our idea of Cushing Place having a drop-off for  
16 the hotel guests. It's a roundabout right here  
17 that they can come in, park, access the hotel.  
18 There is an elevator core here that comes from the  
19 lower level parking. And then this elevator here  
20 will bring you up to the hotel on the upper  
21 floors.

22           This is kind of that E shaped diagram  
23 that we were talking about; created some really  
24 great courtyards. We also took these bars and  
25 pushed them over on to half street. You'll see

1 how that kind of manifests itself on to the skin  
2 of the building and the massing of the building.  
3 But it creates some nice terraces and layering of  
4 the building, which is a break from the previous  
5 design that was very flat. There's a lot of  
6 activity that happens on N and H Street.

7           This is just kind of a typical level of  
8 our residential units. This lighter color is just  
9 exhibiting where that hotel would be and where  
10 that hotel core would be if we bring it into the  
11 project.

12           Again, the upper floors here of our  
13 residential units. And this is our rooftop plan.  
14 There's a number of penthouse units. Chris  
15 Schein, our landscape architect is going to get  
16 into a lot more detail on this whole upper plan  
17 and how all of the landscape is working.

18           These are just general sections cut  
19 through the building, showing the overall partee,  
20 the three levels of parking below, the two levels  
21 of retail an 18 foot first floor, a 14 foot second  
22 floor, and then the eight levels of residential  
23 above. Just different sections cut through. This  
24 is Half Street here, and you can kind of see at  
25 the 80 foot level we're required to have a 12 foot

1 setback, and that's exhibited right here. It  
2 really starts to help with the scale again.  
3 You'll see how that starts to work itself into our  
4 elevations.

5           Our elevations, we have -- it's a very  
6 clean building. A modern kind of expression.  
7 Very similar, I think, to the language that is  
8 happening around the ballpark. One thing that we  
9 have worked very hard with is this kind of  
10 layering of the building. I mentioned the kind of  
11 the two-story retail. And you'll see this in our  
12 perspectives.

13           And then there's kind of a larger read of  
14 this kind of dark brick that you're seeing here on  
15 the facade. And there's a secondary kind of  
16 element, these white elements, that are kind of  
17 just a focal point that starts to march down and  
18 organize the different parts of the building. And  
19 then right at that -- above that dark level is  
20 that 80 foot setback where the building will drop  
21 back 12 feet. So there's a very nice layering  
22 that happens on the building.

23           Different views. I think one thing that  
24 was important to our whole team, even on Cushing  
25 Place, we don't see a real back side to this

1 building on Cushing Place opposite Half Street.  
2 We have the same pallet of materials that we've  
3 brought around very generous courtyards. Again,  
4 same kind of language of the building. There's  
5 not really a back side to this. We think that  
6 Cushing Place is going to be an important place  
7 all year round, especially during game days.

8           This is kind of a view, standing on N  
9 Street and Half. The ballpark would be behind you  
10 in this view. And again, you're starting to see  
11 these elements that I referenced, that very strong  
12 two levels of retail. We really feel that again,  
13 all year round I think we designed this to be a  
14 neighborhood building. But on game days there's a  
15 transformation that happens at Half Street. So we  
16 feel that these little elements here, where  
17 there's outside decks on top of some of these  
18 terraces that we've created, we really like the  
19 idea that people, whether it's residents or you're  
20 just coming to visit for a game or you live here  
21 year round, there's places that come out of this  
22 building to look at Half Street. It's an amazing  
23 thing, again during game days, there's a lot of  
24 activity. We're trying to really push people out  
25 on to the street, as well as on top of the

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1 building and really experience what that event is  
2 like.

3           So you're starting to see some of these  
4 layers. And again, there's that setback at 80  
5 foot. The 12 foot setback, to really layer this  
6 building and make it very pedestrian friendly.

7           This is a view looking towards the gate  
8 of the stadium right here. Again, you're reading  
9 this two stories of retail, a setback. It goes up  
10 again. There is another setback at the 80 foot  
11 level. And you were just starting to see what I'm  
12 referring to in terms of these opportunities that  
13 get out on to the street. A real inside/outside  
14 read so you're really seeing what's happening  
15 inside these retail spaces. There's a real kind  
16 of engagement to what's happening on the street  
17 here.

18           And again, our pallet of materials. We  
19 wanted a little bit slightly different expression  
20 on M Street, so our brick has a little bit more  
21 browns into it. We've actually brought some  
22 materials here. Whereas H Street or Half Street,  
23 we have a little bit deeper brick. There is a  
24 lighter brick that we're using as an accent in  
25 certain places, comes into the building. These

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1 are metal panels, this lighter material you're  
2 seeing as a light white material. And we also  
3 have a lighter metal material that extends itself  
4 up on to the building above the brick on Half  
5 Street. So there's kind of a very simple and  
6 logical kind of framework for what we're doing.  
7 We know that there's a lot going on so we're using  
8 the brick to really kind of organize the building.

9           And again, retail was very important.  
10 These are just some exhibits that show how we're  
11 doing this. Obviously H and N Street, a very  
12 important corner. We see that as this beautiful  
13 detailed glass, kind of pavilion, two stories in  
14 height. As you march down H Street you're -- or,  
15 I'm sorry, Half Street, you're starting to get  
16 this kind of frame work of the brick. And again,  
17 we're following the guidelines in terms of  
18 signage, in terms of canopies and everything else  
19 that we do there for the neighborhood.

20           I'm going to hand this over to Chris  
21 Schein, landscape architect to kind of get into a  
22 little bit more detail on the groundscape and the  
23 rooftop.

24           Oops, one more. Sorry. This is kind of  
25 an extension. On to N Street, that same

1 vocabulary, what we're doing, two-story retail,  
2 really animated at the ground floor level.

3 MR. SCHEIN: Okay. Hi. Chris Schein  
4 with Hord Coplan Macht, Landscape Architect. So  
5 this is a composite drawing of the site and the  
6 over structure of landscape. So just to kind of  
7 take you through the entire site and landscape  
8 component of the project, I'll start at the top.

9 So basically we're starting with rooftop  
10 and some green roof areas, so we see those  
11 delineated. These upper courtyards here, this is  
12 an upper courtyard here, and an upper courtyard  
13 here, and here. This is all rooftop, landscape  
14 amenity for residents. So that is a place where  
15 people can go any time of the day for whatever  
16 amenities we end up putting up there for residents  
17 only.

18 Down here, our over podium structure,  
19 over structure landscape. So these are over the  
20 first level of the building. So they are actually  
21 viewed upon by the upper level units that face  
22 Cushing Place. So Chris was referencing how the  
23 building kind of sets back along Cushing Place.  
24 So these courtyards are a lot lower and these also  
25 really help us with storm water management. We'll

1 be doing storm water cleaning in the planters on  
2 these roof tops. But they also become occupied  
3 amenity spaces for the residents.

4           And then coming down to the grade,  
5 starting over here on the top of the drawing,  
6 we're going to be doing the full, you know,  
7 entourage of streetscape, coming down N Street to  
8 the intersection of Half and N, and then we're  
9 proposing a partee and a design for the entire  
10 project up to M Street. Coming down from N Street  
11 at this corner we'll be matching the already  
12 approved project just to the east. So we'll be  
13 matching materials. And as we come over to the  
14 corner we're really imagining a much more sort of  
15 upgraded series and combination of materials.  
16 We'll be using a lot of large format home granite  
17 paving that kind of really emphasizes that main  
18 intersection and that corner of Half and N. We're  
19 proposing unit paver crosswalks to really carry  
20 pedestrians across the street.

21           And keep in mind, we realize that you  
22 know, this is a street that Half Street must  
23 function as a vehicular and pedestrian street for  
24 90 percent of the time. But then when ball games  
25 are in session they close the street. So we are

1 proposing a curbless street so that when the  
2 street is closed it functions as a full pedestrian  
3 environment with a lot of complexities of where  
4 people can go and interact and move through this  
5 space.

6           So the components of Half Street itself  
7 are comprised of two gateway thresholds where  
8 we're proposing some gateway elements, some  
9 architectural pylons with lighting, catenary  
10 lighting to really sort of set off that street as  
11 special. You have the Metro at one end and then  
12 you have the entrance to the ballpark at the  
13 other. So the gateway thresholds really set up  
14 that framework for Half Street.

15           Then we have a rhythm of very rich  
16 concrete unit paving. Very similar to what you  
17 see downtown, you know, the large format pavers.  
18 But we're mixing some grays. And we brought  
19 samples to show you that they're very compatible  
20 with the granite. So high quality concrete unit  
21 pavers with granite. And then along the street  
22 we'll be using the cobble that you see a lot in  
23 the neighborhood and you see around Washington,  
24 D.C. So bringing that granite cobble back, a more  
25 historic and traditional material, and used in a

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1 much more contemporary fashion.

2           So you'll see alternating patterns of  
3 bollards. And I'll go into this in more detail  
4 later, and tree planting. Then lastly coming up  
5 to Monument Place, this really is a pedestrian  
6 use. We don't need this for vehicular access,  
7 necessarily. So this is a great opportunity. A  
8 lot of people coming out of this lobby of this  
9 existing garage and coming out to the ballpark or  
10 coming out of the garage and just going to the  
11 retail. And then of course you have the Metro  
12 stop.

13           So Monument Place really is a great  
14 opportunity to have a pedestrian muse that  
15 interacts with the retail space that will  
16 potentially be on the ground floor and also  
17 interact with the lobbies that Chris was  
18 describing earlier.

19           In detail, this is the intersection at  
20 Half and N. These are the Gateway elements, the  
21 pylons, and the catenary lighting we're proposing  
22 to string between the pylons. You see a lot of  
23 granite paving at the corner. Very rich and  
24 detailed. This is a blowup of Monument Place.  
25 We're actually extending the catenary lighting

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1 between the buildings and showing café style  
2 furniture and places for people to sit. So it  
3 really is just a pedestrian muse with very  
4 contemporary feeling and upgraded paving.

5           A blowup detail of the street scape  
6 itself, the street's furniture zone with permeable  
7 paving to help with storm water, where the street  
8 furniture goes. And then the thoroughfare that  
9 the large format paver for the pedestrians for the  
10 thoroughfare. And up against the building we have  
11 spaces for café seating and that sort of thing  
12 that interacts and is part of the retail of the  
13 building.

14           This is a view coming from the east at N.  
15 So what this is, is Cushing Place, the terminus  
16 for Cushing Place and the turnaround, which we'll  
17 go over in the traffic presentation. And we're  
18 just showing how we're carrying the pedestrian  
19 paving and the curbless environment under the  
20 building. The building is connected here, and you  
21 can actually go through on Cushing Place here.

22           And this is just a section of the  
23 streetscape itself. And then some example  
24 materials of the site furnishing and paving. And  
25 we did bring materials to show you today.

1           MR. KABATT: We have to switch  
2 presentations here. So in the interest of time,  
3 I'm Chris Kabatt with Wells and Associates and we  
4 prepared the transportation evaluation for this  
5 site. And in the interest of time I'm going to  
6 just hit some highlights of our presentation.

7           CHAIRPERSON HOOD: Let me interrupt. And  
8 your name again is?

9           MR. KABATT: Chris Kabatt.

10          CHAIRPERSON HOOD: Chris Kabatt. I'm  
11 going to stop the clock. Mr. Glasgow, are you  
12 proffering him as an expert?

13          MR. GLASGOW: Yes, he's appeared as an  
14 expert on many cases, and previously before this  
15 Commission.

16          CHAIRPERSON HOOD: Okay. So let's make  
17 sure we have his name on the list. Okay, because  
18 I just -- I don't remember what I did earlier  
19 today. So, okay. So we won't have to go through  
20 that. Thank you.

21          MR. KABATT: Okay. So back on the clock  
22 here. I wanted to show you the circulation  
23 exhibit, so let me go back here.

24                 So the circulation for the vehicles, the  
25 pedestrians, and the trucks. The vehicular

1 circulation on non-game days, you can access the  
2 site from M Street and from N Street. The  
3 alleyway or Cushing Place would be a two-way  
4 alley. The retail parking would be underneath 55  
5 M and the residential parking shown in Blue would  
6 be accessed underneath the proposed building.

7 The loading is in the -- it's the purple  
8 area shown in this area here. And then we'll get  
9 to the truck diagram in a moment.

10 On the game day situation where Half  
11 Street and N Street are closed to vehicular  
12 traffic, the access would be from M Street, two-  
13 way and Cushing, and with M Street is also  
14 converted to a right in/right out driveway because  
15 the median is closed.

16 And just let me point out here also that  
17 with this project Cushing Place would extend all  
18 the way down to N Street. There would be the  
19 easement on the private property that would extend  
20 down from the public alley, here down to N Street.

21 All right. So this, I believe, I'm  
22 pitch-hitting for Jami Milanovich tonight, and I  
23 believe she tried to show you an animation of the  
24 truck turning before. But this is to show you  
25 that a 55 foot truck could make the maneuver into

1 the loading dock, and even on a game day when they  
2 would have to turn around to come back to M  
3 Street.

4 Well, Amelia can you -- I don't see where  
5 it's coming up here.

6 [Pause.]

7 MR. KABATT: And you'll note here that  
8 there is space in between the cab and the trailer  
9 of the truck here, the trailer and then the cab in  
10 between the building, giving it some extra space  
11 for air. Okay. Now we can get back.

12 I just wanted to then also talk about  
13 DDOT's recommendations and they supported the  
14 application with a few conditions, a couple  
15 conditions. And let me just get down to that  
16 slide.

17 We had proposed in our May 13th  
18 supplement, we proposed some additional TDM  
19 measures which DDOT agreed to and we worked with  
20 them on those. And DDOT also requested that we  
21 limit deliveries within a three hour window prior  
22 to ballpark events, which the applicant agrees to.

23 They also had a few suggestions, one  
24 being the providing long-term bicycle parking in  
25 the garage or on the ground floor, and we agreed

1 to that. Installing electric car charging  
2 stations in the residential garage and the retail  
3 garage, the applicants agreeing to the station in  
4 the residential garage, and then also that we  
5 continue to work with DDOT during the public space  
6 process. And of course we agreed to that as well.

7 I'm happy to answer any questions as they  
8 come up and pass it over to Shane.

9 MR. DETTMAN: Good evening, Mr. Chairman  
10 and members of the Commission. I'll kind of  
11 conclude the presentation with a brief summary of  
12 how the design that's just been presented to you  
13 by the Chrises, conforms with the provisions of  
14 the CGR that apply to this project. I won't get  
15 into any detail about where the site is and what  
16 its characteristics are. I think you're well  
17 aware of where it's located and Chris touched upon  
18 that in his presentation.

19 Quickly if you look at what's proposed in  
20 terms of building program and compare it to the  
21 previously approved plans, you'd find that in  
22 terms of the amount of gross square footage that's  
23 being proposed, the FAR, the amount of parking,  
24 the height, they're very similar buildings but  
25 what you represented a little bit earlier is that

1 it's very different building architecturally, and  
2 in terms of its height, mass, bulk, and gross  
3 floor area, they're similar.

4 In terms of a comparison of the  
5 previously approved zoning relief that was part of  
6 the original CG Overlay review from 2006 --  
7 2007/2008, and how the modified plans compare to  
8 those areas of review relief, we're very  
9 consistent and in many ways we've reduced the  
10 areas of relief that are necessary, or at least  
11 substantially reduced their extent.

12 These next couple of slides show just how  
13 previously there was relief provided for loading.  
14 We are consistent with that relief, providing the  
15 same number of loading birth and service delivery  
16 spaces. And then in terms of the roof structure  
17 setback relief that was provided, you can see in  
18 the comparison graphics here, that the extent of  
19 the noncompliant roof structure setbacks has been  
20 substantially reduced. On the left you can see  
21 quite a bit of nonconforming roof structure  
22 setbacks along the courtyard that was being  
23 provided at the time. And here we have this small  
24 area of a nonconforming roof structure setback.  
25 With regard to the other proposed roof structures,

1 they all are properly set back at a distance equal  
2 to their height above the roof level.

3           Moving in to the provisions that are  
4 applicable to this project under the CG Overlay  
5 section, 1607 pertains to projects that are  
6 located along Half Street, south of M Street, on  
7 the requirement that the building be set back 20  
8 feet, and at a height above 65 feet. There was  
9 relief previously approved by the Commission, and  
10 we're consistent with that relief. We're  
11 providing a 12 foot setback at a height above 80  
12 feet, which you can see in this illustration in  
13 the upper left.

14           With regard to the amount of ground  
15 floor, gross floor area that has to be devoted to  
16 preferred uses, you can see that the requirement  
17 is that 75 percent of the gross floor area, the  
18 ground floor would be devoted to preferred uses.  
19 We're compliant with that requirement. We're  
20 providing 75.9. We're providing, as required, 100  
21 percent of the linear frontage along Half Street,  
22 to preferred uses with the exception of building  
23 entrances and space that's required for fire  
24 control.

25           And there's a requirement that no



1 located in Section 1603 of the CG Overlay  
2 provisions, this project will help attain the  
3 mixture of uses that are proposed and encouraged  
4 within the CG Overlay. This building will be  
5 completely devoted to preferred uses, being  
6 residential, commercial, service uses, and the  
7 potential for a hotel.

8           It's also going to provide safe and  
9 active streetscapes through building articulation  
10 and landscaping as been presented previously.  
11 There was a curb cut located along Half Street in  
12 order to provide vehicular access along Monument  
13 Place. Monument Place is now being proposed as a  
14 pedestrian thoroughfare, so we removed that curb  
15 cut along Half Street and create that continuous  
16 sidewalk from M Street down to the ballpark.

17           The building will be in context with the  
18 surrounding neighborhood, as shown in the view  
19 study that was done by the design team. You can  
20 see that the building is going to be built out to  
21 the building lines. It's going to either  
22 establish or maintain that strong street wall  
23 along Half and N Street. Particularly along Half  
24 and that view down to the ballpark. A lot of  
25 thought has gone into circulation, has been

1 presented for game days and non game days. We  
2 removed that curb cut along Half Street, resolving  
3 that conflict with pedestrians and vehicles.

4 I don't think that you can find one  
5 unarticulated wall in this building. It's a very  
6 interesting and creative design through the use of  
7 building articulation, setbacks, and the use of a  
8 range of materials.

9 And then quickly looking at the one  
10 special exception, additional special exception  
11 that we're requesting, and that's for the ability  
12 to provide a stand-alone stair down on the eastern  
13 side of the southern bar of the building, to allow  
14 that standalone stairway without including that in  
15 a uniform enclosure with the elevator core that's  
16 located slightly to the west.

17 We believe that this relief meets the  
18 standard for special exception. It can be granted  
19 without causing adverse effects to neighboring  
20 properties. The adjacent properties will be built  
21 to similar or greater heights. It will not affect  
22 the light or air that's available to adjacent  
23 properties, and we believe that that standard is  
24 met. In addition, that stand alone stair will be  
25 set back at a height equal to its height above the

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1 roof level. It will have the same height as the  
2 elevator core that's located slightly to the west  
3 and it will be clad in the same materials.

4 And so with that, that concludes my  
5 presentation. I believe that the standards under  
6 the CG Overlay have been met, and we believe that  
7 the standard for special exception that's been  
8 request and has been met, and that the application  
9 can be approved.

10 MR. GLASGOW: Mr. Chairman, that  
11 concludes our direct presentation. We also have a  
12 very technical request in that the balconies, we  
13 have some balconies that we thought, as you can  
14 see in the slide that's still up there, that they  
15 are within that setback area where there has been  
16 above 80 feet in height. And I think it's just a  
17 very technical area to have just a very few  
18 balconies up in that setback area.

19 MR. LYNCH: This area right here.

20 MR. GLASGOW: Yeah, show the Commission  
21 members where those are.

22 MR. LYNCH: Right in here.

23 MR. MAY: So you're saying those require  
24 relief?

25 MR. GLASGOW: Yes, I believe. Out of an

1 abundance of caution I want to make sure that  
2 that's been brought to the Commission's attention  
3 so that we have relief for those to be there.

4 MR. MAY: But you haven't explicitly  
5 requested it in your presentation.

6 MR. GLASGOW: Well, I am --

7 MR. MAY: Right now you are?

8 MR. GLASGOW: Yes, sir.

9 MR. MAY: Okay. Just making sure.

10 CHAIRPERSON HOOD: Okay. Are you  
11 complete?

12 MR. GLASGOW: Yes, sir.

13 CHAIRPERSON HOOD: All right. I want to  
14 thank you all for your presentation. Let's see if  
15 we have any questions or comments from up here.  
16 Anybody?

17 Commissioner May and Vice Chair Cohen.

18 MR. MAY: Okay. So can -- now I lost my  
19 notes. The first question I have is to do with  
20 the rooftop structures. I'm just curious. They  
21 used to be quite large and that necessitated quite  
22 a bit of relief. They've gotten a lot smaller and  
23 also there's no information on what's inside of  
24 them other than the fact that there are elevators  
25 in there; elevators and stairs.

1           So first of all, where did all the  
2 mechanical equipment go? And then the second  
3 thing is, what's happening in that space? Is that  
4 actually -- some of it mechanical or is some of it  
5 actually accessory recreational space? What is  
6 it?

7           MR. HARVEY: There is, when we bring up  
8 the exhibit of the top plan, there are penthouses  
9 where the elevator cores will come up. There's no  
10 living space up there. There's basically just a  
11 little lobby in each one of those that is shielded  
12 from the elements. It's a, you know, conditioned  
13 space to let residents go outside. Just, they're  
14 not going to step outside.

15           So then we'll show you the area where the  
16 mechanical units, these will probably be rooftop  
17 units, small units that will be sitting. We have  
18 some zones that we can identify where those will  
19 be. You know --

20           MR. MAY: So you have condenser farms on  
21 the roof there.

22           MR. HARVEY: We do. That's correct.

23           MR. MAY: Okay. And those aren't shown  
24 anywhere in the plans?

25           MR. HARVEY: They are. We'll show you.

1 Go to the landscape plan. Let me show you right  
2 here.

3 So these areas right in here, that area  
4 there and this area right here, those are all  
5 areas -- this one is behind the penthouse. And  
6 again, these are small units, probably 30 inches  
7 high. This is a split system that will be sitting  
8 up there.

9 MR. MAY: Yeah.

10 MR. HARVEY: And then there's a larger  
11 field that will be in here.

12 MR. MAY: Right. So, you know, we see  
13 them fairly typically and they're usually apparent  
14 on the drawings. These weren't apparent on the  
15 drawings. And it's otherwise a green roof around  
16 it?

17 MR. HARVEY: That's correct.

18 MR. MAY: And so they'll be just on a  
19 concrete --

20 MR. HARVEY: Like a little podium.

21 MR. MAY: Podium, and then --

22 MR. HARVEY: Each one will be its own --

23 MR. MAY: -- a three feet between them,  
24 something like that.

25 MR. HARVEY: Just for air to move around.

1 That's correct, sir.

2 MR. MAY: Right. Okay. And you say that  
3 the elevator lobby, I'm looking particularly at  
4 the one large one there, doesn't include any --  
5 doesn't include a party room or anything like  
6 that.

7 MR. HARVEY: No, there's just a small  
8 space that you come off the elevators --

9 MR. MAY: Right.

10 MR. HARVEY: -- and that's about it right  
11 there.

12 MR. MAY: Okay.

13 MR. HARVEY: So we don't have any living  
14 space up there.

15 MR. MAY: Right. So, I mean, you know  
16 that you could.

17 MR. HARVEY: Yeah, I mean, I think --

18 MR. MAY: I'm not saying that you  
19 actually have to. I'm just saying that, you know,  
20 because of the changes to the Height Act and the  
21 way the zoning regs are currently written you  
22 could have a --

23 MR. HARVEY: Our percentages would be  
24 such that that space could be used --

25 MR. MAY: Right.

1           MR. HARVEY:  -- as an accessory  
2 residential recreation space up there.

3           MR. MAY:  Right.

4           MR. HARVEY:  Yes.

5           MR. MAY:  Yeah.  And I was kind of  
6 expecting that some of it would have been.  I  
7 mean, I was actually quite surprised that it was  
8 as small as it was.  Because that's typically what  
9 we were seeing now as more of those -- you know,  
10 the 20 percent indoor recreation space that's  
11 accessory to the outdoor space.  So I mean, I  
12 don't know where we wind up making -- when we wind  
13 up making decisions on this, but this is, I think,  
14 a single vote.  And so if we wind up seeing  
15 something that revises that, you know, better to  
16 do it now than to have to come back for a  
17 modification if you suddenly decide, wow, it would  
18 be really great to have a party room on the roof.

19           So there are a bunch of other small  
20 things that look like structures or whatever on  
21 part of the roof deck that's not where the pool  
22 is.  So I'm --

23           MR. HARVEY:  Are you talking about right  
24 here, or --

25           MR. MAY:  No, I'm talking about over

1 here. You know, are those --

2 MR. SCHEIN: Right here?

3 MR. MAY: Yeah.

4 MR. SCHEIN: Okay. So, good point.

5 MR. MAY: What is that stuff?

6 MR. SCHEIN: So right now they are  
7 conceptual rooftop terraces. And so I think  
8 almost everything you're seeing is sort of, we're  
9 just trying to illustrate moveable furniture for -  
10 -

11 MR. MAY: Right. So it would all be  
12 essentially movable pieces as opposed to anything  
13 that's part of permanent structure.

14 MR. SCHEIN: The one thing we might try  
15 to -- and so I'll just mention, is the idea of  
16 shade and a shade structure.

17 MR. MAY: Yes.

18 MS. SCHELLIN: An open trellis structure  
19 is something --

20 MR. MAY: Right.

21 MR. SCHEIN: -- we'd like to consider and  
22 certainly it would be set back and meet the  
23 minimum --

24 MR. MAY: Right.

25 MR. SCHEIN: -- maximum height

1 requirement. So the idea of a shade structure up  
2 in those top rooftop --

3 MR. MAY: Right.

4 MR. SCHEIN: -- courtyards would be  
5 something we would like to be able to do.

6 MR. MAY: Right. Okay. So again, that's  
7 something that we typically see as part of a  
8 concept at this point. But if you're doing  
9 something that's compliant with all the other  
10 zoning regulations, I mean, I imagine that could  
11 happen later. I don't know. That's a question in  
12 my mind. I mean, we're just used to seeing it as  
13 the finish product, not something that's you know,  
14 well we may have these shade structures.

15 If they're just all freestanding or  
16 they're, you know, they're resting on the, you  
17 know, the deck and they're essentially furniture,  
18 it doesn't really matter at all.

19 You only have one platform and that's  
20 where the pool is, right? It's the four foot --

21 MR. SCHEIN: By platform you mean --

22 MR. MAY: The four foot raised platform.

23 MR. SCHEIN: For the pool.

24 MR. MAY: It's only for the pool?

25 MR. SCHEIN: Yeah, that's right.

1           MR. MAY: And it's only in the area  
2 immediately around the pool?

3           MR. SCHEIN: Right. Well, anywhere we  
4 either had a railing or an object, we were setting  
5 everything back. So is that what you mean? So  
6 for the pool itself --

7           MR. MAY: Well, I'm just wanting to know,  
8 first of all, what the extent is of the four foot  
9 platform because your earlier set of drawings had  
10 one on the south wing too, but --

11          MR. SCHEIN: I see.

12          MR. MAY: -- that's not there anymore.

13          MR. SCHEIN: So right now the only area  
14 that would be up at that -- this is the raised  
15 pool.

16          MR. MAY: Yeah.

17          MR. SCHEIN: So that would come -- you  
18 access that from here.

19          MR. MAY: Yeah.

20          MR. SCHEIN: And this area --

21          MR. MAY: So all that. Right.

22          MR. SCHEIN: -- would be raised up. So  
23 which you can see the setbacks here. The --

24          MR. MAY: Barely, but okay.

25          MR. SCHEIN: Well, yeah.

1           MR. MAY: Just tell me, though, that the  
2 setback -- the setback of that four foot platform  
3 plus a three-six rail.

4           MR. SCHEIN: Yes, right.

5           MR. MAY: So therefore your setback is  
6 seven-six all the way around.

7           MR. SCHEIN: Yes, that's right.

8           MR. MAY: Okay.

9           MR. SCHEIN: Yes.

10          MR. MAY: And so I'm off the roof now for  
11 a bit. The Office of Planning had a few questions  
12 that were in their report, some things that they'd  
13 like to see that you know, it was sort of quasi  
14 conditional support. Do you want to talk to some  
15 of those issues that were raised in the OP report?

16          MR. DETTMAN: Commissioner May, I can  
17 speak to that. I believe there were a handful of  
18 requests for greater detail from the OP report.  
19 One of them was for to include the hotel pickup  
20 and drop off diagram that was included in the  
21 transportation study, to include that in the  
22 permanent set of plans and that's been done. That  
23 was presented, and it's presented to you in hard  
24 copy and it was provided  
25 to --

1           MR. MAY: Yeah. I'm more interested in  
2 the more substantive ones. Like, they were  
3 suggesting relocating an entrance and that sort of  
4 thing.

5           MR. DETTMAN: We discussed the relocation  
6 of the entrance and actually, if I may, I think  
7 that's a question that's best addressed by the  
8 design team.

9           MR. HARVEY: So this idea of coming off -  
10 - you know, we like the idea, actually. This  
11 tenant lobby would service the 25,000 square foot  
12 retail space above. The idea of that presence on  
13 Half Street that they should have it. We actually  
14 put it right here on this corner. So you would  
15 come in. What's not being shown here is that  
16 there would be another door here that would access  
17 this lobby where the elevators are. So they would  
18 actually come in off of here and access these  
19 elevators that would go up to that next level, the  
20 25,000 square feet.

21           So we put it at a very prominent corner,  
22 right between this kind of muse and Half Street  
23 right here.

24           MR. MAY: So in other words, you have  
25 moved it in your plans in response to the Office

1 of Planning.

2 MR. HARVEY: Yes.

3 MR. MAY: Right. Okay. And is that it  
4 for the -- I forget. I don't have the Office of  
5 Planning report in front of me. Is that it for  
6 their questions? I think there was another one.

7 MR. HARVEY: Sir, I want to clarify that.  
8 I think you were requesting to move it further  
9 south. I mean, we defined it in this drawing of -  
10 -

11 MR. MAY: Yeah.

12 MR. HARVEY: -- putting it at the corner.  
13 So it's at the corner. We haven't moved it south  
14 if that was the question. Or further down into  
15 the project.

16 MR. MAY: Well, you know, I guess maybe I  
17 need to ask the Office of Planning -- sorry. I  
18 didn't make notes on the Office of Planning's  
19 questions. So I mean, I guess I can ask them  
20 whether they think that you're now -- they now  
21 support what you're doing or whether they have  
22 further questions on it. But we'll get to that  
23 when they do their report.

24 MR. HARVEY: Sure.

25 MR. MAY: And with regard to the curbless

1 sidewalk on Half Street, I mean, that's what you  
2 were showing in your plans and that's, I think,  
3 what was in the drawings before. But that is  
4 something that's still up the air in terms of  
5 DDOT's review and they get to ultimately decide  
6 whether that's going to fly.

7 MR. SCHEIN: Correct. I mean, we still  
8 have to work with DDOT and it was in the  
9 conditions, obviously that they want to continue  
10 to work with us.

11 MR. MAY: Right.

12 MR. SCHEIN: So we've been in preliminary  
13 discussions with them. It's my understanding that  
14 they have been developing some curbless detail  
15 standards for the -- I'm trying to remember the  
16 name of the project right now, but they --

17 MR. MAY: Well, we ask -- it's up at  
18 Union Market.

19 MR. SCHEIN: Union Market, right.

20 MR. MAY: Right.

21 MR. SCHEIN: Right.

22 MR. MAY: Okay. All right. That's all I  
23 have.

24 MS. COHEN: Thank you, Mr. Chairman. I'm  
25 going to go back to the OP review. Another thing

1 that OP suggested that you show where the bike  
2 parking will be in the garage. Have you done  
3 that? Can you go to that?

4 MR. HARVEY: Go to the next level. Go to  
5 the ground -- the retail level. Excellent. All  
6 right. Right here.

7 So these aren't very -- let me see.  
8 Yeah, we have, there's two bike storage areas.  
9 There's one down here and there's another bike  
10 storage up here. So we've created -- we actually  
11 took the square footage of, you know, the  
12 requirement. So there's a pretty large one here  
13 and kind of a secondary one here. But they both  
14 access Cushing Place. We saw that as a -- you  
15 know, that's going to be actually a nice street.  
16 We saw that as a real accessible way to come in  
17 and get to this bike. And then you can get into  
18 the lobbies from these areas.

19 MS. COHEN: Okay. And the transportation  
20 study includes the floor -- the drop off area  
21 included that. What about the detail on the plan  
22 view and a rendering of Monument Place? I think  
23 you gave us that as well, the Monument Place  
24 rendering.

25 MR. SCHEIN: You're talking about the

1 plan view.

2 MR. HARVEY: Right there, Chris. Yeah.

3 MS. COHEN: Yeah. Okay.

4 MR. SCHEIN: Yeah.

5 MS. COHEN: It's a little confusing to me  
6 because it appears that the ANC believes you're  
7 going for LEED certification. Yet, in your  
8 submission you were sort of a little elusive about  
9 that. So my question is, are you going for LEED  
10 certification?

11 MR. LYNCH: I do believe that we are  
12 going after LEED Silver certification for new  
13 homes. And we were broad in our statement back to  
14 them is because we wanted to make sure we were in  
15 the right category. So we are going to go after  
16 LEED Silver for new homes for this project.

17 MS. COHEN: And then you are going to be  
18 certified so that it is accountable and we have  
19 third-party -- okay.

20 MR. LYNCH: Yes.

21 MS. COHEN: Thank you. In your  
22 introduction, Mr. Lynch, you did talk about  
23 extraordinary neighborhoods and how your company  
24 really emphasizes that. And you know, a lot of  
25 people will say this is an extraordinary

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1 neighborhood because of the stadium and the  
2 activity.

3           However, it's pretty ordinary because  
4 it's not going to -- it's mixed use, but not mixed  
5 income. And you're not required to meet  
6 inclusionary zoning. However, have you given it  
7 any thought? Have you sharpened your pencil and  
8 decided that maybe you could provide some units  
9 that will house some of the workers from the hotel  
10 if you do that, or the retail, which you are  
11 doing?

12           MR. GLASGOW: Well, she's already  
13 indicated that it's not required under the regs.  
14 So.

15           MR. LYNCH: So I will give you beyond the  
16 legal component. I will give you actually our  
17 thoughts. In every project that we look at and we  
18 actually underwrite, we think about, how can  
19 affordable housing be part of it? We were sitting  
20 across the table from a large multinational  
21 organization that actually defaulted and was one  
22 of the tragedies of the economic downturn. As  
23 they were under receivership they were very much  
24 aware of what they could and could not sell. And  
25 they very much understood their position on the

1 fact that this was a phase two of the project, as  
2 well as their position on the inclusionary zoning  
3 or lack thereof.

4 And therefore, the price and program was  
5 set accordingly. Our opportunity to actually  
6 salvage this project from the doldrums, as you  
7 know it's a hole with trees growing out of it  
8 right now, was really put to a test in terms of  
9 their mandate to actually sell at top dollar.

10 And so we have looked at how we could  
11 include affordable housing throughout our  
12 portfolio. On this particular project, though, we  
13 understand our mandate is to actually deliver  
14 something. And so unfortunately we are not able  
15 to deliver any additional affordable housing at  
16 this location.

17 MS. COHEN: Well, I certainly appreciate  
18 that you did the analysis at least. My last point  
19 is how many days is the baseball stadium used?

20 MR. LYNCH: They've got 81 home dates.

21 MS. COHEN: So I guess I don't understand  
22 the argument about, you know, curbless streets. I  
23 mean, I'm a person who needs, you know, defined  
24 space because it's, you know, those 81 days I may  
25 or may not be there, but I may go at other times

1 and I just don't understand the enhancement to the  
2 project that that will provide. Maybe you could  
3 explain it to me.

4 MR. LYNCH: Well, it's a good question  
5 and I understand what you're saying because 90  
6 percent of the time or more it's used just as a  
7 regular street that has to function for cars.

8 I think partly in the way one designs a  
9 curbless street you can put in all the components  
10 that are there for a curbed vehicular street. So  
11 the idea that the pedestrian ways are clearly  
12 marked and safe and have the sorts of things like  
13 ADA pavers, have the restrictions to cars to not  
14 go in the 100 percent pedestrian areas. And the  
15 other part of it too is I have a lot of experience  
16 with bollards through my career. And one of the  
17 things we tried to achieve with this design is a  
18 design that didn't look like it was just trying to  
19 keep the cars out and off the sidewalk.

20 So what we've done is, you'll see in the  
21 plan here -- do you have a pointer, Chris? Just  
22 in the way that these long linear planters are  
23 being proposed, they're very green and they have  
24 benches for seating to help to kind of define the  
25 socialization space. But also we are actually

1 proposing curbs around those planting areas. And  
2 the reason we're doing that is it's really a  
3 planter curb. It's not a street curb. But the  
4 idea is that it's not this relentless line of  
5 bollards that you see like on Independence Avenue  
6 or elsewhere.

7           So the idea is to try to mitigate that  
8 curbless environment so it doesn't look like it's  
9 purely just to kind of keep cars from running up  
10 on to the sidewalk.

11           And so in the way that all of these  
12 vehicular areas and pedestrian areas are defined,  
13 you still have the lines of demarcation between  
14 vehicles and pedestrians. And I think that we're  
15 trying to be very sensitive to that, that it feels  
16 comfortable and livable and really very pedestrian  
17 friendly. And I think the other part of that is  
18 just we went to a game two weeks ago and it's  
19 incredible intense how many people walk down that  
20 street. And the idea that there's a trip hazard  
21 at a curb that you have to step down, I mean,  
22 there were just thousands of people walking all  
23 over from the Metro stop to the ballpark.

24           And so I think what that curbless  
25 environment does do is just allow for the free

1 movement of large groups of people who really  
2 aren't paying attention that much to where they're  
3 walking. They're looking to try to find their  
4 friends and go get something to eat and meet each  
5 other. So --

6 MS. COHEN: And use their cell phone.

7 MR. LYNCH: Yeah, right. And so I  
8 completely understand your comment. But I think  
9 we're trying to balance, you know, both the street  
10 when it's not ball game and when it is a ball  
11 game.

12 MS. COHEN: Okay. Can you also explain  
13 to me the pavement that you're going to be using?  
14 I just want to make sure that there's no heat  
15 effect going on.

16 MR. LYNCH: Sure.

17 MS. COHEN: Because I think the ANC  
18 wanted one kind and you're proposing another kind.  
19 So I'd like you to discuss that further.

20 MR. LYNCH: I'm sorry. I didn't hear the  
21 last comment.

22 MS. COHEN: I think the ANC had suggested  
23 one type of paver, pavement --

24 MR. LYNCH: Yeah, so --

25 MS. COHEN: -- and you're going with

1 another.

2 MR. LYNCH: Sure. And just to respond to  
3 the -- the ANC comment wasn't -- there was a  
4 difficult comment to interpret. The question was  
5 whether or not we could make a softer paver that  
6 if people felt that they wouldn't get hurt. And I  
7 just wasn't -- other than a rubber pavement, I  
8 wasn't really sure what that solution would be.  
9 But that was the comment.

10 In terms of the paver selection what we  
11 tried to do is go sort of with what the flavor of  
12 this neighborhood is and is becoming. So if you  
13 go and look at some of the finished streets around  
14 the Forest City Development you see a lot of, you  
15 know, tones of gray and granite, and concrete and  
16 so we were in keeping with that. But we were  
17 trying to upgrade the level of quality. So we  
18 actually have a lot of granite and textured  
19 granite. And I brought samples to show you.  
20 Yeah.

21 MS. COHEN: If you can bring them up we'd  
22 appreciate it.

23 MR. LYNCH: There's a lot of them.

24 MS. COHEN: All right. Because in your  
25 presentation it just sounded very concrete heavy.

1           MR. LYNCH: Well, and if I could take you  
2 through -- I can take you through the detail on  
3 this page here.

4           MS. COHEN: Okay.

5           MR. LYNCH: So this is a typical section  
6 here. It's really hard to see on the screen so I  
7 apologize for that. But you'll have granite, a  
8 granite edge. If it's curb or curbless you'll  
9 probably have a granite edge. The idea is that  
10 you'll have granite cobble for that first five or  
11 six feet, from the curb to the sidewalk. And that  
12 granite cobble is likely to be a permeable paving  
13 and that's been done in the neighborhood. So  
14 again, it's a very high quality material,  
15 potentially permeable.

16           Where we're doing the concrete is that  
17 main thoroughfare of the pedestrian kind of  
18 throughway if you will. But then back to the  
19 entrance, all of this corner is actually proposed  
20 as slab, you know, honed thermal granite. It's  
21 one of the highest quality paving materials that  
22 you can really -- that you can get. So we're only  
23 using the concrete unit pavers sort of in those  
24 linear connections. And our thought too, there,  
25 just to kind of -- I know this is detailed but I

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1 think it's addressing your question. And it's  
2 very hard to see on this screen so I apologize.

3 But this area here, you'll see there's  
4 three benches. These are sort of long, linear  
5 benches to sort of encourage the social  
6 interaction. But you could imagine during a game  
7 day when it is curbsless, those actually become  
8 very small spaces where people can get away from  
9 the masses going up and down the street. And so  
10 we're changing the paving pattern within those  
11 zones. So we're actually varying up the concrete  
12 unit paver.

13 And I think concrete unit pavers really  
14 have become much more of a high end material these  
15 days. They're very in vogue and the idea is that  
16 we're being contemporary and keeping, I think,  
17 with the style of the building and perhaps where  
18 the street is moving, you know, design and style  
19 wise.

20 MS. COHEN: Yeah. I just heard you say  
21 the word texture. When I hear the word texture I  
22 think of, oh my god, I'm going to have to wear  
23 flats or sneakers or something like that.

24 MR. LYNCH: Oh, well the only place we're  
25 using a very textured paving, like the cobbles, is

1 really where we're trying to warn pedestrians to  
2 not walk into the street when it's curbsless and  
3 there's cars there. And also another example of  
4 that would be this enlargement at the  
5 intersection.

6           So this large apron and threshold is seen  
7 as a very textured area. But again, we're not  
8 trying -- that's going to be mostly for cars to  
9 slow down when there's cars in the road. But not  
10 in the main pedestrian thoroughfare.

11           MS. COHEN: All right. Thank you. I  
12 just wanted to make sure you took into  
13 consideration, women's needs.

14           CHAIRPERSON HOOD: Okay. Thank you. Mr.  
15 Turnbull, would you like to go next? And then  
16 we'll go to Mr. Miller.

17           MR. TURNBULL: Sure. Thank you, Mr.  
18 Chair. Thank you for your presentation.  
19 Hopefully we're going to see this much needed  
20 project going ahead soon. And we've been waiting  
21 for it for a long time.

22           I've just got a question on the hotel.  
23 It's a small hotel. Is this something that is  
24 possible, not possible, or -- because you've got  
25 an option here that you're asking us to approve an

1 option for a turnaround on that street behind. So  
2 where are we on this? I'm just curious.

3 MR. LYNCH: Great question. As you know,  
4 in 2007 this plan actually had a specific hotel in  
5 mind and would have been one of the first hotels  
6 down in this area. Since then we've had several  
7 other hotels. We're heading towards six new  
8 hotels in this area without a similar boom in  
9 office generation of jobs. That seems like it's  
10 turning the corner. There are two new office  
11 projects that you may be seeing in the next year.  
12 As a result of that there will be likely  
13 additional hotel options.

14 If those office projects go forward we  
15 think that they will be an opportunity for another  
16 flag. If they don't, we think we can continue  
17 with the apartment program. It fits very nicely  
18 into the design and into the overall partee of the  
19 building.

20 So we do think that there is an  
21 opportunity. We don't think it's more than 50  
22 percent at this point. But we do think it's  
23 important enough to bring it to your attention.

24 MR. TURNBULL: So we're approving -- I  
25 mean, right now you show the entrance on Half

1 Street. And then you've got an option to do a  
2 turnaround or a -- an area to pull in around the  
3 corner. Are we still looking to do that?

4 MR. LYNCH: Yes, we are looking for that  
5 flexibility in the event that we do bring a hotel.  
6 We will not need that drop off of turnaround in  
7 the event that it's an apartment. Our main  
8 apartment entrance will be on Half Street if the  
9 entire building is apartment.

10 MR. TURNBULL: Would this hotel then have  
11 its own swimming pool, or no pool?

12 MR. LYNCH: No pool.

13 MR. TURNBULL: They have no pool.

14 MR. LYNCH: No pool.

15 MR. TURNBULL: So it's just a place to  
16 hang your hat and -- okay. It's not a family  
17 oriented type --

18 MR. LYNCH: There are actually several  
19 other extended stay hotels in the area. So we  
20 think that that category has actually been filled.

21 MR. TURNBULL: Okay. So it's mainly  
22 towards the business community. Okay.

23 You know, when we approved this plan the  
24 last time we had -- as Commissioner May was  
25 getting in to talking, as Commissioner May was

1 talking about on the roof plan, there's not a lot  
2 of sections or details. We're sort of assuming  
3 you've met all the regulations. And I'm looking  
4 at this roof plan and I see -- and if it's all  
5 movable furniture I see -- and again, I'm  
6 surprised you can get all the HVAC in those small  
7 little penthouses for a building of this size.  
8 There is like squares. There's white squares with  
9 Xs through them.

10 MR. LYNCH: Yeah, that's right.

11 MR. TURNBULL: Then there are some  
12 squares that look like mechanical equipment with  
13 little design in it. What are those? Is it again  
14 moveable furniture, or what?

15 MR. SCHEIN: Sorry. I want to confirm  
16 which area you're referring to. Are you talking  
17 about --

18 MR. TURNBULL: If you go over to N  
19 Street.

20 MR. SCHEIN: Okay. This area.

21 MR. TURNBULL: And those, you've got  
22 those over there.

23 MR. SCHEIN: That is a rooftop terrace.

24 MR. TURNBULL: Yeah, but so those little  
25 Xs, those little squares --

1 MR. SCHEIN: That was just furniture,  
2 right.

3 MR. TURNBULL: Umbrellas or something?

4 MR. SCHEIN: Umbrellas, tables. It was  
5 just -- yes.

6 MR. TURNBULL: All right. And then was  
7 we go down, still on N Street, there are -- where  
8 you were before with your light, there was like  
9 three or four things there.

10 MR. SCHEIN: That again is a terrace.  
11 It's a terrace. It's not HVAC.

12 MR. TURNBULL: Is it a raised terrace?

13 MR. SCHEIN: No. It is -- well, it's at  
14 the rooftop level. Yes.

15 MR. TURNBULL: So it's at 110 feet?

16 MR. SCHEIN: So you come out the stair  
17 that Chris described.

18 MR. TURNBULL: Okay. So that's at 110  
19 feet and you've got a three and a half foot  
20 railing or something --

21 MR. SCHEIN: Yes, correct.

22 MR. TURNBULL: -- going around the  
23 building.

24 MR. SCHEIN: And that's set back also.

25 MR. TURNBULL: That's set back.

1 MR. SCHEIN: Yes.

2 MR. TURNBULL: Now, going by the swimming  
3 pool, you started to point out the raised  
4 platform. But it looks like there is a pergola or  
5 something back there?

6 MR. SCHEIN: Right here. That's what I  
7 was referring. We're showing again, that was one  
8 area that we were considering a shade structure.

9 MR. TURNBULL: But that's on a podium.  
10 That's up on the podium too.

11 MR. SCHEIN: Right.

12 MR. TURNBULL: That's all raised. So how  
13 high is that?

14 MR. SCHEIN: Well, and I believe that the  
15 height limit is 18 feet total. Is that correct?  
16 From --

17 MR. TURNBULL: Yeah, see --

18 MR. SCHEIN: Yes, so I --

19 MR. TURNBULL: -- that's where I wish we  
20 had had some sections --

21 MR. SCHEIN: Yeah.

22 MR. TURNBULL: -- clearly showing.

23 MR. SCHEIN: I'm sure.

24 MR. TURNBULL: Heights and relationships  
25 that would make us feel more --

1 MR. SCHEIN: I can tell you the --

2 MR. TURNBULL: -- comfortable.

3 MR. SCHEIN: -- height of that would be -  
4 - the setback would be the four feet, and then a  
5 trellis wouldn't be any taller than 12 feet. So  
6 we would be at 16 total height.

7 MR. TURNBULL: All right. Then there's  
8 four tables down farther.

9 MR. SCHEIN: Yes.

10 MR. TURNBULL: And then there's like an L  
11 shaped device. Looks like --

12 MR. SCHEIN: Right there.

13 MR. TURNBULL: Like a grill or bar.

14 MR. SCHEIN: Behind there is like an  
15 outdoor kitchen, right.

16 MR. TURNBULL: Outdoor kitchen.

17 MR. SCHEIN: Yeah. So that's about,  
18 whatever, 40, 36 inches high. Right.

19 MR. TURNBULL: Okay. And then you ramp  
20 up?

21 MR. SCHEIN: Right here.

22 MR. TURNBULL: To this podium.

23 MR. SCHEIN: Uh-huh.

24 MR. TURNBULL: Okay. It just would have  
25 been nice to have seen sections through all of

1 this so that we could -- and otherwise we're  
2 leaving it to the ZA to look at all of this and  
3 feel that you've met it all.

4           The other thing is I guess that my  
5 question is that on the catenary lighting,  
6 normally we see catenary lighting come before us  
7 on a PUD where the applicant usually owns the  
8 private street. Half Street is not your street.  
9 And you've got it at both ends of the street,  
10 you're showing. And I'm not sure how we go about  
11 approving -- Department of Transportation I think  
12 would be involved with the lighting.

13           MR. SCHEIN: Yes, it's going to be DDOT.  
14 But because of the nature of the CG Overlay we  
15 wanted to make sure because what we do in public  
16 space is something that we're supposed to show the  
17 Commission.

18           MR. TURNBULL: But there's no input from  
19 any of the other buildings that would -- future  
20 buildings on the block. It's --

21           MR. LYNCH: Yeah. We've absolutely been  
22 in conversation and presented these plans to the  
23 other building owners and you'll soon be seeing  
24 that the owner of the west side of Half Street  
25 bring in similar plans to you that will show those

1 catenary lights.

2 MR. TURNBULL: It would have been nice  
3 again at this point in time to have that letter in  
4 our file, to actually say that everybody is on  
5 board with this. That's my only feeling.

6 So I'm just a little bit hesitant as to  
7 how we -- what we do on this right now. And, Mr.  
8 Chair, I think that's about it.

9 CHAIRPERSON HOOD: Okay. Commissioner  
10 Miller.

11 MR. MILLER: Thank you, Mr. Chairman.  
12 This is a very long awaited and exciting and  
13 dynamic project which has a lot of fantastic  
14 elements. I think all the articulation and the  
15 materials and the colors and the setbacks and the  
16 whole inside/outside concept that you described is  
17 very positive for this neighborhood and obviously  
18 long overdue.

19 What is -- is there a schedule right now  
20 for construction? And how will construction be  
21 handled on game days with all those thousands of  
22 people coming down Half Street?

23 MR. LYNCH: Well, first let me answer the  
24 question in terms of timing. Our expectation is  
25 to break ground in 2016 and to be able to deliver

1 the building in 2018. In terms of construction  
2 staging, we would absolutely be using Cushing  
3 Place as the main entrance for construction  
4 vehicles. We will be setting forth to DDOT a  
5 traffic management plan for construction and will  
6 absolutely have taken into consideration the game  
7 day closures of both Half Street and N Street.

8 We have not produced that plan yet, but  
9 as we are speaking to every general contractor in  
10 the city, the first question we have is, how would  
11 you stage this? And so we are mindful that that's  
12 going to be one of the key criterias in terms of  
13 how we select our general contractor and builder  
14 on this project.

15 We do have the benefit of much of the  
16 excavation is already done.

17 MR. MILLER: Right.

18 MR. LYNCH: As you know. We're at the  
19 bottom of the hole. We will be doing some  
20 excavation to get to -- some of it's been laid  
21 back. But that should help tremendously in terms  
22 of the number of trucks they're moving in and out.

23 MR. MILLER: Right. Thank you for that  
24 answer.

25 On the LEED, following up on the Vice

1 Chair's question about the LEED and OP's comment  
2 that you're at 52 and a half points on your LEED  
3 checklist and you've got 22 maybe points, and OP  
4 was kind of asking for a stronger commitment on  
5 the maybe points, which would actually get you  
6 past Gold, I believe. Can you make any  
7 representation on that at this point in terms of  
8 how many of the maybe points are possible.

9 MR. LYNCH: Right. We are mindful of the  
10 original plan and where we were in terms of green  
11 buildings throughout the city back in 2007/2008.  
12 We are all much more educated on that. We've been  
13 fortunate to be doing LEED buildings since the  
14 early 2000s with the first LEED public building.

15 There is a very delicate dance in terms  
16 of the number of points that you can get. We're  
17 very happy that the U.S. Green Building Council  
18 has multiples of points. But you have to then  
19 really look at if you're just trying to check the  
20 box, or are you really bringing additional value  
21 to the property in terms of its sustainability and  
22 the way it operates.

23 And so the maybe points, while I don't  
24 have them listed out specifically in front of me,  
25 is very difficult to make sure that you make that

1 next jump. We do feel that LEED Silver is  
2 appropriate and we are going to continue to commit  
3 to that.

4 MR. MILLER: Okay. Thank you. On the  
5 ANC's disappointment with -- understanding that  
6 there's no affordable housing requirement, but  
7 they were disappointed that none was included.  
8 But I appreciate the response you gave to the Vice  
9 Chair of how the history of this property and the  
10 price that was paid for it.

11 But you know, a lot of us think that the  
12 80 percent AMI and the current inclusionary zoning  
13 really isn't affordable housing anyway for most  
14 residents of the District of Columbia. Did you do  
15 any analysis of -- because that area of median  
16 income includes, you know, our very rich  
17 surrounding suburbs. Did you do any analysis  
18 which shows what this neighborhood, what the  
19 market rate is in this neighborhood? Is it above  
20 80 percent AMI for the residential units?

21 MR. LYNCH: It's a great question. To  
22 again use the same numbers that we're all used to  
23 using, which is the area median income, not the  
24 District, we feel that most of the residents here  
25 will be in the workforce range. Especially in

1 some of the smaller units. That's usually 80 to  
2 120. And that's usually people making between 75  
3 and \$100,000.

4 MR. MILLER: Okay. Mr. Chairman, I think  
5 -- oh, I think the Office of Planning had asked  
6 for -- I think it would be useful to see an  
7 illustrative rendering. I don't think we have it,  
8 but correct me if we do have it, of what Cushing  
9 Place is going to look like and what Monument  
10 Place looks like. Not just a plan view but you  
11 know, a pictorial like you have for Half Street.

12 CHAIRPERSON HOOD: You want to turn your  
13 mic on or speak into the mic?

14 MR. HARVEY: This exhibit here shows --  
15 this is Cushing Place elevation. And if you  
16 recall kind of our pallet of materials and our  
17 kind of expression they were doing, where these  
18 white elements are, we had those kind of marching  
19 down Half Street. These are actually at the back  
20 of our courtyards, so you can see the kind of the  
21 key plan over here. These white elements exist on  
22 the backside. We're using the same pallet of  
23 materials. You know, all the way along through.

24 The only thing you don't have, we do have  
25 that plinth of this kind of base that happens

1 here. So some of this, as you know, is access to  
2 the parking garage, is some of our service doors.  
3 But we do have courtyards up here for the  
4 residents. So all these guys are actually looking  
5 into private courtyards. And then we actually  
6 have this lighter level that happens above. This  
7 is a section cut through Monument Place where  
8 you're kind of looking at that same skin. There's  
9 kind of this lighter material drops down but we're  
10 using that same dark brick, the same grid, just  
11 wrapping along that.

12 Now this is a very tight street as you  
13 know, but you can see this continuity of the  
14 retail base. Here we actually do have lots of  
15 glass in that retail base. We see that retailer  
16 looking out on to Monument Place. So we're kind  
17 of excited about this. And this is that main  
18 entry right here. There's actually even entry and  
19 access off of that place. So we've designed it to  
20 really feel like a great little active place. And  
21 we think during game day there's going to be tons  
22 of activity through there.

23 MR. MILLER: Yeah. I mean, I can see  
24 that that would be the case. I guess it goes on.  
25 I have non-architect's eyes so it's easier for me

1 to actually see all the pretty pictures. And when  
2 I see it at street level, you know, Half Street  
3 and N Street, I can really see what's happening  
4 there. But that's just harder for me to envision  
5 at the street level, all the people that are going  
6 to be --

7 MR. HARVEY: Perspective.

8 MR. MILLER: -- and what they're going to  
9 see. I don't know if you can provide that, but I  
10 think it would be helpful.

11 MR. HARVEY: Yeah. It would be  
12 perspective.

13 MR. MILLER: For both Cushing Place and  
14 for Monument.

15 MR. HARVEY: Yeah. Okay.

16 MR. MILLER: That's all, Mr. Chairman.  
17 Thank you very much for your presentation. I am  
18 looking forward to seeing this project.

19 CHAIRPERSON HOOD: Okay. I just want to  
20 go back to the comments about Half Street and the  
21 no sidewalks. I think that is a brilliant idea.  
22 Or no curbs. And I'll tell you why. Somebody who  
23 uses that -- and I was thinking as you were  
24 talking about it, I can see myself personally  
25 tripping and falling because I'm not using my cell

1 phone, but I am looking around to see what's going  
2 on. And when the development happens you're going  
3 to be looking to see. So I think that's a  
4 brilliant idea.

5 But for me a picture is worth 1,000  
6 words. When I look at page 11 I think I see  
7 curbs. And I know these are just renderings.  
8 What am I looking at there? I thought we --

9 MR. SCHEIN: So we originally submitted  
10 that with curbs but we have since revised those  
11 drawings to show it curbless.

12 CHAIRPERSON HOOD: Okay. Okay.

13 MR. SCHEIN: Yeah. And you're right,  
14 they are there in the package that you had. And  
15 what I presented is flat. I can go to that for  
16 you right now.

17 CHAIRPERSON HOOD: Oh, that's fine.

18 MR. SCHEIN: Okay.

19 CHAIRPERSON HOOD: I think that is  
20 remarkable because I can tell you that I can see a  
21 lot of people not making it to the games because  
22 they fall and hurt themselves and me being one.  
23 So anyway, I think that's a good move.

24 I'm still not understanding the areas  
25 where the -- instead of having the bollards along

1 the whole street, those little areas. I'm not  
2 sure, can you put something up showing me how  
3 that's going to look, or do we have that?

4 MR. KABATT: We don't have --

5 CHAIRPERSON HOOD: We don't have it?

6 MR. KABATT: I don't have a 3-D view, but  
7 maybe I can do a better job of describing it.

8 CHAIRPERSON HOOD: Is it going to be in  
9 piece, like a piece here and then you walk a  
10 little bit, another piece? How is that going to  
11 work?

12 MR. KABATT: First, I'll start in plan  
13 and then go to the section. But the idea is that  
14 each planter has four trees in it and this is a  
15 three long linear benches. Okay? So they kind of  
16 contain the planting on the sidewalk side. And  
17 then the curb would wrap the street side and the  
18 ends. We still have a lot to work through with  
19 DDOT and storm water management. Our hope is that  
20 the planting area actually can be up and not down  
21 with little fences around it, because I think  
22 again, that creates this whole notion of trip  
23 hazard when you have thousands of people kind of  
24 walking down here.

25 So the idea is that that is curbed, but

1 it is the appearance of a planter, not a roadway  
2 curb, like you would see on any plaza. So that's  
3 the idea there.

4 In the section here and our -- there it  
5 goes. So coming off, this would be the Square 701  
6 building, and the sidewalk. Here is the bench I  
7 described. Here is the curb of the end curb, and  
8 you can see that there are no bollards there and  
9 that's the planting. So you still have a -- and  
10 the curb by the way also protects the planting  
11 when a lot of people are walking through this  
12 area. And it goes to the point of when it's not a  
13 ball game you have some green and some relief from  
14 this giant paved, you know, streetscape. And  
15 there will be parked cars on like any other street  
16 when it's not game day. So we're showing the cars  
17 in this section here.

18 And then on the other side you'll see --  
19 it's hard to see, but there is a bollard here  
20 because it is curbless. So back to the plan, you  
21 can see we've alternated those planters and the  
22 bollard lines. So we've alternated them on  
23 purpose so big masses of people can kind of wander  
24 through there and also provides a lot of relief  
25 when it's not a ball game. So I don't know if I

1 answered your question, but --

2 CHAIRPERSON HOOD: That's fine. That's  
3 sufficient for me. Thank you.

4 MR. KABATT: Yeah.

5 CHAIRPERSON HOOD: We've come a long way  
6 from when the liquor stores used to be on that  
7 corner. I've been here a long time.

8 But anyway, let's talk about the trucks.  
9 Mr. Kabatt, let's talk about the trucks that Ms.  
10 Milanovich -- I know you're filling in for her.  
11 But I was curious. I think someone made the  
12 statement that the trucks would be moved on game  
13 day. Explain that to me, or did I not hear that  
14 correctly?

15 MR. KABATT: Well, originally we thought  
16 on game day when Half and N Street would be closed  
17 to vehicles, that we would have to turn around the  
18 truck. And then it was later on in the process  
19 when DDOT suggested that we limit loading within  
20 three hours of a ball game.

21 CHAIRPERSON HOOD: Okay.

22 MR. KABATT: So you're right, there won't  
23 be really a situation where a truck would have to  
24 turn around per se. But in any event that it  
25 does, it's able to do so.

1           CHAIRPERSON HOOD: Well, not on game day,  
2 within three hours.

3           MR. KABATT: Correct. There would be no  
4 loading activity or trucks going to that site  
5 within three hours of the game.

6           CHAIRPERSON HOOD: Okay. Because I can  
7 see that as a problem. Let's put that -- or I  
8 guess it's in CAD or whatever it is. Let's put  
9 that back up and let me do the run through again.  
10 I saw it pulling out but I didn't never see it  
11 pulling in.

12           Mr. Glasgow, you remember the liquor  
13 store that used to be over there?

14           MR. GLASGOW: I remember.

15           CHAIRPERSON HOOD: Okay. I didn't think  
16 I was the only one who remembered it.

17           MR. GLASGOW: No, you're not. It was a  
18 while ago, though.

19           CHAIRPERSON HOOD: Okay. Come a long  
20 way. I'm not going to ask you where the liquor  
21 store went. It probably went over in my  
22 neighborhood somewhere.

23           MR. GLASGOW: I think they got enough  
24 money on that sale that they --

25           CHAIRPERSON HOOD: Oh, they probably

1 retired.

2 MR. GLASGOW: They retired.

3 CHAIRPERSON HOOD: Okay. Good. If it's  
4 a problem, don't worry about it. I just was  
5 trying to figure out --

6 MR. KABATT: I'm just trying to get the  
7 animation to -- oh, this --

8 CHAIRPERSON HOOD: It won't animate  
9 again?

10 MR. KABATT: We don't have animation for  
11 all of them, unfortunately.

12 CHAIRPERSON HOOD: Well, let's put the  
13 one that you had down in -- oh, so this is the  
14 pull in. But let's put the one that you had  
15 animation.

16 MR. KABATT: Okay.

17 CHAIRPERSON HOOD: And when you put it up  
18 just walk me through it again.

19 MR. KABATT: All right. I'm going to hit  
20 play and then --

21 CHAIRPERSON HOOD: Okay.

22 MR. KABATT: -- the trucks leaving, and  
23 then I'll pull into -- there is a public alley  
24 that extends to the east. And then there's --  
25 that's a courtyard area that we would be able to

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1 use. And then it would back up. And then that  
2 would be part of the private easement that extends  
3 on to N Street, and then it's able to turn around,  
4 do a three point turn essentially.

5 CHAIRPERSON HOOD: Now we know we  
6 couldn't do all that on game day, right? I mean,  
7 within three hours.

8 MR. KABATT: Within the three hours,  
9 right.

10 CHAIRPERSON HOOD: Within three hours.  
11 Okay. Now let's go to the one that's not animated  
12 where we're entering. And if you could just take  
13 your pointer and show me how that's going to work  
14 when we're entering.

15 MR. KABATT: Sure. So you would come  
16 down from M Street, past the loading dock, and  
17 then back into the angle. Angled loading dock,  
18 loading berth. And this area, this area here was  
19 designed for a truck to be able to use. It's a  
20 courtyard type area that when -- a paved area that  
21 when it's not used by a truck could be used by  
22 others. It would be the back of the retail part  
23 here, and then the residential building above.

24 And this section here is, again, a public  
25 alleyway.

1           CHAIRPERSON HOOD: Okay. All right.  
2 Thank you. Anything different up here? Any other  
3 questions?

4           Okay. Do we have anyone here  
5 representing the ANC? In this case it's ANC 6D.

6           Okay. Not seeing anybody, let's go to  
7 the Office of Planning and the District Department  
8 of Transportation. Mr. Jesick and then we'll hear  
9 from Ms. Chamberlin.

10          MR. JESICK: Thank you, Mr. Chairman and  
11 members of the Commission. The Office of Planning  
12 is very supportive of this application. We are  
13 grateful that this applicant has taken on this  
14 project which stalled many years ago of course;  
15 wasn't very supportive of the use mix, the  
16 building form, the architecture, the use of  
17 materials. We just had a few comments and  
18 suggestions in our report as the Commission has  
19 noted. And I think the Commission has hit on many  
20 of those. I just wanted to summarize them once  
21 again; the ones that have not been addressed.

22          One of our suggestions was to move that  
23 retail entrance at the corner of Half Street and  
24 Monument Place, either to the south or to the east  
25 so that that corner could really be activated with

1 a retail use. The number one corner on the  
2 project is Half and N. The number 2 corner is  
3 Half and Monument. So we feel that that's an  
4 important location that could be better utilized.

5 We would also like to see a little more  
6 clarity on the scope of the hotel use in the  
7 application materials including the transportation  
8 study. There was some discrepancy about exactly  
9 how big it would be. Somewhere between 80 and 120  
10 rooms. We just need a little more clarity on  
11 that. And we appreciate the applicant showing the  
12 ground floor plan with the hotel drop off option.  
13 With that option, though, I think they need to  
14 look at the percentage of ground floor preferred  
15 uses, which is a requirement and they may need  
16 relief if that drop off option is used.

17 The Commission mentioned bike parking.  
18 We would like to see exactly how the bike parking  
19 areas that are shown on the latest set of plans,  
20 how they're accessed from all the residential  
21 lobbies. It wasn't clear that there was a direct  
22 access from the residential buildings to the bike  
23 storage areas.

24 We would also like to see a little more  
25 detail about Monument Place. Commissioner Miller

1 and Commissioner Cohen touched on this. The plan  
2 that we saw this evening was the same plan that  
3 was in the plan set. It's a little bit lacking in  
4 detail. We'd like to see a little more detail and  
5 as Commissioner Miller mentioned, a rendering. I  
6 think that would help in our evaluation.

7 And finally the issue of lot occupancy on  
8 the second floor. We have no objection to the way  
9 the second floor is designed. The applicant has  
10 suggested an unusual method of calculating the lot  
11 occupancy for the residential on that floor. We  
12 were able to speak with the zoning administrator  
13 and he confirmed that the lot occupancy  
14 calculation should be based on the size of the  
15 entire lot, rather than the lassoed area. So if  
16 relief is needed for that second floor for lot  
17 occupancy we would support that, but that's  
18 something that would need to be requested by the  
19 applicant. Thank you.

20 CHAIRPERSON HOOD: Okay. Let's go to Ms.  
21 Chamberlin.

22 MS. CHAMBERLIN: Good evening. I was  
23 planning to stand on the record, but given the  
24 extensive street scape discussion I feel like I  
25 need to weigh in on some of the discussions and

1 the options that have been presented. I guess to  
2 reinforce what Commissioner May had said earlier,  
3 DDOT and the Public Space Committee in particular  
4 will be thoroughly reviewing the materials and the  
5 design for Half Street and N Street.

6 But in particular, this is the first time  
7 I've seen the catenary lights proposal. DDOT is  
8 generally not supportive of catenary lights over  
9 across our streets. We did mention this in our  
10 report. We're also not in support of the proposed  
11 tree clusterings. In particular Half Street does  
12 not have overhead wires, so we'd want to see large  
13 canopy trees in this location. And when you're  
14 clustering them you're not -- you're unable to use  
15 -- plant large trees. And I was also unaware of  
16 the proposed bollards. And that is also something  
17 that DDOT works very hard with our federal  
18 partners to either eliminate or minimize.

19 In general we only support bollards if  
20 there's actual security threat needs, for such.  
21 But as mentioned already, we are working with the  
22 applicants over at the Florida Avenue market to  
23 determine some curbless street standards, which we  
24 hope will inform. Here we are supportive of the  
25 curbless street idea for Half Street. We want to

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1 see the street look a little bit different and  
2 look special. But I'm not convinced or sure that  
3 the proposed design shown here is actually what's  
4 going to move forward under our approval.

5 Like I said, we want to see the large  
6 canopy trees. We don't want to see bollards. And  
7 the actual, the paving materials is something  
8 we'll have to further discuss with the applicant  
9 in regards of maintenance and what standards are.  
10 As shown here this would require the applicant to  
11 maintain the entire street. And even if there's  
12 special paving in the road, is also something  
13 we're not very supportive of as well.

14 So if you have any questions, please let  
15 me know.

16 CHAIRPERSON HOOD: Let's see if we have  
17 any questions of either OP or DDOT. Anybody?

18 No questions. Okay. Does anybody have  
19 any questions?

20 MR. MILLER: Yeah, I'm sorry.

21 CHAIRPERSON HOOD: Okay.

22 MR. MILLER: No, I just wanted to thank  
23 Mr. Jesick and Ms. Chamberlin for their reports,  
24 both the written reports and the verbal reports  
25 here. And I would say that I'm glad that you do

1 have this skepticism about -- well, that you want  
2 to work with the applicant on coming up with the  
3 curbless street, but that you have skepticism  
4 about bollards and about the catenary that might  
5 reduce the amount of large trees that could be  
6 there because I think trees are needed there. I  
7 think the ANC's letter, or somebody's letter. No,  
8 it was the citizen's letter. Talked about trees  
9 being maximized. And certainly the bollards.  
10 Alternatives to that would -- if we can have a  
11 curb instead of a bollard I certainly would prefer  
12 that. Even if it's a small curb that doesn't meet  
13 a normal street curb, if that would delineate. We  
14 have too many bollards in this city, obviously.

15 CHAIRPERSON HOOD: Okay. Any other  
16 comments or questions?

17 Does the applicant have any cross of  
18 either Office of Planning or DDOT?

19 MR. GLASGOW: Not any cross. We've  
20 discussed, we can eliminate the bollards. We're  
21 not wedded to them in any way.

22 CHAIRPERSON HOOD: Okay. I think there  
23 are some things, especially germane, Mr. Glasgow,  
24 to our process that I was going to encourage you  
25 and DDOT and I think the Office of Planning still

1 might have had a few items, as we get to the end  
2 of this hearing which I think we'll be getting  
3 there shortly. Maybe there's some things that you  
4 all need to continue to work on.

5           Now, I don't necessarily know if you just  
6 need to take it off the cuff on the fly. I think  
7 there needs to be having a -- it would be better  
8 to have a discussion. You know, I think.

9           MR. GLASGOW: Yes.

10           CHAIRPERSON HOOD: I'm not trying to --

11           MR. GLASGOW: We're happy to do that. We  
12 just wanted to make sure that with respect to the  
13 bollards that were drawing a lot of attention,  
14 that the bollards are not anything that we're  
15 particularly wedded to.

16           CHAIRPERSON HOOD: But that's one of the  
17 items that you all can have a discussion with --

18           MR. GLASGOW: Yes, that's one item.

19           CHAIRPERSON HOOD: -- at a later time. I  
20 would suggest that. I wouldn't suggest us just  
21 doing it right here. But, you know, it's your  
22 case.

23           Okay. Again, no one here from the ANC?

24           [No audible response.]

25           CHAIRPERSON HOOD: Okay. Let me see

1 where I'm at. We do have an ANC letter, but  
2 before that, other government reports. We did get  
3 a letter. Again, Mr. Jesick, I don't know how he  
4 does it, but he can get letters from the police  
5 department and everybody else. We did have a  
6 letter from the police department. I don't think  
7 they had any objections from Chief Lanier.

8 We do have a letter from the ANC and it's  
9 been eluded to a number of times. Some of the  
10 concerns and -- but I think they had conditional  
11 support, if I remember correctly. Four to zero  
12 with two abstaining. The two abstentions, was  
13 anybody -- was that single member district ANCs  
14 that abstained, that you know of?

15 MR. GLASGOW: the single member district  
16 ANC, she voted in support and my recollection is  
17 she made the motion in support.

18 CHAIRPERSON HOOD: Okay. Okay. Good.  
19 And again, there are some issues here in the ANC  
20 letter which I think have been dealt with or  
21 discussed thoroughly.

22 Did we have anyone who would like --  
23 organizations and persons who are here like to  
24 testify in support?

25 [No audible response.]

1           CHAIRPERSON HOOD: Any organizations or  
2 persons who are here and like to testify in  
3 opposition?

4           [No audible response.]

5           CHAIRPERSON HOOD: Okay. Mr. Glasgow,  
6 you have any rebuttal or any closing?

7           MR. GLASGOW: Mr. Chairman, we certainly  
8 would like to get a decision on this case as soon  
9 as we can. We understand that there are some  
10 things that the record would be open to accept,  
11 and one of the things that we want from our  
12 standpoint is following up on the comments that  
13 were made with respect to the rooftop use and a  
14 party room that are well within the criteria  
15 that's up. We would like to submit a plan that  
16 would show that type of roof structure and maybe  
17 another approximately 2,000 square feet in size.  
18 We would just have to see that we're well within  
19 the 20 percent on that. So we would want to have  
20 --

21           MR. MAY: Just make sure it still meets  
22 the setback requirements.

23           MR. GLASGOW: I'm keenly aware of that.  
24 Yes, sir.

25           MR. TURNBULL: With a bigger scale, a

1 larger scale and sections of it.

2 CHAIRPERSON HOOD: Okay. Anything else?  
3 Do you have any rebuttal or just closing?

4 MR. GLASGOW: Just closing. We believe  
5 that we've met the requirements. We're looking  
6 forward to continuing to our process with the  
7 Office of Planning and with DDOT and get those  
8 final items taken care of there. And then the  
9 question is, is what the time frame would be  
10 because we are anxious. This applicant did close  
11 on the property last September and we've been  
12 working furiously ever since to get to the  
13 Commission so that we can move this along.

14 CHAIRPERSON HOOD: Okay. I thank you all  
15 for your comments. Commissioners, I think for me  
16 this is not a show stopper. I know that we have a  
17 number of items that we're asking for. But it's  
18 not a show stopper for me. I don't have a problem  
19 with moving forward tonight if I have the  
20 consensus of the Commission.

21 MR. MILLER: It's a single vote.

22 CHAIRPERSON HOOD: Oh, it's a single  
23 vote.

24 MR. TURNBULL: Yeah. Mr. Chair, there's  
25 only one vote.

1           CHAIRPERSON HOOD: Well, let me just pull  
2 all that back and forget what I said because I can  
3 tell you, one person -- I'm tired of walking down  
4 looking at all these pictures and I always, when  
5 I'm going to the game I say, I'll be sure glad  
6 when something gets done here. But anyway, so  
7 let's see what we need.

8           Thank you all for reminding me there's  
9 only one vote.

10           MS. SCHELLIN: Yes, we can aim for the  
11 June 29th meeting and the list of items that I  
12 have is the rendering of Monument Place, a  
13 rendering of Cushing Place, a better roof plan,  
14 and sections with dimensions, a letter that  
15 Commissioner Turnbull had asked for or thinks is  
16 necessary, a letter from the other owners  
17 regarding the catenary lighting. Even though DDOT  
18 is opposed to that. And then there were three  
19 things that OP seems to think is still necessary.  
20 The scope of the hotel use, the drop off area  
21 analysis, and the bike storage.

22           And I think as far as the better roof  
23 plan, I think that would go along with what  
24 Commissioner May was talking about as far as maybe  
25 an accessory use up there that Mr. Glasgow talked

1 about submitting. So if we could have those items  
2 by 3:00 p.m. June 15th, along with draft findings,  
3 facts and conclusions of law, also on that day,  
4 then the ANC, OP, and DDOT since they seem to have  
5 some issues, would also be allowed to file a  
6 response by 3:00 p.m., June 22nd. And then we can  
7 put this on the June 29th meeting.

8 MR. GLASGOW: And then I would like to,  
9 after hearing the Office of Planning report, that  
10 we would appreciate their support for the lot  
11 occupancy variance. So that we tie that up.

12 MR. TURNBULL: The catenary light issue  
13 may be a moot point since the Department of  
14 Transportation, you've heard loud and clear from  
15 Ms. Chamberlin.

16 MR. GLASGOW: Yeah, heard that.

17 MR. TURNBULL: Okay.

18 MR. GLASGOW: Yes.

19 MR. MILLER: Mr. Chairman. Ms. Schellin,  
20 did you mention OP had several unaddressed and so  
21 they wanted to have addressed. I think you  
22 mentioned a couple of them.

23 MS. SCHELLIN: Yes.

24 MR. MILLER: Did you mention the retail  
25 location at Half and -- the entrance at Half and

1 Monument that they asked that the entrance be  
2 moved from the corner? If that could be addressed  
3 as well --

4 MS. SCHELLIN: Okay.

5 MR. MILLER: -- and I think you mentioned  
6 the bike storage access to the lobby.

7 MS. SCHELLIN: Yes, I did. I got that.

8 MR. MILLER: And the other points. But  
9 just to make sure they cover.

10 MS. SCHELLIN: So basically any  
11 outstanding issues that OP had. Just, if I didn't  
12 hit them all, any issues that OP has.

13 CHAIRPERSON HOOD: And I think that will  
14 cover it all.

15 MS. SCHELLIN: That covers it all. Yeah.

16 CHAIRPERSON HOOD: Yeah. Okay.

17 MS. SCHELLIN: Thanks, Commissioner  
18 Miller.

19 CHAIRPERSON HOOD: Okay. Anything else?  
20 Ms. Schellin, do we have anything else?

21 MS. SCHELLIN: That would be it.

22 CHAIRPERSON HOOD: Okay. I want to thank  
23 everyone for their participation tonight and this  
24 hearing is adjourned.

25 (Hearing adjourned at 8:10 p.m.)