

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA
2 Zoning Commission
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9 Public Hearing
10 Zoning Commission Case No. 15-07 (MRP Realty -
11 Consolidated PUD at Square 777)
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15 5:23 p.m. to 9:22 p.m.
16 Thursday, October 8, 2015
17

18 Jerrily R. Kress Memorial Hearing Room
19 441 4th Street, N.W., Suite 220 South
20 Washington, D.C. 20001
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1 Board Members:

2 ANTHONY HOOD, Chairperson

3 ROBERT MILLER, Commissioner

4 PETER MAY, Commissioner

5 MICHAEL TURNBULL, Commissioner

6 MARCIE COHEN, Vice Chair

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 JOEL LAWSON

13 KAREN THOMAS

14

15 District Department of Transportation:

16 RYAN WESTROM

17

18 Other:

19 CHRISTINE RODDY

20 JOHN BEGERT

21 BRANDON ROBINSON

22 ERWIN ANDRES

23 MARK ECKENWILER

24

25

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

2 CHAIRPERSON HOOD: Okay. Good evening,
3 ladies and gentlemen. This is a public hearing
4 of the Zoning Commission for the District of
5 Columbia. Today's date is October the 8th,
6 2015. My name is Anthony Hood. Joining me are
7 Vice Chair Cohen, Commissioner Miller,
8 Commissioner May, and Commissioner Turnbull.
9 We're also joined by the Office of Zoning staff,
10 Ms. Sharon Schellin, Office of Planning, Mr.
11 Lawson and Ms. Thomas. Also the District
12 Department of Transportation, Mr. Westrom.

13 This proceeding is being recorded by a
14 court reporter and is also webcast live.
15 Accordingly we must ask you to refrain from any
16 disruptive noises or actions in the hearing
17 room, including the display of any signs or
18 objects. Notice of today's hearing was posted
19 in the D.C. Register and copies of that
20 announcement are on the table to my left.

21 The hearing will be conducted in
22 accordance with provisions of 11 DCMR 3022 as
23 follows: preliminary matters, applicant's case,
24 report of the Office of Planning, report of
25 other government agencies, report of the ANC,

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

4 The following time constraints will be
5 maintained as needed. The applicant has up to
6 60 minutes. You'll see we have 45 to start
7 with. Organizations, five minutes.
8 Individuals, three minutes.

9 All persons appearing before the
10 Commission are to fill out two witness cards.
11 The decision of the Commission in this case must
12 be based exclusively on the public record.

13 Please turn off all beepers and cell
14 phones at this time so not to disrupt these
15 proceedings. The staff will be available
16 throughout the hearing to discuss any procedural
17 matters or questions.

18 Would all individuals wishing to testify
19 please rise to take the oath? Ms. Schellin,
20 would you please administer the oath?

21 MS. SCHELLIN: Yes. Please raise your
22 right hand.

23 (Oath administered to the participants.)

24 MS. SCHELLIN: Thank you.

25 CHAIRPERSON HOOD: Okay. Ms. Schellin,

1 do we have any preliminary matters?

2 MS. SCHELLIN: Yes, sir. There was a
3 party status request and opposition filed by Mr.
4 Simms and Ms. Anderson, however at Exhibit 35
5 they have retracted that party status request
6 and I believe that they submitted a letter and
7 actually made it a letter in support. So they
8 are no longer asking for party status.

9 The applicant has -- and also the ANC
10 asked that the Commission waive their late
11 report that was submitted yesterday. So they're
12 asking -- they did not submit it seven days in
13 advance. They do plan to participate in the
14 hearing and they were required to file that
15 seven days in advance since they want to
16 participate. So they're asking for a waiver for
17 the late filing. So we have that.

18 And then the applicant is proffering
19 some experts that I only see one that hasn't
20 been here before, Mr. Robinson, the architect.

21 CHAIRPERSON HOOD: Okay. Thank you, Ms.
22 Schellin. Let's go right into the ANC request.
23 Certainly I don't think we have any --

24 MS. COHEN: I have no problem.

25 CHAIRPERSON HOOD: -- problems with

1 that. So we will accept the filing, excuse me,
2 of the ANC. Okay.

3 Good evening, Ms. Roddy. Let's go
4 through your experts.

5 MS. RODDY: Thank you.

6 CHAIRPERSON HOOD: Oh, I'm sorry. It's
7 on now. (Indiscernible.)5:54.

8 MS. RODDY: Okay. Thank you. We have
9 three experts who will testify this evening. We
10 have Brandon Robinson, who is the expert in
11 architecture. We also have Erwin Andres, who is
12 our expert in transportation engineering. And
13 we also have Dan Duke who is here. He was the
14 sole engineer for the project and he'll be
15 available for any questions you may have.

16 As Ms. Schellin had said, Mr. Andres as
17 well as Mr. Duke have been qualified as experts
18 before the Commission before. But we also have
19 Mr. Robinson here, who has not. And he
20 submitted his resume in our supplemental filing.

21 CHAIRPERSON HOOD: Okay. Thank you.
22 I'm sure we don't have any problems with these.
23 Excuse me, those who have been previously
24 accepted. Let's see, colleagues, any issues
25 with Mr. Brandon Robinson?

1 (Pause.)

2 CHAIRPERSON HOOD: I don't want to make
3 Mr. Robinson nervous. Okay. Not seeing any
4 issues we will go ahead and proffer him as an
5 expert.

6 Okay. Anything else preliminary? Any
7 other preliminaries?

8 MS. RODDY: I would just note that the
9 other preliminary matter on our side is the
10 notice. We would ask for a waiver from the
11 notice requirements of Section 3015.2. We added
12 Lot 48 post the setdown hearing or meeting, and
13 that lot has been posted with notice. It just
14 was not included in the Register. But it was
15 posted. The ANC was aware of it. All neighbors
16 within 200 feet of that property received
17 notice.

18 CHAIRPERSON HOOD: Okay. So everyone --
19 so it's your testimony that everyone, as you
20 just mentioned, was properly noticed; that it
21 was noticed. Okay. Any issues with the
22 amendment?

23 (No audible response.)

24 CHAIRPERSON HOOD: Not seeing any, we
25 will accept that. Anything else preliminary?

1 (No audible response.)

2 CHAIRPERSON HOOD: Okay. You may begin.

3 MS. RODDY: Thank you. As you know, my
4 name is Christine Roddy and I'm an attorney with
5 Goulston and Storrs and with me tonight is
6 Allison Prince, who is a colleague also at
7 Goulston. You have already met the project team
8 so I will just go right into our presentation.

9 We are very happy to be here this
10 evening to seek approval of the mixed use
11 planned unit development on the H Street
12 corridor. The property that we're here for is
13 on H Street, is between 3rd and 4th Street.
14 It's an in-fill lot that is about 16,000 square
15 feet in size. It's located in the C-2-B Zone
16 district and the housing zone district of the H
17 Street overlay.

18 And the project that we're presenting
19 will consist of an eight story residential
20 building with ground floor retail. It's about
21 135 residential units with about 6,000 square
22 feet of retail on the ground floor. And just so
23 you know, presentation that the building
24 maintained a uniform height of 90 feet along H
25 Street, and then it steps down to 70 feet as it

1 moves toward the south.

2 The proposal is consistent with the
3 Comprehensive Plan designation for the property,
4 as well as with the H Street Small Area Plan or
5 the Revitalization Plan. And that plan actually
6 specifically calls for this site and six to
7 eight story buildings. So it's completely
8 appropriate with what was called for
9 specifically for this site.

10 You'll see that the plans have been
11 modified since you saw them last at setdown. We
12 had made several changes. One of the more
13 significant changes is on the rear of the
14 property, on the southern side. The initial
15 proposal was for a uniform 90 foot building. We
16 have since stepped it down to 70 feet on the
17 southern side. We also have modified the
18 materials that we're using on the southern
19 façade.

20 The latest change to the plans, which
21 are reflected in the materials that you have
22 before you, is the inclusion of a 24 foot space,
23 loading space, on the property. And these
24 changes really evolved over many, many
25 conversations with the community, with the ANC,

1 with the Capital Place Homeowner's Association,
2 which is the homeowner's association immediately
3 to the south, as well as the Office of Planning,
4 and of course the comments that we heard from
5 the Zoning Commission at the setdown meetings.

6 And we believe that the project is one
7 that achieves the objectives and goals of the
8 Comprehensive Plan while at the same time
9 integrating appropriately the existing fabric of
10 the community.

11 So we're pleased to be here this evening
12 with the support of the ANC, the support of the
13 Capital Place Homeowner's Association, including
14 the support of most immediate neighbors, Mr.
15 Simms and Ms. Anderson, as well as the Office of
16 Planning and the District Department of
17 Transportation. You'll see that the ANC's
18 letter of support was including in Exhibit 37A
19 and as Ms. Schellin had noted that the request
20 for a party status had been retracted and a
21 letter in support from those neighbors has
22 actually been submitted.

23 We have also met with the Capital Hill
24 Restoration Society and we notice that they --
25 we recognize that a letter has been submitted

1 into the record and we will address each of
2 their comments in our presentation this evening.

3 For purpose of our presentation I have
4 submitted a copy of the PowerPoint, as well as
5 proposed conditions of approval. And should the
6 Commission ultimately approve this project the
7 list of condition that we submitted incorporates
8 all the conditions that were set forth by DDOT,
9 the ANC, and Capital Place Homeowner's
10 Association, with one exception. The ANC has,
11 in subsection, Paragraph 0 of their letter, they
12 had proposed a gate along the rear of the
13 property and we are not proposing to do the
14 gate. With the inclusion of the 24 foot loading
15 space it had elongated that entrance to a point
16 that's no longer practicable to provide the
17 gate, and we'll go into that more in depth in
18 our presentation.

19 We will have three witnesses this
20 evening. I will have Mr. John Begert. He was
21 representative of the MRP. He will testify with
22 the background on the property as well as MRP,
23 and Brandon Robinson who will walk through the
24 plans for the site, and then Erwin Andres who
25 will address the traffic implications of the

1 project.

2 And with that I will turn it to Mr.
3 Begert.

4 MR. BEGERT: Good evening, Ladies and
5 Gentlemen, and members of the Zoning Commission.
6 My name is John Begert. I am a principal with
7 MRP Realty based in Washington, D.C.

8 Quickly I wanted to introduce MRP, and
9 we are a leading owner, operator, and developer
10 of office, industrial retail, and residential
11 real estate. We're headquartered in Washington,
12 D.C. We focus on strategic investment,
13 development, and management, and high barrier to
14 entry and high growth markets within the Mid-
15 Atlantic, with offices in Washington, D.C.,
16 Philadelphia, and New York City.

17 We provide to our institutional capital
18 partners a full array of real estate services,
19 including acquisition, disposition, development
20 construction, property management, asset
21 management, and financial reporting.

22 Our portfolio currently ranges from
23 unentitled land to value add core plus cash
24 flowing assets. We've successfully and
25 continually with partners and with leading

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1 institutional investors, including major
2 insurance companies, asset managers, and private
3 equity funds.

4 Our management team has worked together
5 in D.C. and its surrounding markets in various
6 capacities for over 25 years. Our experience
7 spans a multitude of product types, both urban
8 and suburban and we've been involved in over 20
9 million square feet of development and
10 investment with a total capitalization in excess
11 of \$4 billion.

12 Since our founding in 2005 we've
13 deployed nearly 3 and a half billion in total
14 capitalization with another 2 billion of active
15 projects in the D.C. Metro area. Our combined
16 development assets total more than 16 million
17 square feet with an additional 5 million under
18 management.

19 A quick highlight of our active
20 investments in the district include Washington
21 Gateway, the Elevation Residential Project, the
22 Florida Rock PUD, which I'm sure many of you
23 recall, 900 G, 1333 H Street, 4th and Rhode
24 Island which we'll be submitting as a PUD in the
25 near future, the D.C. Housing Authority, two

1 Ramada development sites in the District and the
2 Navy Yard area, and Brookland, and 965 Florida
3 Avenue, which again will be a submittal, PUD
4 submittal in the not too distant future.

5 Next I would like to just thank the
6 Zoning Commission, members of Office of
7 Planning, DDOT, and the community for the
8 continuance that was recently requested and
9 approved in this case. This additional time
10 enabled us to do a couple of things that were
11 very important. One, meet additionally with the
12 Capital Place HOA, the ANC, members of the
13 community to refine our benefit package, refine
14 our plan. And additionally we used this time to
15 incorporate a vacant townhome lot directly to
16 the east of the subject property that we've now
17 folded into the development program. It's a
18 small 16 foot wide lot that we came to an
19 agreement with a group just recently, and that
20 explains some of the recent and delayed
21 submissions regarding the full development
22 program. But we believe the addition of that
23 lot for a mid-block site greatly benefits the
24 building, the plan, and the overall community.

25 As far as I'd like to touch on Community

1 outreach quickly we've met, as Christine
2 mentioned, with dozens of members of the
3 community numerous times over the last several
4 months, and we are very pleased and proud to say
5 we have full ANC support, and the full support
6 of our most impacted neighbor to the south, both
7 the Capitol Place HOA as a homeowner's
8 association, as well as the neighbor directly to
9 the south, the individual homeowner, Mr. Simms
10 and Ms. Anderson.

11 We also presented and met with the
12 Capitol Hill Restoration Society twice and we
13 understand their comments on the proposed
14 development. We would like to quickly address
15 their one concern on the unit mix. We have
16 completed all our analysis based on 135 units.
17 Given the small size of the development and the
18 nature of the market we have requested
19 flexibility on the unit mix. And so we are not
20 prepared today to tell you what that mix will
21 be. You'll see the flexibility but you'll note
22 that all of our traffic analysis and other
23 impacts are based on the maximum number of units
24 of 135.

25 A list of the proposed conditions and

1 community benefits have been provided for you
2 and are also noted in the record. I'm happy to
3 provide a short summary of the highlights. We
4 believe the highlights of the community benefits
5 package, the increased affordable housing
6 levels, a complete alley reconstruction
7 including a pervious concrete, a negotiation of
8 improvements with the Capitol Place HOA totaling
9 \$50,000, a rerouting of a overhead low voltage
10 wire pole to underground those utilities
11 directly to the south of the site in public
12 space, an improved TDM package, additional bike
13 storage on the ground level with over 30 bike
14 lockers on the first floor directly off of our
15 amenity areas and lounge, and a small ANC
16 storage area in the garage, and the
17 certification of a LEED Silver program for the
18 development.

19 And with that I will turn it back to
20 Christine.

21 MS. RODDY: And Brandon Robinson will
22 now present the plans for the project.

23 MR. ROBINSON: Good evening, everyone.
24 My name is Brandon Robinson. I'm here purposing
25 this project for the architect. If I can just

1 really quickly jump in, obviously what you're
2 looking at on the first page of this
3 presentation is the building façade as it faces
4 H Street. But I'll quickly come back to the --
5 I'll come back to this in a little bit and I'll
6 quickly move on to sort of the context of H
7 Street and some of what we tried to accomplish
8 relating to that context. Obviously the 315 H
9 Street project is an interior lot building. It
10 is between 3rd and 4th Street on H Street. It
11 is C-2-B, and it's in the residential or housing
12 H Street Overlay as Christine has already
13 mentioned. It's within a block of Union Station
14 and train tracks, and very close to Noma. And
15 it's proximity to that has sort of, in our minds
16 or in our eyes, allowed us a little bit more
17 creative flexibility as to how it relates
18 contextually.

19 So we pushed the envelope a little bit
20 on the H Street façade in that way, and I'll
21 come back to that as well. But at the same time
22 we tried very hard to incorporate other facades
23 of the building into the community, and even
24 with our more contemporary design we speak a
25 little bit to the rhythms and patterns and

1 general scale of the commercial frontages along
2 A Street.

3 Again, I'll get to that in a second.
4 Really quickly, what this slide shows besides
5 the proximity of the project are a number of the
6 larger projects that had gone through the PUD
7 process recently, are either near completion,
8 completed, or under construction. Namely,
9 Station House, which is the largest closest to
10 us project, but also Senate Square 360 H, which
11 is quite literally across the street from us on
12 the north side of H Street. And then only two
13 blocks away we have both the Apollo and 625 H
14 Street. All of these are tall 90 foot or higher
15 residential buildings with the exception of 360
16 H, which was approved as 90 feet but built out
17 as 75.

18 We also have the brand new constructed
19 301 H Street project that's at the corner of 3rd
20 and H. We'll show that in a second as well.

21 Moving on, this slide is really just
22 representing some of the buildings within our
23 immediate vicinity. Again, the taller buildings
24 of the Senate Square, 301 H Street, with the
25 landmark lots that are kitty-corner to us, sort

1 of cradled by Senate Square on the Northwest,
2 and then on the bottom right, image No. 2, the
3 six story -- I'm sorry, 360 H Street housing and
4 Giant.

5 Continuing on again, looking at
6 buildings that are in our immediate vicinity,
7 top left again, you're looking at 360. This
8 time from the east side, from 4th Street, as it
9 fronts H Street. Top right is Station House as
10 it fronts on H Street, and how it steps towards
11 3rd from the bridge.

12 On the bottom you're basically looking
13 at the corners of 3rd and H and 4th and H, which
14 are the lots to either side of our proposed
15 site, project site. The picture on the bottom
16 left is an empty lot when this image was taken.
17 It is now a nearly complete 301 H Street. So if
18 you look at the top right corner of this slide,
19 that is more or less what that building is
20 starting to look like today.

21 On the bottom right are the four
22 commercial structures or buildings that are
23 facing H Street that are on our east side.
24 You'll see those again in plan, and just so that
25 you have an idea of scale and height on those.

1 And also their character.

2 Moving on, still looking at buildings in
3 the immediate area, the two buildings on the top
4 of this slide are the Apollo and 625. Both of
5 these are at the 600 block of H Street, but
6 they're also very good examples of the taller H
7 Street Overlay district buildings that are
8 currently going up along H Street corridor.

9 The two lower images and images on the
10 next couple of slides are looking at historic
11 and not so historic retail frontages along H
12 Street, basically between 3rd and 6th, that what
13 we care about most is the rhythm and the general
14 diversity and variety in architectural styles
15 and flavors that you see along the street. And
16 it becomes very clear as you go through these
17 pages. And really the one unifying element of
18 all of these facades that we tried to pick up
19 on, on our project, which again I'll speak to in
20 a minute when we get to our actual building, is
21 the 16 to 20 foot typical lot to mention as it
22 marches down H Street, as well as the repetition
23 of the retail bay and entry door at the street
24 with punched openings above.

25 And as diverse as each and every

1 building fronting on H Street is, that seems to
2 be something that keeps coming back as a common
3 element. So we really wanted to sort of embrace
4 that. You know, in a contemporary way.

5 And again, this is more examples of
6 those two story frontages. The image on the top
7 right of this slide is actually of the historic
8 townhomes that wrap the south side street facing
9 portion of our block. It should be noted that
10 the Capitol Place Townhomes and townhomes are
11 not historic. They were built in the 1980s.
12 And with the exception of six or seven
13 townhomes, are actually interior of the block,
14 alley facing, with a muse. We have some
15 pictures of those here. So again, it's worth
16 noting that our block is this block here with
17 our building block, and the Capitol Place
18 Townhomes are basically fronting here on 3rd,
19 and then they are an interior lot. And the
20 historic townhomes wrap to the extreme southern
21 end of our lot, starting roughly here, and
22 coming up to the 10 foot alley on the southeast
23 side of our lot.

24 These images that you're looking at on
25 this slide are all basically shots of the alley

1 conditions on, around, or south of our project.
2 On the top right of slide 16 is basically -- or
3 image 16, you're basically looking due south on
4 the alley that is directly south of us.
5 Starting on the bottom left you're looking at
6 the front 4th Street, down the 10 foot alley
7 towards our property. And slide 13, which is
8 this guy here, you're looking at the 16 foot
9 alley entry off of 3rd. This is a very remote
10 entry from our building and we are not planning
11 on using it. Erwin will come back to that. But
12 basically our plan is for all of our vehicular
13 access to come through that 10 foot alley, and
14 also egress through that 10 foot alley to
15 minimize impacts to the neighbors to the south.

16 Moving on, we finally get to sort of our
17 project site. As you can see we are mid-block.
18 To the right, or to the east of our project site
19 are the four commercial row houses. To our
20 left, to the left of our site, or to the plan
21 west of our site, we have the lower two-story, I
22 believe it's proposed to be fitted out as a
23 restaurant. And then the 75 foot new
24 construction of 301 H.

25 Again, to reiterate some of what

1 Christine has already said, we are a 90 foot
2 high eight story building. We are respecting,
3 for the most part, the 15 foot rear yard
4 requirement across our entire frontage. We are
5 -- and I'll explain where we're asking for
6 relief on that. And for, again, the most part,
7 we're respecting rooftop structure, setbacks,
8 and consistent height requirements. Again, with
9 only a couple of minor exceptions.

10 Actually, I'll just touch on that really
11 quickly. Due to impact on our south facing side
12 of the building, which again I'll show in a
13 minute, we pulled the permanent line, the south
14 fake roofline of our building, north to achieve
15 that. And in that process we exposed some core
16 elements. A few core elements closer to that
17 parapet than we had originally proposed. So we
18 have a small zone, basically on the south side
19 of this stair structure. And then a small zone
20 in here, where this building has stepped back,
21 distance from that portion of the parapet to our
22 face of the roof structure where we're asking
23 for relief. The distances are still pretty
24 significant, distances from parapet, but we are
25 asking for relief there.

1 And as far as rear yard, and there are
2 better exhibits for this, but this does show it
3 overall, because of the location of our driveway
4 and our ramp into our parking garage, we're
5 asking for relief, essentially from our corner
6 building here across our entire frontage to this
7 point, which is our ramp enclosure, which is
8 currently on the property line with the alley.
9 So we are respecting the 10 foot rear yard from
10 center line of alley to face the building in
11 that first 20 feet of height, not 15. But once
12 we're above that 15 -- or above that 20 foot
13 height, we do step back to the full 15 foot
14 required rear yard.

15 Another thing that this slide shows is
16 our addition of lot 48 to the east of our site,
17 which is basically this guy here. By
18 incorporating that we were able to increase the
19 width of and realign where our parking entrance
20 occurs with the 16 foot alley as it extends
21 south, which improves visibility into that area,
22 which the ANC brought up as a potential security
23 concern. But also by pulling that portion of
24 our vehicular access to the site, planning east,
25 it helps relieve the intersection between the 16

1 foot and 10 foot alley, which helps with both
2 truck and even just car maneuvers as they're
3 making turns around that corner.

4 One other thing to note is this area
5 here, south of our building in sort of the
6 knuckle of our site, which is surrounded on all
7 three southern sides by the Capitol Place
8 Townhome Association's muse. We're proposing to
9 put in a low privacy wall in kind to what they
10 have today, which is roughly a six foot wall
11 with some iron work above it. And to have a
12 planted tall scape -- landscaped zone as a
13 buffer as well as some amenity space there to
14 create a buffer and also play nicely with curbs.

15 Moving on to this slide, this will be
16 very brief. This is our one and only below-
17 grade level, which we were using for parking.
18 On note on this level we are locating 20 bicycle
19 spaces as well as a bicycle maintenance stand on
20 this level, as a supplement bike storage that we
21 have up on the ground floor. And the thing is,
22 he's request -- we've also located their storage
23 room on this level.

24 Moving up to the ground floor, really
25 the vast majority of this floor is dedicated to

1 either our essential lobby or a core and retail
2 space. We have obviously very close to but not
3 quite at 50 percent retail use on the ground
4 floor; 50 percent of our GFA. A number of --
5 that number used to be well within the 50
6 percent, or at least very close to it but we
7 made a number of expansions to the footprint of
8 the building in order to accompany or
9 accommodate some additional program elements
10 such as bike storage, which threw that number
11 off slightly.

12 But what this plan does show is on our H
13 Street façade we're providing an articulated
14 retail frontage with recessed doors and bays,
15 and again we have some renderings of this and
16 elevations later in the presentation. But the
17 general idea was that we're repeating that 16
18 foot module that would have been the original
19 sites or lots, and marching down the façade.
20 And again, with our residential entry we're
21 respecting the sort of that 20 foot module as
22 well. So we're trying to keep that ground floor
23 retail frontage in the same rhythm as what you
24 see elsewhere.

25 Also of note is the location of this

1 recess at the ground floor, which is our
2 vehicular access and loading. This is our 10
3 foot alley that extends out to 4th Street, which
4 is roughly over here where the pointer is, on
5 the right side of the page. And the 16 foot
6 alley to the south, all of that is open with our
7 24 foot loading bay placed to one side and then
8 vehicular access to our parking ramp west of
9 that.

10 In addition a very big part of this plan
11 and something that came out of the ANC meetings
12 and meetings with the HOA, Capitol Place HOA, is
13 the emphasis of the rear entry on the alley,
14 which coincidentally can be seen all the way
15 from 4th Street if you're on 4th Street and
16 you're looking down that 10 foot alley. You
17 basically can see straight to this rear entry,
18 which we're proposing to be direct access to the
19 32 bike spaces that John mentioned earlier.

20 We feel strongly that that's a really
21 important part of our program because H Street
22 is not the most bicycle friendly street at the
23 moment and probably won't be in the near future.
24 So we foresee a lot of bicycle users in our
25 building running up and down the bike route on

1 4th and then cutting down the alley to get to
2 our building rather than coming down H. And
3 consequently that -- we plan to and have made a
4 number of design choices to enliven that space
5 to encourage its use for that in the hopes that
6 that additional use will also increase security
7 and activate the alley.

8 Moving on from here, this is very quick.
9 We're just stepping up the building. But this
10 slide demonstrates how once we're above that
11 parking ramp structure we immediately begin to
12 respect the 15 foot rear yard requirement across
13 the entire rear of the building. That step back
14 also allows us to bring the scale down of the
15 building as we approach grade, so we are slowly
16 transitioning to the lower scale of the
17 townhomes. We also have another step up at the
18 seventh floor.

19 Moving on up our typical levels of the
20 building we introduce, starting at the 3rd floor
21 and going the full height of the building,
22 window bay projections on H Street. And on the
23 south side of the building we have a couple of
24 small balconies.

25 On the seventh floor and eighth floor,

1 which were the top two floors of our building,
2 we do step the building back again on the south
3 side. Both here, the southwest corner and then
4 along this entire alley frontage, an additional
5 seven feet. And that step occurs at roughly 75
6 feet from grade, which is more or less the
7 permitted by right height of any structure that
8 would have been here.

9 On the roof we are -- what is not
10 enclosed in penthouse is green roof. We have
11 pretty much our entire roof dedicated to an
12 extensive green roof. We're using that to
13 achieve both our GAR requirement as well as our
14 storm water measurement requirements for the
15 site. We have dedicated a small portion of that
16 roof to an outdoor amenity space, and a small
17 portion of the interior roof top structure for
18 access to that outdoor amenity space. The bulk
19 of that enclosure is still dedicated to
20 mechanical use.

21 This next slide is really just an option
22 that we submitted in anticipation of habitable
23 space being accepted and approved as a use in
24 penthouses. If that does occur we're looking at
25 dedicating at least a small portion of our

1 penthouse enclosed area to an additional unit in
2 the building, which reduces the amenity space up
3 on the roof.

4 Here we start getting into the design of
5 the building. This can be fairly briefly
6 summarized as three elements that are sort of
7 interacting with each other compositionally.
8 The big piece that everything else sort of ties
9 into is a fairly lightweight and clean concrete
10 panel, which will be designed to look like a
11 precast panel but is basically a cementitious
12 panel that frames this entire middle zone of the
13 building, which is all glass and a smooth dark
14 cementitious planning system.

15 And that mask, which extends to the back
16 of the building at the top two floors, I'll get
17 to that in a sec, floats over a two-story base
18 of the building which is our retail base, which
19 is framed by a vary dark, heavily textured brick
20 that we feel adds a lot of weight this -- our
21 projective window base then sort of sit on or
22 float over. So we have this asymmetrical visual
23 weight sitting on top of this very heavy base
24 with our retail bay articulation occurring
25 within it.

1 To the right we have our residential
2 entry, which is separated by sort of the
3 heaviest masonry that we have on that ground
4 floor, which is purposely located there to
5 provide separation between the retail uses and
6 the residential entry. But also to add, not to
7 exceed the weight, so that it feels like these
8 bays have something heavy to sit on.

9 The bays themselves are a combination of
10 glass and high-pressure laminate, with basically
11 a Trespa panel that's designed to look like
12 Corten steel. We have a sample board that was
13 put up there, if you're looking at it,
14 hopefully. There is a sample of what that
15 Trespa panel looks like.

16 One thing to note on this elevation,
17 although you'll see it in a number of other
18 places, this might be the best place to see it,
19 is how these bays sort of march down the
20 building in that 16 and 20 foot module and the
21 punched windows that we're using above in a zone
22 that separates the heavy bays from the floating
23 concrete frame, but how that emulates, although
24 not exactly, but at least speaks to the more
25 traditional retail frontages and commercial

1 frontages marching up and down H Street.

2 The next slide is the rear of the
3 building, the south side of the building. Of
4 importance here, probably the most significant
5 thing to note, is the material change that
6 occurs at the seventh level, or the seventh
7 floor. This is where we step back the majority
8 of the south face of the building, seven feet.
9 We also transition from masonry heavy brick
10 façade for those first six stories to the
11 lighter concrete and glass façade that faces H
12 Street. We feel pretty strongly that that helps
13 tie the building together as a whole so that
14 from any one side of the building when you look
15 at it, it's clearly one building rather than a
16 building designed to face H Street and a
17 building design to face the community to the
18 south.

19 That said, on the lower seven -- six
20 floors, we did make a number of adjustments to
21 help the building speak to and generally be
22 friendlier to the mostly brick and historic and
23 not so historic townhomes to the south. We
24 introduced punch windows. The brick, which you
25 have a sample of, is a lighter brick to help

1 keep the building from feeling too heavy. And
2 that brick floats from the second floor up to
3 the seventh floor as sort of a vertical ribbon
4 as it runs through the building. And from
5 either end you can see a transition from that
6 brick to the more contemporary concrete panels
7 on both the east and west façade. You'll see
8 that shortly.

Also of note on this façade are the use of the metal balconies with a solid rail system, or a close to solid railing, which not only provides privacy for our residents, but also privacy for their neighbors and reduces reflectivity coming off of the sliding glass doors serving those balconies.

Also you can see -- also you can see the zone that extends under our building where we have loading and our vehicular access. This is the portion of our structure that extends out to the property line abutting the alley that once we're above we begin respecting the 15 foot rear yard. We have covered a portion of that structure with a green roof and then we've stepped it down so there is a portion of that structure as the ramp goes underground we're

1 able to bring it down. So we've brought down
2 another planting area that's only 12 feet above
3 grade at that point, which then steps down to
4 our planting area that's in our rear terrace
5 area, so that from the alley as you're looking
6 down that 20 foot alley, and we have a couple of
7 images that show this better than this, that
8 green scape that is on the tops of that
9 structure is going to pull your eye further down
10 the alley and to our rear entry and also soften
11 the façade that's directly across from the
12 townhomes.

13 Going a little bit quicker, this is the
14 east façade of the building with the concrete
15 panels and random window placements that the
16 base that are at risk facing the east of our --
17 east façade. Of note here is this zone, which
18 is the rear building entry that you can see from
19 4th street, looking down the 10 foot alley. You
20 can also very clearly see where we've stepped
21 the building at the seventh floor, and again
22 where we've stepped the building at the second
23 floor, bring it down to a more comfortable level
24 with the townhomes.

25 On the west façade it's more of the same

1 with the random windows also at risk and the
2 terrace helping step the building down. This
3 section basically speaks to how we've stepped
4 down again, so I won't dwell on it. But we have
5 the ground floor retail facing H Street, which
6 is on the right side, and we've got the terrace
7 up at the seventh floor, and then again at the
8 second, and our 20 foot alley.

9 This is the H Street façade of the
10 building. Probably the best representation of
11 materials. Again, you can very clearly see the
12 large monolithic concrete panels that we'll be
13 using to make up the frame of the building, in-
14 filled with glass and dark cementitious
15 platting, with our three projected bays creating
16 a vertical element that plays very nicely to the
17 overall horizontal element of the building, all
18 floating over this two-story retail base that
19 emulates in a contemporary fashion, emulates
20 some of the rhythm and geometries of the
21 adjacent retail frontages.

22 This is a zoom in of our proposed retail
23 frontage. It should be noted that -- and John
24 may speak to this later that we will be
25 providing for some retail variety and variation

1 in the fit outs, there is a chance that some of
2 this could be changed. But our proposal is to
3 have a variety of different planes within the
4 overall masonry frame, with our glass and steel
5 base, recessed retail entries, and a natural
6 stone accent introduced both at the base of the
7 glass bays and also at each retail entry.

8 This is the building, looking it from
9 the Southwest side, which is the Capitol Place
10 Townhomes Muse. We've, just for clarity and so
11 you can see the building, we've omitted some of
12 the softscape and plantings that they have in
13 this zone. But generally this shows that five
14 story ribbon of lighter brick that's floating
15 over the heavier base and the transition to the
16 contemporary concrete glass, or concrete panels
17 and glass.

18 Lastly, we have a view of the building
19 from the alley side, basically from the 16 foot
20 alley showing where our proposed vehicular
21 access and loading occurs, where the majority of
22 that step back at the seventh floor is
23 occurring, and also illustrating how we've
24 brought some of that green scape, softscape,
25 across the terrace and stepped it down, and then

1 stepped it again down, behind these townhomes
2 into our landscaped area to the southwest of our
3 site.

4 I will now turn it over to Erwin.

5 MR. ANDRES: Good evening, Chairman
6 Hood, members of the Commission. Erwin Andres
7 with Gorove/Slade Associates. I'll just take
8 you quickly through the transportation elements
9 related to the plan. The site that identified
10 some of the south side of H Street between 3rd
11 and 4th. It's along those streetcar line and
12 relatively close to Union Station.

13 With respect to the elements related to
14 access and design, I believe Brandon had done a
15 good job of identifying how you get in and out
16 of the building. And I'll just go through it
17 quickly.

18 There is no access, no vehicular access
19 to the building on H Street. All of the access
20 related to both the garage and the loading dock
21 is from the 10 foot alley where vehicles going
22 down to the garage would head south on 4th, turn
23 right into the alley, and turn right to take
24 this ramp down to lower level. Similarly the
25 residential roading vehicles which are

1 restricted to 24 feet, which is a U-Haul truck
2 that can accommodate up to three bedrooms, would
3 come through the alley, pull into this wider 20
4 foot alley, and back into the loading dock.

5 When it leaves it actually pulls
6 forward, backs up, and then heads out. So the
7 movements associated with the access, the
8 circulation in the rear of the building, are
9 relatively easy to comprehend and relatively
10 easy to maneuver.

11 With respect to the actual parking and
12 loading elements, the zoning requirement is 50
13 spaces. The parking proposed is 30, so we're
14 looking for parking flexibility of 20 spaces.
15 Just to put things in context, the zoning, draft
16 zoning rewrite under those requirements we would
17 be required to provide 27 spaces. So that the
18 number of spaces that we're actually proposing
19 is in line with what the zoning rewrite is
20 requiring.

21 With respect to loading the requirement
22 is one 30 foot berth, one 55 foot berth. What
23 we are proposing is one 24 foot berth in lieu of
24 the 30 foot berth, and we are not providing a 55
25 foot berth given that most of the move-ins or

1 all of the move-ins will relatively take place
2 in smaller vehicles.

3 The retail loading, the 6,000 plus
4 square feet of retail will be off of 4th Street,
5 which is similar to all of the other retail in
6 and around this block. So we are requesting
7 flexibility for 30 foot and 55 foot loading
8 berth.

9 The site is well served by transit, as I
10 mentioned before. It's relatively close to
11 Union Station. It's only a half mile away. The
12 H Street streetcar line runs right down H Street
13 from the site. There are six major bus routes
14 that serve the site, so the site is well -- is,
15 I guess, conducive to providing multiple transit
16 alternatives that include not only transit, but
17 a bike share, and car share as well.

18 With respect to justifying the
19 flexibility that we're seeking for parking, as I
20 mentioned the site is well served by transit.
21 It has a very high walk score of 94. The
22 project is within census track where a
23 significant number of households do not use a
24 car to commute. And as I mentioned before, it
25 falls in line with the zoning rewrite draft

1 parking requirements.

2 With respect to flexibility for loading,
3 because of the streetcar line, DDOT requires
4 that all the access take place not on H Street,
5 but off of the alley. Given the constraints of
6 the alley we cannot provide the loading
7 facilities for larger trucks like the 30 foot
8 truck or the 55 foot truck, which is okay
9 considering that the residential development can
10 be accommodated in smaller vehicles, which is
11 consistent with many of the other projects that
12 have worked on H Street.

13 In addition to that the loading demand
14 will be relatively low. Once the building is
15 initially occupied by the residents it's
16 projected that the next round of residents
17 moving in and moving out, there would only be
18 about an average of one move in and one move out
19 a week. So, that 24 foot loading truck and that
20 bay associated with it would be used relatively
21 low.

22 With respect to the TDN elements, these
23 are elements that we've worked in coordinating
24 with DDOT. They're relatively -- this board is
25 relatively familiar with these just because

1 you've probably seen them on many of the other
2 developments we've worked on. The ones that we
3 will include providing bike share, car share,
4 and smart share, and also in concluding RPP and
5 visitor pass parking restrictions as part of the
6 lease. You know, those are the major elements
7 to support the flexibility requested.

8 With respect to the loading management
9 plan, the loading management plan identifies
10 different elements to ensure that the impacts
11 related to the loading is managed well. I think
12 some of the important aspects of this include
13 the restriction of the 24 foot truck. We've
14 identified that the deliveries will be scheduled
15 to minimize any conflicts with the residential
16 loading.

17 And then one of the other items as we've
18 identified, that the loading space operation in
19 the rear of the building, we are imposing a time
20 restriction on that. So, that almost concludes
21 my presentation. The last element is DDOT
22 identifies some conditions in their review
23 letter that the applicant agrees to comply with.
24 And they included implementing the TDM plan,
25 providing a refurbished east/west alley, and

1 providing at least nine additional short-term
2 bicycle spaces.

3 So with that I'm open to questions.
4 Thank you.

5 MS. RODDY: And that completes our
6 presentation and we're happy to answer any
7 questions you may have.

8 CHAIRPERSON HOOD: Commissioners, any
9 questions? Thank you for your presentation.
10 We're very appreciative.

11 I put a piece of candy in my mouth at
12 the wrong time, so. Any questions. Who'd like
13 to get started? Commissioner May?

14 MR. MAY: Okay. Thank you. So explain
15 to me the rationale, I mean, the actual
16 flexibility you want. You talk about maximum
17 but tell me the flexibility on the units, on the
18 unit count and why do we need that now, because
19 it's unusual to get this amount of flexibility.

20 MR. ROBINSON: We are requesting
21 flexibility from a minimum of 105 units and a
22 maximum of 135. We're currently programmed at
23 130 units given where the current design is and
24 the fact that we won't start construction for
25 six to nine months. We're just requesting a

1 small amount of flexibility in case the unit
2 count increases slightly.

3 MS. RODDY: And I'll just add that there
4 hasn't been additional mention as to whether
5 these are for sale units or rental units, and
6 that we're working to decide for the units. And
7 that obviously would then affect the unit count,
8 which is one of the rationales for that
9 flexibility.

10 MR. MAY: Okay. I mean, you keep going
11 about it as a slight flexibility. I don't know
12 that it's really that slight. It seems like
13 it's large compared to what we normally would
14 see. I mean, maybe you can tell me something
15 different.

16 MS. RODDY: It's not an anomaly. There
17 have been other cases with similar flexibility
18 granted. We appreciate that it is 30 units, but
19 again you've seen several projects come before
20 you that had to be modified because of the
21 difference in the market conditions by the time
22 they went to market. So we're asking for that
23 flexibility up front so that we could adjust the
24 units size if necessary.

25 MR. MAY: Okay. So, and you answered my

1 next question, which was apartments or condos,
2 and you don't know yet.

3 So the other issue that this raises, I
4 don't recall seeing here, any diagram indicating
5 where the IZ units were. So what's the -- is
6 there a diagram of that somewhere?

7 MS. RODDY: There is, and I can tell you
8 which sheet. It's in the front of the package.

9 MR. BEGERT: Sheet B for after the
10 presentation.

11 MR. MAY: I'm sorry, you need to turn
12 your microphone on.

13 MR. BEGERT: I'm sorry. Sheet B, which
14 is the second slide after end of the
15 presentation. I brought it up on the screen.
16 This is the representation of the mix in and
17 where the units are located throughout the
18 building.

19 MR. MAY: After the end of the
20 presentation?

21 MS. RODDY: We don't. We did not submit
22 the packet of slides. But the sheet A07 in the
23 supplemental submission.

24 MR. MAY: Which supplemental?

25 MS. RODDY: The September 18th.

1 UNIDENTIFIED SPEAKER: Which tab?

2 MR. MAY: I have drawing sets that are
3 dated August 28th and October 8th, as well as
4 one of the ones --

5 MS. RODDY: These are dated October 8th.

6 MR. MAY: October 8th. So you don't
7 necessarily -- you don't have them labeled the
8 date they are submitted?

9 MS. RODDY: No, I'm noticing that now.

10 MR. MAY: Yeah. I'm sorry. So now,
11 which page was that again?

12 MS. RODDY: It's A0.7. A0.7.

13 MR. MAY: Got it. So if you wind up
14 reconfiguring the units, these are going to stay
15 locked in at this size and in these locations?

16 MS. RODDY: Yes, to the size. The
17 locations may vary. We understand that we have
18 to comply with the requirements of Chapter 26,
19 so they won't be clustered or anything like
20 that. They would still be consistent with those
21 requirements.

22 MR. BEGERT: If I could just add, real
23 flexibility is, if we go for sale, the units
24 will naturally get a little larger. You'll have
25 more one-bedroom dens and more two-bedrooms, and

1 so, but we would absolutely commit to, you know,
2 the same type of program, the amount of the
3 union count.

4 MR. MAY: All right. I mean, I think
5 first this would be a matter of documentation of
6 exactly what we're getting and then what's
7 actually delivered in the end is -- well,
8 preferably exactly that, but you know, I guess
9 sometimes we have given a little bit of
10 flexibility on that.

11 So my question is -- so if I understand
12 it correctly the only areas where you need
13 relief from the setbacks are at the eastern
14 stair and at the elevator core, correct?

15 MR. BEGERT: Yes, that's correct for the
16 rooftop setbacks, yes.

17 MR. MAY: Okay. Then I forget, how much
18 -- what was the actual relief amount?

19 MR. BEGERT: Just a matter of feet. The
20 distance from --

21 MR. MAY: It's always a matter of feet,
22 right?

23 MR. BEGERT: The parapet is 16 foot
24 four, so we're required to have a 16 foot four
25 setback from -- or, I'm sorry, the rooftop

1 structure is 16 foot four, so we would need 16
2 foot four and the stair number 2 we're
3 requesting a setback of only 14 foot three
4 inches. And at the core, the elevator core,
5 we're asking for a setback of 15 foot six. It
6 should be noted that on the stair relief we are
7 stepping that roof down so it stays within the
8 one to one setback. So it's really more of a
9 relief on varying roof heights.

10 And the section that shows that clearly
11 in your package would be on sheet A0.8 of where
12 we've diagramed where we're requesting for
13 relief.

14 MS. RODDY: So to clarify, the only area
15 that we're requesting relief from the setback is
16 on the core.

17 MR. MAY: The elevator core.

18 MS. RODDY: The elevator core. We have
19 --

20 MR. MAY: Yeah. Okay. I'm sorry.

21 MS. RODDY: We have reduced the height
22 of the stairs so that it does need the one to
23 one, but it is a varying height.

24 MR. MAY: Did that change from the
25 initial submission?

1 MS. RODDY: It did, only because we
2 stepped the building height down. And so since
3 it steps down to 70 feet in the rear we're no
4 longer set back, but we were initially set back.

5 MR. MAY: All right. Okay. All right.
6 Sorry. Maybe I'm just rusty from this lull of
7 September and taking August off, but I was
8 having a hard time figuring that out.

9 So you're asking potentially -- you have
10 an alternate scheme that includes a net house
11 unit, right? So first of all is that going to
12 affect your IZ calculation?

13 MS. RODDY: Yes, it actually increased
14 the requirement by 67 square feet.

15 MR. MAY: So you'd just have to bump up
16 the size of --

17 MS. RODDY: We would add that in.

18 MR. MAY: -- of the 67. Okay. And I
19 forget; when are we going to vote on 1413? In
20 mid-November? Is it this month?

21 MS. COHEN: I think it's this month.
22 The record closes tomorrow.

23 MR. MAY: Okay. So, and then it takes
24 effect when? Does it take effect upon the vote
25 or upon the publication of the new regs?

1 MS. SCHELLIN: That one is when the
2 order is published. It's --

3 MR. MAY: When the order is published.
4 So the order might not be published for another
5 --

6 MS. SCHELLIN: So like for then
7 penthouse?

8 MR. MAY: For the penthouse regs, yeah.
9 I mean, they're kind of banking on a change of
10 the penthouse regs and I'm trying to find out
11 when they might take effect, assuming we take a
12 vote to approve.

13 MS. SCHELLIN: It will be when the order
14 for 1413 is published, which will be before the
15 regs are published.

16 MR. MAY: I'm sorry. I don't mean --
17 when I said the regs I meant 1413.

18 MS. SCHELLIN: Yes. Okay.

19 MR. MAY: I do not mean the ZRR.

20 MS. SCHELLIN: Okay. All right. Sorry.
21 Yes, so when that order is published.

22 MR. MAY: When that order is published.

23 MS. SCHELLIN: Yes. When it will be
24 effective.

25 MR. MAY: Okay.

1 MS. SCHELLIN: And so I think that
2 what's coming up is on -- I believe it's just
3 proposed action. It's final action, I'm sorry,
4 on the 19th. So then when an order gets issued,
5 which I hope would be fairly quickly, it depends
6 on how much change is made --

7 MR. MAY: Right. So it could be a
8 month, it could be three months.

9 MS. SCHELLIN: I don't think it will be
10 three months.

11 MR. MAY: Okay.

12 CHAIRPERSON HOOD: You know, you never
13 know around here. You never know what might
14 happen so don't count a time.

15 MR. MAY: Well, and I'm bringing this up
16 for the benefit of the applicants so --

17 CHAIRPERSON HOOD: Right.

18 MR. MAY: -- they understand that we're
19 not going to vote to approve something in synch
20 with new regulations unless the new regulations
21 are actually in effect. So you may -- it may
22 not -- you may not -- it may not catch up with
23 you.

24 So but in the event that it does, you're
25 asking for that extra capability that comes with

1 1413. Are you also complying with all of the
2 other requirements that would go into effect
3 with 1413, the setback requirements in
4 particular?

5 MS. RODDY: Yes.

6 MR. MAY: So you've examined it and how
7 it complies with 1413?

8 MS. RODDY: Yes.

9 MR. MAY: Okay. So now let's talk about
10 the design. You can bring up the front façade,
11 if you would?

12 All right. So that's as good as it is.

13 You know, I understand the design
14 concept here and I don't really have a problem
15 with that in general. I think, though, that
16 that you're making a weak argument or at least
17 you're making a certain argument about what
18 you're trying to do architecturally that is in
19 keeping with the architecture of H Street, and
20 then you're not executing. By which I mean that
21 you talk about that, you know, the 16 foot plus
22 or minus with building to building, and then the
23 bay projections that follow that. And yet you
24 produced a -- what is it? A hundred and some
25 foot long glass façade. And it doesn't show

1 that kind of rhythm.

2 And then above it you have a series of

3 windows that are only, if you're really

4 observant, following that kind of bay rhythm.

5 And then above that you have a very large façade

6 that, you know, there isn't really that same

7 sort of rhythm. It feels more like a large flat

8 plane.

9 And then even your bay projections,

10 which I mean, it's a bay projection in the sense

11 that it projects. But it had nothing to do with

12 any kind of traditional bay in Washington.

13 It's, you know, the width -- I mean, even the

14 earlier versions of it, it was only a single

15 projection. And even now it's still technically

16 a single projection. It just has two niches in

17 it that you probably had to do to comply with

18 the projection laws, right? Or the projection

19 regulations.

20 So I mean, you're not executing on what

21 you think is really important here, and I'm not

22 saying that it's absolutely essential to the

23 design. But you know, when you talk about it

24 that way I kind of want to see it in the design

25 and I'm not seeing it. And I'm seeing actually,

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1 a façade that is honestly not very much in
2 keeping with the rest of the neighborhood. And
3 it actually could be. So I mean, I'm not sure
4 what you could say in response to that, but I
5 mean, the mic is yours.

6 MR. BEGERT: I'll give it a shot. I
7 don't completely disagree with anything you just
8 said. We really didn't want to try to create
9 anything historical or transitional with this
10 building and we only wanted to hint at, or make
11 a subtle nod to some of the more traditional
12 elements on H Street's façade as you go further
13 east.

14 That said, this rendering, because
15 you're taking such a far step back, really don't
16 show the articulation of the retail that well.
17 I'll show the next slide in a second in response
18 to -- into the bay sizes and that. But you're
19 absolutely right about the length of that glass
20 façade underneath the building. And we felt
21 that was important mostly for flexibility, for
22 future retail flexibility.

23 That said, the articulation that is
24 occurring as it goes down H Street really is a
25 sort of a 12 foot by 13 foot metal and glass bay

1 that half projects out from face of building and
2 is half recessed underneath that masonry frame,
3 which is the large element that is running the
4 full length of the building. But everything
5 within that element is broken up into these 16
6 foot and 20 foot modules and pushed back and
7 pulled forward. And then again, you know, we
8 have the rhythm of the punched openings of --
9 and as for --

10 MR. MAY: Wait. Stay on that image if
11 you would, for a second. Could I ask a follow
12 up?

13 MR. BEGERT: Sure.

14 MR. MAY: So I can see that there is
15 some subtle projection. How deep is that -- or
16 how deep is the recess there?

17 MR. BEGERT: It varies greatly as you go
18 down the building.

19 MR. MAY: I'm not talking about where
20 the doors are. I'm just talking about between
21 those two large bays.

22 MR. BEGERT: So the bay itself is at the
23 property line. From there these accent stone
24 walls and also where the bay steps back in
25 between, and again at the stone wall here,

1 that's one foot four to one foot eight step back
2 and then the --

3 MR. MAY: And how wide is that, the
4 recess between the two stretches of window
5 there?

6 MR. BEGERT: The same dimension, one
7 foot eight.

8 MR. MAY: Yeah, I mean. So I mean, I
9 can see how you might think that that creates a
10 rhythm, but it really doesn't. It all just
11 feels like it's one continuous façade that's,
12 you know, that's at the property line and you've
13 got a couple little niches in it. And it is not
14 -- I mean, while you might be trying to copy the
15 width of a building with -- I mean, you said 16
16 feet wide. Is that right?

17 MR. BEGERT: Yeah.

18 MR. MAY: I mean, that's closer to the
19 width of the building rather than the width of
20 the bay. But your, you know, the way you
21 project out there and then you just have, you
22 know, a foot, one foot six between them, I mean,
23 it just feels like one continuous pane of glass.
24 It's not even a nod in the direction of that
25 kind of rhythm and it has no relationship to

1 this sort of bay projection.

2 I mean, we see this happen and we've
3 seen it done in other buildings. And I mean,
4 that's really what the bigger point is. I mean,
5 I can understand when you get above the street
6 level that you're not really going to perceive
7 that -- I mean, put it this way; it doesn't
8 really matter that the building is basically
9 flat above the second story. That you know,
10 what matters here is when you're walking down
11 the street, I'm not getting projecting bay
12 front, store front, at all after that. It's
13 completely lost. You know, and I'm not saying
14 it absolutely has to change, but it's a good
15 idea. I mean, I think you've picked up on the
16 right thing. If you look at all those photos,
17 the context photos that you show, if you look at
18 them carefully that's exactly what you see as
19 you see a bunch of those projections.

20 And in some cases they're very large
21 projections and they're, you know, crummy
22 additions that were put on at certain points.
23 But there are a number of very prominent, very
24 proud looking kind of bay projections either on
25 the ground floor or on the second floor, or

1 sometimes both. And certainly that's the
2 typology of the townhouses that surround the
3 neighborhood, is to have an eight or 10 foot
4 bay. You don't have that here.

5 So I mean, all you've got is a glass
6 façade with a, you know, a portal for the door.
7 And that portal for the door is every 30 or 40
8 feet.

9 Anyway, again, you can try to respond to
10 respond to that but I'm just telling you, I'm
11 not getting it. So --

12 MR. BEGERT: Yeah. And all I can say is
13 that our attempt was to play with the depths on
14 that façade in order to create shadow lines and
15 break up that retail frontage and not just with
16 bay but also with material changes. And then at
17 the same time we were cognizant of maximizing
18 the amount of glass facing H Street in order to
19 make that retail as appealing as it is. One of
20 the challenges is that that sidewalk is a 10
21 foot wide sidewalk 15 feet from curb. So we
22 really wanted to introduce this much
23 transparency along that façade as possible,
24 which is why there is as much glass as there is.
25 And the glass base themselves are this

1 12 foot by 13 foot projection, and it's also the
2 rhythm of that. You're absolutely right. The
3 doors are roughly 35 feet apart, but it's a 12
4 foot bay, small break, 12 foot bay, much larger
5 relief with the door recess and material change
6 of the stone at the door. And that was our
7 intent.

8 MR. MAY: So, I mean, you're staying at
9 the property line there because it would be --
10 is there an issue with the overlay or something
11 like that, or the H Street treatment where you
12 can't really be projecting your bays further in?

13 You're nodding your head. If you can
14 take the pen out of your mouth and answer?

15 MR. BEGERT: Even if that were the case,
16 even if it weren't the case I think
17 architecturally and just from practicality
18 speaking, we wouldn't want to project because
19 that sidewalk is as narrow as it is today. And
20 --

21 MR. MAY: You know, it's not that
22 unusual in its narrowness. I mean, you know,
23 we've seen a lot of projects that are probably
24 sort of similar circumstances and they have
25 projecting bays. I mean, I understand why you

1 wouldn't want to do it but it's an absolutely
2 reasonable choice to do it. But again, you
3 know, you talk about this design concept and
4 then you don't really take advantage of it. And
5 maybe it's as simple as making the gaps between
6 them a little bit wider so you actually can
7 perceive that. And maybe differing the
8 treatment of those recesses so that it reads
9 maybe just more solid. Maybe there's some more
10 accent stone. I don't know. Just something
11 that gives you the rhythm that you're trying to
12 mimic in some form.

13 MR. BEGERT: Right. Appreciate your
14 recommendations. I actually -- okay.

15 MS. RODDY: And I'll just note that
16 there is a requirement that 75 percent of that
17 street wall be built to the property line from -
18 - in the H Street Overlay to --

19 MR. MAY: So how much do you have?

20 MS. RODDY: And we are --

21 MR. BEGERT: We hover around 60 to 65.

22 MR. MAY: So you've got some room to --

23 MR. BEGERT: We could play with it a
24 little bit. Some of that is actually where
25 we're pulling back for the residential entry.

1 So when we look all the way back to the front
2 elevation a large portion of that is occurring
3 because of this recess at our residential entry.

4 MR. MAY: Uh-huh. Okay. Well, I think
5 it's worth another look and you've got room to
6 play with it.

7 The last thing is that, I mean, really
8 what -- I'm not getting the bays at all, and I'm
9 not getting them just because they don't really
10 read -- I mean, it reads as one large projecting
11 bay. It does not read as separate bays. And
12 then you're doing this weird thing with the
13 windows. I mean, I know that that relates to
14 the more random windows on the side, but that
15 shift is not making any sense to me in the way
16 that it has been executed. And I just -- it
17 just sort of shakes things up for no apparent
18 reason and makes it relate even less to the
19 context.

20 Although I like the finishes.

21 MR. BEGERT: Thank you. The only thing
22 I can say about that irregularity is that the
23 argument behind it was that we introduced and
24 had this very regular fenestration pattern
25 within the frame in the background, and that we

1 really wanted to break that in the bays in order
2 to accentuate the basin and make them pop as
3 something very different from that background.
4 And also, as you mentioned, to play with the
5 randomness that we're doing on the side of the
6 façade. It also allowed us to introduce these
7 larger two-story high panels that the tress --
8 what will be our Trespa panels will basically be
9 pushing the limit of Trespa's capabilities. It
10 will be 14 foot long panels on that façade to
11 really accentuate that two-story stack as it
12 goes up. So there's that two stories of unit
13 windows and doors that align, and then there's a
14 distinct shift, and at that shift is where the
15 panels also shift.

16 MR. MAY: Okay.

17 MR. BEGERT: So it's --

18 MR. MAY: Well, you know, all I'm saying
19 is that you have tried to create these
20 projecting bays and describe them as having some
21 relationship to the neighborhood, and then you
22 make moves like you know, jiggling the windows
23 back and forth that sort of undo that. And
24 having a clearer vertical sense of each
25 projecting bay, and even if that means, you

1 know, more breaks in the -- or reveals between
2 the Trespa panels or whatever, whatever it has
3 to be, it's still, you know -- and giving it a
4 greater vertical emphasis in those projecting
5 bays I think helps them read more as bays.
6 Although I do think that, you know, the two bays
7 toward the right are too wide and you know, even
8 the one on the left is about as wide as I would
9 want to go.

10 So I mean, you're just -- it seems like
11 you're fighting yourself. I will leave that
12 alone and you can do with that what you'd like.

13 The last thing I would say is, you have
14 some two-bedroom units that are basically back
15 to back in the deepest section of the building,
16 and all of those have side windows that are
17 completely at risk. Is that right?

18 MR. BEGERT: At the moment, yes.

19 MR. MAY: Okay. So how are you going to
20 make that work when you lose that wall? I mean,
21 if that becomes a solid wall and you've got a
22 two-bedroom unit and it's, I don't know, 22 or
23 24 feet wide, how are you going to get a two-
24 bedroom unit and living space with light and air
25 on those very deep units?

1 MR. BEGERT: We're cognizant of that.
2 We're working with the adjacent property owner
3 on an easement that would allow the windows on
4 the west side to not be at risk. But that's
5 still being negotiated.

6 If we were not to get that and those
7 windows were at risk, then those deeper units we
8 would again have to look at those deeper units
9 because they would in fact become one-bedroom
10 dens. You're absolutely correct.

11 MR. MAY: So I mean, are they still
12 salable as that kind of a unit, or is it -- I
13 mean, what I'm worried about is that you're
14 going to wind up coming back with a modification
15 that pushes a light well into the -- literally
16 from the back, or something like that. Which
17 frankly wouldn't be a bad idea, but you know,
18 I'm not trying to completely redesign your
19 project.

20 MR. ROBINSON: No, we have no plans to
21 come back. There's kind of a junior two-bedroom
22 or two bath or a one bedroom den unit that we're
23 comfortable with if we do lose it. It could
24 work that way.

25 MR. MAY: Oh, correct. All right. All

1 right. Thanks.

2 MS. COHEN: Thank you, Mr. Chair. First
3 of all I want to compliment you for working with
4 the community, getting their approval, plus the
5 approval of the condominium and the next door
6 neighbors. I think that is an excellent thing
7 that you went through, exercise.

8 Unlike my colleague I happen to like
9 this building's asymmetrical look. I think it -
10 -

11 MR. MAY: I never said I didn't like it.

12 MS. COHEN: Okay. I like the
13 asymmetrical look of this building. I like the
14 bays. I think they're interesting. I think
15 from across the street, you know, you get a
16 flavor that this is a much more elegant building
17 than some of the ones that are surrounding it.
18 At least that's my opinion. And as a shopper
19 and a person who likes to look in windows, I
20 actually don't like, you know, crowding the
21 windows with extra or excess material. So
22 that's my view of this building.

23 So I don't argue it as thoroughly as my
24 colleague, whose mind is an educated view. But
25 I think that I've been around for so long and

1 have seen some beautiful buildings and some not
2 so beautiful buildings, and I actually think
3 this is a very interesting building. So, that's
4 my taste.

5 But I do have a couple of questions.
6 First, is a security gate in the south going to
7 remain? I thought you said you were taking it
8 away.

9 MR. BEGERT: No.

10 MS. COHEN: It's not on the chart.

11 MR. BEGERT: We are taking it away.

12 MS. COHEN: Okay. So it's --

13 MR. BEGERT: What you are seeing as
14 labeled as security gate.

15 MS. COHEN: Yeah.

16 MR. BEGERT: Which is this here. That
17 will remain. That is purely just a pedestrian
18 gate that we have. The gate the ANC was
19 requesting and that we have -- no longer are
20 accommodating was proposed actually to stretch
21 across from the adjacent property to our east,
22 all the way to this portion of the building
23 here, closing off this whole zone from the alley
24 and that's what we're not providing.

25 MS. COHEN: Okay. Yeah, I was a little

1 confused about that the last time. The Capitol
2 Hill Restoration Society indicates that they
3 think you have a poor choice of materials and
4 windows. Can you address their concerns?

5 MR. BEGERT: When we met the concern
6 that was brought to our attention were these
7 side walls and the use of our panel, large
8 monolithic concrete panels, and the use of these
9 randomly located windows. It was just a little
10 bit too contemporary for their comfort, I
11 believe. But that was precisely what we were
12 trying to go for. We figured we had a very
13 contemporary building facing H Street, and we
14 didn't really want to emulate poorly, something
15 that would try to be historic and then rather
16 create something contemporary enough that
17 anything that was historic and nearby would
18 clearly be different from this building. And
19 there was just a totally different approach than
20 what the Historic Committee is recommending.

21 That said, we chose that material
22 because it's a lightweight large panel so we
23 won't have a lot of joints on the side of the
24 wall and we can keep that wall looking fairly
25 large. And we chose to put the at-risk windows

1 in random locations in order to prevent any
2 vertical alignment of the windows so that that
3 concrete still felt like a frame as it extended
4 to the rear of the building so that when you
5 looked at it from the rear of that frame would
6 be expressed again and it felt like a more
7 complete architectural statement. And that's
8 basically our department --

9 MS. COHEN: Where is that material
10 manufactured?

11 MR. BEGERT: The manufacturer is, I
12 believe, in Pennsylvania. It's a precast
13 concrete -- not precast. It's a cementitious
14 panel, high pressure concrete panel.

15 MS. COHEN: So it's acceptable for LEED?

16 MR. BEGERT: Absolutely.

17 MS. COHEN: Okay.

18 MR. BEGERT: In fact it's recycled
19 content is through the roof because it's
20 recycled fiber and also cementitious.

21 MS. COHEN: Okay. Thank you. Those are
22 my questions.

23 CHAIRPERSON HOOD: Okay. Commissioner
24 Miller.

25 MR. MILLER: Thank you, Mr. Chairman.

1 I, too, echo the vice chair and compliment you
2 on working with the community to address the
3 ANC's concern, the Capitol Place Homeowner's
4 Association's concerns, and to incorporate
5 almost all of the conditions that have been
6 recommended by each of those organizations as
7 well. Some of the revisions that were suggested
8 by Office of Planning and by some of us at the
9 setdown hearing, and so I wanted to compliment
10 you on that.

11 There was, among those, I think you
12 increased the -- or you deepened the
13 affordability level for the inclusionary zoning
14 which, units, which I'm very appreciative. And
15 I note that on your unit breakdown you have the
16 -- for the 50 percent AMI and the 60 percent
17 AMI, one unit each, which you didn't have to do
18 at that level. You're showing on the unit
19 breakdown and lease that there are going to be
20 the larger units. Is that an accurate --

21 MS. RODDY: That is correct.

22 MR. MILLER: -- on your part, to make
23 those deeper affordable --

24 MS. RODDY: Yes.

25 MR. MILLER: -- two units at the --

1 larger units?

2 MS. RODDY: Yes, that was a conscious
3 decision on our part, just because we know that
4 the larger more family oriented units are in
5 short supply and the affordable levels. So we
6 are committed to retaining those two-bedroom
7 affordable units.

8 As Commissioner May had asked us before,
9 we are committed to maintain the size of those
10 affordable units despite what the unit mix
11 happens to the market rate units.

12 MR. MILLER: Well, I think that's great
13 and I really appreciate that proffer and that
14 public benefit. As I'm sure my colleagues do as
15 well.

16 And I think you increased the LEED
17 commitment to be a -- just equivalent to LEED
18 certified to actual certification by LEED or a
19 similar organization at the Silver, at the now
20 Silver level. Is that correct?

21 MS. RODDY: That is correct. We've all
22 gone through the certification process.

23 MR. MILLER: Was there a LEED scorecard
24 that was submitted? I think I missed it. It
25 probably is here somewhere. If not --

1 MR. BEGERT: We have worked one out.
2 I'm not sure where it was included.

3 MR. MILLER: If you could submit that
4 for the record I think that would be helpful for
5 us to see. Do you remember what number you were
6 at on that?

7 MR. BEGERT: We were comfortably in
8 Silver.

9 MR. MILLER: Uh-huh.

10 MR. BEGERT: But we weren't anywhere
11 near being able to hit Gold comfortably. So
12 we're on the top end of the bottom half of
13 Silver if that makes any sense.

14 MR. MILLER: Yeah. That's why I wanted
15 to see that scorecard. So that I'm glad that
16 it's been increased. To the extent you can
17 strive for the Gold it's always great. That's
18 always obviously better, but I know you're
19 trying to accomplish a lot with this building.
20 I understand that.

21 On one of the conditions -- I mean,
22 there's 20 some conditions of the ANC and I
23 think you said you're doing all but one, which I
24 guess was the security gate. And I think you
25 gave a technical feasibility reason for that

1 one. If you could just repeat that reason why
2 it's too long or too whatever? And also, if you
3 could just address the one that dealt with -- I
4 know there's a feasibility issue here or a DDOT
5 issue here, with the relocating the pedestrian
6 signal that's in the middle of the sidewalk
7 somewhere. And they thought it was awkward, but
8 okay, they didn't -- if you could just address
9 those two conditions?

10 MR. BEGERT: Well, I can speak to the
11 gate. Again, looking at the ground floor plan
12 of the building, originally we did not have
13 loading on-site. We had proposed, even at the
14 sit down hearing we had, at that point, been
15 proposing that our loading would be in the 20
16 foot alley.

17 MR. MILLER: I meant to mention that.
18 That was one of the big revision you made too,
19 and that's excellent that you not be on site to
20 residential loading.

21 MR. BEGERT: Correct. But in that
22 addition of the loading which is sitting in our
23 southeast corner of our site, it pushed an
24 opening to the alley which was originally
25 roughly 24 to 26 feet wide, up to 42 to 45 feet

1 wide. And at that point it became impractical
2 for us to span that full width, which would need
3 to be spanned because it's all vehicular access
4 with a gate that would not impede on the alley
5 and also function quickly enough to not impede
6 on loading and vehicular access of our garage.

7 I could get into more weeds, but that's
8 basically it.

9 MS. RODDY: And I'll just also note that
10 what we had heard were security concerns, and
11 one of the things by adding that lot 48, it
12 really does open that space up so that you do
13 eliminate a lot of the blind areas in what was
14 previously an alcove. And we will also have the
15 lighting as well as cameras that will speak to
16 the security concerns. So we will alleviate
17 that concern, we believe, in a different manner.
18 It just wasn't practical to provide a big gate.
19 We also didn't want the gate to impede on the
20 maneuvering within the alley. We'd be having
21 that area open so that cars could use it as part
22 of the maneuverability is a benefit to everyone
23 who uses the alley.

24 MR. MILLER: That all makes sense. Did
25 you address the pedestrian access?

1 MS. RODDY: Mr. Andres.

2 MR. ANDRES: So the request was made to
3 look at potentially relocating -- it's actually
4 a traffic control box. Essentially traffic
5 control box is what --

6 MR. MILLER: It's not a pedestrian
7 activated signal.

8 MR. ANDRES: Yes. So that's what
9 essentially manages the traffic signal. In
10 essence, you know, moving such hardware isn't as
11 easy as just picking it up and moving it over.
12 Unfortunately it almost acts as like an area
13 where all of the wires related and all the
14 conduit related to both and to all the signal
15 equipment, that includes signal lenses
16 themselves, the pedestrian push button. So all
17 of these buttons -- excuse me, all of these
18 pieces of equipment are all hardwired into this
19 box. So if you have to move the box all of
20 those individual wires to all of the individual
21 pieces of equipment essentially have to be
22 rerun, because you know, depending on where you
23 move it some of the wires might not be long
24 enough.

25 So it's an expensive undertaking, one of

1 which that if it works to be done, you know, it
2 frankly should have been done when H Street was
3 redone. And so you know, the location of the
4 traffic control box isn't in front of our
5 property, it's actually at the corner of 4th and
6 H. And so unfortunately given the nature of the
7 improvement it's a significant improvement.
8 It's practically rebuilding the signal.

9 MR. MILLER: Okay. I'll ask DDOT how it
10 got located in the middle of the sidewalk. It's
11 almost to the edge, I guess, and why it didn't
12 get relocated when all those public space
13 improvements were made.

14 I hesitate to get into the design issues
15 but on the south façade can you explain -- I
16 realize you wanted to -- and on those top two
17 floors you wanted to bring in the element, this
18 cement fiber, whatever that's called, at the two
19 top floors to add to cohesion with what's going
20 on on the sides and in the front of the
21 building. But I'm just wondering if something
22 can be made and something can be done to make --
23 to warm them up somehow. It just looks -- and I
24 appreciate that you've set them back. I think
25 that that's an important gesture toward the

1 neighborhood. But if you could just address it?

2 MR. BEGERT: Sure. I mean, we
3 intentionally wanted it to read like the H
4 Street façade so that it related to that façade,
5 so the building felt like a whole. That said,
6 we did make a number of changes to the materials
7 to help make that middle of the building sort of
8 recessed and disappear a little bit better. You
9 know, we're not proposing that that all will be
10 a dark matte finish cementitious panel system,
11 so it won't reflect a ton of light. The glass
12 will but that's a whole other thing that we're
13 investigating on behalf of the ANC and the
14 communities to the south, is that we specify
15 glass that has as low a reflectance as low as we
16 can while still meeting our energy requirements.
17 So that's something we're looking at, ongoing.

18 But we feel that by making that material
19 a darker material and by setting it back, we are
20 effectively reducing its impact on the south of
21 the building.

22 MR. MILLER: Okay.

23 MR. BEGERT: I guess I could also add
24 that it's projection at the root where we are
25 using that lighter cementitious panel, that and

1 the two stories are effectively, although still
2 contemporary, are functioning as a more
3 traditional top to a building that would have a
4 basement or top.

5 MR. MILLER: Okay. To me it just looks
6 a little bit cold. It almost looks like there's
7 an office building back there as opposed
8 residential. But you do have the terraces,
9 prima terraces, for those seventh and eight
10 floors, except for a couple of units to the
11 left. Is that right, on the seventh floor? Or
12 is it --

13 MR. BEGERT: That's on the --

14 MR. MILLER: Does all the eight floor
15 have private terrace?

16 MR. BEGERT: It stretches almost the
17 full length of the seventh floor, so here from
18 the southeast side, again as you can see from
19 ground, you're really only visibly seeing one
20 story or one story and a fraction of that that
21 more contemporary portion because of that
22 terrace up there at the seventh floor.

23 We have a portion where we were unable
24 to set back due to requirements for rooftop
25 structure setback, and inability to move that

1 portion of our rooftop structure so we were
2 unable to setback at this location. But then at
3 the end of the building we again setback so that
4 you do get a little bit of relief. And the vast
5 majority of what you're seeing when you're down
6 at grade will be that lighter brick.

7 MR. MILLER: And the eight floor has
8 each of the -- does the eight floor have private
9 terraces? It's only that one niche, or it
10 doesn't have any?

11 MR. BEGERT: It does not have any and we
12 purposely also did not propose balconies so that
13 it felt recessed and was set back. And we
14 really wanted it to be respectful of the setback
15 that we made at the seventh floor. So we
16 purposely did not put any projections on that
17 eight floor.

18 MR. MILLER: And so is that something
19 that specifically the community wanted?

20 MR. BEGERT: Not necessarily. It wasn't
21 specifically requested. But we felt in, you
22 know -- they did request the setback and that if
23 we had tried to claim any of that space with
24 exterior space it wouldn't have just -- the
25 setback wouldn't have been quote/unquote, what

1 it should have been in our opinion. And it
2 would have brought more attention to those upper
3 floors that we were trying not to bring.

4 MR. MILLER: Yeah. Okay. Well, I guess
5 I understand that rationale. I'm just wondering
6 how attractive those -- normally top floors are
7 the most attractive from a marketing standpoint
8 and otherwise, to those who you want to occupy
9 them and it seems like they do get -- I guess as
10 far as direct rooftop, access to the rooftop
11 amenity. But the closest. But it just didn't
12 read as residential and I was having trouble
13 visualizing that terrace that does exist there
14 on the seventh floor.

15 I think, is there a rendering that shows
16 what's actually going on, on the roof top? Or
17 closer version of what's happening at these --
18 what this terrace looks like, in our materials
19 that you can direct me to?

20 MR. BEGERT: A lot of that is in the
21 landscape portions of the package that's in
22 front of you. Christine can give you sheets.
23 We have some of it here that I can bring up on
24 the screen towards the back of our presentation.
25 But in summary, the rooftop is very limited in

1 size so we, for most of the residential serving,
2 private terraces that we have on the seventh
3 floor and down on the second floor, a lot of
4 that is just a pedestal, a concrete pedestal
5 paver in order to maximize the usable space on
6 those terraces.

7 The vast majority of our main roof is an
8 intensive green roof that's at a minimum of
9 eight inches so it's soil depth, with only a
10 very limited portion of it dedicated to a
11 rooftop terrace, which is essentially this zone
12 here on the southwest end. Everything else is
13 an intensive green roof.

14 MR. MILLER: I guess I think it might
15 helpful if we had an illustrative drawing that
16 just showed what it's like to be up there when -
17 - in real, you know, in kind of a real type of
18 photographic type of or artist rendering.

19 MR. BEGERT: That's noted. We don't
20 have any sort of prospective view of that
21 rooftop amenity, unfortunately.

22 MR. MILLER: And I think I'd also like
23 to just see the terrace also, that's on the
24 seventh floor.

25 MR. BEGERT: But this gives you the best

1 illustration of that terrace on the seventh
2 floor, and the setback, as well as our terraces
3 on the second floor and how we are bringing the
4 green roof down from the main roof.

5 But at these private terraces for
6 practical purposes, we're not putting green roof
7 on them, no. They'll just be concrete pavers.

8 MR. MILLER: And I guess finally, OP had
9 recommended -- did you see the recommendations
10 that they had made on page 12 of their report
11 regarding the design of the -- I guess they were
12 talking about the H Street façade. Page 12 of
13 their report, to break up -- and some of these
14 may be in -- I don't know if they're in conflict
15 with what Commissioner May was saying or not, or
16 the complimentary. He can maybe address that.
17 But we recommend break up the potential flatness
18 of the façade. The applicant is encouraged to
19 examine recessing the upper story windows on the
20 H Street façade six to eight inches, emphasize
21 the grid reading of the black fiber board,
22 create shadow lines and reference masonry
23 punched openings.

24 The second one was to reduce the busy
25 reading of the façade. Applicant is encouraged

1 to reduce and simplify the mullion design of the
2 windows, possibly removing the top horizontal
3 mullion to create a more asymmetrical reading
4 that encourages the reading of the floor levels
5 rather than superimposed grids, and third, to
6 create a reading of unit masonry, such as
7 terracotta panels or brick. I wonder if you can
8 just briefly address those comments?

9 MR. BEGERT: Sure. I'll start with the
10 middle one, the second one regarding the window
11 mullions. Their location is pretty much
12 determined by the location. And I will go to a
13 slide that shows it. It's determined by the
14 portion of the window that is operable, and for
15 various reasons we're kind of stuck between
16 needing to provide a certain amount of
17 ventilated area, and at the same time none of
18 those operable portions of the window can get
19 too large or we start running into accessibility
20 issues regarding push force to operate them. So
21 those awning operable windows wind up having to
22 be a certain size, which is what governs the
23 horizontal lines.

24 As far as the potential flatness of the
25 façade, I mean, we feel that to a certain degree

1 we did that by design. We have looked at a
2 number of ways to emphasize the horizontal in
3 that zone by emphasizing the floor planes. So
4 we will be and have, and detail some of that
5 when we get into detailing on the building more,
6 look at ways to accentuate the horizontal nature
7 of that portion of the building so that it's,
8 you know, juxtaposed by the more vertical
9 element of the bay.

10 But although we looked at a number of
11 different ways of providing relief in that zone,
12 we didn't -- we felt ultimate that it
13 overcomplicated that space and sort of made the
14 building more complex to interpret sort of the
15 three big moves that we were trying to do on
16 that façade, which is related to the horizontal
17 frame and the vertical bays, all floating on
18 that base.

19 And as far as looking at other materials
20 we very purposely kept a material pallet fairly
21 simple on this project. We wanted to emphasize
22 the brick and select some heavily textured, very
23 touchable bricks on both the ground floor for
24 retail and also on the rear façade of the
25 building, and that texture would pop in

1 comparison to a lot of the smoother more
2 contemporary textures that are on the modern
3 portion of the building above. And that, again,
4 we did on purpose by design.

5 We have looked at a lot of different
6 materials but we actually like what we've
7 selected.

8 MR. MILLER: In general I also like what
9 you've done, and I think you've done a lot of
10 work and I think it will be a great contribution
11 to this OHP revitalization and I again
12 appreciate the affordable housing, the deeper
13 affordable housing level. So thank you for
14 that.

15 CHAIRPERSON HOOD: Okay. Mr. Turnbull?

16 MR. TURNBULL: Thank you, Mr. Chair. I
17 too want to compliment you as my colleagues have
18 done, on meeting with the community and
19 incorporating a lot of their comments into your
20 -- into this bigger process of getting a
21 building that would work for the neighborhood.
22 So I think there's a lot of good things with
23 this. I think it's vastly improved since we
24 first saw it at setdown. But I still have a few
25 concerns.

1 I think I would agree with Commissioner
2 May that the -- you had 78 percent flexibility
3 they wanted for units from 105 to 135, so I'm a
4 little bit concerned about what's really going
5 to happen with that. And with the -- love the
6 increased affordability and I think that you
7 really hit a high point in doing that and I
8 appreciate you going and doing that.

9 I'm a little bit concerned about your --
10 and I can understand about your one comment
11 about being able to vary the location of the
12 affordable units. What I don't want to see -- I
13 mean, right now the most affordable units you
14 have is two on a floor, then it goes to one on a
15 floor and different -- I don't want to see three
16 units on a floor. I want to see the same
17 viability, the same type of separation that you
18 don't start getting three out of four and trying
19 to vary it like that. So hopefully that's not
20 going to happen.

21 MR. BEGERT: I don't foresee that
22 happening. I mean, by design again, we
23 purposely --

24 MR. TURNBULL: Purposely did that.
25 Okay. Well, that's fine, but I just wanted to

1 just come on the record and just say that.

2 I guess getting back to the loading
3 issue, there's one loading bay at 24 feet which
4 is for the residents and retail, or did you say
5 no, retail would be --

6 MR. BEGERT: No, with respect to --
7 given the constraints of the 10 foot alley the
8 24 foot loading bay is only for residential.
9 For the retail they would load and unload on 4th
10 Street. What happened --

11 MR. TURNBULL: Is there a designated --

12 MR. BEGERT: Yes. Yes.

13 MR. TURNBULL: -- area?

14 MR. BEGERT: Well, there's a designated
15 loading area. When they redid H Street to put
16 the streetcar in --

17 MR. TURNBULL: Right.

18 MR. BEGERT: -- there were numerous
19 retail loading areas up and down H Street. And
20 what DDOT did is they moved them off of H Street
21 on to side streets. So if you look farther down
22 --

23 MR. TURNBULL: So there already is one
24 there.

25 MR. BEGERT: That's correct.

1 MR. TURNBULL: Okay. You have a, in the
2 Gorove/Slade exhibit, I don't know whether it's
3 Exhibit -- 31D, page 18 of 19, and you show a
4 loading diagram. And the way you show it, it
5 looks like it works. But you're also going to
6 have garbage trucks going in, and I'm just
7 concerned whether or not you're going to see a
8 need to work with the neighbors back there on
9 those corner lots, and either put a bollard or
10 something to help protect their fences and
11 everything else back in that alley. I don't
12 know if you've thought about that or if you've
13 talked to the neighbors about that.

14 MR. BEGERT: Well, like I said, the
15 first point is that that 24 foot truck is
16 actually a bigger truck than what would be
17 essentially leased by somebody moving in.
18 Twenty-four foot truck is a truck that can
19 accommodate up to three bedrooms.

20 MR. TURNBULL: What about a trash truck?

21 MR. BEGERT: The trash truck would be in
22 that 22 foot range.

23 MR. TURNBULL: But they're not the most
24 careful drivers at times, I guess. I'm not
25 putting any disparaging remarks against them but

1 things do happen. I don't know if you've
2 thought about it or if you've looked at trying
3 to work with the neighbors on trying to work out
4 something.

5 MS. RODDY: Yes.

6 MR. TURNBULL: To me I think it would be
7 something to think about, to work something out
8 with them, to make sure that --

9 MS. RODDY: Of course. We have spoken
10 specifically with Mr. Simms and Ms. Anderson
11 about the --

12 MR. TURNBULL: In particular?

13 MS. RODDY: Yes. And they are one of
14 those homeowners. And we are looking at ways to
15 provide that protection, whether it be through
16 possibly planters or bollards. And we'll work
17 with them.

18 MR. TURNBULL: All right. Good. The
19 other thing is that you make reference to that
20 for the loading they have to coordinate their
21 deliveries. But who do they coordinate with?

22 MR. BEGERT: Since it's residential the
23 delivery spot is designated for residential
24 only. So in essence the leasing agent and the
25 leasing office would have that opportunity to

1 identify when people are moving in and moving
2 out.

3 MR. TURNBULL: So the leasing office
4 takes the control of the coordinating manager
5 from loading?

6 MR. BEGERT: Yes. And that's consistent
7 with many residential buildings.

8 MR. TURNBULL: Right. I just want to
9 make sure that we're clear on that, then. Okay.

10 I would agree with Commissioner Miller
11 that we really do need a better roof plan. What
12 I'm concerned -- you know, we all want
13 residential housing. We want good residential
14 housing for the city. We need it. You know,
15 we're down several -- many, many units. And so
16 we really want to build up our residential
17 stock. But it's not just providing a shoebox to
18 live in. We really need a building that
19 provides recreational. And although I see
20 amenity areas and you've got a little space on
21 the roof for people, I'm just -- I mean, a lot
22 of the projects that we're seeing now a days
23 have something on the roof or either it's a
24 walking track or something for people to walk
25 around. There's places for people to go because

1 lot occupancy, you know, 100 percent lot
2 occupancy, there's no place for people to go
3 outside and do anything. So the best place
4 we've always been encouraging is to go on the
5 roof to try to encourage to have the residents
6 have a place to go.

7 And I really don't see that happening
8 here. I know it's tight and you've got a lot
9 green roof and I applaud you on that. It's like
10 we're fighting two things. You want green roofs
11 and at the same time I think as a basic amenity
12 for housing is that people need space because,
13 you know, how far it is to go to a park is
14 probably quite a bit away.

15 MR. BEGERT: I can speak to that
16 slightly. You're absolutely right. It's
17 basically two competing needs on that roof.
18 Really three when you throw in mechanical
19 equipment. But our goal was to achieve all of
20 our storm water as well as being our GAR,
21 through green roof use.

22 MR. TURNBULL: Right.

23 MR. BEGERT: So we have a limited number
24 of zones on the roof that are paved for seating
25 areas and whatnot. That said, we did designate

1 whole sections of the green roof as accessible,
2 that will have --

3 MR. TURNBULL: You see, well we can't
4 read that on the plan. I think that's why as
5 Mr. Miller said --

6 MR. BEGERT: I understand.

7 MR. TURNBULL: -- we need something
8 that's really explains that to us.

9 MR. BEGERT: All right. So you know,
10 this entire zone of the green roof here, as well
11 as this potential zone here would be accessible
12 --

13 MR. TURNBULL: Walkable?

14 MR. BEGERT: Yes, portions of it would
15 be walkable.

16 MR. TURNBULL: Okay.

17 MR. BEGERT: The entirety of it,
18 probably not.

19 MR. TURNBULL: Okay.

20 MR. BEGERT: But we have been discussing
21 and looking at the feasibility of putting in
22 raised gardening beds and things of that nature
23 --

24 MR. TURNBULL: Okay.

25 MR. BEGERT: -- up there.

1 MR. TURNBULL: I mean, some people are
2 even putting in little dog walks for, I mean,
3 the residents. I don't know if it's a condo,
4 can they have dogs. I'm not sure what your
5 building is going to allow, but -- can have pets
6 or anything.

7 But it's just that we're looking at the
8 -- you know, it's fit for a life. I mean,
9 people are going to come here, they want to live
10 there, this is their building, their home, and
11 just trying to look at amenity packages that
12 support that lifestyle. So I mean, whatever we
13 could do to increase that I think would be
14 appreciated. At least I would as a commissioner
15 looking at this building.

16 But if you could explain a little bit
17 more on what's going up on that roof I think
18 that would be great.

19 MR. BEGERT: Absolutely, I can do that.
20 Either right now or I could --

21 MR. TURNBULL: No, I think we need to
22 have a drawing. If you could submit a drawing
23 that clearly shows the green areas of that --

24 MR. BEGERT: Sure.

25 MR. TURNBULL: Okay. I guess

1 architecturally I'm a little conflicted on this.
2 You reference a lot of projects that some of us
3 have sat on and approved as PUDs, whether it's
4 Senet Square or Landmark Lofts, 368th Street,
5 Station House, 301 H Street, Apollo, and all --
6 they're all different. There's a similarity.
7 There's a lot of brick; lot of brick in those
8 buildings.

9 And as you mentioned, Mr. Robinson,
10 rhythm. We talk about rhythm as one of the most
11 difficult things that architects have is
12 turning a corner. And how you turn a corner and
13 a lot of them turn the corner quite elegantly.
14 Some of them have more of an industrial look to
15 it. Some of them -- they're all different.

16 What I'm struggling with here is the
17 east and west elevations. It looks like you had
18 a great team. I mean, I appreciate what you did
19 on the residential and looking back at the town
20 homes, at the south end, stepping back and the
21 brick, I appreciate that. I think that from a
22 character standpoint that works well.

23 I'm struggling a little bit with the H
24 Street façade, as far as rhythm. But I'm
25 struggling over the east and west elevations.

1 It looks like -- I don't know if you had
2 designed the other elevations but it looked like
3 you brought back Marcel Breuer from the grave
4 and said, I want you to do something with those
5 elevations because it looks like a Bauhaus
6 design. I mean, it looks like what Breuer would
7 do on a lot of cases, which Breuer handled quite
8 well in his buildings because there was a
9 language that he put all the way through and he
10 kept repeating.

11 Here it looks, not using histrionics,
12 but it just looks like -- it looks a little out
13 of place. It looks like -- it looks too cute.
14 Some people try and use -- and it just looks
15 like it's been added on and it doesn't really
16 turn the corner on H Street or that. I just, I
17 want it to do something. And the windows are
18 different and it just looks like it's a separate
19 façade from the -- it doesn't relate to the rest
20 of your building. The rhythm got lost.

21 MR. BEGERT: Yeah, and again I think the
22 important thing to sort of explain that is sort
23 of a third façade and it's directly related to
24 this lighter cementitious panel material which
25 is actually wrapping all the way around and

1 creating this frame element that the bays then
2 project out of and floats. And we really wanted
3 to pull that frame back so that as you
4 experience the building, passing it east to
5 west, you would see that frame on the sides of
6 the building and you would have mass.

7 MR. TURNBULL: I can see what you're
8 trying to do. I just think you need to massage
9 it at the windows and I think even the
10 restoration society mentioned the scale of the
11 windows and what they look like. Doesn't quite
12 fit in with what you're trying to -- you're
13 establishing a rhythm on the other side and I
14 understand about the material going around
15 turning the corner. It just looks like you need
16 to do a little bit better working with those
17 facades to make it relate to what you've done on
18 the other side of it. It just seems --

19 MR. BEGERT: Our concern when we were
20 laying out those side facades, where we created
21 those window patterns as sort of a random
22 pattern on purpose to avoid aligning the windows
23 in stacks because we were concerned that if we
24 did align the units in -- or the windows in
25 stacks, that it would diminish the feeling of

1 that monolithic wall and you would no longer
2 feel like a plane.

3 So we did do that, you know, on purpose.
4 That said, those windows are not small. They
5 are floor to ceiling windows.

6 MR. TURNBULL: But they're very narrow.

7 MR. BEGERT: They look narrow.

8 MR. TURNBULL: I'm just saying that
9 there is a different -- and you want this. What
10 you want is a different character from the rest
11 of your building. But I just, on a holistic
12 standpoint, if I looked at all the buildings
13 that you referenced on H Street there is a
14 holistic character to how those buildings turn a
15 corner and meet the whole street and the streets
16 around it.

17 And it's -- most of them are a little
18 bit more cohesive than what I see happening
19 here, as how you've turned the corner.

20 MR. BEGERT: I don't disagree with you
21 at all. I would also like to explain that we're
22 actually, in interior lots, although visually we
23 are turning a corner we're not necessarily
24 expressing that corner at a street or right of
25 way. So those walls are ultimately designed to

1 be at risk and potentially covered.

2 MR. TURNBULL: Oh, I know.

3 MR. BEGERT: So --

4 MR. TURNBULL: But I have a feeling
5 that, I believe either for 10 years or more.

6 MR. BEGERT: That's absolutely true.
7 And they speak to the size of the windows there.
8 There are basically two sizes that we used, all
9 open, floor to ceiling. There's a two foot wide
10 window and a four foot wide window. And
11 although they are staggered throughout it still
12 represents a significant amount of glass on
13 those facades. Anywhere from --

14 MR. TURNBULL: Oh, and I appreciate
15 that. I just wish you could take another look
16 at it and try to see if there's another option
17 that might blend in a little bit better with the
18 rest of the building.

19 The other -- I just want to get back, on
20 the transit demand, you've got a transit screen
21 in the lobby. And did I see somewhere in the
22 elevator? Or am I --

23 MR. ROBINSON: We have done other
24 projects where we've actually installed it in
25 the elevator. It's kind of a or situation

1 sometimes.

2 MR. TURNBULL: So are you having two,
3 one in the lobby and one in the elevator?

4 MR. ROBINSON: No. It would be one,
5 either in the lobby or in the elevator.

6 MR. TURNBULL: Okay. I'll leave it to
7 Department of Transportation to figure out which
8 one they want more than anything.

9 Other than that I think this is --
10 again, H Street needs to be developed and it
11 just seems there is a little tweaking you could
12 do to make it work a little better. Thank you.

13 CHAIRPERSON HOOD: Okay. While I had a
14 little time while my colleagues were asking the
15 questions, I went back and looked at some of the
16 comments that I made at setdown. I actually
17 liked a little better at setdown than I do now.
18 I don't know what happened. I'm not going to
19 push that too much.

20 We've already spoke, one of the issues
21 about the Capitol Hill Restoration Society, and
22 I will echo Mr. Turnbull's comments to you; his
23 last comments about the window situation on the
24 side on the façade. I understand what you're
25 trying to achieve, what you just mentioned, but

1 I would second what he asked you, just kind of
2 look at it and revisit it.

3 For me penthouse looks out of place.
4 That top of things just looks humungous. But I
5 think the problem I have witness it is that I
6 don't see it -- I probably wouldn't see it from
7 ground level and I think -- and if you can point
8 me to it because I just haven't seen anything
9 that gets me to where I need to be as far as
10 views from the ground level; like if I'm walking
11 around and I know the building is high. But I
12 don't see that. Ms. Roddy, if you can point me
13 to the exhibit because I think at setdown I
14 believe we asked to see how that building is
15 actually going to sit into that community and
16 neighborhood and I don't see -- I didn't see it.
17 If you can tell me where I need to go I'll look
18 at it now.

19 MS. RODDY: The September 18th filing,
20 Sheet A3.3. And M4. And again the plan I
21 believe is dated October 8th.

22 CHAIRPERSON HOOD: Okay. Which exhibit
23 was that?

24 MS. RODDY: Thirty-one.

25 CHAIRPERSON HOOD: Is it 31 A1?

1 MS. RODDY: Yes.

2 CHAIRPERSON HOOD: And, Mr. Andres, if
3 you can get ready for the circulation because
4 you mentioned some circulation issues.

5 Also, notice I put down here PowerPoint
6 page 25, and I can't remember. Can you go to
7 PowerPoint page 25? That's what happens when
8 you go last. You don't complete my sentences
9 here. Who commented on this page? Someone said
10 something about this page.

11 MR. BEGERT: We were speaking about
12 visibility of the two upper stories from ground,
13 and how effectively you're only releasing a
14 little more than one, and that it is acting as
15 the top of our, you know, base, middle, and top
16 of building.

17 CHAIRPERSON HOOD: Okay. All right.
18 Ms. Roddy, which page? I'm at the exhibit, 31
19 A1.

20 MS. RODDY: It's A3.3 and .4.

21 CHAIRPERSON HOOD: Okay. That doesn't
22 do it for me. I looked through this. This
23 doesn't do it for me. I'm looking for something
24 -- unless you can take me right to it. Maybe
25 you can clear it up. Do we have it?

1 MR. BEGERT: We don't have that page --

2 CHAIRPERSON HOOD: Okay.

3 MR. BEGERT: -- in this presentation.

4 CHAIRPERSON HOOD: Okay. I need to see
5 how it sits down in there if you know what I
6 mean. I need a perspective to see how this
7 building is going to sit from ground level,
8 around that neighborhood. Just like I'm getting
9 ready to do with Mr. Andres. I don't see it.
10 It doesn't do it for me. I don't see anything
11 in here that does that for me.

12 MR. BEGERT: This particular view that
13 we're looking at, that is taken from basically a
14 high level at the back door.

15 CHAIRPERSON HOOD: I think you're
16 missing my point. My point is, I want to see
17 how it sits. And they do all the time, for me,
18 and probably for a number of us. I want to see
19 how that building fits in the surrounding
20 neighborhood.

21 MR. BEGERT: I know what you're -- okay.

22 CHAIRPERSON HOOD: And you probably know
23 what the architectural perspective is. Is that
24 what I'm looking for?

25 MR. MAY: Yeah, but I mean, you're

1 thinking about more like a bird's eye view or
2 you're looking at street level view?

3 CHAIRPERSON HOOD: I want a street
4 level.

5 MR. MAY: So street level view far
6 enough away that you could actually see this.

7 CHAIRPERSON HOOD: So you can see how it
8 looks --

9 MR. MAY: Yeah.

10 CHAIRPERSON HOOD: -- with what exists
11 now.

12 MR. MAY: Right.

13 CHAIRPERSON HOOD: Yeah. Just drop it
14 down in there, you know.

15 MR. BEGERT: Right.

16 CHAIRPERSON HOOD: What is it CAD?
17 They're still using CAD or --

18 MR. BEGERT: I mean --

19 CHAIRPERSON HOOD: I do know a little
20 bit, now. Okay. So that's what I want to see.

21 MR. BEGERT: Those kinds of exhibits can
22 be done and basically you're talking about
23 putting its massing in something like Google
24 Earth so that you can see it in relationship to
25 all the other occupants.

1 CHAIRPERSON HOOD: From an eye level.
2 There we go. We got there.

3 MR. BEGERT: Yeah, okay. Okay.

4 MR. MAY: I think some of the challenges
5 that -- from many of the surrounding streets,
6 you're not really going to be able to see the
7 full mass of the building. I mean, you can see
8 a little bit from A Street but I think we have
9 those views.

10 MR. BEGERT: Right.

11 CHAIRPERSON HOOD: Well, I haven't seen
12 them.

13 MR. BEGERT: That's correct. We tried
14 as best we could and we have an exhaustive
15 number of perspectives in the actual submittal
16 package taken from the south side of the
17 building as well as from A Street trying to give
18 you all the different angles that you could
19 potentially see in mass of this building because
20 from 3rd and from D and from 4th it is very
21 difficult to see at all.

22 CHAIRPERSON HOOD: Right. Okay.

23 MR. MAY: So I mean, do you have live 3D
24 model that you can just sort of move it around
25 in a sketch or something?

1 MR. BEGERT: Absolutely. We do not
2 here, but we do --

3 MR. MAY: Well, right. But so you can
4 just sort of figure out some points at which you
5 can see this building from the surrounding
6 block, I think, as in -- you know, where it's
7 visible. I mean, you know, if you're walking
8 along the sidewalk of the buildings of this
9 square you're never going to see it. But if
10 you're across the street or you're across
11 diagonally or something like that you might be
12 able to see it.

13 CHAIRPERSON HOOD: Okay. What I am --
14 help me get there. You know what I'm asking
15 for, help me get there.

16 Someone mentioned -- I might have gotten
17 this wrong. Someone mentioned about the ANC
18 storage room. Did I hear that? What's going on
19 with the ANC storage room? And I'm not trying
20 to take that away from the ANC. I'm just
21 curious, sometimes, on how these things work and
22 what are they storing?

23 MR. BEGERT: It was a pretty general
24 request that they would like a large storage
25 room where they could keep files or equipment or

1 pieces of furniture, I guess. I'm not quite
2 sure exactly what would be stored in it but I
3 guess hard files and items that they need on a
4 weekly basis.

5 CHAIRPERSON HOOD: Okay. Let's put back
6 up -- and I'm not sure which number this was.
7 Let's put back up the separation between the
8 retail and the residential. Kind of, there was
9 a rendering you have and forgive me for not
10 putting down page number. But it showed the
11 brick and it shows the breakup between the
12 residential. And there was a brick -- right
13 there. What is that? Is that -- am I having an
14 optical illusion? What is that on the brick
15 that's kind of like right in it? What is that?

16 MR. BEGERT: It's, we're recessing the
17 brick a little bit and creating a little bit of
18 pattern on the brick, and that's also where at
19 the base, though it's very hard to see on the
20 screen, we're proposing all of our fire
21 connections for the building will also be at
22 that location.

23 CHAIRPERSON HOOD: Okay. So that little
24 area is recessed.

25 MR. BEGERT: Yeah, but not very much.

1 We're talking an inch or two.

2 CHAIRPERSON HOOD: Okay. Mr. Andres,
3 let's talk about the -- and I do agree with, and
4 I think it was you, Mr. Turnbull, about the
5 bollards. I do like that so we need to see, Ms.
6 Roddy, how we're going to -- what kind of
7 protections. I think you mentioned planters.
8 What kind of protections are we going to give to
9 those folks back there? Okay, and I know you
10 all are working well with them and I also want
11 to join myself with my colleagues here, how
12 mentioned how you had worked with the community.
13 So we, you know, we really appreciate that, and
14 closing the gap. And also with withdrawing the
15 party in opposition.

16 Let's talk about the circulation. And
17 when I look back at the transcript, I said I
18 wasn't going to do this but you said some things
19 that made me start look -- let's talk about it
20 again. Let's talk about what you mentioned
21 earlier, Mr. Andres, about the circulation. And
22 I'm particularly interested in how that truck
23 was going to back back out of there.

24 MR. ANDRES: Okay. Absolutely. So
25 actually if we go to slide 37, which shows the

1 actual truck movement. So this shows
2 essentially a truck coming from 4th Street,
3 pulling in to this space, and then backing in.
4 Now when he or she is ready to pull out of that
5 space what that vehicle does is it's too tight
6 for them to turn left, straight out, so what
7 that person has to do is actually pull into this
8 portion of the alley, back up, and then pull
9 forward.

10 CHAIRPERSON HOOD: Where are the
11 vehicles going to the residential? How are they
12 coming in here?

13 MR. ANDRES: So when that maneuver is
14 taking place that maneuver is essentially
15 blocking access into the garage. So those would
16 have to be scheduled outside of the peak time
17 where vehicles are coming in and out. But it's
18 important to note that the number of spaces that
19 are being served are only 30, so there's not a
20 potential for that conflict taking place at the
21 same time. It's going to be minimized because
22 of the fact there's only 30 spaces in the
23 garage. If it were a much bigger garage then
24 that would be a bigger issue. But as you know,
25 DDOT wants to make sure that all of the loading

1 doesn't take place on H Street, which is the
2 only other frontage we have. So it's either H
3 Street or the alley, so this is how we
4 accommodate the both, through the alley.

5 CHAIRPERSON HOOD: I'm a realist and
6 when I'm downtown I always think about some of
7 the reports I get about how we are -- no impacts
8 on our alleys. And I hear people blowing horns
9 and yelling and screaming. There's always
10 problems. And I don't think this Commission, at
11 least I don't want to be a part of contributing
12 to that. And that was my issue with this, the
13 conflict between the residential parking and the
14 truck backing back out. I just see a conflict.
15 But it's your professional testimony and
16 judgment that because it's only 30 spaces that
17 should not be a conflict?

18 MR. ANDRES: Yes, that's correct. You
19 know, the ins and outs related to a facility
20 that's that small, essentially during peak hour
21 for example, it's customary that approximately
22 30 percent of a garage of this size would fill
23 up; would enter or leave.

24 CHAIRPERSON HOOD: I would recommend,
25 though, that we come up with a plan on how

1 that's going to be resolved. I mean, so we
2 won't have those issues. You know, recommend
3 any -- or do you already have a plan?

4 MS. RODDY: Well, I was going to say
5 that one of the benefits of having that 20 foot
6 alcove, the stove alley is what we've been
7 calling it, is if a car is pulling in the truck
8 then can pull there, wait for the car to enter
9 the garage, and then the truck can pull out.

10 CHAIRPERSON HOOD: That sounds good but
11 when we're driving, I'm coming this way and the
12 other person is going that way, then you know,
13 what happens with those conflicts? What are we
14 prepared or planning for, for a problem? It
15 sounds good down here, because right now we're
16 not moving, we're just talking about it. But
17 I'm a realist. What plan do we have when that
18 conflict happens?

19 MR. ANDRES: Well, essentially you would
20 have to wait for somebody to pull in or pull out
21 so that essentially you would have to wait. You
22 know, this is a condition where the alley is --
23 the alley system here is relatively tight and
24 it's a function of that -- it's a function of
25 the constraints of the site.

1 CHAIRPERSON HOOD: Okay. I understand
2 that, but I want to see something, what's going
3 to be -- even if you just give it to the
4 residents. I want to see what plan you're going
5 to have to at least notify or just kind of like
6 what you did with the Transportation Board. I
7 want to see some kind of plan that's going to be
8 in place that's going to be conveyed to the
9 residents, that these are some issues that they
10 have and be on the lookout for this.

11 And we're not down here to create
12 problems, we're down here to mitigate. So.

13 MR. ANDRES: Uh-huh. And we understand.
14 And as part of our coordination with DDOT we've
15 actually developed a loading management plan,
16 and the elements of that loading management plan
17 we've identified right there, and it's a
18 comprehensive plan that takes into account both
19 the residential and the retail. The specifics
20 of the operation that you're talking about,
21 where you can -- we can coordinate that with the
22 residents and move that so that they know that,
23 hey, you know, in the events that we're coming
24 in and out there is that 20 foot alcove that you
25 can stay in when somebody is coming in and out.

1 CHAIRPERSON HOOD: So that will be part
2 of what you said on your plan about the
3 schedule. That's when that information will be
4 conveyed. What is it? All tenants will be
5 required to schedule any loading, operation --
6 okay. So that's what I'm saying, when you get
7 ready to do your schedule let's make sure that
8 that is conveyed.

9 MR. ANDRES: Okay.

10 CHAIRPERSON HOOD: And I would like to
11 see that actually recorded.

12 MR. ANDRES: Absolutely.

13 CHAIRPERSON HOOD: I want to see that
14 recorded, so when I walk by there this evening I
15 can come down here and pull the order 10 years
16 from now, 15 years from now and say, they told
17 me this wasn't going to happen and this
18 happened.

19 MR. ANDRES: Uh-huh.

20 CHAIRPERSON HOOD: Just to safeguard,
21 okay?

22 MR. ANDRES: Completely understand.

23 CHAIRPERSON HOOD: All right. I think
24 somebody asked for a better roof view. I would
25 agree. Okay. My colleagues have already done

1 that.

2 Okay, that's all the questions I have.

3 Okay. Any other follow ups?

4 MR. TURNBULL: Yes, I'm curious. In
5 your proposed conditions for approval, Exhibit
6 40, on page 2 you talk about the construction
7 management plan and although that is not an
8 enforceable ask, we always put it in the order
9 and it is what it is.

10 I'm assuming right now, the way your
11 proposal simply lists Capitol Place Homeowner's
12 Association, I'm assuming the other homeowners
13 that are part of a home association are
14 included. What about the neighbors to the east
15 and west, or --

16 MS. RODDY: We'll also be working with
17 the ANC as we develop that, which would
18 incorporate the other --

19 MR. TURNBULL: Okay. So you'll change
20 the wording on what the management claims.
21 Okay. That's great.

22 The only other thing is on your -- on
23 Section 4 I have no problems with deed to make
24 money or refinements to exterior dimensions, and
25 blah, blah, blah, blah, blah. The page on the

1 back, it just says B, when you say, "To very
2 final selection of the exterior materials within
3 the color ranges and materials."

4 So what bothers me is that if you have
5 brick and you're going to change to cement
6 panels, that's a little bit more of a change
7 than I think we would want to -- I think you
8 need to come back and show us what you're doing.

9 MS. RODDY: We can tighten that
10 language.

11 MR. TURNBULL: Okay. That's great.
12 Thank you.

13 CHAIRPERSON HOOD: You have a question
14 over here?

15 MR. MAY: I just have one. Your plans
16 include this option for an apartment and
17 penthouse level. Has that been part of a public
18 discussion at all in part of the presentations
19 to ANC? Were there comments about it or
20 anything like that?

21 MS. RODDY: Yes, it was a part of our
22 presentation to the Planning and Zoning
23 Committee of the ANC. The comments that we --
24 there was some concern about potential noise and
25 that was resolved in acknowledging that the

1 rooftop was going to be used in any event,
2 whether there's habitable space there or not.
3 It would be the same level of noise,
4 essentially. And their --

5 MR. MAY: But the rooftop terrace is
6 going to -- can exist no matter what?

7 MS. RODDY: Correct.

8 MR. MAY: Yeah. And that was the only
9 concern. Okay. Thank you.

10 MR. TURNBULL: I just had -- on the
11 rooftop terrace, I'm assuming that there would
12 be time limits. Would this like shut down at
13 10:00 or so that the neighbors don't get -- I
14 mean, you don't want to go until really late for
15 -- especially the homeowners down on the south.

16 MR. ROBINSON: It will be controlled
17 access to it in a certain, you know, certain
18 hour on a weeknight and a certain hour on the
19 weekend as well.

20 MR. TURNBULL: Okay. All right. Thank
21 you.

22 CHAIRPERSON HOOD: Any other questions?
23 (No audible response.)

24 CHAIRPERSON HOOD: Okay. Commissioner
25 Eckenwiler, you have any cross-examination? Any

1 cross?

2 (No audible response.)

3 CHAIRPERSON HOOD: Okay. Let's go to
4 Office of Planning and the District Department
5 of Transportation. Ms. Thomas.

6 MS. THOMAS: Yes. Good evening, Mr.
7 Chair, members of the Commission.

8 The Office of Planning is recommending
9 approval of this proposal to develop this
10 complex and challenging site, given its narrow
11 alley access and the irregular shape of the
12 site. We appreciate that the design changes
13 that were made to the rear façade to respect the
14 residents' wishes considering the material used,
15 that was changed to brick, and to address the
16 privacy concerns of the Capitol Place residents
17 where you could see the step back on your rear
18 façade, and treated front levels and up at the -
19 - on the eighth floor.

20 The project would clean up the alley in
21 the sense that it would provide security
22 lighting and cameras where none currently exist,
23 as well as providing more eyes in the alley as
24 an entrance would be provided for future
25 pedestrians, biker residents that would be clear

1 visibility to 4th Street.

2 The residential loading, we were happy.
3 We've moved from the alley on to the lot and
4 that was a particular concern of OP as well as
5 to the residents of Lot 87. So we were really
6 happy with that.

7 We think that the plan supports our
8 recommendation and it's not inconsistent with
9 the Comp Plan elements and policies and we will
10 stand on the record of our recommendation of
11 approval. And we just also want to commend the
12 applicant for really working with the residents
13 and particularly with the owners, Mrs. Anderson
14 and Mr. Simms, of lot 87, to resolve some of
15 their concerns with the loading and the turning
16 movements in the alley and other issues as well
17 as expressed by the ANC and the Capitol Place
18 Homeowner's Association.

19 And with that I would turn it over to
20 DDOT to talk a little bit more about the alley
21 access.

22 MR. WESTROM: All right. Good evening,
23 Commissioners. Thank you.

24 We would also report that the applicant
25 has worked closely with us in preparation of the

1 comprehensive transportation review, and we do
2 appreciate that. As many members have brought
3 up tonight, one of the issues was certainly
4 loading and we were also pleased to see the
5 loading berth added on the private property of
6 the applicant.

7 And we would note specifically in
8 regards to the issue of the security gate that
9 was raised, we do believe that without it there
10 it actually offers advantageous turning
11 movements for various vehicles that are
12 accessing the alley in that area. So that is a
13 condition that we prefer to see. And so again,
14 we are pleased that that is the case.

15 As we stand DDOT has no objection to the
16 requested PUD provided, that as we noted in our
17 report that the mitigations that they have
18 acknowledged tonight that they will. One minor
19 note with that, I would note that one of those
20 conflicts slightly with the proposed conditions
21 that you offer in your separate exhibit in
22 regards to the short-term bike parking. And so
23 you said six versus nine, so if you can just
24 correct that slightly. Then I think you'll be
25 fully omitting that.

1 Lastly, to respond to the question in
2 regards to the transit screen, we would be
3 amenable to placement in elevators. I note that
4 it appears that there is two elevators, so we
5 would want to see them in all of the elevators.
6 The location in the building that we typically
7 would prefer is the location that is most
8 visible and most seen by people ingressing and
9 egressing the building. And so if that is in
10 the elevators, perhaps that does make sense.
11 But perhaps there's a place in the lobby,
12 whether near the front door or the back door
13 that could make the most sense. And that's what
14 we would like to see.

15 With that I am very content to rest on
16 the record of the rest of our report, and be
17 happy to take any questions. Thank you.

18 CHAIRPERSON HOOD: Okay. Thank you, Ms.
19 Thomas and Mr. Westrom. Colleagues, any
20 questions of either DDOT or Office of Planning
21 or DDOT? Vice Chair Cohen.

22 MS. COHEN: Thank you, Mr. Chairman.
23 Actually it's not a question, it's a comment.
24 I'm very pleased to see that you coordinated
25 with the Metropolitan Police Department to come

1 up with some suggestions of security. And I
2 think that should be done with any residential
3 property in the District of Columbia because
4 they did seem to come up with a couple of good
5 suggestions and even though this is, you know, a
6 single building, you know, crime happens without
7 any cares about, you know, single building or
8 multiple buildings. So I compliment you on
9 that, Ms. Jackson. Thank you.

10 CHAIRPERSON HOOD: Yes, sir.

11 MS. COHEN: You remind me of somebody
12 else. I'm sorry.

13 UNIDENTIFIED SPEAKER: That's fine.

14 CHAIRPERSON HOOD: Reason I did that is
15 she was making me think, have I been calling Ms.
16 Thomas her name wrong all evening? But anyway.

17 MS. COHEN: No, you look like --
18 (laughing).

19 CHAIRPERSON HOOD: Okay. Any other
20 questions? Commissioner Miller?

21 MR. MILLER: Thank you, Mr. Chairman. I
22 want to thank OP and DDOT for your very
23 comprehensive reports and all the
24 recommendations that you've made that got
25 incorporated into the revised design.

1 I just had a question. If you could,
2 Mr. Westrom, address that traffic control box
3 that's at the corner of I guess 4th and H, in
4 the middle of the sidewalk?

5 MR. WESTROM: Yeah. I did take the
6 chance to take a look at it on street view and I
7 would agree, I don't think it's optimally
8 placed. I don't know the back story as to how
9 it landed where it does. It does appear to be
10 relatively new and have been placed there as
11 part of the streetcar improvements and the
12 signal does appear to be new.

13 I would also note that generally Mr.
14 Andres is correct that moving, I guess the
15 controller box, although it seems easy, is a
16 somewhat complicated task. As to what the exact
17 dollar figure for that would be, I cannot hazard
18 a guess at this moment. I agree that ideally it
19 probably would be in a slightly different
20 location, but I was unfortunately not involved
21 in the planning so I don't know the back story
22 there.

23 MR. MILLER: Thank you for that
24 explanation. Mr. Chairman, the only other
25 question I had was did we -- we didn't get a

1 DDOE or whatever they're called now, a DOE
2 report in this case, did we?

3 CHAIRPERSON HOOD: No, I didn't see one
4 in the record.

5 MR. MILLER: Okay.

6 CHAIRPERSON HOOD: I will say, Mr.
7 Turnbull, I was glad to hear you talk about the
8 residential housing because you know, we live in
9 the city and kind of read articles sometimes and
10 I saw an article where you and I were against
11 housing. And I think that was in
12 (indiscernible) but I didn't think that you and
13 I are not against housing. So again I tell
14 everybody, do your own homework.

15 Okay. That was just my commercial.
16 Okay, do we have any other government reports
17 other than the ones we've already talked about?

18 (No audible response.)

19 CHAIRPERSON HOOD: Okay. Let's go to --
20 Commissioner, can you come up? Oh, I'm sorry.
21 Thank you, Vice Chair. You don't have any
22 cross-examination?

23 UNIDENTIFIED SPEAKER: No.

24 CHAIRPERSON HOOD: Okay. All right.
25 You may begin.

1 MR. ECKENWILER: Thank you, Mr.
2 Chairman. My name is Mark Eckenwiler. I'm a
3 member of ANC 6C and I'm authorized to testify
4 on behalf of the ANC in this matter.

5 I am also both the chair of Planning,
6 Zoning, and Economic Development Committee and
7 the Commissioner for the single member district
8 in which this site is located.

9 Before I get into the substance of our
10 ANC report I do want to say that everything
11 that's been said previously about this project
12 and the state, which has arrived now, is a
13 product of a whole series of meetings going
14 back. I think I might have met with Mr. Begert
15 informally, something over two years ago to talk
16 about this because there were a number of pretty
17 obvious challenges with the site. Almost
18 everybody has talked about traffic circulation,
19 and I think he'll recall, but that was something
20 that we discussed at our very first meeting.

21 And it's fair to say that this project
22 has evolved, I think, in a lot of different
23 respects, for the better. I do want to just
24 mention one of those because it's something that
25 both Commissioner Turnbull and Commissioner May

1 averted to, which is the fenestration on the
2 east and west elevations.

3 The rendering that was presented to the
4 ANC's planning committee earlier this year
5 actually showed those as completely blank walls
6 because we know those were theoretically at
7 risk. And we had affirmatively suggested that
8 there be some fenestration. We didn't have
9 those blank walls. I think maybe Commissioner
10 Miller, you might have been the one who said
11 that those were going to be there for a while in
12 all likelihood. And in fact I don't want to
13 spend time on it now -- actually, I'm not sure
14 they really are at risk or that they should be
15 at risk on the west elevation. But we can come
16 back to that if the members of the Commission
17 wish.

18 So, and just to give you a point of
19 comparison there, you may recall you recently
20 approved a PUD for 501 H Street, so basically,
21 you know, a block and a half from this site for
22 Douglas Development agreed there to put at-risk
23 windows on their eastern elevation. So this has
24 been a consistent concern that the ANC has
25 expressed, and I think something that you know,

1 developers, not just this applicant, have been
2 willing to provide.

3 So as indicated in the ANC report, we
4 had a meeting on September 10th. Those
5 Commissioners present, we had four out of six
6 present and the vote was unanimous to support
7 the application subject to a number of
8 conditions. I think it would be fair to say
9 that the list of proposed conditions for
10 approval that are submitted by the applicant
11 conform almost completely to what's set forth in
12 attachment 1 of the ANC's request.

13 But I do want to touch on a couple of
14 those. We've talked a little bit about the
15 security gate at the back. Obviously there have
16 been developments since our vote on September
17 10th with respect to the configuration of that
18 rear area and the indication that that aperture
19 is now larger, so the ANC does not have an
20 official position on that.

21 I do want to comment, though, on DDOT's
22 claim that there's somehow, you know, a benefit
23 to not having a gate at all. This is something
24 we had discussed I think in some depth in the
25 Planning and Zoning Committee. If you will look

1 at attachment 1, Item 0, in the ANC's report, we
2 suggested that you can actually regulate this
3 according to hours. So if you want to have that
4 open space available for truck maneuvers, it can
5 be available for truck maneuvers a good portion
6 of the day. But, you know, in the evening
7 hours, and the hours we have proposed were 8:00
8 p.m. to 6:00 a.m., you should not have trucks
9 making deliveries, you should not have trash
10 pickup during those hours. And so it's entire
11 unclear to me on what the argument is from DDOT
12 that you need to have truck maneuverability
13 during those later hours.

14 So I just want to put that before the
15 Commission as something you think about. There
16 were a couple of other items. There's been a
17 number of comments about that traffic control
18 box at 4th Street. If you will look at the
19 supplemental materials, this September 18th
20 filing that's been referred to on a number of
21 occasions, Tab A, Sheet A0.4, Photo 13 gives you
22 a pretty decent sense of what we're talking
23 about. It's at the center left of that
24 photograph and you can see as I think Mr.
25 Westrom conceded, it really is right in the

1 middle of the sidewalk. It's quite
2 inconvenient.

3 My personal recollection is that was put
4 in within the last four or five years and I had
5 no earthly idea why that location was selected
6 for it. It's a really, really bad location, and
7 that's why the ANC, while we did not make this
8 an affirmative condition of our support, we did
9 not say you actually have to do this in our
10 view, we think it's a highly desirable change
11 and I understand that there may be reasons to
12 consider it infeasible, but I would urge the
13 Commission to engage in a search and inquiry on
14 that point.

15 Really only one other point, and that
16 is, Mr. Chairman, you had asked a question about
17 the storage room and then what's going to be in
18 there. If you'd like to come to my house and
19 see what's in my front hall. I have been the
20 Chair of the Planning Committee for I think
21 about three years now. Actually, it's more.
22 It's three and a half years at this point. And
23 you know, for every PUD, every BZA case, we also
24 do HPRB cases, we accumulate a whole lot of
25 paper. And I love the view that some of that

1 needs to be retained. We can't all just rely on
2 the electronic copies. We have an obligation to
3 maintain those public records. And right now we
4 do not have any place to store those.

5 I will also point out that I was
6 actually not the one who proposed that. It was
7 one of my fellow commissioners who suggested
8 that as an element for this PUD.

9 So, you know, I will not belabor what
10 we've said in our written report. I think we've
11 covered most of these issues at this point.
12 I'll conclude my testimony and I'm happy to
13 answer any questions the Commission may have.

14 CHAIRPERSON HOOD: Okay. Thank you,
15 Commissioner. I will tell you that being the
16 president of the Civic Association I know
17 exactly -- I can relate so I know exactly what
18 you mean. I wish I had had an opportunity to
19 get a storage room. So, anyway.

20 All right, let's open it up. Any
21 questions of Commissioner Eckenwiler? Any
22 questions? Commissioner May?

23 MR. MAY: I just want to be perfectly
24 clear. I mean, because I think I followed you.
25 You are in support of the at-risk windows on the

1 east and west façade, or at least if not those
2 exact -- not exact design. Just having windows.

3 MR. ECKENWILER: We did ask for at least
4 some sort of fenestration. I'm not going to say
5 that, you know, what was chosen was absolutely
6 ideal. I'm not going to say that it's, you
7 know, the most terrible thing on earth. It is
8 certainly better than the blank wall that was
9 previously presented. We need to make that part
10 of our list of conditions because this had been
11 modified and made part of the application prior
12 to our September 10th. So we didn't think it
13 really necessary to incorporate that in to it.

14 But since you asked this question, I do
15 want to raise a point about the west elevation
16 that I touched on, or at least hinted at
17 earlier. It is my understanding, based on some
18 conversations that we've had with the applicant,
19 that the owner of that lot immediately to the
20 west, what's been described as that two-story
21 building, that owner also owns, or at least
22 owned until recently, I'm not sure which, also
23 the western most portion of the H Street
24 frontage incorporated within this project.
25 There was one lot that was in common ownership

1 with the owner of that building immediately to
2 the west.

3 And my understanding, I'm happy to be
4 corrected on this by the applicant, but my
5 understanding based on some prior conversations
6 is that that property owner has been a
7 participant in this project in some way, shape,
8 or form and I know because I personally have
9 mentioned to the applicant that we thought, you
10 know, if that was so that, you know, they ought
11 to be able to, you know, come to some sort of
12 understanding so that any windows on the western
13 elevation are not in fact at risk. You know,
14 it's not as if this is, you know, a totally
15 arm's length person that they have no dealings
16 with. You know, it's that property to the west.

17 MR. MAY: Okay. Thanks.

18 CHAIRPERSON HOOD: Okay, you have a
19 question?

20 MR. TURNBULL: I just had one and a
21 comment for Mr. Eckenwiler is that, I'm not
22 opposed to windows on those sides. I just think
23 it could be tweaked a bit more, and maybe that's
24 what you were getting at too, that I think
25 there's a little tweaking that could work out, a

1 little bit -- they could look a little better.

2 MR. ECKENWILER: I didn't mean to
3 question what, you know, the members of the
4 Commission had suggested about the current
5 arrangement of the fenestration. My point
6 really was for the initial remarks, was more
7 about how this application has evolved.

8 MR. TURNBULL: Right.

9 MR. ECKENWILER: And in some ways it
10 has.

11 MR. TURNBULL: Oh, it has.

12 MR. ECKENWILER: They have in this and
13 in a number of other respects, worked closely
14 with the ANC, with our Planning Committee, with
15 me personally, and of course with any residents,
16 especially the inhabitants of the Capitol Place
17 Association.

18 MR. TURNBULL: And we all think that
19 that's a great process and it worked very well.
20 It's something needs a little bit more tweaking.
21 Thank you, again, for coming.

22 CHAIRPERSON HOOD: Any other questions
23 in here? Okay. Does the applicant have any
24 cross?

25 MS. RODDY: No.

1 CHAIRPERSON HOOD: Okay. Is there
2 anyone here would like to --

3 MS. COHEN: Mr. Chairman.

4 CHAIRPERSON HOOD: Yes.

5 MS. COHEN: I would like DDOT to comment
6 on the security of why you wanted it available
7 for throughout the evening. I don't know that
8 that has to do with -- well, I'll have you
9 answer that part of the question.

10 MR. WESTROM: Yeah. I mean, I believe
11 that it's useful not just for trucks but for
12 vehicles to have additional space. I think that
13 with the gate even present I think there's the
14 perception of less area and you know, if it's
15 sitting overhead, or whatever it might be. But
16 certainly they -- and I appreciate the
17 Commissioner's extensive list of conditions and
18 thorough examination of the project. I think it
19 helps all of us examine these more thoroughly.
20 But frankly we just believe that it would
21 operate better without the gate there that could
22 potentially impact the turning maneuvers of any
23 type of vehicle that is using the alley.

24 MS. COHEN: Thank you.

25 CHAIRPERSON HOOD: Okay. Where was I?

1 MS. COHEN: Persons in support.

2 CHAIRPERSON HOOD: Do we have any
3 organizations and persons who would like to
4 testify in support?

5 (No audible response.)

6 CHAIRPERSON HOOD: Any organizations or
7 person who would like to testify in opposition?

8 (No audible response.)

9 CHAIRPERSON HOOD: Okay, Ms. Roddy, not
10 seeing anyone -- first let me thank you,
11 Commissioner for your testimony. We appreciate
12 you coming down and the ANC giving us testimony
13 and some thoughts. We appreciate that.

14 Okay. Any rebuttal or closing?

15 MS. RODDY: Now, I'll just make this
16 clear. We really do appreciate your time. We
17 appreciate all the time that Commissioner
18 Eckenwiler has put into this project. As he
19 said, he's dedicated a fair amount of his time
20 to meet with us and discuss this project with
21 us, and we appreciate that.

22 We think that where we have gotten from
23 where we started, really has turned a better
24 project and we're very happy with where we are
25 today. We understand that there are a number of

1 items that we heard this evening that we will
2 need to look at. And so I just wanted to run
3 through those and make sure that we had that
4 covered.

5 CHAIRPERSON HOOD: Let's see first,
6 before we go to --

7 MS. RODDY: That's fine.

8 CHAIRPERSON HOOD: We're going to just
9 hold tight. And you want to do your closing or
10 is that it?

11 MS. RODDY: I would just say that we're
12 happy that we have the community's support, the
13 ANC's support, the immediate neighbors' support,
14 as well as the Office of Planning and the
15 District Department of Transportation. We have
16 met with DDOE just so that you are aware, that
17 we have had meetings with them. We reached out
18 to them and met with them. And so we are very
19 excited about this project and would hope that
20 you would vote in support to approve this.
21 Thank you.

22 CHAIRPERSON HOOD: Okay. Before we got
23 to this, I do want to comment too also, and I
24 know I mentioned this earlier and you've heard
25 it, but I think the community, the work that the

1 Commission and the community has done with the
2 applicant sets a model. It seems like everybody
3 is agreeing there might be some tweaks that we
4 may think that need to happen. But again, if
5 you can convey that to the community, they
6 should be commended. The work that you've done,
7 the ANC, and everything. That makes things,
8 hearings down here, a little easier to close
9 some of the gaps that still may be existing.
10 So, I commend all of you.

11 Okay. Ms. Schellin. And I know that's
12 been said enough, a lot, but I felt like it
13 needed to be said again.

14 Okay, Ms. Schellin, you and Ms. Ryan are
15 going to go over the lists and some dates and
16 we'll go from there.

17 MS. SCHELLIN: Sure. Commissioner May
18 asked that they take another look at the long
19 glass façade on the north elevation. He has
20 issues with the projecting balconies and their
21 design.

22 Commissioner Miller asked for them to
23 provide the LEED scorecard. Commissioner Miller
24 also made mention of the south façade, the top
25 two floors, that they looked a little bit cold.

1 I don't know that he was necessarily asking them
2 to take a look at it, but he made that statement
3 so if they are looking at other things, maybe
4 they will. Commissioner Miller asked for
5 perspectives of the rooftop and the terraces on
6 the seventh floor.

7 Commissioner Turnbull said he agrees
8 with Commissioner Miller that we need to have a
9 roof plan. Commissioner Turnbull and
10 Commissioner Hood asked for, with regard to the
11 east/west facades, that they wouldn't mind
12 another look being taken at those.

13 Commissioner Hood asked for a
14 perspective of how the building fits in the
15 surrounding neighborhood. That was discussed.
16 I think everyone knows what he's looking for
17 there.

18 Commissioners Turnbull and Hood asked
19 for protection for the neighbors in the back,
20 whether that's bollards or planters, whatever is
21 decided or agreed upon there.

22 Commissioner Hood asked that a plan be
23 agreed upon or that some plan be put in place
24 with regard to possibility of problems when the
25 trucks are loading and cars may be entering or

1 exiting the garage.

2 CHAIRPERSON HOOD: And that's just
3 simply including that with what you already had
4 up there. Just include --

5 MR. ANDRES: Yeah. It's my
6 understanding that you just wanted additional
7 detail on the loading management plan to address
8 those potential conflicts.

9 CHAIRPERSON HOOD: Just say that that
10 will happen when you're, I guess, coordinating
11 for people to move in.

12 MR. ANDRES: Yes.

13 CHAIRPERSON HOOD: That's all. That's
14 like a one-liner to go in the order.

15 MR. ANDRES: Okay.

16 CHAIRPERSON HOOD: Okay. Do we need
17 some dates?

18 Oh, did we leave anything out? That was
19 enough. Okay. Want some dates?

20 MS. SCHELLIN: So that would put us at
21 the applicant making that submission -- their
22 submissions by October 22nd, 3:00 p.m. And then
23 the ANC would have until 3:00 p.m., October 29th
24 to respond to their submissions if they choose
25 to do so.

1 MR. ECKENWILER: May we request maybe
2 pushing that one week just so that we're not
3 scrambling to make that deadline?

4 MS. SCHELLIN: That will change when the
5 Commission will consider taking action on this
6 case. We'll take it up -- they'll take it up at
7 their second meeting in November.

8 CHAIRPERSON HOOD: Ms. Schellin, we're
9 going to go ahead and do proposed. There's some
10 outstanding issues --

11 MS. SCHELLIN: Okay.

12 CHAIRPERSON HOOD: -- that we can deal
13 with later and Commissioner --

14 MR. MAY: So, yeah. I mean, I think I'm
15 in favor of when we get ahead tonight there are
16 some things that need some further study. I
17 think there are things that can be studied and
18 resolved by the time we take final action. I
19 think one thing that is a real question mark is
20 what we are approving at the penthouse. And I'm
21 not in favor of approving two schemes for the
22 penthouse. So it's got to be one or the other,
23 which means that we most likely have to -- and
24 if we're going to approve --

25 CHAIRPERSON HOOD: Bless you.

1 MR. MAY: Again, the penthouse apartment
2 version of it, we wouldn't be able to take final
3 action until after the order has been published
4 for 1413.

5 Alternatively we could approve it and
6 they could come back for a modification to get
7 that later.

8 CHAIRPERSON HOOD: Or this is one time
9 that we can ask the applicant, or would you like
10 for us to wait to take proposed action?

11 MS. RODDY: No. We would be happy for a
12 proposed action this evening. And I think that
13 it's one or the other. We would go with the
14 standard penthouse as is under the current
15 regulations. My understanding is that it would
16 be a minor modification under the proposed
17 regulations and we could come back if and when
18 those regulations are adopted.

19 MR. MAY: Yeah. I mean, I think I'm
20 okay with that and I think we could consider it
21 a minor modification. Some of the other ones
22 that we had seen before weren't really that
23 minor. But this is a pretty modest change. So
24 I think it would be -- it would sit within the
25 bounds of what's minor, particularly because

1 we've seen it. So you know, I'm okay with that
2 route.

3 So I would make a motion that we approve
4 -- so I think Commission Case No. 15-07, MRP
5 Realty PUD at 315 H Street, and ask for a
6 second.

7 MR. MILLER: Second.

8 CHAIRPERSON HOOD: Okay. It's been
9 moved and properly seconded. Any further
10 discussion?

11 MR. MAY: I would just note that we
12 were, you know, we are still looking for all of
13 the items that we've requested and we'll
14 consider those at final.

15 CHAIRPERSON HOOD: Moved and properly
16 seconded. Any further discussion?

17 [Vote taken.]

18 CHAIRPERSON HOOD: Any opposition?

19 [No audible response.]

20 CHAIRPERSON HOOD: Not hearing any, Ms.
21 Schellin, would you record the vote?

22 MS. SCHELLIN: And just to clarify,
23 Commissioner May, you didn't say in your motion.
24 You're approving which roof -- or the penthouse
25 as it is now?

1 MR. MAY: The one that we can approve
2 now.

3 MS. SCHELLIN: That we can approve.
4 Okay.

5 MR. MAY: Which is without the
6 apartment.

7 MS. SCHELLIN: So we're not even needing
8 to mention it. Okay.

9 So staff records the vote five to zero
10 to zero to approve proposed action in Zoning
11 Commission Case No. 15-07, Commissioner May
12 moving, Commissioner Miller seconding,
13 Commissioners Hood, Cohen, and Turnbull in
14 support.

15 And we'll now -- let me get a new date.
16 So let's see. Today is, look back, the 8th. We
17 will probably still be at the set -- our
18 November 23rd meeting for final action. So
19 November 23rd. So we could have your filings
20 because I heard the architect say three weeks.
21 If we could. And make that -- that would be the
22 29th for the applicant's submissions. And then
23 the ANC, if they choose to respond to those
24 submissions, they would have until November 5th.
25 And then we would take that up at the November

1 23rd meeting for final action.

2 MR. ECKENWILER: Mr. Chairman, could I
3 just interpose a point here? Our Commission
4 meets on the second Wednesday of every month, so
5 we will meet next Wednesday, the 14th and our
6 next meeting thereafter is November 11th. So if
7 the filing deadline is at the end of October and
8 the deadline for the ANC to file is November
9 5th, we would have no opportunity to be --

10 CHAIRPERSON HOOD: We will accommodate -
11 - let's accommodate the ANC. Whatever we need
12 to do to accommodate the ANC.

13 MS. SCHELLIN: So when is your meeting?

14 MR. ECKENWILER: It's Wednesday,
15 November 11th is our November meeting for the
16 full Commission.

17 MS. SCHELLIN: So you could file your
18 report on the 13th, then?

19 CHAIRPERSON HOOD: So you all are going
20 to meet on November 11th?

21 MR. ECKENWILER: We will meet on --
22 that's the second Wednesday, yes. So that's
23 when it's --

24 MR. MAY: It's Veteran's Day. You're
25 still going to meet on Veteran's Day?

1 MR. ECKENWILER: That's a good question.
2 We might meet on the 12th. I actually, I could
3 check the website. I can check that now, but it
4 would certainly be one day either side of that.
5 We're not going to meet on the Friday, so if
6 we're not meeting the 11th, we'll meet the 12th.

7 MR. MAY: As long as we have a week in
8 advance.

9 MS. SCHELLIN: How about the 16th?

10 MR. ECKENWILER: The 16th would be no
11 problem.

12 MS. SCHELLIN: No, no, no, no, no, for
13 you to make your filing.

14 MR. ECKENWILER: Yes, that's what I'm
15 saying. The 16th would be no problem for us --

16 MS. SCHELLIN: Better? Okay.

17 MR. ECKENWILER: -- to have a filing in
18 by then.

19 MS. SCHELLIN: Okay. So the ANC on the
20 16th. 3:00 p.m. deadlines for everybody.

21 And then because you had proposed action
22 this evening you know that you need to comply
23 with 2403.15 and the ANC is involved in that
24 procedure, that process also, 2403.15 321.
25 Thank you.

1 CHAIRPERSON HOOD: Let me ask, this is a
2 question I meant to ask earlier. Is this the
3 same developer, are you the same developer that
4 did New York Avenue and Florida Avenue, the
5 building when you come up on the right-hand
6 side?

7 UNIDENTIFIED SPEAKER: Yes.

8 CHAIRPERSON HOOD: That is a fabulous
9 building. This Commission must have had
10 something to do with that. Okay. So do we have
11 anything else?

12 MS. SCHELLIN: No.

13 CHAIRPERSON HOOD: Okay. So with that
14 this hearing is adjourned.

15 MS. RODDY: Thank you.

16 CHAIRPERSON HOOD: Thanks everybody.

17 (Hearing adjourned at 9:22 p.m.)
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