

1 GOVERNMENT OF THE DISTRICT OF COLUMBIA

2 Zoning Commission

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Public Hearing

10 Case No. 16-03 [DB Residential Hill East, LLC. - Hill
11 East District Review at Square 1112E, Lots 802, 803,
12 and 804.]

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6:36 p.m. to 8:55 p.m.

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Thursday, April 7, 2016

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Jerrily R. Kress Memorial Hearing Room

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441 4th Street, N.W., Suite 220 South

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Washington, D.C. 20001

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1 Board Members:

2 ANTHONY HOOD, Chairman

3 MARCIE COHEN, VICE CHAIR

4 PETER MAY, Commissioner

5 ROBERT MILLER, Commissioner

6 MICHAEL TURNBULL, Commissioner

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 JOEL LAWSON

13

14 DDOT:

15 JONATHAN ROGERS

16 AMANDA STOUT

17

18 Others:

19 NORMAN M. GLASGOW, JR.

20 LEILA BATTIES

21 CHRIS DONATELLI

22 BRIAN ROGERS

23 JAMI MILANOVICH

24 SHARON BRADLEY

25 COLLINE HERNANDEZ-AYALA

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

2 CHAIRPERSON HOOD: Okay. Let's go ahead and
3 get started. Good evening ladies and gentlemen.
4 This is the public hearing of the Zoning Commission
5 for the District of Columbia. Today's date is April
6 the 7th, 2016. We're located in the Jerrily R. Kress
7 Memorial Hearing Room.

8 My name is Anthony Hood. Joining me are Vice
9 Chair Cohen, Commissioner Miller, Commissioner May,
10 and Commissioner Turnbull. We're also joined by the
11 Office of Zoning staff, Ms. Sharon Schellin, Office
12 of Planning staff, Mr. Lawson as well as the District
13 Department of Transportation, Mr. Rogers, and Ms.
14 Amanda Stout with DDOT. Is this your first time with
15 us, Ms. Stout?

16 MS. STOUT: Yes.

17 CHAIRPERSON HOOD: Well, we want to welcome
18 you and we usually -- well, I don't know how this is
19 going to go, but we usually take it very easy on
20 everyone the first time. It's when you come back the
21 problems arise. So, anyway we want to welcome you to
22 the Zoning Commission.

23 MS. STOUT: Thank you. Happy to be here.

24 CHAIRPERSON HOOD: Okay. This proceeding is
25 being recorded by a court reporter. It is also

1 webcast live. Accordingly we must ask you to refrain
2 from any disruptive noises or actions in the hearing
3 room, including display of signs or any objects.

4 Notice of today's hearing was published in
5 the D.C. Register and copies of that announcement are
6 to my left on the wall near the door. The hearing
7 will be conducted in accordance with provisions of
8 11-DCMR-3022 as follows, preliminary matters,
9 applicant's case, report of the Office of Planning,
10 report of the government agencies, report of the ANC,
11 organizations and persons in support, organizations
12 and persons in opposition, rebuttal and closing by
13 the applicant.

14 The following time constraints will be
15 maintained in this meeting. Applicant has up to 60
16 minutes but I believe they requested 30.
17 Organizations five minutes, individuals three
18 minutes. The Commission intends to adhere to the
19 time limits as strictly as possible in order to hear
20 the case in a reasonable period of time.

21 All persons appearing before the Commission
22 are to fill out two witness cards. These cards are
23 located to my left on the table near the door. Upon
24 coming forward to speak to the Commission please give
25 both cards to the reporter sitting to my right before

1 taking a seat at the table. When presenting
2 information to the Commission please turn on and
3 speak into the microphone, first stating your name
4 and home address. When you are finished speaking
5 please turn your microphone off so that your
6 microphone is no longer picking up sound or
7 background noise.

8 The decision of the Commission in this case
9 must be based exclusively on the public record. The
10 staff will be available throughout the hearing to
11 discuss procedural questions. Please turn off all
12 electronic devices at this time so not to disrupt
13 these proceedings.

14 Would all individuals wishing to testify
15 please rise to take the oath? Ms. Schellin, would
16 you please administer the oath?

17 MS. SCHELLIN: Please raise your right hand.

18 [Oath administered to the participants.]

19 MS. SCHELLIN: Thank you.

20 CHAIRPERSON HOOD: Okay. At this time the
21 Commission will consider any preliminary matters.
22 Ms. Schellin, do we have any preliminary matters?

23 MS. SCHELLIN: Yes, sir. The applicant has
24 proffered three experts and two of them have
25 previously been accepted. There is one new expert,

1 Ms. Hernandez-Ayala. Her resume is at Exhibit 18C.
2 I'll wait until after you do that.

3 CHAIRPERSON HOOD: Okay. Thank you.

4 MS. BATTIES: Excuse me. Excuse me, Ms.
5 Schellin. Ms. Ayala will not be -- she's not being
6 proffered as an expert, but she will be going over
7 the architectural drawings and design.

8 MS. SCHELLIN: Okay. So you're withdrawing
9 that one. Okay. So then the next thing that I have
10 is that the applicant has submitted a letter at
11 Exhibit 26 asking for a waiver to revise their
12 application. And the exhibits for those, for those
13 revisions. are at Exhibits 29 -- I'm sorry. The
14 drawings are Exhibits 29 through 30C.

15 CHAIRPERSON HOOD: Okay. Let me go back to
16 the expert status, even though we've done it in the
17 past I always have to ask the question.

18 MS. SCHELLIN: Yes.

19 CHAIRPERSON HOOD: I've been here long enough
20 to learn not to take anything for granted. Does
21 anyone want to undo what we've already done. It's
22 just all about how you ask it. So we only have two
23 people that we are proffering expert status, right?

24 MS. BATTIES: Correct.

25 MR. MAY: So it's Milanovich and Bradley?

1 MS. BATTIES: Correct.

2 MR. MAY: Right. Yeah.

3 CHAIRPERSON HOOD: And we've already done
4 that. Okay. Now, what was the next thing, Ms.
5 Schellin?

6 MS. SCHELLIN: The applicant submitted today,
7 a letter asking to revise their application and they
8 submitted revised drawings at Exhibits -- that's at
9 Exhibit 26. And at Exhibit 29 through 30C are their
10 revised drawings.

11 CHAIRPERSON HOOD: Okay. And what do we need
12 to do? Accept it?

13 MS. SCHELLIN: Yes.

14 CHAIRPERSON HOOD: Okay. Any objections?
15 Okay. No objection. We'll have a question about the
16 drawings as we go forward, but no objections at this
17 time. Anything else, Ms. Schellin? Mr. Turnbull?

18 MR. TURNBULL: Well, just other than the fact
19 that we haven't looked at these drawings so I'm not
20 really sure what's in those revised drawings.

21 CHAIRPERSON HOOD: And which also goes to the
22 community, have they looked at them? Is it that
23 significant? So those are some of the questions --
24 that was my question, so we can think about that. As
25 you're presenting you may want to mention what the

1 status is. Okay? Anything else?

2 MS. SCHELLIN: No.

3 CHAIRPERSON HOOD: Okay. We don't have any
4 other preliminary matters. Okay, Ms. Batties, are
5 you taking the lead role this evening?

6 MS. BATTIES: I am, Mr. Chair.

7 CHAIRPERSON HOOD: You may begin.

8 MS. BATTIES: Thank you. Good evening.
9 Leila Batties and Norman Glasgow Jr. representing DB
10 Residential and affiliated Donatelli Development.
11 Donatelli has filed this application with the consent
12 of the District of Columbia which is the property --
13 which is the owner of the subject property.

14 The subject property consists of two parcels
15 in Hill East, Parcel F1 and Parcel G1. And they are
16 the first parcels in the 67 acre area formerly known
17 as Reservation 13, to be developed implementing the
18 vision and objectives of the Hill East Waterfront
19 Master Plan. And so as such they are also the first
20 projects to go through design review under Chapter 27
21 of the regulations.

22 The development program includes a mix of
23 ground floor retail with residential above. Parcel
24 F1 is in the Hill East 1 subdistrict. It is the
25 parcel closest to the stadium, Armory Metro Rail

1 Station and will be developed with approximately
2 13,400 square feet of retail and 91 residential
3 units.

4 Of those units 14 will be at 30 percent of
5 AMI, and 14 units will be at 60 percent AMI. The
6 overall density for Parcel F1 will be 1.86 FAR and
7 the building height for this parcel will be 52 feet.
8 Parcel G1 is split zone between HE1 and the HE2
9 Subdistricts. It will be developed with
10 approximately 13,800 square feet of retail and 258
11 residential units. Of those units 39 will be for
12 households at 30 percent AMI, and 39 will be for
13 households at 60 percent AMI. The overall density
14 for this parcel will be 3.27 FAR. And the building
15 height for this parcel will be 53 feet on the portion
16 in the HE1 District and 69 feet on the portion in the
17 HE2 Subdistrict.

18 The property is within the Anacostia
19 Waterfront Development Zone, and therefore is subject
20 to higher levels of affordability in terms of
21 percentage and steeper affordability levels than what
22 is required under Chapter 26, and that is why we have
23 -- so in lieu of meeting the Chapter 26 requirements
24 we will be providing 30 percent of the overall units
25 at the affordability levels previously discussed.

1 The redevelopment of the property also includes
2 improvements for the extension of Burke Street, C
3 Street, and Massachusetts Avenue. And also the
4 creation of a portion of 20th Street. And the
5 applicant has been working very closely with DDOT for
6 some time on these as well as other transportation
7 and infrastructure issues. And issues related to
8 public space.

9 And they have reached an agreement with
10 regard to the TDM measures for the -- excuse me, for
11 the redevelopment of the site. And we have submitted
12 into the record those TDM measures that have been
13 agreed upon between the applicant and DDOT, and I
14 think they have copies -- there are copies available
15 with Ms. Schellin.

16 So the project requires relief as it relates
17 to the number of parking spaces, compact parking, and
18 loading. And neither OP or DDOT have any objections
19 to those variances. We also require a variance for
20 the height in the HE1 District. We're slightly above
21 the 50 feet that's permitted. So those things will
22 be addressed. That variance as well as the use of
23 the materials, which we know was an issue raised in
24 the Office of Planning report, Ms. Ayala will address
25 in her presentation to the Commission.

1 I will note that there were a number of
2 drawings submitted to the Zoning Commission this
3 afternoon. They just, in summary, we've corrected
4 the affordable housing chart to reflect the
5 requirements of the Anacostia waterfront development
6 zone instead of IZ. So that was one correction made
7 on the charts.

8 We have also included the rooftop plans as
9 requested by the Office of Planning. So in response
10 to their report we've added those plans, we've
11 included a number of renderings, particularly from
12 street view; from the street view as requested by the
13 Office of Planning. And then we have enhanced the
14 material boards and included photos both for the
15 building as well as the landscape features of the
16 project.

17 So those are represented in the 29 sheets
18 that were submitted to the Zoning Commission today
19 and we will go through them in our presentation. In
20 a moment I will turn the floor over to Mr. Donatelli.
21 But I wanted to note that we have available our
22 landscape architect for questions, as well as our
23 traffic engineer, Ms. Jami Milanovich, for questions.
24 But we are going to limit tonight's initial
25 presentation to the Zoning Commission to the design

1 of the building. Thank you.

2 MR. DONATELLI: Thank you very much. My name
3 is Chris Donatelli, President of Donatelli
4 Development and manager of the DB Residential Hill
5 East, LLC. Happy to be here today. We have done
6 previously, eight TOD buildings at the U Street
7 Metro, Columbia Heights Metro, Petworth Metro, and
8 Minnesota Avenue Metros.

9 We've been actively working the District
10 since 1997 and worked with many local ANCs and other
11 district agencies such as DHCD, HPRB, BZA, and WMATA
12 just to name a few.

13 In 2012 we responded to an RFP for these
14 subject sites and our LDA was executed in March of
15 2015. We've been thoroughly encouraged to build
16 these projects by the community, by DMPED,
17 Councilmember Alexander, Office of Planning, DDOT,
18 and the two ANCs that are -- ANC 6B and 7F, just to
19 name a few.

20 We've been coordinating with WMATA quite a
21 bit since we are encumbered by the WMATA facilities
22 and working with them to ensure proper coordination
23 there. We appreciate your time and consideration.
24 Thank you very much.

25 MS. HERNANDEZ-AYALA: Good evening. My name

1 is Colline Hernandez-Ayala. I am a partner with GTM
2 Architects, and I am going to walk you through our
3 design review presentation for the Hill East Project.

4 Okay. Wonderful. Okay. I'm going to start
5 with a look at the overall context for the site. And
6 this first slide gives you a good idea of the Hill
7 East site, which is of course D.C. General Hospital
8 as it stands now. And to the west you can see the
9 low-rise residential fabric that lines 19th Street.
10 To the south we have some of the D.C. buildings, the
11 Department of Corrections, Department of Mental
12 Health, and to the north we have RFK Stadium.

13 This slide really gives you a sense of what
14 the future will look like in terms of the extension
15 of the grid of streets into what will become the Hill
16 East District. At that time there were several
17 buildings that will be retained on the D.C. General
18 Hospital campus. Item number 1 is Archibald Hall,
19 which is a historic building. And then there is also
20 Carrig (phonetic) Hall that will remain. Of course
21 all the Department of Corrections and mental health
22 buildings will be there as well. And you can see
23 that our site sits right between those two areas, the
24 residential fabric and this new neighborhood.

25 This is just an image to give you a sense of

1 what that residential fabric looks like in and around
2 our site. Closest to our site we typically find what
3 you see in that top corner, which are -- I'm going to
4 get my pointer working here.

5 [Pause.]

6 MS. HERNANDEZ-AYALA: What we typically see
7 are two-story residential attached row homes. You
8 know, you typically see covered porches, brick
9 detailing at the headers and sills. There's also
10 some interesting detail when you look closer at how
11 the -- what would be the cornice level is treated.

12 As you move down Independence Avenue and, you
13 know, west of the neighborhood we start to see more
14 traditional Capitol Hill fabric where you see
15 attached row homes with varying bay projections. You
16 start to see cornice moldings, gable facades, slate
17 tile roofs. And you'd also often see cast stone at
18 the base.

19 So we took a look at what the immediate and
20 you know, the surrounding context is for our site.
21 And again, some more images near our site, down
22 Independence. This is an image of Archibald Hall,
23 which is a beautiful building. All masonry, double-
24 height windows, brick detailing at the head and sill.

25 And, you know, as we looked at the site, when

1 we go back to the overall context, you know, we feel
2 that the siding of F1 and G1 really is the gateway to
3 the Hill East neighborhood. So looking at the
4 existing residential fabric to the west and some of
5 the architectural treatment of the buildings that
6 will remain on the site, again the existing Archibald
7 Hall, we've got St. Colletta here. We want to blend
8 and meld those two architectural treatments with our
9 solution.

10 So we're looking at where our sites sit
11 within that layout. You can see village green and
12 green space. Those are areas that will, in the
13 future, become large landscaped areas that will
14 create large active amenities that support the
15 building.

16 As we start to weave the old and the new
17 neighborhood together our sites create an opportunity
18 to knit these two fabrics and you know, really have
19 us think of the response being one that would look at
20 the F1 site as really a singular compact building,
21 similar to a low-rise multifamily building in the
22 neighborhood. But the G1 site really does look like
23 a large city block and we felt an appropriate
24 response were to really look at what the street scape
25 would do over time. You know, how might that

1 naturally develop?

2 And so we took the position that our building
3 massing should really be created around the idea of
4 corner buildings, larger buildings at the corners
5 with in-fill between. So picking up on some of that
6 detailing that we find west of the site, some of our
7 architectural treatment will address that.

8 Looking at our grade level plan, there were
9 several zoning requirements that we had to respond to
10 in developing an acceptable site plan for the
11 buildings. We are required to have preferred uses
12 along 19th Street and so we have retail fronting all
13 of the 19th Street area on both buildings. We were
14 required to wrap that retail a minimum of 20 feet
15 back on the side streets, and we are exceeding that.
16 We are about 60 plus feet here along C Street, and a
17 little bit greater than that along Massachusetts
18 Avenue.

19 One of the other constraints to the site is
20 the existing topography. Our site has a very steep
21 slope from west to east as you move along the site.
22 And we drop probably plus or minus eight feet here,
23 about 10 feet there, and really 12 feet as you go
24 from corner to corner on this side of the building.
25 So we had to make sense out of that with the overall

1 building section and the building design.

2 We were also prohibited from having any
3 loading or parking access on primary and secondary
4 streets. And as we know, this is, these streets,
5 19th, C, and Mass are primary and secondary streets.
6 So we created a private road behind both buildings.

7 And along that private road you find access
8 to parking and loading for the F1 building and
9 similarly access to parking for the G1 building and
10 loading as well.

11 This is an image, just an overall aerial
12 looking at this site at 19th Street. You can see
13 some of what I talked about in terms of bringing in
14 the existing architectural context, looking at the F1
15 building as a singular statement, a classic
16 multifamily apartment building on that small site.
17 And then looking at the G1 building more as a story
18 of the streetscape with a large corner building, row
19 home architecture along the side street as you move
20 along 19th in between these large buildings on the
21 corner. We really wanted to work with the idea of
22 living above the shop that you see in and around D.C.
23 where you have retail at the base and residential
24 above.

25 I'm going to quickly go through the

1 floorplans for F1. On the left there, that is our
2 grade level plan for -- below-grade plan for our
3 parking. And basically we have approximately, I
4 believe it's 45 parking spaces provided. We also
5 have bicycle parking. We have space for compact and
6 standard cars. And Leila mentioned that we're asking
7 for relief on the compact in terms of organizing the
8 spaces in less than five in a row.

9 The plan to the right is really our first
10 floorplan. And as you can see we have our entrance
11 to the building along C Street. This is a large
12 lobby behind our retail. We have an interior
13 courtyard and then some units that wrap the ends of
14 that level.

15 Our second and third floors, because the
16 double height nature of the retail, we really have a
17 partial floor here for residential. And you'll see
18 units wrapping the ends of the building there,
19 surrounding a courtyard.

20 Your third and fourth floor will stack, and
21 that's where you would have the continuity of units
22 all the way around.

23 Looking at our roof we will have some
24 communal recreation space at that level. We will
25 have between 50 and 60 percent of the roof available

1 for a green roof. You're looking at the areas in
2 white are really where we have equipment, and we've
3 got a screen wall around those areas. All of the
4 other dots that kind of sprinkle along the site are
5 the condensing units that will support the individual
6 residential units. And then you're just looking at
7 stair towers and elevator towers that are coming up
8 through the roof.

9 I'd just like to look at the main façade on
10 building F1, just to speak to the design conformance
11 with some of the rules in the Hill East District.
12 One of the main rules that was in the zoning was
13 looking at the façade and establishing a clear base,
14 middle, and top for the building. And we did do
15 that. We organized the building with a clear base
16 level element where the retail uses, the preferred
17 uses are located.

18 Then we had a clear middle section where we
19 created articulation in a double-height window there
20 at residential units.

21 And then we created a strong top element for
22 the building with a strong cornice, large punch
23 window openings with Juliette balconies and large
24 windows.

25 Another one of the design requirements was

1 that we create a modulated and articulated wall plane
2 every 50 feet. So what we chose to do was to create
3 a series of three primary modules with thinner
4 elements that were recessed into the façade that
5 would be in a contrasting material of metal. And so
6 that's what you see with the dark color there.

7 Overlaid to that there was a discussion in
8 the code about recessed areas for bays creating more
9 articulation in the façade. So you see here we have
10 this second layer of articulation where we are
11 stepping the façade back from these planes to create
12 some depth around those windows. We have cast stone
13 banding and really have a significant amount of
14 articulation in the typical bay of the façade.

15 One of the other requirements was that of
16 preferred uses at the ground floor. We are required
17 to have 14-foot minimum clear ceiling for any retail
18 uses. And of course this is a mixed use building so
19 that level provides a challenge for us in terms of
20 stacking the residential above. So we had to ask for
21 additional height, really so that we could put forth
22 that 14-foot clear ceiling, as well as deliver a
23 section that would be compatible market rate housing
24 in the community.

25 We were also required to have and create a

1 series of articulated storefront bays along the
2 façade. So as you can see, we've done that. We've
3 organized the façade to create a grouping of five
4 storefront bays with individual entrances.

5 And then there was also a desire to have high
6 quality materials on the façade. And in this blow up
7 you can really get a good look at some of the details
8 that I mentioned before. The use of cast stone
9 banding and key stones at the top level. We're using
10 aluminum clad wood windows throughout, Juliette
11 balconies, face brick throughout the façade. We're
12 going to create some interesting brick detailing with
13 solider coursing in certain areas to create some
14 variety and interest on the façade.

15 This is just an image giving you a sense of
16 the building section. As you can see that drop off
17 from west to east on the site, this is 19th Street
18 and the retail. And then this is our loading, or
19 private road here. We have four stories and of
20 course you have a double height where you have that
21 retail area. And then typically a nine-foot clear
22 ceiling at your residential floors.

23 These are just some images that we've
24 included in this package, really at the pedestrian
25 level, looking at the view from the corner of 19th

1 and C Street toward the building, the active retail
2 uses, coming off of the Metro, and really looking at
3 the presence that that building would create there.

4 This is across 19th Street looking at the
5 open plaza area that we're creating. And some of the
6 activity that would surround the retail and the
7 exterior spaces.

8 Again, looking at the retail plaza along 19th
9 Street towards the EG1 site.

10 Just, I'm going to shift over to the G1
11 building now, so I wanted to show this again. So, as
12 I said before, we looked at the G1 building more as a
13 story of the street scape, and we have the idea of a
14 large corner building with infill on the side
15 streets, and infill between.

16 The G1 building also has below-grade parking.
17 We are approximately 111 spaces on that level.
18 Similarly, to how we organize the F1 building, we are
19 accommodating our bicycle parking. We have a mix of
20 compact and standard spaces, and you'll find it's
21 pretty much the same program, programmatic elements
22 that were in the F1 site.

23 Moving on to the next level, because of the
24 steep drop off of the site, all of this area that's
25 shaded is actually below the ground. So when you're

1 going along Massachusetts Avenue you have exposure to
2 the street from about here down, and what we've done
3 is created residential units with direct access to
4 the street. And from the exterior they read as
5 attached row homes. We've got an interior courtyard
6 to the building with units that surround it with some
7 amenities here as well. And then we have units that
8 front the private road. And again, the parking
9 access and the service is off of that private road.

10 Looking at the grade level of the building we
11 have our main entrance at the corner of 19th and C.
12 We've got retail fronting and turning the corner
13 here, and then residential beyond. This is all the
14 public lobby, and we have units that surround that
15 courtyard and surround the rear.

16 This is looking at a typical plan. Again,
17 now we're at the point where we're above the retail
18 and units surround, you know, every face of the
19 building. It's a similar plan at the fourth floor.

20 When we get to the fifth and sixth floors,
21 this is where we took advantage of the split zone for
22 the G1 lot. We are HE1 on this portion. We're only
23 allowed to go four stories, 50 feet. But on the HE2
24 portion we're allowed to go to 80 feet. So we added
25 two additional stories to the building here. And

1 I'll show you in section how that works in terms of
2 how the buildings communicate.

3 Again, looking at the roof, similar uses to
4 what we looked at on F1. We've got our condensing
5 units that will line the building. We have an
6 exterior communal space on the rooftop. We have
7 areas again for the equipment that will support the
8 future retail and the common areas of the building.

9 And I'll quickly run through this as well.
10 This is again looking at the design conformance for
11 G1. And in a similar fashion we were called to
12 create a strong base, middle, and top on this
13 building, and we did that with preferred uses at the
14 base, retail uses there. And then we looked at, you
15 know, creating a double height and punched windows in
16 this middle section of a building, and then a strong
17 cornice at the top.

18 Again, we looked at the modulated and
19 articulated wall planes. These planes push back and
20 forth from one another, six to 12 inches which
21 creates a rhythm along the street, that adds interest
22 at the pedestrian level. We have a secondary level
23 of articulation that creates more detail and depth in
24 all of these facades.

25 Again, looking at the preferred uses at the

1 base, again we created a 14-foot clear height at the
2 retail level. The bases are treated differently.
3 These store front units, we were able to create more
4 identity with the design of the G1 building because
5 of this strategy that we created for creating an
6 active street scape at the plaza. So each of these
7 retail bays will have an identity and an
8 individuality for the retailer.

9 This is just looking again at the use of high
10 quality materials. As you will see, you know,
11 looking at these retail bays we want to replicate
12 what may have been wood previously in a traditional
13 sense. We're going to be using fiber cement panel to
14 do that. We will have a strong cornice element with
15 dental moldings, brick detailing with soldier
16 coursing at the headers and sills. And we intend to
17 create a lot of interest with those storefronts at
18 the base.

19 Looking on Massachusetts Avenue, this is a
20 typical row home elevation. And as you will see
21 we've added quite a bit of detail in terms of the
22 arched header here, looking at what happens at the
23 street. Some of the brick detailing work and trim
24 work that will happen along the façade.

25 And then this is really the building that

1 wraps the corner. This is all retail. We've created
2 a really nice retail plaza that helps bring the grade
3 in along 19th Street around the corner, and creates a
4 stair that now engages the street and opens up to the
5 street.

6 Again, looking at the building section, we
7 have the same situation as F1 where we have a tall
8 double-height space here for retail, and we have a
9 significant drop off between the back and the front
10 of the building. We have an interior courtyard above
11 our parking, and we will set back because it is fully
12 enclosed, about five feet on either side to create
13 more light into that courtyard.

14 Looking at the taller element where HE2 comes
15 in. You can see that the buildings do align at the
16 lower levels, but then we took advantage of the
17 additional height on HE2, and the floors do not align
18 at the same level at this point. There is an
19 elevator lobby here, and a stair that will allow the
20 connection to those spaces.

21 This is looking at some images at the G1
22 plaza. You can see the variety in the base that I
23 spoke of, the articulation in the façade, the active
24 uses with how we've designed the public space that
25 fronts all of this retail.

1 These are just close-up shots, looking at
2 some of the detail that we intend to create with
3 those facades and with those store fronts. This is
4 an image as if you were walking out of the
5 Stadium/Army Metro. You'd get a really wonderful
6 shot of this corner. The corner is very important to
7 us and we spent a lot of time detailing an entrance
8 that was stately and really was a presence for you
9 for the development as you walked off of the Metro.

10 This is looking down C Street. As you can
11 see, the articulation of the bays creates a rhythm
12 along the street that reads as attached row homes.
13 We're now at the corner of 19th and Massachusetts
14 Avenue. This is the retail plaza that I spoke of
15 that has the stair that engages the street. You can
16 see the slope of the street as you go down and the
17 series of facades that ends in a taller element that
18 reads like a small apartment building at the end of
19 the street.

20 Again, a pedestrian level view, looking at
21 the streetscape along Massachusetts Avenue and the
22 engagement of that public stair, and the units
23 beyond.

24 We're now looking west, along Massachusetts
25 Avenue and you see that it slopes up. All of these

1 units will have front yards, again to pick up on what
2 you typically see in the Capitol Hill neighborhood
3 with private entrances off of the street for those
4 apartments that are on the lowest level.

5 I want to talk a little bit about our design
6 strategy for the rear of the building, the private
7 road. As you can see we have wrapped the masonry
8 façade around 20th Street, which is here, which is
9 about 162 feet into the façade. And then we have
10 this center section where we intend to create a
11 series of projecting bays. From C Street we are
12 bringing the masonry in about 37 feet, and then from
13 that point we would like to use the EIFS material to
14 create a transition and a simplified façade for the
15 private road.

16 We felt that since this was the rear of the
17 building, and it was not one of the primary streets
18 of the façade, we wanted to create something that was
19 more of a clean look that could contrast but
20 compliment the masonry detailing that we've provided
21 throughout.

22 Here we're showing some of the versatility of
23 the EIFS product and how it allows you to use a
24 product to mimic some historic detailing that you
25 would find done in masonry or other materials. I

1 think we've also provided a board that you have there
2 with some large scale samples of cornices that we
3 would use on the back of the building that really
4 look like the finish of cast stone. And it's going
5 to provide a very lightweight option for us in terms
6 of how we're dealing with this façade. We've got
7 these projecting bays that will hang off of a wood
8 structure. The EIFS product allows us to mitigate
9 that structural issue because of its light weight, as
10 well as provides a very improved insulation quality
11 for the exterior wall because the insulation is now
12 on the outside of the studs.

13 So we're looking at the back of the F1
14 building. The back of the F1 building, the brick
15 actually is all along the private road. There is no
16 EIFS proposed for that area. The EIFS is just on the
17 courtyard that's pushed beyond, which is
18 approximately 90 feet back from this wall of the
19 private road. And again, you know, the cornice piece
20 that we have provided you is a good example of what
21 would be used here. So it would be used to mimic
22 what we're doing here in cast stone, and then we
23 would simplify that façade, elements that we've used
24 here in brick, with the interior of the courtyard.

25 And I will just land back at the aerial view

1 of the entire development.

2 MS. BATTIES: Mr. Chair, that ends our
3 initial presentation to the Zoning Commission.

4 CHAIRPERSON HOOD: Did you finish? You had
5 another 30 minutes if you all needed it. Okay. All
6 right.

7 Okay. Thank you for your presentation. We
8 greatly appreciate it. Let's see if we have any
9 questions up here. I will tell you to start off, I
10 want to thank you for the material board. As
11 mentioned, I heard earlier, and I looked too, I've
12 never seen this many materials behind us in my 17
13 years of being down here so I appreciate it, bringing
14 it. I think you've captured everything. At least a
15 piece of it is back here behind us, so we appreciate
16 that.

17 Let's see. Anybody have any questions or
18 comments? Okay. Commissioner May.

19 MR. MAY: Okay. Thank you very much. So our
20 review, and this is the first one we've done of these
21 I think and so it's a little different. In the areas
22 where we have design review it's, you know, we
23 weren't quite as particular in setting the
24 regulations. And I don't know when we set these.
25 This must have been back in 2004 or something like

1 that when this was done too. So it was done a long
2 time ago anticipating this development, and a few
3 things have changed since then. Not that I'm second-
4 guessing any of the requirements at this point, but
5 it's interesting to think about it now, you know,
6 more than 10 years later.

7 And I appreciate a lot of the moves that
8 you've made. I think that the F1 building is pretty
9 well thought out and it reads as a, you know, a
10 complete building and you've hit the points on the
11 variation of the façade and so on.

12 I'm struggling with the G1 building because
13 there are -- there's just so much going on. So many
14 different facades and I'm wondering why there are so
15 many because you -- I mean, clearly I understand that
16 you're trying to evoke more townhouse architecture
17 for the facades in a lower height section. But did
18 you need to have like 15 different facades because
19 it's -- I mean, I can see sort of doing some segments
20 of it, but it's a whole bunch of individual facades
21 and I just think that that's kind of -- I mean, you
22 don't see that even in, you know, most blocks where
23 there are, you know, town houses built at different
24 times. There are usually a few done at a time and
25 there's a row of three or four that are the same. Or

1 they might have had variations in the detailing so
2 you might have a slight arch window in some places,
3 or you might have ganged windows where you would have
4 a single -- I mean, there are lots of small
5 variations that can occur without your going into --
6 I mean, they all read like, you know, individual very
7 large townhouses. So what's driving that?

8 MS. HERNANDEZ-AYALA: Right. Well, if you
9 look at the C1 elevation, the C Street elevation, I
10 think this façade speaks to what you're bringing up
11 in terms of, you know, really there's just two
12 facades there. There's the gable façade, there is
13 the façade that has the projecting square bay, and
14 we've tried to vary the window treatment and the
15 color of the brick with those five units.

16 So, you know, one strategy is to take what I
17 think is simplifying the variety that you see on
18 Massachusetts Avenue, we could take that strategy
19 that you see here and apply it to the bays that we're
20 creating on Massachusetts Avenue. I kind of think
21 this -- I'm curious what you think about this façade.
22 This to me goes more in line with what you're
23 describing where you have --

24 MR. MAY: Right. Right. So I mean, I can
25 see the relationship between the facades here. You

1 know, it's -- you've got the two, you know, the first
2 and the fourth building have a -- I mean, they seem
3 to be very clearly the same. And then you know, the
4 other -- then you've got three of the other type
5 or --

6 MS. HERNANDEZ-AYALA: Right. So --

7 MR. MAY: Is the end one a different one as
8 well?

9 MS. HERNANDEZ-AYALA: The end one is really
10 one of the square bay ones.

11 MR. MAY: Right. Okay. It's not --

12 MS. HERNANDEZ-AYALA: The window treatment,
13 the treatment at the base level of the window is
14 similar to the first bay that's closest to the
15 mansion home.

16 MR. MAY: Okay.

17 MS. HERNANDEZ-AYALA: So we were trying to
18 vary. You know, one of the things you know, we saw
19 along Independence Avenue or in Capitol Hill was, you
20 know, places where you had the same massing but you
21 may see an arched head at a window --

22 MR. MAY: Right.

23 MS. HERNANDEZ-AYALA: -- next to a
24 rectangular window that had soldier coursing, or one
25 that had --

1 MR. MAY: Right.

2 MS. HERNANDEZ-AYALA: -- cast stone.

3 MR. MAY: But they're all --

4 MS. HERNANDEZ-AYALA: So the same bay shape.
5 Bay shape going down the street. Yeah.

6 MR. MAY: Right. And they all -- I mean, the
7 ones that were all built at the same time you --

8 MS. HERNANDEZ-AYALA: Right.

9 MR. MAY: You know, it's pretty obvious they
10 were built at the same time.

11 MS. HERNANDEZ-AYALA: Right.

12 MR. MAY: And what you don't usually see are
13 things like a change in the color of the brick among
14 those. Now some of them might be painted.

15 MS. HERNANDEZ-AYALA: Right. A lot of them
16 are painted, yes.

17 MR. MAY: Yeah.

18 MS. HERNANDEZ-AYALA: Yeah.

19 MR. MAY: But even when they're painted, you
20 can sort of see that.

21 MS. HERNANDEZ-AYALA: Uh-huh.

22 MR. MAY: And very often the logic of the --
23 it's not random in terms of the variations between
24 them, so if you had a row of five you might have, you
25 know, the end ones be a particular type. And then,

1 you know, then three in the middle and the ones at
2 the ends tend to be more special.

3 MS. HERNANDEZ-AYALA: Right.

4 MR. MAY: And so, you know, and this sort of
5 composition I might expect that -- did you --

6 MS. HERNANDEZ-AYALA: Maybe you had the
7 gables on the end and you had three --

8 MR. MAY: Yeah. The gable --

9 MS. HERNANDEZ-AYALA: -- rectangular in the
10 middle.

11 MR. MAY: Yeah.

12 MS. HERNANDEZ-AYALA: And I, you know, we've
13 thought -- we've gone back and forth with that, you
14 know.

15 MR. MAY: Right.

16 MS. HERNANDEZ-AYALA: And then in the end it
17 becomes the composition at this moment.

18 MR. MAY: Right. Sure. Sure.

19 MS. HERNANDEZ-AYALA: You know, the
20 composition. Yeah.

21 MR. MAY: So, well, let me ask you this, was
22 this the composition that you wound up here --

23 MS. HERNANDEZ-AYALA: Uh-huh.

24 MR. MAY: -- is it the product of specific
25 comment from neighborhood groups or the neighbors?

1 Or I mean, are they --

2 MS. HERNANDEZ-AYALA: Yeah.

3 MR. MAY: Did they push you in the direction
4 of greater variety or did you start out in the area
5 of great variety to begin with?

6 MS. HERNANDEZ-AYALA: Yeah. I think we
7 started out in the area of great variety.

8 MR. MAY: Yeah.

9 MS. HERNANDEZ-AYALA: But what you can see
10 from C Street to Mass Avenue is that it's toned down
11 on C Street.

12 MR. MAY: Yeah.

13 MS. HERNANDEZ-AYALA: You know, I think when
14 you go over to Mass Avenue, we've had lots of
15 discussions about should these first three pass the
16 retail building because they read as four story, all
17 kind of look the same.

18 MR. MAY: Right.

19 MS. HERNANDEZ-AYALA: And you could say, oh
20 well, you know, a developer came and built those all
21 at once and they look the same.

22 MR. MAY: Right.

23 MS. HERNANDEZ-AYALA: And then these next
24 three, should they look the same?

25 MR. MAY: Right.

1 MS. HERNANDEZ-AYALA: And then you have the
2 building on the end.

3 MR. MAY: Right.

4 MS. HERNANDEZ-AYALA: And you know, we
5 studied some of that and I guess my brain is split as
6 to whether that's right or that's wrong. But in the
7 end I think the goal is to create the variety --

8 MR. MAY: Right.

9 MS. HERNANDEZ-AYALA: -- or the interesting
10 massing to create variety at the pedestrian level.

11 MR. MAY: So, you know, I'll put aside my
12 general philosophical problem with trying to make an
13 apartment look like a bunch of town houses.

14 MS. HERNANDEZ-AYALA: Right.

15 MR. MAY: Or taking a single building and
16 making it look like a bunch of different buildings,
17 because I think generally speaking I don't love that
18 strategy. It has a certain logic here because you're
19 dealing with buildings that are low enough that
20 establishing a kind of, a relationship between these,
21 you know, these smaller facades and kind of townhouse
22 architecture, I think there is some validity to that.

23 But I do think it, you know -- I would err on
24 the side of simplifying the array of buildings.

25 MS. HERNANDEZ-AYALA: Okay.

1 MR. MAY: And I think that on C Street, you
2 know, if you did switch the gable in, you know, the
3 gabled one to the end --

4 MS. HERNANDEZ-AYALA: Right, and then have
5 it --

6 MR. MAY: -- and maybe not do the different
7 colors of brick or have a more subtle variation in
8 the --

9 MS. HERNANDEZ-AYALA: Yeah.

10 MR. MAY: -- color of brick, because you
11 know, having a yellow brick and a red brick and a
12 yellow brick, I mean, it just, it seems like --

13 MS. HERNANDEZ-AYALA: Yeah, I mean I --

14 MR. MAY: -- it's a lot.

15 MS. HERNANDEZ-AYALA: Yeah. Uh-huh.

16 MR. MAY: Yeah. You know, in some ways it
17 does remind me of the townhomes on Capitol Hill
18 formerly known as Ellen Wilson Redevelopment Project,
19 which has a lot of different facades and it --

20 MS. HERNANDEZ-AYALA: Uh-huh.

21 MR. MAY: I mean, but the difference there is
22 that those are all townhouses.

23 MS. HERNANDEZ-AYALA: Right. Uh-huh.

24 MR. MAY: But the other thing about is that
25 when they were designed they were sort of families of

1 townhouses and so there will be clusters of three or
2 four that are essentially the same and --

3 MS. HERNANDEZ-AYALA: Right. Yeah.

4 MR. MAY: -- things like that. And that's
5 certainly true of other developments that go back to
6 even, you know, the 19th Century.

7 MS. HERNANDEZ-AYALA: Right. Yeah.

8 MR. MAY: When Charles Gessford was building
9 houses around Capitol Hill and they were, you know,
10 they were a row and it's all about slight variations
11 in the brick work. Or all of the Wardman house --

12 MS. HERNANDEZ-AYALA: Uh-huh.

13 MR. MAY: Wardman style townhouses with
14 porches and things like that. And there were some
15 subtle differences. You'd have the full façade going
16 all the way up --

17 MS. HERNANDEZ-AYALA: Right.

18 MR. MAY: -- on the end units and then the
19 ones in between have a slight slope to the attic
20 level.

21 MS. HERNANDEZ-AYALA: Right. Yeah.

22 MR. MAY: Right? And so it kind of bookends
23 the thing.

24 So, I think composing this will help you
25 quite a bit. I also wouldn't be too afraid of making

1 it look just like an apartment building because there
2 are some apartment buildings in Washington that date
3 to that era, the turn of the last century, where you
4 had four and five story buildings with bay fronts
5 that had sort of a townhouse scale to them. And
6 they're just plain red brick. But when you look at
7 them and you walk past them on the street level, they
8 feel like townhouses even though they are actually
9 complete buildings.

10 MS. HERNANDEZ-AYALA: Right. Yes.

11 MR. MAY: So I think those are good models as
12 well. All right. So enough on that topic. I'll
13 talk about some of the more particular things.

14 There were a number of issues that were
15 raised on the OP report, drawings showing security
16 grills. Are there actually areas where you have
17 security grills?

18 MS. HERNANDEZ-AYALA: No, we do not.

19 MR. MAY: Okay.

20 MS. HERNANDEZ-AYALA: We don't feel that
21 we'll use that.

22 MR. MAY: I didn't think that was an issue.

23 MS. HERNANDEZ-AYALA: Yeah. Uh-huh.

24 MR. MAY: All right. So the parking entrance
25 issue and the conformance with DDOT. I mean, are you

1 actually seeking a waiver?

2 MS. BATTIES: We're seeking a special
3 exception approval --

4 MR. MAY: Yeah.

5 MS. BATTIES: -- from those requirements.

6 MR. MAY: Right. So, can you explain what
7 you're asking for and why that's necessary?

8 MS. BATTIES: Sure.

9 MR. MAY: And but I also understand from OP
10 you haven't met the third prong of requirement for
11 the special exception, which is conformance with DDOT
12 Streetscape standards because the streetscape hasn't
13 been designed yet. If I understood that correctly.

14 I'm not sure I understood it correctly but
15 that's why I'm asking.

16 MS. BATTIES: Well, I will get to the special
17 exception request and that's for the parking access.

18 MR. MAY: Right.

19 MS. BATTIES: Under the design guidelines we
20 are not permitted to have access from the primary or
21 secondary street, but we are surrounded by primary
22 and secondary streets on this, the lot, so there's no
23 way we can get --

24 MR. MAY: But you have that sort of private
25 road in the back, right, right?

1 MS. BATTIES: Our parking is off of the
2 private road.

3 MR. MAY: So that's considered a secondary
4 street, the private road?

5 MS. HERNANDEZ-AYALA: No, it's not.

6 MS. BATTIES: No, it's not. But it was
7 either the access -- I think it was the access to
8 the --

9 MR. MAY: Is the access to the private road,
10 is what they have a problem with, or that's what
11 requires the special exception?

12 MS. BATTIES: Off of the --

13 MS. HERNANDEZ-AYALA: So there's a curb cut
14 off of the primary streets.

15 MS. BATTIES: Right.

16 MS. HERNANDEZ-AYALA: So that you can --

17 MR. MAY: Off of Mass Ave so that you can get
18 to the private road?

19 MS. HERNANDEZ-AYALA: Off of Burke, off of C,
20 which are both secondary streets. So to create the
21 private road we have to create curb cuts.

22 MR. MAY: All right. So what's going to be
23 on the other side of the private road?

24 MS. BATTIES: Let me just go back to the --

25 MR. MAY: This is why I couldn't really

1 understand because the private road to me kind of
2 read like an alley.

3 MS. BATTIES: Uh-huh.

4 MR. MAY: And I would have thought this was
5 kind of like alley access. But is it not actually an
6 alley?

7 MS. BATTIES: That's a 30-foot private road
8 and then behind it will be land that will be
9 developed at some point in the future.

10 MR. MAY: So there will be buildings fronting
11 on that private road?

12 MS. BATTIES: I don't know how they'll
13 orient.

14 MS. HERNANDEZ-AYALA: It would be the back
15 of --

16 MR. GLASGOW: We believe it will be the back.

17 MS. BATTIES: The back. The back of whatever
18 happens.

19 MR. MAY: So it will feel like an alley?

20 MS. BATTIES: It will. It will feel like an
21 alley.

22 MR. MAY: All right. So I think I need some
23 clarification on exactly what the overall site plan
24 is and how this is supposed to work because it seems
25 to me if you're creating an alley then you shouldn't

1 need relief relating to street scape if it's actually
2 an alley. If it's going to function as an alley.

3 If it's not going to function as an alley,
4 then I think you have another problem which is that
5 you can't be designing a three -- a couple of three-
6 sided buildings. You need a four-sided building
7 because you're facing a road that's going to have
8 buildings across the street from it. In other words,
9 you can't treat the back side of these buildings as
10 the backside anymore. So, that's why we need to
11 understand exactly what that private road is.

12 You know, when it comes to the other relief,
13 I mean, I guess I'll have questions for Office of
14 Planning and DDOT on the loading and parking relief.
15 I don't think those are a big deal. I don't think
16 the height variance -- that's easily explained. I
17 think the -- I do have another question having to do
18 with the site plan. What is the status of getting
19 Massachusetts Avenue built through here?

20 MS. BATTIES: Let me -- I'm sorry,
21 Commissioner May.

22 MR. MAY: Yeah.

23 MS. BATTIES: I'm going to ask Mr. Rogers,
24 Brian Rogers. I know you didn't hear the question.
25 I heard the question.

1 MR. ROGERS: Yeah.

2 MS. BATTIES: Commissioner May asked what the
3 status is -- status was of constructing Massachusetts
4 Avenue.

5 MR. ROGERS: Oh, I mean, hi, I'm Brian Rogers
6 with -- Vice President of Donatelli --

7 MR. MAY: Okay.

8 MR. ROGERS: -- Development. The DMPED has
9 the budget for Mass Ave. construction, and we're
10 working with DDOT right now on -- and also DMPED, on
11 who is going to be managing the construction of that.

12 MR. MAY: Okay. So the construction of
13 Massachusetts Avenue from 19th to how far is -- I
14 mean, is it the entirety of it to Monument Circle?

15 MR. ROGERS: The initial phase will be just
16 to 20th Street, which is what we need to --

17 MR. MAY: Right.

18 MR. ROGERS: -- access the private driveway
19 in the back.

20 MR. MAY: And that's fully funded in the
21 City's Capitol Budget?

22 MR. ROGERS: Correct. DMPED's budget.

23 MR. MAY: DMPED's budget. Okay. I remember
24 when we funded the AWC to build that back in like
25 2005 or six when I worked for the City, and it was

1 like, okay, now it's finally happening. But I didn't
2 know what -- you know, the money probably went away
3 at one point and now it's come back. But that's why
4 I asked, is it really there?

5 Okay. So then the last set of questions I
6 have -- well, I have a couple more questions. The
7 roof top drawing, can you show us that again?

8 MS. HERNANDEZ-AYALA: That's the smaller
9 building. Do you want --

10 MR. MAY: Okay. And the smaller building I
11 thought I understood everything pretty much. You
12 basically have two penthouse structures and they seem
13 like they're all well setback. And there may be some
14 uneven heights. And then you also have mechanical
15 enclosures --

16 MS. HERNANDEZ-AYALA: Right.

17 MR. MAY: -- for equipment that are separate
18 from that, right?

19 MS. HERNANDEZ-AYALA: Yes.

20 MR. MAY: So is there only a single elevator
21 core and one remote stair? Is that what I'm seeing?

22 MS. HERNANDEZ-AYALA: So the elevator core
23 comes up here --

24 MR. MAY: Yeah.

25 MS. HERNANDEZ-AYALA: -- to support the

1 rooftop accessory space.

2 MR. MAY: Yeah.

3 MS. HERNANDEZ-AYALA: And then you have a
4 stair that comes up here.

5 MR. MAY: Uh-huh.

6 MS. HERNANDEZ-AYALA: And you have actually
7 another stair within this building.

8 MR. MAY: Sure. Right.

9 MS. HERNANDEZ-AYALA: To provide your egress
10 from the roof.

11 MR. MAY: And the white space is what?

12 MS. HERNANDEZ-AYALA: The white space is area
13 that we've allocated for the future rooftop equipment
14 to support the retail.

15 MR. MAY: So that will just be, that will be
16 screened.

17 MS. HERNANDEZ-AYALA: It will be screened
18 so --

19 MR. MAY: Yeah.

20 MS. HERNANDEZ-AYALA: -- all of that is
21 the --

22 MR. MAY: And the heights of that?

23 MS. HERNANDEZ-AYALA: The screen is seven
24 foot tall.

25 MR. MAY: Okay.

1 MS. HERNANDEZ-AYALA: And the equipment
2 behind it is of varying heights below that.

3 MR. MAY: Right. And it's all at 15 or more
4 feet setback, so it's not going to be very visible.

5 MS. HERNANDEZ-AYALA: Yeah, it's set back --

6 MR. MAY: Yeah.

7 MS. HERNANDEZ-AYALA: -- almost 18 feet from
8 the façade.

9 MR. MAY: All right. So then let's go to the
10 G1 roof plan. All right. So there are lots of
11 little --

12 MS. HERNANDEZ-AYALA: Yeah, let me just get
13 the --

14 MR. MAY: -- dark squares there.

15 MS. HERNANDEZ-AYALA: Uh-huh.

16 MR. MAY: But some of them look like they
17 only have four feet of height, right?

18 MS. HERNANDEZ-AYALA: Yes.

19 MR. MAY: Okay. So, in order to reduce
20 confusion, you might want to submit those without the
21 hard black line around them because at four feet they
22 don't register as rooftop structures, right?

23 MS. HERNANDEZ-AYALA: They don't, no. So --

24 MR. MAY: And it just --

25 MS. HERNANDEZ-AYALA: They're just, they're

1 condenser units.

2 MR. MAY: Yeah, so --

3 MS. HERNANDEZ-AYALA: Yeah, so just turn them
4 off is what you're saying.

5 MR. MAY: Well, yeah or --

6 MS. HERNANDEZ-AYALA: Just take them --

7 MR. MAY: -- make them the same color as the
8 other condenser units or whatever, you know.

9 MS. HERNANDEZ-AYALA: Okay.

10 MR. MAY: I don't want to -- you know, we
11 don't want there to be any confusion about those
12 because they confused me initially.

13 There wasn't an area where I thought you
14 might have a setback issue. Did that change?

15 MS. HERNANDEZ-AYALA: Which area are you
16 speaking?

17 MR. MAY: Yeah, I have to look at my earlier
18 drawing. Oh, I see. The far, the far right lower
19 corner there.

20 MS. HERNANDEZ-AYALA: This one?

21 MR. MAY: Yeah. So that's a stair tower. It
22 looks like it's set back seven, 10.

23 MS. HERNANDEZ-AYALA: Yeah, I just --

24 MR. MAY: And the top of the roof there is
25 12?

1 MS. HERNANDEZ-AYALA: I just need to pull out
2 my new roof plan.

3 MR. MAY: Yeah.

4 MS. HERNANDEZ-AYALA: Hold on.

5 MR. GLASGOW: Commissioner May, which sheet
6 number was that? Do you have a sheet --

7 MR. MAY: In the original set it was 47.
8 It's the same as what we're looking at here. But I
9 don't know what the -- I can't read those dimensions.

10 MS. HERNANDEZ-AYALA: Yeah. Yeah, in the
11 revision that we gave you we've looked at a section
12 of our stair tower. We were previously calling it
13 12, and we can do those in 10. So they're really 10.
14 And the seven foot, 10 dimension was incorrect. It's
15 not showing up here but that element was pushed over
16 slightly in our plan so that we would be compliant
17 with the one to one with the 45 from, you know, from
18 the short end here.

19 MR. MAY: All right. So --

20 MS. HERNANDEZ-AYALA: And we're just, and
21 we're 10 feet to the top of our roof, not 12.

22 MR. MAY: That's not in the package that we
23 got tonight, is it in there?

24 MS. HERNANDEZ-AYALA: It's in here, yes.

25 MR. MAY: What sheet number is it?

1 MS. HERNANDEZ-AYALA: Forty-seven.

2 MS. BATTIES: Sheet 47.

3 MR. MAY: It is still 47.

4 MS. HERNANDEZ-AYALA: Yeah.

5 MR. MAY: Okay.

6 MS. HERNANDEZ-AYALA: But we need to add just
7 the dimension. You're going to, as soon as you look
8 at it you're going to say where is the dimension. So
9 we need to add the dimension there to show the 10
10 foot from the edge of the roof.

11 MR. MAY: You're right. Where is the
12 dimension.

13 MS. HERNANDEZ-AYALA: Yeah, it's --

14 MR. MAY: All right. Yeah, we do need to
15 know that that's correct.

16 MS. HERNANDEZ-AYALA: Okay.

17 MR. MAY: So then let's go to the other one
18 where I had a question, which is at the very top; the
19 top of roof of that large penthouse.

20 MS. HERNANDEZ-AYALA: Of this piece?

21 MR. MAY: Yeah.

22 MS. HERNANDEZ-AYALA: Okay.

23 MR. MAY: And that's 12 feet.

24 MS. HERNANDEZ-AYALA: Twelve, yeah.

25 MR. MAY: And it's set back 16-3 from the

1 majority portion of the roof.

2 MS. HERNANDEZ-AYALA: Uh-huh.

3 MR. MAY: But when you go to the left there,
4 at the end of that section where you have a -- you
5 know, the façade jumps in a little bit, what's the
6 dimension there, because that's the critical
7 dimension. It's not --

8 MS. HERNANDEZ-AYALA: Okay. So that's a
9 four-foot setback. So it would be 12 foot, three.

10 MR. MAY: Twelve three?

11 MS. HERNANDEZ-AYALA: Uh-huh. You're talking
12 about this little corner right here, right, when this
13 starts to go in?

14 MR. MAY: Yeah. Yeah.

15 MS. HERNANDEZ-AYALA: Uh-huh.

16 MR. MAY: Yeah.

17 MS. HERNANDEZ-AYALA: Yeah.

18 MR. MAY: Okay. And you're at 12 feet to the
19 top of roof. Is there a parapet or anything like
20 that to that rooftop structure? Is it --

21 MS. HERNANDEZ-AYALA: You know, technically
22 there would be a couple of inches for the coping.

23 MR. MAY: Yeah.

24 MS. HERNANDEZ-AYALA: The metal coping.

25 MR. MAY: Right.

1 MS. HERNANDEZ-AYALA: So, I mean --

2 MR. MAY: So I think the more helpful
3 dimension is the top of that coping.

4 MS. HERNANDEZ-AYALA: Of that top of that
5 coping.

6 MR. MAY: Yeah.

7 MS. HERNANDEZ-AYALA: Okay.

8 MR. MAY: So I mean --

9 MS. HERNANDEZ-AYALA: And we could, you know,
10 really make that work within the 12 foot, three.

11 MR. MAY: You know, you either make it work
12 within 12 feet or you set it back the number of
13 inches that you need to.

14 MS. HERNANDEZ-AYALA: Yeah.

15 MR. MAY: But it --

16 MS. HERNANDEZ-AYALA: Yeah.

17 MR. MAY: -- should be clearly dimensioned on
18 the plans so --

19 MS. HERNANDEZ-AYALA: Okay.

20 MR. MAY: -- I think that your dimension for
21 top of roof should be top of parapet.

22 MS. HERNANDEZ-AYALA: Top of -- of coping.
23 Yeah.

24 MR. MAY: Of coping, whatever you want to
25 call it.

1 MS. HERNANDEZ-AYALA: Uh-huh. Okay.

2 MR. MAY: Okay. And then the last -- this is
3 a minor point but, you know, you have an elevator
4 overrun that's sort of in the middle there where the
5 two portions join. Go straight down there. Yeah,
6 right in there.

7 MS. HERNANDEZ-AYALA: Uh-huh.

8 MR. MAY: Elevator overrun and then right
9 next to that you have a stair tower. And they are
10 like 12 feet away from each other.

11 MS. HERNANDEZ-AYALA: Uh-huh.

12 MR. MAY: Couldn't they just be in one
13 structure? I mean, we're --

14 MS. HERNANDEZ-AYALA: Just build it? We
15 could.

16 MR. MAY: Yeah. I mean, the regulations are
17 intended to try to simplify the number of structures
18 on the roof.

19 MS. HERNANDEZ-AYALA: Yeah.

20 MR. MAY: And, you know, we granted relief so
21 many times for roof heights that we decided in the
22 new rooftop regulations that we were going to allow a
23 certain amount of that variance as a matter of right.
24 But we don't want to just let everything go and have
25 lots of different, you know --

1 MS. HERNANDEZ-AYALA: Do-dads.

2 MR. MAY: -- little do-dads on the top of
3 every building. I mean, it may not be that visible
4 from the neighbors across the street, but the people
5 in your, you know, your 70-foot apartment building
6 are going to be looking out over that roof.

7 MS. HERNANDEZ-AYALA: Well, there's no
8 windows on this side.

9 MR. MAY: Really? No windows on that side?

10 MS. HERNANDEZ-AYALA: The units face out.

11 MR. MAY: Oh, so what about on that other
12 corner that curls back at the --

13 MS. HERNANDEZ-AYALA: There are windows here,
14 right here.

15 MR. MAY: Yeah, yeah. So you'll be able to
16 see it out there.

17 MS. HERNANDEZ-AYALA: See it, yeah. Yeah, I
18 don't think that's a problem at all to make that
19 one --

20 MR. MAY: Seeing that -- oh, okay.

21 MS. HERNANDEZ-AYALA: -- one structure.

22 MR. MAY: All right.

23 MS. HERNANDEZ-AYALA: Yeah.

24 MR. MAY: Thanks. I mean, I think the view
25 of the roof is an issue. We want to make the roof

1 look reasonable. So I do also have an issue with the
2 IFES on the back of the building.

3 MS. HERNANDEZ-AYALA: Okay.

4 MR. MAY: And I'm going to let others talk
5 more about that because I've been talking too long.
6 I know the Chairman wants to talk about that.

7 MS. HERNANDEZ-AYALA: Okay.

8 MR. MAY: Anyway, thank you.

9 CHAIRPERSON HOOD: You and I finally agree
10 with one of your statements. I'm not going to tell
11 you which one it was.

12 Okay, Commissioner Turnbull.

13 MR. TURNBULL: Thank you, Mr. Chair. Thank
14 you for your presentation tonight on what I think
15 everyone has been waiting for, the development of
16 this site for quite a while. So it's going to be a
17 very exciting endeavor here.

18 With that, though, let me get -- let's go
19 back to the private roads. It seems to me, when we
20 set this down I had no idea that we were -- I mean, I
21 thought we had this layout -- pardon?

22 UNIDENTIFIED SPEAKER: There was no setdown.

23 MR. TURNBULL: I mean, when we talked about
24 this before, when we had, when we created the zoning
25 for this and we saw some idealized concepts of how we

1 were laying this out, I had no idea we were having
2 private streets and I thought we had a fairly good
3 infrastructure that we were -- and so I'm confused
4 how we -- I'll have to ask Office of Planning and
5 Department of Transportation about how developments
6 develop after this with a private road and how the
7 development behind you is going to access into that,
8 or if they're not going to access into your street.

9 So, I'm confused by --

10 MR. ROGERS: It's part of the land that was
11 in the proposal, RFP. The original RFP. And we
12 pulled our buildings back to allow for really a
13 private -- it's going to function as a public alley,
14 but it's a private driveway with a 12-foot public
15 access easement across it that will function as a
16 public alley.

17 MR. TURNBULL: So others can tie into this
18 street, then?

19 MR. ROGERS: Yes.

20 MR. TURNBULL: Okay. Well, with that
21 understanding, again it's just I guess I wasn't set
22 up to have it defined as a private road, but okay.
23 But with that I think what Commissioner May was
24 getting at and what I often see is that I don't like
25 set, like as a theatrical set where you have it on

1 three sides or two sides where the best materials are
2 and then the fourth side gets left out, especially
3 when there's going to be new development behind here.
4 I mean, I think the bar is set high for this
5 development. I think everybody is looking for an
6 exciting -- and I think you've started that with the
7 materials that we've seen on what you've called your
8 primary streets.

9 But I think the back side of -- call it the
10 back side. I don't like to call it the back side. I
11 mean, it's still going to be a side of the building
12 that other people are going to see. It's going to be
13 part of the community. It's going to be an active
14 ingredient of what makes this successful.

15 And with that I would really like -- you
16 really need to rethink what that building is going to
17 look like from the back. And when it was set out and
18 IFES was not put in, or EIFS was not put in for this,
19 it was for a reason. And I would, for one,
20 Commissioner, would not want to lower the bar on this
21 very first couple of projects out of the starting
22 gate to allow a project that is not allowed in the
23 design parameters. I think there are other ways of
24 doing this and I think you have options to do this in
25 different ways, and I think you need to look at that.

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1 I would really not want to just open this up to a
2 material that we were, from the get-go, was not going
3 to be allowed in the project.

4 So I think you could look at this project.
5 There are many ways to do this. But I think we need
6 some better elevations. There's very few elevations
7 on those courtyards, the back of the building. So I
8 think when you resubmit and relook at this, we need
9 to get some better elevations of what the back of
10 those, the private street road elevations are going
11 to look like. Especially the ground floor by the
12 parking garage. Is that brick or stone down there,
13 by the garage entrance?

14 MS. HERNANDEZ-AYALA: We've included -- this
15 first image is the rear of the building on G1.

16 MR. TURNBULL: I know. It's like you --

17 MS. HERNANDEZ-AYALA: It's in the distance.

18 MR. TURNBULL: Well, yeah.

19 MS. HERNANDEZ-AYALA: Yeah.

20 MR. TURNBULL: You put a sheet of plastic
21 over it and said, don't, please don't look at this
22 too closely. See --

23 MS. HERNANDEZ-AYALA: No, it's just a --

24 MR. TURNBULL: But what that does --

25 MS. HERNANDEZ-AYALA: That's in the

1 foreground.

2 MR. TURNBULL: -- is it draws attention to
3 it --

4 MS. HERNANDEZ-AYALA: Okay.

5 MR. TURNBULL: -- so we start to ask more
6 questions because --

7 MS. HERNANDEZ-AYALA: Yeah.

8 MR. TURNBULL: -- we want to look at it.

9 MS. HERNANDEZ-AYALA: Okay. Well, that
10 wasn't our intention. It's just an image that is an
11 elevation that shows what's in the foreground and
12 what's in the background. And so that's why the rear
13 parts are lighter.

14 But at the base of the building in the
15 private street we will have a masonry wall that will
16 line the road, the private road. And behind that
17 there will be grade-level units. And as you can see
18 on this façade, we tried to create a rhythm, you
19 know, some interest with that façade with projecting
20 bays and punched window openings at those units.

21 MR. TURNBULL: Well, I guess, and I can see
22 what you're trying to do but can you show that as you
23 have showed the other drawings?

24 MS. HERNANDEZ-AYALA: Sure. Yes.

25 MR. TURNBULL: The other elevations, with

1 close-ups, you know, maybe a better view perspective
2 looking at it, what that's really going to look
3 like --

4 MS. HERNANDEZ-AYALA: Okay.

5 MR. TURNBULL: -- to someone who is going to
6 be behind there in the future.

7 MS. HERNANDEZ-AYALA: Okay.

8 MR. TURNBULL: I think that would tell the
9 story better.

10 MS. HERNANDEZ-AYALA: Okay. And then if you
11 look on F1, on F1 we really have brought the masonry
12 all the way around to the private road. So the
13 darker façade elements are the foreground, and this
14 is the façade that would line the street.

15 MR. TURNBULL: And on the bottom by the
16 garage is stone or brick too?

17 MS. HERNANDEZ-AYALA: All of that is brick.

18 MR. TURNBULL: Okay.

19 MS. HERNANDEZ-AYALA: And it has cast stone
20 caps. We've got cast stone at these pilasters that
21 are on the corners. We have the same articulation
22 and module that you see on the 19th Street façade.
23 It makes its way around the building. And then the
24 EIFS is used in that courtyard that's pushed back
25 about 90 feet again to replicate the same cornice

1 idea.

2 MR. TURNBULL: Yeah.

3 MS. HERNANDEZ-AYALA: And create the same
4 punched and double height openings there.

5 MR. TURNBULL: Well, again, I think you need
6 to look at moving away from the EIFS and looking at
7 another -- something more -- a different material, I
8 think, for that. But of all the buildings this is my
9 favorite building. I like this building. I think
10 it's unified, it's cohesive, it reads well, it's
11 exciting.

12 The other building -- I'm sort of in the same
13 camp with Commissioner May on this, is that I don't
14 like the opcode approach to a little village, I
15 guess. I understand where you're going with this
16 but --

17 MS. HERNANDEZ-AYALA: Yeah.

18 MR. TURNBULL: -- I would rather have seen a
19 more unified building with using the same materials,
20 similar motifs in the neighborhood, but a unified
21 cohesive building. But I'm not going to repeat what
22 Commissioner May has said. I think he said looking
23 at the townhouses, your concept, your philosophy,
24 getting away from my angst at that, you know, I think
25 you've done it well to a certain degree. I think

1 there's some other things you could look at.

2 MS. HERNANDEZ-AYALA: Okay

3 MR. TURNBULL: I think some of the rhythm on
4 how that works may need to be tweaked a bit. But I
5 think as Commissioner May has said, we'll get over
6 our angst at --

7 MS. HERNANDEZ-AYALA: Right.

8 MR. TURNBULL: But --

9 MS. HERNANDEZ-AYALA: Yeah, the uniformity of
10 this piece --

11 MR. TURNBULL: The uniformity of it, yeah.

12 MS. HERNANDEZ-AYALA: -- that you're --

13 MR. TURNBULL: I guess the other thing, is
14 there LEED? Are you going for any LEED certification
15 on this, or --

16 MS. HERNANDEZ-AYALA: The LEED certification.

17 MR. ROGERS: Yes, LEED certified.

18 MR. TURNBULL: Just LEED certified. Not
19 Silver or --

20 MR. ROGERS: Not Silver.

21 MR. TURNBULL: Well, I'm sure of my other
22 colleagues might get more into that than I will.

23 The roof, the roof area is -- what material
24 are the penthouses? Do they vary or --

25 MS. HERNANDEZ-AYALA: You know, we --

1 MR. TURNBULL: I don't think it's ever --
2 again --

3 MS. HERNANDEZ-AYALA: Yeah. Yeah, we were
4 considering light weight material like EIFS on the
5 penthouses.

6 MR. TURNBULL: Okay. Okay, well --

7 MS. HERNANDEZ-AYALA: Yeah, so --

8 MR. TURNBULL: You see, one of the things
9 that troubled me when I looked at the drawings, some
10 of them were very well done, they look very
11 articulate, and they're excellent. Then I look, you
12 go up by the roof and it's like it's a ghost.
13 There's clouds going by and there's drifting --

14 MS. HERNANDEZ-AYALA: It's supposed to
15 represent the background. So I understand --

16 MR. TURNBULL: Yeah.

17 MS. HERNANDEZ-AYALA: -- Yeah, because how it
18 would be.

19 MR. TURNBULL: We like to see the materials,
20 what's going on up there, so.

21 MS. HERNANDEZ-AYALA: Okay.

22 MR. TURNBULL: I'd like to see. And what was
23 troubling on some of these things, and they don't
24 show up on the plans, but on certain perspective view
25 renderings I see trellises.

1 MS. HERNANDEZ-AYALA: Yeah.

2 MR. TURNBULL: But they don't show up on any
3 plans. And to me some of them didn't look like they
4 met the setback requirement. Some of them looked
5 like they were right up to the front of the building
6 wall.

7 MS. HERNANDEZ-AYALA: Are you talking about
8 this, on C Street? We've given you more of a
9 pedestrian view of that, but I think the previous one
10 you could see the edge of it.

11 MR. TURNBULL: You could see, yeah.

12 MS. HERNANDEZ-AYALA: I could see the edge of
13 it. But it would have aligned with -- let me go to -
14 - it would have aligned with what is colored as a
15 paved area on the rooftop. I'm just going to go to
16 that panel.

17 MR. TURNBULL: Well, they do need to be set
18 back. I mean, depending on how high they are and
19 what --

20 MS. HERNANDEZ-AYALA: Right. So that --

21 MR. TURNBULL: I guess what we need to --

22 MS. HERNANDEZ-AYALA: It would -- yeah.

23 MR. TURNBULL: I guess what we need to see
24 are the two communal areas --

25 MS. HERNANDEZ-AYALA: Okay.

1 MR. TURNBULL: -- where these trellises show
2 up, is maybe a bigger floorplan.

3 MS. HERNANDEZ-AYALA: Okay.

4 MR. TURNBULL: And some elevations in
5 sections that then you can show your parapet, the
6 whole thing, and actually show what the setbacks are
7 and everything else.

8 MS. HERNANDEZ-AYALA: Okay.

9 MR. TURNBULL: I think that would clarify
10 what's going on on the roof up there because right
11 now it's -- the elevations perspective show one
12 thing, but the plans really don't show anything. So
13 I'd like to know a little bit more about the communal
14 areas.

15 MS. HERNANDEZ-AYALA: Okay.

16 MR. TURNBULL: Lighting up there, down
17 lighting, obviously it's not going to be --

18 MS. HERNANDEZ-AYALA: Right. Yeah.

19 MR. TURNBULL: -- a vibrant type thing. So a
20 little bit more on the lighting up there.

21 I talked about courtyard elevations. We need
22 to see those. The communal rooms. Maybe a floorplan
23 which shows what the communal rooms look like, what's
24 going on.

25 MS. HERNANDEZ-AYALA: We can include that.

1 MR. TURNBULL: Okay. But obviously you've
2 got a lot of community support on this and it sounds
3 like you've done a lot of work reaching out to people
4 trying to meet with them on this. So, and I guess on
5 the affordable housing, the housing that we've got is
6 a tremendous benefit so I think that's to be
7 commended.

8 The only thing is, I don't know how -- how
9 does that get spread out within the building? Is
10 that -- is there a --

11 MS. BATTIES: Commissioner Turnbull, today we
12 did submit as part of the drawings that were
13 submitted today, you do have floorplans for the
14 affordable units.

15 MR. TURNBULL: Oh, do you?

16 MS. BATTIES: Yes.

17 MR. TURNBULL: Okay. Again, we haven't
18 really looked at those, so --

19 MS. BATTIES: Yes, I understand.

20 MR. TURNBULL: Okay. Other than that, I
21 think in the OP report they had a couple of things.
22 They mentioned some of the same things about roof
23 plans and roofs. They clarified that you will not be
24 needing a waiver for the affordable housing, but more
25 of a variance on the affordable housing. But other

1 than that I think this is going to be an exciting
2 area to be developed and you're the first ones out of
3 the gate, so I think we're -- the bar is set high,
4 but I think you're almost there. So I think other
5 than a few things we need to -- that I would like to
6 see, I think it's going in the right direction. So,
7 thank you.

8 MS. BATTIES: Commissioner -- Chairman Hood,
9 if I may ask one follow-up question?

10 MR. TURNBULL: Yeah.

11 MS. BATTIES: We do have an internal
12 courtyard on the G1 building, and the applicant was
13 intending to use EIFS materials at the very top of
14 the building on the internal courtyard, and we wanted
15 to just get clarification now as to the Commission's
16 thoughts on that.

17 MR. TURNBULL: Well, right now I would -- my
18 gut feeling is, no. I guess I'm a little bit
19 concerned about jumping into something that the
20 guidelines clearly say not to use. So I mean, I'd
21 have to really consider and go over that with my
22 colleagues on that. But right now I'm a little
23 reluctant to jump into it and approve that.

24 MS. BATTIES: Okay. Thank you.

25 CHAIRPERSON HOOD: Okay. Vice Chair Cohen.

1 MS. COHEN: Thank you, Mr. Chairman, and
2 thank you for your very enlightening presentation.
3 It was really very helpful because if these guys were
4 confused, can you imagine how I, you know, looked at
5 these drawings.

6 So I actually concur with Commissioner
7 Turnbull about the EIFS. I think that it's not a
8 material that is sustainable over the long run and I
9 think it would be a mistake to introduce it now and
10 set a precedent. So I would really look carefully at
11 alternatives.

12 In addition, I support my colleagues with
13 regard to the side that faces away. It will be --
14 there will be development looking at that site so I
15 think again, it needs to be more elaborated and
16 anticipated that it will be viewed in the future.
17 And we just don't know when in the future, but.

18 I again acknowledge their expertise, always,
19 so I concur with a number of suggestions that
20 Commissioner May made, and I think, you know, you
21 were shaking your head yes. You understood where he
22 was coming from. The only additional question I have
23 has to do with the window treatments.

24 MS. HERNANDEZ-AYALA: Okay.

25 MS. COHEN: There seem to be multiple panes

1 and I think it looks beautiful from the outside, in.
2 But the inside out, can you kind of explain what your
3 thinking is because I'm not a multiple pane kind of
4 person. I like to look out and see, you know, the
5 world without --

6 MS. HERNANDEZ-AYALA: Yeah.

7 MS. COHEN: -- intrusions.

8 MS. HERNANDEZ-AYALA: Yes. So we're using
9 that idea primarily on the F1 building, which you
10 know, has more of an industrial schoolhouse look to
11 it. And we felt that that aesthetic was the right
12 aesthetic for the overall building composition.

13 So it would be a divided light window that
14 would have dark mullions, similar to what you might
15 see in an old historic warehouse or something like
16 that. So it would still bring in quite a bit of
17 light, and I think it has a certain style to it that
18 goes with the architecture of the building, and
19 that's why it was chosen for that building, to
20 contrast it to the G1 building where we are picking
21 up on the row house fabric and that aesthetic. We're
22 looking at clear glazed double-hung windows with
23 transoms. But we're primarily, we think that that
24 would work really well.

25 And we can bring some examples of that. You

1 know, we can provide that as well. But it will not
2 restrict the natural light or the view. They're
3 floor to ceiling windows. There's a tremendous
4 amount of light that will filter in and around all of
5 the units.

6 MS. COHEN: I guess -- no, I don't think you
7 need to bring in an additional --

8 MS. HERNANDEZ-AYALA: Okay.

9 MS. COHEN: -- examples, but as a marketing
10 tool, I don't know if the developer can address this.
11 Obviously there are units that you've probably done
12 like this before, and you have been able to market
13 them. Is that correct?

14 MR. ROGERS: Yes.

15 MS. COHEN: Okay. Thank you.

16 I want to get back to the LEED certification
17 because on page 8 of your March 18th submission, and
18 I do need clarification, you say the buildings will
19 achieve the equivalent of LEED Silver certification
20 through LEED for Homes Midrise Program.

21 I don't know what LEED for Homes Midrise
22 Program is. I think that a project of this caliber
23 should definitely be LEED Silver at a minimum. I
24 mean, I was coming here tonight to encourage gold.
25 So again, at a minimum. And I do think it needs to

1 be certified as opposed to just, you know, yeah,
2 we're going to do LEED Silver. And the reason why is
3 it's an accountability issue. Again, I've said this
4 many times. Value engineering in any project, it
5 usually attacks the sustainability product. So I
6 really would like you to address that.

7 You did say in your submission, LEED Silver
8 certification. Do you mean that?

9 MR. ROGERS: We will do LEED Silver
10 certification.

11 MS. COHEN: Certification. Okay. Because
12 costs sometimes, you know, frighten developers except
13 when it comes to architects and attorneys. You need
14 to talk to Jay Wilson and he can explain to you that
15 the costs are de minimis for what you're going to be
16 getting out of it.

17 I'm curious about, you know, again when I see
18 a project that's proposing 30 percent of median
19 income and 50 percent of median income, you know, I
20 do get excited about it. I, you know, may be a
21 little weird, but that's who I am.

22 But my question is, you know, usually we ask
23 for perpetuity, and this is 50 years. And despite
24 the fact that I don't intend to be around in 50
25 years, I still think that one of the things that I

1 was faced with in my career is seeing a lot of
2 expired expiration of terms of, you know, like FHA
3 loans or Section 8 certificates. And now we're
4 attempting to preserve them. That's the big term.

5 So I would -- have you done a present value
6 calculation with regard to 50 years versus
7 perpetuity? I mean, would you consider perpetuity?

8 MR. DONATELLI: Thanks. Chris Donatelli
9 again.

10 Yes, so we have an LDA with the City and
11 working with the Deputy Mayor's office. So this is -
12 - you know, we're accustom to doing the affordable
13 housing. This is a very deep level of affordable
14 housing. As you said, you're excited about it.

15 But you know, we're following along with the
16 requirements in our negotiated agreement with respect
17 to the affordability and the duration. Sometimes
18 it's 20 years, sometimes it's you know -- actually
19 I've never done in perpetuity. But so in this case
20 50 years is our agreement and you know, we're willing
21 to stick with that, and that is a long time. That is
22 a long time.

23 So, you know, we, as you mentioned, it's
24 broken down at 30 percent and 50 percent of AMI.
25 We've provided the floorplans here. You'll see that

1 we've done a nice job distributing those affordable
2 units throughout the development, and we're doing a
3 similar management of a similar project where we have
4 that mixed income up on Columbia Heights right now.
5 And we did a tax credit deal over at Minnesota
6 Avenue. So we too are excited about the affordable
7 housing, but there's also like the realistic you
8 know, duration that we can keep it, and the levels
9 that we can do.

10 So we're struggling a little bit, frankly,
11 you know, with the level that we already have.
12 That's quite a lot of affordable housing.

13 MS. COHEN: Are you looking for a tax credit
14 equity on this project?

15 MR. DONATELLI: No.

16 MS. COHEN: No? It's going to be totally --

17 MR. DONATELLI: It will be -- yeah, it will
18 be like more like market rate. It's not going to be
19 a, you know, a Lytec financing.

20 MS. COHEN: Okay. Well, as I said, I am
21 pleased about --

22 MR. DONATELLI: And we are --

23 MS. COHEN: I was just curious because --

24 MR. DONATELLI: Yeah. We are doing
25 something, actually that's above and beyond what we

1 are required to do. We're making all the units, you
2 know, the interior units are going to have the same
3 finishes. So whether you're an affordable unit or a
4 market rate unit, we're not going to the added step
5 of saying, okay, we're going to strip down the
6 interior of an affordable unit versus a market rate
7 unit. We're just doing them all at a high level.

8 MS. COHEN: I would assume nothing less.

9 MR. DONATELLI: Well, from us, yes, you're
10 right.

11 MS. COHEN: I have a couple of simple
12 questions. I'm just curious about, you're going to
13 be planting a lot of trees. Is that correct?

14 MR. DONATELLI: Yeah, tons.

15 MS. COHEN: And you're going to be using the
16 minimum that's now required in radius in new
17 planting. Is that correct?

18 MR. DONATELLI: Yeah, you just --

19 MS. COHEN: You have to come up and --

20 MR. DONATELLI: We're now going to have the
21 landscapers.

22 MS. BRADLEY: Sharon Bradley, landscape
23 architect. Are you referring to the caliper size of
24 the trees being installed? Yes, they'll be three-
25 inch, possibly four-inch calipers for street trees.

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1 MS. COHEN: Okay. Thank you. I think
2 Commissioner Turnbull asked about the amenity space,
3 so that's good.

4 Oh, and I noticed that -- I don't think I
5 skipped this but I might have. DDOT usually asks for
6 a few electrical car outlets in the garage. Are you
7 planning to include those?

8 MS. BATTIES: Yes, I believe we have two
9 spaces reserved, Jami. Is that it?

10 MS. COHEN: Because that's the big thing now.
11 We're going to see more of that. Is it two? Okay.

12 MS. MILANOVICH: Good evening, Jami
13 Milanovich with Wells and Associates, traffic
14 consultant for the project.

15 I believe in this case DDOT had asked us to
16 provide two car sharing spaces.

17 MS. COHEN: Yeah.

18 MS. MILANOVICH: Not electric vehicle spaces,
19 and so we've agreed to do that.

20 MS. COHEN: I think you need to consider
21 electrical because a lot of people are going that way
22 with the Scions. And so I don't know, I'm not --

23 MR. MAY: There are all those Teslas that
24 just got ordered, so, you know.

25 MS. COHEN: Right. And they're

1 oversubscribed, right? So, I think that you should
2 consider that. I'll ask DDOT why they didn't require
3 it. Are you going to answer or do you want me to
4 just -- you going to say yes?

5 MR. DONATELLI: Something to consider like,
6 I'll think about it, or yeah. Okay. We'll seriously
7 consider it yes. And we will talk with DDOT about
8 it. It doesn't sound like it's a huge requirement.
9 And yeah, that seems to be where things are trending.
10 I agree.

11 MS. COHEN: Okay. Thank you. That's it, Mr.
12 Chairman.

13 CHAIRPERSON HOOD: Ms. Milanovich, while
14 you're at the table and I'm going to come to
15 Commissioner Miller, I thought, and maybe I can ask
16 you this, Ms. Batties or Mr. Glasgow, I thought that
17 the car sharing issue in garages was an issue. Has
18 that changed?

19 MS. MILANOVICH: So the --

20 CHAIRPERSON HOOD: Security issue.

21 MS. MILANOVICH: So the issue is they need to
22 be accessible 24/7, and so sometimes it's an issue in
23 residential garages.

24 CHAIRPERSON HOOD: Okay.

25 MS. MILANOVICH: But because we have the

1 ground floor retail we'll have some of that open to
2 public, so.

3 CHAIRPERSON HOOD: Got you. Thank you.

4 MR. GLASGOW: I think the issue has been
5 constant that way.

6 CHAIRPERSON HOOD: So we're working through
7 it --

8 MR. GLASGOW: You're quite --

9 CHAIRPERSON HOOD: -- as we move on and we
10 get more in to it. We're working through some of
11 those security issues?

12 MR. GLASGOW: I think it's more along the
13 lines of what you'll see is there's a lot more
14 resistance if it's just 100 percent residential
15 building as opposed to -- because what we do is we
16 stick those in the level where the commercial is,
17 where people are coming in and out anyway.

18 CHAIRPERSON HOOD: Okay. Thank you.
19 Commissioner Miller.

20 MR. MILLER: Thank you, Mr. Chairman. And
21 thank you all for your presentation and all the
22 information you've provided. This is a very exciting
23 project, an exciting day, a long time coming as
24 others have said. I remember being -- working on the
25 council when, I think it was in late 2002, we

1 approved the -- the Council approved the master plan
2 for Reservation 13, what people were calling it then
3 that Mayor Williams had sent to us.

4 And although I wasn't here for the zoning
5 that you all did for the Hill East site, just from my
6 memory of the hearings and of that master plan, this
7 does extend the street grid and provides really a
8 catalyst for a very exciting mixed use, mixed income
9 residential and neighborhood serving retail which so
10 badly needed in that area.

11 I like the design. I think it's really
12 something that's unique for Washington. And I like
13 the variety, I like the materials, I like just about
14 everything about it. But that's why when we, you
15 know, that's why we have five opinions up here. It
16 makes it difficult for you to figure out what to do.
17 But you probably can figure out who the three people
18 are, I guess.

19 I guess I do agree with Commissioner
20 Turnbull. I wanted to see more of what's happening
21 up on the roof from an illustrative kind of view.
22 The communal space both indoor and outdoor space, and
23 what that's going to look like.

24 I also would like to see, I think, if you're
25 able -- unless it's already here and I missed it,

1 some illustrative rendering of the courtyard space.
2 Is it in here? Because I'd like to -- I think that
3 would be helpful. And I guess that's where there are
4 some units will have terraces on the courtyard, or
5 only one level will they have --

6 MS. HERNANDEZ-AYALA: Just at the courtyard
7 level. There would be a small terrace area for the
8 unit. Everyone above would have Juliette balconies.
9 And then above the second level on the G1 building we
10 set the building back five feet, so just that level
11 actually has a terrace that looks down into the
12 courtyard. You can kind of see it here in this plan
13 illustration. There's actually a section that would
14 be better.

15 MR. MILLER: So how many units will actually
16 have the -- are on the top that would have that
17 terrace and how many units are on the ground that
18 have that?

19 MS. HERNANDEZ-AYALA: Have that.

20 MR. MILLER: Just approximately.

21 MS. HERNANDEZ-AYALA: Let's see, just
22 approximate? Okay. Just give me one second.
23 Probably 10 to 12 units at the courtyard level would
24 have access at that level to a terrace. And then up
25 above one, two, three, probably eight units.

1 MR. MILLER: And this is in the G1 building.

2 MS. HERNANDEZ-AYALA: In the G1 building.

3 Eight to 10 because the corners as well would have
4 it, would be fronting, as you see in this section
5 here, that private terrace area where the building
6 steps back above the second level. So I guess all in
7 all we're at 20; 20 units all together.

8 MR. MILLER: And the F1, does it have an
9 internal courtyard as well? Similar kind of --

10 MS. HERNANDEZ-AYALA: Similar idea? Similar
11 idea. There are only, in the corners, there are some
12 terrace spaces, but primarily there are just Juliette
13 balconies with French doors that open up to the
14 terrace, but not an ability to walk out.

15 MR. MILLER: Right.

16 MS. HERNANDEZ-AYALA: And on the F1 building
17 there's no residential access from your unit at the
18 courtyard level. All of that access is off of the
19 lobby or the amenity spaces. So it's all communal.
20 So it's open to the whole building. Yeah.

21 MR. MILLER: So I guess my only quibbling
22 with the design is the lack of balconies -- and
23 except for the Juliette which really aren't
24 functioning balconies for --

25 MS. HERNANDEZ-AYALA: Right. You don't walk

1 out. You can just open the doors and --

2 MR. MILLER: Because some of the facades of
3 the -- except for the townhouse, the row house like
4 facades, which are very attractive.

5 Some of the other buildings just read to me
6 as more of an office, beautiful office.

7 MS. HERNANDEZ-AYALA: Uh-huh.

8 MR. MILLER: But they didn't read as
9 residential to me and I personally just like to see
10 balconies and I think that just is always -- it's
11 good for pedestrians, it's good for the people who
12 are going to be moving in there. Was there a
13 thinking of doing any real balconies or --

14 MS. HERNANDEZ-AYALA: I think that, you know,
15 we talked about them all in the areas within the
16 courtyard. We thought that made a lot of sense and
17 wanted to create something substantial. So that's
18 why it's a setback area. It's not just like
19 something that's hanging off of the building that you
20 can't use.

21 MR. MILLER: Right.

22 MS. HERNANDEZ-AYALA: We wanted to create --

23 MR. MILLER: So when I see that illustrative
24 view of that, maybe I'll just feel more comfortable
25 because I'll be able to see the terraces that are out

1 there.

2 MS. HERNANDEZ-AYALA: I think the other -- we
3 also have some outdoor space on the private roadside
4 at the base, so it's a walkout area at that level for
5 units, so that's an additional four units on that
6 side. And then there's a smaller courtyard in the
7 building. I'm going to pull that plan up.

8 So if you look at this typical plan you see
9 that, so that's smaller. Sorry. This is a smaller
10 more private courtyard, and everything along here and
11 here would have private terraces at that level. So,
12 you really have it here, you have some there, and
13 then like I said, all around this U shape at the base
14 you have them, and then up high you have them on the
15 sides.

16 MR. MILLER: So yes, so my seeing -- actually
17 seeing that, if you're able to provide something that
18 illustrates --

19 MS. HERNANDEZ-AYALA: Illustrate. Okay.

20 MR. MILLER: -- that internal --

21 MS. HERNANDEZ-AYALA: We can do that.

22 MR. MILLER: -- that internal courtyard
23 space.

24 The other illustrative type request I had was
25 maybe being able to see what -- how this project fits

1 into the row houses that are across or that are
2 nearby.

3 MS. HERNANDEZ-AYALA: Uh-huh.

4 MR. MILLER: If there's some kind of
5 illustration that can just show the relationship. I
6 mean, I realize it complies with all the design --

7 MS. HERNANDEZ-AYALA: Right.

8 MR. MILLER: -- parameters and that it's
9 lower height adjacent to the existing neighborhood.
10 But if there's something that can just show the
11 relationship across 19th Street or across --

12 MS. HERNANDEZ-AYALA: Okay. Mass.

13 MR. MILLER: Mass, yeah.

14 MS. HERNANDEZ-AYALA: Uh-huh. Probably
15 photo --

16 MR. MILLER: Yeah, Photoshopped.

17 MS. HERNANDEZ-AYALA: Kind of a photo.

18 MR. MILLER: Images.

19 MS. HERNANDEZ-AYALA: Yeah. I think we could
20 do something like that, yes. Where we could take our
21 façade and drop it into a three-dimensional photo
22 view or something, so you could see the relationship.

23 MR. MILLER: And how this neighborhood is
24 going to --

25 MS. HERNANDEZ-AYALA: Uh-huh.

1 MR. MILLER: -- be transformed and what also,
2 how it fits in.

3 MS. HERNANDEZ-AYALA: How it knits together.
4 We've been using that word, how it knits or weaves
5 together. So yeah, I think we can show that.

6 MR. MILLER: That would be great. And that
7 led me to the question that one of the neighbors had
8 who is very supportive of the project, and maybe
9 she's here tonight, Colleen Garibaldi, she's very
10 supportive and she's very appreciative of all the --
11 oh, she is here. All the interactions that the
12 Donatelli Group has had with the community and the
13 responsiveness.

14 But she asked a question about the grade, if
15 this site plan raises the grade of the site.

16 MS. HERNANDEZ-AYALA: If it --

17 MR. MILLER: But she was concerned about the
18 heights, since this whole Hill East site is -- the
19 heights of the buildings rise as you go toward the
20 water front as the topography slopes downward. She
21 was concerned that we were starting out with the
22 higher elevation and I just wanted you to address
23 that for the record.

24 MS. HERNANDEZ-AYALA: Yeah. I think we're
25 starting at what is the grade of 19th Street, which

1 is around 60, 62 elevation. And then the site, as
2 you can see in this image, it slopes significantly
3 from block to block to block as you move toward the
4 Anacostia River.

5 So just in our site from 19th Street to the
6 back of our buildings, we're sloping eight to 12
7 inches. I mean, feet. Sorry, feet. And we are
8 maintaining our 52-foot height along the 19th Street
9 façade. So we are not at all raising the grade. The
10 grade is actually consistent with the existing
11 topography and I think the civil engineer could speak
12 more to it, but how the streets are graded to conform
13 with the standards that DDOT has set for how that
14 would work. But everything slopes down --

15 MR. MILLER: Right.

16 MS. HERNANDEZ-AYALA: -- technically.

17 MR. MILLER: Okay.

18 MS. HERNANDEZ-AYALA: Yeah.

19 MR. MILLER: Well, that may address her
20 concern but we'll hear from her later and --

21 MS. HERNANDEZ-AYALA: Okay.

22 MR. MILLER: -- you'll be able to respond if
23 there's other issues she may bring up. Although she
24 emphasized many times that she's very supportive and
25 looking forward to this project.

1 Streets, so the streets. You mentioned that
2 Massachusetts Avenue, that there is budget -- DMPED
3 money. There is funds in DMPED's budget for Mass
4 Avenue. Does that apply also to the new Burke Street
5 and C Street and --

6 MR. DONATELLI: Yes, that's correct.

7 MR. MILLER: It's all there. Okay. And I'll
8 ask DDOT more about that. And will there need to be
9 a public street dedication legislation?

10 MS. BATTIES: Yes, we actually have an
11 application in with the Office of the Surveyor now
12 for the street dedications.

13 MR. MILLER: Right. And you won't need a --
14 you can handle the easement on the private road
15 through another means or is that going to need
16 legislation?

17 MS. BATTIES: It will be a private easement
18 between the developer and I think DDOT is working --
19 you guys are working that out, right?

20 MR. MILLER: Okay. I think those were my
21 main questions. This is very -- as I've said, Mr.
22 Chairman, there's 349 residential units, 26 -- 77,000
23 square feet of retail. Of the 349 residential units
24 106 are affordable at much deeper levels than
25 inclusionary zoning would require. Half of them at

1 30 percent, I think, and half at 60 percent AMI. I
2 think somebody said 50, but I think that's -- is it
3 30 and 60?

4 MS. BATTIES: Thirty and 60 percent.

5 MR. MILLER: Okay. That's what I thought I
6 had written in the application. So anyway, it's a
7 very exciting project. Appreciate all the work
8 that's been done to get this far and we look forward
9 to seeing it come to consummation.

10 CHAIRPERSON HOOD: Okay. Thank you. I'm
11 sorry our former DDOT director left. I wanted to
12 talk a little bit about bicycles but since he left I
13 will reserve those five questions for when I see him
14 around town.

15 Let me ask this question. Ms. Batties, the
16 Capitol Hill Restoration, is there anybody here
17 representing them? I will tell you, did you read
18 their letter? I was confused. Well, they say they
19 support it but I have here that they were in
20 opposition. So I'm just -- and I know they say they
21 haven't seen the updated plans, but what was your
22 feel on it because I've read the letter a few times
23 and I still didn't understand it.

24 MS. BATTIES: I actually did not attend this
25 meeting. Larry Clark from Donatelli did. But my

1 understanding is at the time the meeting took place
2 we did not have the rear elevations, so they weren't
3 able to see those and we submitted those as part of
4 our prehearing statement. And then they had
5 objections to the use of EIFS on the building.

6 But overall they were supportive of the
7 project.

8 CHAIRPERSON HOOD: Sure. And does that -- I
9 know that the ANC supported it, but in their letter
10 they commented for the ANC too. And particularly
11 that's -- let me see where it said -- let me pull
12 that up so I can make sure I get it right.

13 Since the plans for the rear were not
14 available until well past the meeting dates of both
15 the ANC and the -- see, okay. That's what they said
16 about the ANC. But the ANC supports this.

17 Let me just say, I think this brings a
18 different dynamic. I remember when we did Saint
19 Coletta's. I had to get used to the difference, and
20 there was a reason why we had different designs and
21 colors at Saint Coletta's. I like this. It's not
22 that same plain Jane. This brings a different
23 dynamic.

24 I know you've heard other comments about the
25 façade and the different uses of materials. I will

1 wait to see what you come back with, but what's
2 presented here I think kind of livens up, at least
3 when you ride by there it livens up your spirit. At
4 least that's the way I feel. Again, we've got five
5 commissioners here. That's this commissioner's
6 perception.

7 I know they talked about the private drive
8 already, the roof. I think Mr. Turnbull asked for
9 some clarification on the roof. I was going to talk
10 about that. But let me ask, on the base, middle, and
11 the top there's a rendering. And something I like it
12 at the cornice at the top, and it's called -- is that
13 the molded polyurethane that's at the top? That is?

14 MS. HERNANDEZ-AYALA: Is it the white on
15 the --

16 CHAIRPERSON HOOD: Yeah, the white. Yeah.

17 MS. HERNANDEZ-AYALA: Yes.

18 CHAIRPERSON HOOD: Beautiful. Okay. I just
19 wanted to make sure. I do like that.

20 And this is one of our first design cases. I
21 know this is a Hill East design review case and I
22 think -- I like to always include pedestrian and
23 vehicle circulations and I appreciate you putting
24 this into a PowerPoint.

25 Let me ask, Ms. Milanovich, as we just talked

1 about, I was going to ask -- I was going to really
2 talk about the bicycles interacting with people
3 walking, but since our former director left I'm not
4 going to do that now. But what I am going to ask is
5 I do like the distinct difference on one of the --
6 where it shows where the, again, the cars stay in the
7 street and the pedestrians, it's a clear delineation
8 of where everybody should be.

9 The only question, and I know, I found out
10 this week that bicycles are permitted on the
11 sidewalk. Okay. So I'm just trying to figure, are
12 we going to put some signage up to kind of remind
13 people, let's be considerate of others? And I'm not
14 on bicycles, I don't have an issue. Just when they
15 run the lights. But I'm just saying, are we going to
16 put some signage up around this particular area and
17 kind of let's be respectful of it? So what is the
18 idea on that?

19 MS. MILANOVICH: So typically signage is
20 appropriate when you have sort of a shared use area.
21 And as you noted in this case, the pedestrians are
22 separate from the cars and the bikes. The bikes will
23 be able to travel on the roads, C Street, Burke
24 Street, we're actually creating a bike lane on 19th
25 Street, and so it, you know, it may be appropriate on

1 C Street, Burke Street, to put some signage, share
2 the road signage for bikes and vehicles. I think I
3 would defer to DDOT on, you know, if this is an
4 appropriate application on that type of signage. I
5 think when we talked on Monday night we had an alley
6 that was shared between pedestrians, bikes, and
7 vehicles, all in the same space. And so that's
8 really where I think that type of signage really
9 becomes more important.

10 CHAIRPERSON HOOD: Okay. And even when you
11 look at the F1 and the G1, when I look at your
12 schematic here of the circulation patten, I'm looking
13 where the vehicles and the bicycles ride together.
14 And I'm not just putting it all on bicycles, but the
15 vehicles have to be respectful too. And when I look
16 at this pattern I see where they're sharing a lot of
17 the area. And I'm wondering if the reminders, I
18 mean, we're going to do what we're going to do. But
19 sometimes it's good to see a little reminder. I need
20 to be respectful of the other one. And basically our
21 job is, we don't want to create a design where people
22 get hurt.

23 MS. MILANOVICH: Sure. And there's a couple
24 of different ways to handle that. There are signage
25 that say, "Share the road," and it's intended for

1 bikes and vehicles to share the road. And then there
2 are also pavement markings to remind people that
3 bikes and vehicles share the road. So those are two
4 types of treatments we could use.

5 CHAIRPERSON HOOD: Okay. Again, for me this
6 is a different dynamic and I believe that if the
7 applicant chooses to do some of the comments they
8 heard, I will look and see what's presented and go
9 from there. I don't have any further questions. I
10 think this has been vetted quite a bit and I think
11 the record speaks for itself. Any other follow-up
12 questions up here?

13 MR. TURNBULL: Yeah, Mr. Chair, I just had
14 one.

15 The grass sample we have, the artificial
16 grass. Where is that going? Or maybe somebody asked
17 that already, I don't know.

18 MS. BRADLEY: There is a village green of
19 sorts, an oval area.

20 MR. TURNBULL: Is that that lawn area that I
21 saw?

22 MS. BRADLEY: Yes.

23 MR. TURNBULL: So what's going in there?

24 MS. BRADLEY: Yes. And we're recommending
25 the geo-turf which has an organic in-fill coconut

1 fiber as opposed to the black rubber. So there is no
2 outgassing. It keeps the ambient temperature of the
3 air so it doesn't heat up. It's a superior product
4 to other artificial turfs.

5 MR. TURNBULL: Is that just in the darker
6 green circle part then?

7 MS. BRADLEY: Right here.

8 MR. TURNBULL: And so the other grass, sort
9 of on the periphery, is just normal turf or what?

10 MS. BRADLEY: That's larger plant material.
11 Native plants.

12 MR. TURNBULL: Oh. Oh, plant. Okay.

13 MS. BRADLEY: Yes.

14 MR. TURNBULL: So what's the lifespan of
15 this? How long --

16 MS. BRADLEY: I actually don't know. I can
17 find that out.

18 MR. TURNBULL: Well, it gets anchored down
19 and it rains and it's drained and it --

20 MS. BRADLEY: Right. It drains away very
21 well. We've used it frequently on amphitheater
22 seating as a tread and it drains away quickly, so
23 it's a good seating material. It's very soft.

24 MR. TURNBULL: Okay. And the amphitheater
25 platform area is --

1 MS. BRADLEY: Is you pay or --

2 MR. TURNBULL: Oh, that was the -- okay.

3 MS. BRADLEY: -- can room.

4 MR. TURNBULL: Okay. And is there going to
5 be lighting there, or what kind of lighting would go
6 around there?

7 MS. BRADLEY: Yes, we're doing the large
8 cylindrical bollard lights most likely. Similar to
9 the --

10 MR. TURNBULL: Big round globes?

11 MS. BRADLEY: -- Monroe Street Market, the
12 column.

13 MR. TURNBULL: Okay. Do we have a bigger
14 plan of that? Is there one on the -- maybe I missed
15 it.

16 MS. BRADLEY: Right. We don't have the
17 lighting detail on this plan. We're still
18 coordinating with the street lighting with the civil
19 engineers to make sure we're not over lighting the
20 space.

21 MR. TURNBULL: Okay. Well, if you get closer
22 maybe we could get a revised drawing if you get
23 somewhere closer on the design of that. That would
24 be good to see, but -- so you've used that -- the
25 turf in the past. I mean, does it get replaced like

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1 every five years do you think? You said you didn't
2 know but from what you have used has it been replaced
3 or not?

4 MS. BRADLEY: No, it's held up very well.
5 We've used it at Catholic University where it's very
6 heavily used. It's a high volume use there.

7 MR. TURNBULL: Yeah.

8 MS. BRADLEY: We haven't had any issue with
9 wear at all.

10 MR. TURNBULL: Okay. All right. Thank you.

11 MS. BRADLEY: Very dense thatch.

12 MR. TURNBULL: Yeah.

13 MS. BRADLEY: So it holds up better.

14 MR. TURNBULL: No, I was looking at it and it
15 actually felt like dirt. Okay. Thank you.

16 MS. COHEN: Thank you, Mr. Chairman. Getting
17 back to the turf, I just -- how do animals, you know,
18 trying to pick up after animal's waste, does it --

19 MS. BRADLEY: This is actually very commonly
20 used for dog parks. People usually use artificial
21 turf now instead of regular turf for dog parks
22 because you can clean it off, it's --

23 MS. COHEN: It absorbs the smell, though.

24 MS. BRADLEY: The coconut fiber actually is
25 much -- I think it's the black rubber that starts to

1 smell when it's been urinated on frequently by the
2 pets.

3 MS. COHEN: Yeah.

4 MS. BRADLEY: But the coconut fiber is,
5 again, it's a different substance that tends to
6 absorb odors.

7 MS. COHEN: Okay. Good. And then my
8 question, my last question has to do with, we just
9 received the most recent -- or ANC 7F has asked that
10 the Commission request that at least 30 percent of
11 the units in the complex be two to three-bedroom
12 units. That would also be included in the affordable
13 housing portions. Will you be doing that? Is that
14 something that you have agreed to do?

15 MR. DONATELLI: I have to do a count on that,
16 but no, that's not -- again, we're doing the
17 affordable housing in connection with our affordable
18 housing requirements of the City, which was, you
19 know, negotiated. So I'd have to see what that count
20 is. You said 30 percent of twos and three -- they
21 want two and three --

22 MS. COHEN: Yeah. So why don't you come
23 back --

24 MR. DONATELLI: Yeah.

25 MS. COHEN: -- with that because that is a

1 concern of theirs.

2 MR. DONATELLI: If we get a copy of whatever
3 the -- yeah, that would be great. And we'll look at
4 it.

5 MS. COHEN: Well, yeah. It's the March 15th
6 letter from ANC 7F.

7 MS. BATTIES: It was just submitted this
8 evening.

9 CHAIRPERSON HOOD: It was just given to us --

10 MS. COHEN: Yeah.

11 CHAIRPERSON HOOD: -- just about 10 minutes
12 ago. So, she had to leave.

13 MS. BATTIES: Okay.

14 CHAIRPERSON HOOD: Any other questions up
15 here?

16 Okay, let's go to -- well --

17 MR. GLASGOW: Mr. Chairman, can we ask one
18 thing very quickly? From our standpoint, with
19 respect to the EIFS, because there was a lot of
20 discussion about that, we had a special piece,
21 special specifications for a piece of EIFS, probably
22 like you all have not seen before and that's why
23 wanted to have it considered. It's the large piece
24 over on the far end that's not a cast stone piece.
25 Rather, that's our EIFS piece. And I think that

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1 you'll agree, it's not like a piece of EIFS that
2 you've had before. If you touch and feel, see the
3 weight of it, see how strong it is. That's why we
4 thought that that may be appropriate for
5 consideration for parts of the building. That's not
6 the normal specifications that you would get for an
7 EIFS product.

8 MR. MAY: So you're only asking for the OK to
9 use that product. Not -- because there are other --

10 MR. GLASGOW: I know. I know. That's why.

11 MR. MAY: There were other mentions of EIFS
12 on the other boards that -- this is called out, I
13 thought this was the cementitious.

14 MR. GLASGOW: Right. We'll give the specs
15 for this --

16 MR. MAY: Cornice material.

17 MR. GLASGOW: That is the material that we
18 want to use. We can give the specs for that and
19 that's what we'll get if you --

20 MR. MAY: That's the only thing. You're not
21 using --

22 MR. GLASGOW: Right.

23 MR. MAY: -- EIFS for a surface material,
24 just the walls. It's only the cornice piece?

25 MR. GLASGOW: No, it's not only the cornice

1 piece, but that is the material.

2 MR. MAY: So, all right. So I'm confused but
3 I think you're saying that this is an example of it.
4 It happens to be a cornice but you have a different
5 EIFS material from the norm.

6 MR. GLASGOW: That is correct. It was made
7 to that specifications, which is a different
8 specification. I'm sure we've all seen different
9 types of EIFS. And EIFS that you start to touch it,
10 you dent it. And that is not what that is. That is
11 a different specification and type of material.

12 MR. MAY: Okay. So, you know, can you --
13 it's hard to tell from a cornice piece, right? You
14 don't really know what the interior construction of
15 it is. And the whole EIFS system, I mean, it's built
16 up in layers normally. Is this built up in the same
17 manner with the drainage matt and --

18 MR. GLASGOW: It's built up --

19 MR. MAY: -- then the, you know, the
20 insulation and the two coats or three coats of --

21 MS. HERNANDEZ-AYALA: Yeah. Yeah, so it
22 basically has the substrate.

23 MR. MAY: Yeah.

24 MS. HERNANDEZ-AYALA: You'd have the stud,
25 then you'd have the sheathing. Then you would have

1 the waterproofing membrane.

2 MR. MAY: Uh-huh.

3 MS. HERNANDEZ-AYALA: And you'd have the
4 mesh. And so you know, they make varying levels of
5 the mesh --

6 MR. MAY: Right.

7 MS. HERNANDEZ-AYALA: -- now a days, so you
8 would have the high performance mesh, which is what's
9 in that sample. And then you have the primer and the
10 base coat and then the finish.

11 MR. MAY: Uh-huh.

12 MS. HERNANDEZ-AYALA: And so that's what
13 you're looking at there. That piece has that high,
14 high grade mesh on it so it really resists the impact
15 very well. So I think there are other times when
16 that lower grade mesh is used in other situations.
17 But we would use the highest grade, which they
18 typically use it in lower levels of a building. But
19 we would use that throughout.

20 MS. COHEN: I want to see the specifications.

21 MR. MAY: So, as I said, it's hard to tell
22 from this sample. If you want to submit a sample
23 that shows the layers built up or --

24 MS. HERNANDEZ-AYALA: A detail or a section?

25 MR. MAY: Or, yeah, I mean it, you know, a

1 manufacturer's detail that's going to --

2 MS. HERNANDEZ-AYALA: Uh-huh.

3 MR. MAY: -- give you, give us -- I mean,
4 just seeing this in a normal section I don't think is
5 going to caption what you're trying to portray here.

6 MS. HERNANDEZ-AYALA: Okay.

7 MR. MAY: So if you have something that's a
8 bit more illustrative, you know, a section that gives
9 us sort of the layers and color and --

10 MS. HERNANDEZ-AYALA: Uh-huh.

11 MR. MAY: -- that kind of thing that might be
12 produced by the manufacturer, I mean I guess we could
13 look at it. But you know, maybe if we knew more
14 about what the performance was, that might actually
15 be more helpful --

16 MS. HERNANDEZ-AYALA: Okay.

17 MR. MAY: -- to know that, you know, what the
18 impact resistance is.

19 MS. HERNANDEZ-AYALA: Yeah, there's been some
20 testing done on that and we can provide that.

21 MR. MAY: Yeah. I mean, if you try to say
22 that this is like the new and improved EIFS, first of
23 all they probably should have named it something
24 else.

25 MS. HERNANDEZ-AYALA: Yeah.

1 MR. MAY: Because EIFS got a lot of bad press
2 about 20 years ago.

3 MR. GLASGOW: Right. We agree, and that's
4 when they -- I was the one that was fighting among
5 the team the most about, I don't even want to have
6 this discussion --

7 MR. MAY: Uh-huh.

8 MR. GLASGOW: -- with respect to the
9 material. And then they showed me the specifications
10 of the material, what it's like, how heavy it is,
11 everything else. And I said, well, at least we have
12 something that's rationale to discuss. You either
13 like it or you don't like it --

14 MR. MAY: Right.

15 MR. GLASGOW: -- but at least we have
16 something. It's not like the stuff that they used to
17 have 15, 20 years ago. You touch it and you put a
18 dent in it.

19 MR. MAY: Right. So, you know, honestly the
20 easiest way to tell the difference is if you could
21 actually have a, sort of a built up --

22 MS. HERNANDEZ-AYALA: A cut away.

23 MR. MAY: Well, even, no, a built-up sample
24 of it so we can feel it. We like to touch these
25 things.

1 MS. HERNANDEZ-AYALA: Okay.

2 MR. MAY: So, and have, you know, the
3 standard versus what you are proposing. That might
4 be the easiest way for us to understand the
5 difference. I understand that may not be the easiest
6 thing to get to us, but if you can that would be
7 helpful.

8 I mean, this is a little bit different and if
9 all we were talking about was using it as a cornice
10 piece, that's a little bit easier to see clearer
11 because we've already been open to, you know, Fypon
12 and other, you know, artificial materials being used
13 for cornice pieces because they're always very high
14 up and, you know, they're very durable sturdy
15 materials. You can't color -- you can't paint them
16 dark colors because they expand and contract too much
17 when they get that, you know, the extra heat gain.
18 But at least you know, if you're going to be painting
19 them white we know they're going to be okay. But
20 this, it's a hard thing to judge.

21 MR. TURNBULL: I guess my concern is on a
22 primary elevation of a building. And this case I
23 think they're all primary elevations because there's
24 going to be more development. I'd be concerned about
25 a very visible elevation of a building and what it

1 looks like compared as you turn the corner, and now
2 you see something different.

3 A courtyard, again, maybe. But I think we'd
4 have to really have some definite sections and some
5 specs that would convince us to use this. I mean,
6 the historical -- the Restoration Society, as you
7 know, is totally against it.

8 But again, if we saw something we might be
9 able to consider it. But I guess my concern was not
10 on a main exterior elevation of the building.

11 CHAIRPERSON HOOD: Okay. We have anything
12 else, anybody? Any other comments? Anything
13 different? Okay.

14 Let's go to, again, ANC 7F. I had to leave.
15 We do have the report. I'll read that at an
16 appropriate time.

17 Let's go to Office of Planning. Mr. Lawson.
18 And then we'll hear from Ms. Stout, I believe. Or
19 Mr. Rogers. Mr. Rogers. Okay.

20 MR. LAWSON: Good evening. I'm going to keep
21 this pretty short.

22 The Office of Planning continues to support
23 this application and recommend that it be approved.
24 Just to address a couple of issues raised tonight,
25 the first issue that the Commission talked a lot

1 about was this, what's labeled as a private road on
2 one of the drawings. That's probably not great
3 labeling. We don't really -- I'll let DDOT speak to
4 this as well. It really does service more as the
5 service alley than as a private road and we viewed it
6 as such. That's why we believe that technically,
7 anyways, relief as we noted in our report is needed,
8 and that the applicant has asked for. We think they
9 meet the test for that relief and we recommended
10 approval of the relief from that provision.

11 With regards to affordable housing, I'm
12 really not an expert on inclusionary zoning. But my
13 understanding is that typically when a project
14 greatly exceeds IZ, IZ does not apply until the term
15 of that affordability housing expires. So my
16 understanding is that after -- and perhaps the
17 applicant can confirm or not, this, that after the 50
18 years, assuming the Zoning Regulations are still in
19 place, that IZ would then apply to that building.

20 We absolutely support the addition of
21 electric car charge stations in both buildings. And
22 lastly, we're happy to continue to work with the
23 applicant to address some of the issues that were
24 raised by the Zoning Commission tonight, and mostly
25 request for further information. And with that, I'll

1 be available for questions. Thank you.

2 CHAIRPERSON HOOD: Thank you, Mr. Lawson.
3 Mr. Rogers.

4 MR. ROGERS: Good evening, Mr. Chair, members
5 of the Commission. I just want to hit on a few
6 topics that were raised in tonight's discussion.
7 First regarding the access.

8 What the applicant is doing is effectively
9 creating an alley. It's a private alley. I think
10 the nomenclature is a little bit challenging. It is
11 meant to serve the parking, the back of house uses.
12 It's not meant to be a street from a normal typical
13 transportation perspective. It won't be carrying --
14 and it's not anticipated to carry -- excuse me. Not
15 anticipated to carry through traffic, but rather just
16 to serve the buildings.

17 Moreover, DDOT was very pleased to see an
18 easement being granted for a portion of that space.
19 And what it really does is set up a future private
20 alley network that adjacent parcels can use for their
21 site access as they come forward. So it's really
22 setting a good trajectory for the future development
23 and creating a pattern of site design that's
24 consistent with DDOT standards.

25 A little bit about the street network and the

1 bikes. So the design of the streets are currently
2 underway, but the intention is create a network of
3 public streets that would be part of DDOT's
4 inventory. They would be designed and constructed to
5 DDOT standards and part of that is creating a pattern
6 of site design that is consistent with what we would
7 like to see. And the applicant has done that with
8 their proposal.

9 A note about bike infrastructure, there will
10 be a significant bike infrastructure component of the
11 new streets. A combination of bicycle lanes, bicycle
12 paths, and cycle tracks will create a really nice
13 network for circulation by bike.

14 Regarding the electric charging stations,
15 it's not something that we had requested but we're
16 happy to support that request. Absolutely.

17 And just a final note about TDM, DDOT in our
18 report, requested three additional mitigations to
19 which the applicant has agreed, with some
20 modifications to the unbundling, which DDOT is
21 comfortable with.

22 And with that I'll pause, and happy to answer
23 any questions you have.

24 CHAIRPERSON HOOD: Okay. I want to thank you
25 both. Let's see if we have any questions for either

1 Mr. Lawson or Mr. Rogers. Any questions or comments?
2 Commissioner Miller.

3 MR. MILLER: Yeah. Thank you, Mr. Chairman.
4 Yeah, Mr. Rogers, so you can just confirm what the
5 applicant said, there's money in the budget for these
6 new streets and you said they're at design stage now
7 and what is the anticipated -- and the city is going
8 to be the one that's going to be constructing it, or
9 overseeing the construction of it.

10 MR. ROGERS: So it is the District's
11 contribution to the project is to provide the
12 streets, and they would, in order to serve the site
13 would need to be online as this development comes
14 online. The details of how that happens are still
15 being worked out, along with the design. But the
16 roads that are proposed to flank the site and provide
17 access to the site would be constructed along from a
18 timing perspective, with this development.

19 MR. MILLER: And what is the approximate
20 budget for that? Not that that has anything to do
21 with zoning. But --

22 MR. ROGERS: I'm not sure what the exact
23 amount is but it's with DMPED and there has been, in
24 the budgeting process an assessment of what the
25 construction costs are and I believe that's been

1 incorporated into the budget.

2 MR. MILLER: Okay. Thank you very much.

3 MS. COHEN: Thank you, Mr. Chairman. My
4 question for DDOT. I would appreciate your going to
5 your colleagues in the public space area because I
6 have heard from a number of people that PEPCO is not
7 cooperative.

8 Now the developers prefer -- you know, they
9 don't they have a strong axe to grind as far as where
10 the vaults go, and PEPCO is the one who has not
11 respected the City's desire to have them in private
12 space. Can you check into that for me, please,
13 because it really irritates me when I walk on a
14 vault?

15 MR. ROGERS: Certainly will, and we've worked
16 very closely with PEPCO. Over the years I think
17 we've made a lot of progress and gotten to a
18 situation where those grated vaults are -- the new
19 ones anyways, are -- we tried very hard to not have
20 them in public space. And certainly not in the
21 pedestrian walkway. It's a safety concern, it's an
22 inconvenience. And so we work very diligently
23 through the Public Space permitting process and as
24 we'll do with the applicant to meet our hierarchy of
25 location for those vaults with the preference being

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1 on private space or in an alley. And occasionally we
2 have had to move towards air conditioned solid
3 covered vaults which don't have the grates, and
4 that's a safer condition. So those are the direction
5 that we always try to go in and continuing to make
6 progress with PEPCO and developers and making sure
7 that the hierarchy is respected.

8 MS. COHEN: Well, I'll share with you my
9 informal evaluation. I've been seeing all these
10 young women in boots and all of them have tripped on
11 vaults with their stiletto heels. So I just really
12 feel that this is a health issue. Especially for
13 women. Thank you.

14 CHAIRPERSON HOOD: Does that include the
15 three young ladies that work with me who mentioned
16 that to me, or -- did you include them in your
17 analysis.

18 MS. COHEN: They have that problem, they
19 fell?

20 CHAIRPERSON HOOD: Because you said everybody
21 you've seen fell. I didn't know if you --

22 MS. COHEN: No, I actually -- yeah, I talk to
23 these, you know, I ask them.

24 CHAIRPERSON HOOD: So you included them?

25 MS. COHEN: No, I haven't. I hadn't spoken

1 to them.

2 CHAIRPERSON HOOD: Oh, okay. Okay.

3 MS. COHEN: But I --

4 CHAIRPERSON HOOD: You can have those three.

5 MS. COHEN: -- will add them to my survey.

6 CHAIRPERSON HOOD: Okay. To your survey.

7 Okay, great. Okay. Let's see if, any other
8 questions up here, Office of Planning or DDOT?
9 Commissioner May.

10 MR. MAY: So on the private road alley issue,
11 I mean, it's 30 feet wide which is normal and wider
12 than the normal alley. Is this something that we
13 would otherwise consider an alley though? I mean, is
14 that what we really should be calling it as part of
15 this development plan?

16 MR. ROGERS: I do think that space functions
17 more like an alley. It's not meant to be a street
18 for through traffic, so I think how DDOT would
19 consider it would be more of an alley. I think the
20 applicant has identified it as a private facility.
21 They may want to -- they can have some freedom and I
22 think how they refer to it, but sort of how it's
23 designed and how it functions, it's analogous to an
24 alley system.

25 MR. MAY: Okay. I mean, I'm in a bit of a

1 quandary about how to address this question because
2 we have a standard for a special exception that at
3 the moment they can't meet, right, because they
4 haven't -- it requires this access off a primary
5 road. But that access is really an alley. It's not
6 their garage access or their parking access.

7 MR. ROGERS: Yeah, and I think we'll add this
8 kind of to our list of things to include in, you
9 know, if we ever do kind of zoning like this for
10 another site. I think that the intent to this
11 provision was to make sure that there weren't -- that
12 there wasn't loading and driveways directly off the
13 street into the building. I think in this case the
14 applicant has come up with a much better solution,
15 which is to provide this shared alley kind of a
16 system from which all of these services can feed.
17 It's obviously totally typical of what we see in the
18 District and is a much better solution.

19 So that's why think that they've more than
20 met the character, or sort of the intent of the
21 regulations. I guess I could say in an abundance of
22 caution, this special exception relief has been
23 requested just to make sure that it's all clear that
24 this is all okay. As I said, we feel that they
25 clearly meet the special exception test as outlined

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1 in our report, and we recommend approval of the
2 relief.

3 In the future if we did this we might include
4 a clause saying that unless a private alley is
5 provided, direct access from the street to parking
6 and loading is not permitted. But that language
7 doesn't exist here.

8 MR. MAY: Right. It still leaves me at a bit
9 of a confusion because there is a technical reason
10 why they can't meet the requirement, right, because
11 they --

12 MR. ROGERS: No, we think they do meet the
13 requirement.

14 MR. MAY: They do meet the requirement.

15 MR. ROGERS: We feel that it totally meets --

16 MR. MAY: It does meet it.

17 MR. ROGERS: -- the test to approve the
18 special exception relief.

19 MR. MAY: Okay. All right.

20 MR. ROGERS: Yes.

21 MR. MAY: That was confusing because I
22 thought your report was saying that it didn't. So,
23 okay. Thanks.

24 CHAIRPERSON HOOD: Any other questions or
25 comments?

1 MR. TURNBULL: I just had a question but it's
2 more for the applicant based upon what we just -- and
3 is it in the LDA that you will provide access to the
4 private road for the other developers, the other
5 property owners?

6 MS. BATTIES: No, I think that's an issue
7 that was worked out between DDOT and the applicant
8 for this specific project.

9 MR. TURNBULL: So I'm wondering as we go
10 forward with the order, would we need to put
11 something in that to qualify that future developers
12 on the other side have access to the private road?

13 MR. GLASGOW: No, because we are going to
14 provide an easement. Will be recorded --

15 MR. TURNBULL: Yeah, I remember you said
16 that. Okay.

17 MR. GLASGOW: Yeah.

18 MR. TURNBULL: So we just need to clarify
19 that then. Okay. Thank you.

20 CHAIRPERSON HOOD: Okay. Anything else? All
21 right.

22 Does the applicant have any cross for Office
23 of Planning or DDOT?

24 MS. BATTIES: No.

25 CHAIRPERSON HOOD: Okay. And again, 7F has

1 left. That was the only other party. 6B also has a
2 letter but they are -- okay.

3 Report of other government agencies.
4 Councilmember Alexander, we have a letter from DMPED.
5 Again, as was mentioned we have a letter also from
6 ANC 6B. Even though they are right across, under our
7 new rules they will have automatic party status but
8 we will take their letter under consideration in this
9 particular case.

10 And then again we've talked about the DDOT
11 letter and Office of Planning report as well. Am I
12 missing anything? Okay, I don't believe so.

13 Let's go to the report of the ANC. Again, as
14 already stated by Vice Chair Cohen, we just got this
15 dated March 15th, 2016. But we just got it this
16 evening. The young lady had to leave. I believe it
17 was -- was it Commissioner Carr who was here earlier?

18 MS. COHEN: Yes.

19 CHAIRPERSON HOOD: Okay. And it basically
20 says that they, at the ANC's meeting duly noticed and
21 with the case listed on the agenda with a quorum
22 present, four out of seven commissioners required to
23 be in attendance to achieve a quorum. ANC 7F voted
24 unanimous to support the design review application.
25 And they did have one issue that they wanted to bring

1 to the attention of the applicant, and I think that's
2 already been discussed between Mr. Donatelli and Vice
3 Chair Cohen. The Commission requests that at least
4 30 percent of the units, and I think that is --
5 they're going to get back to us on that. And other
6 than that it's a letter of support.

7 Also ANC 6B, and ANC 6B is not a party in
8 this case. That's why I'm treating them a little
9 different. But under our new rules they will be an
10 automatic party. But we always give our ANCs
11 consideration. And they also at it's properly
12 noticed, Advisory Neighborhood Commission meeting,
13 they voted 10 to zero to support the Hill East design
14 review.

15 Okay. Okay. So enough said on that. Do we
16 have any organizations and persons who are here in
17 support of this application who would like to
18 testify?

19 Did anybody hear me mention DMPED? Did all
20 hear me mention that DMPED supported it? Thank you.
21 The young lady in the back, thank you. I just, I
22 know it's getting late and the Vice Chair likes to
23 come up here and confuse me. She loves it. But
24 thank you, Vice Chair, for keeping me honest. I kind
25 of missed that while you were away. But don't worry,

1 Commissioner May took your place as I mentioned.

2 Okay. I actually did mention DMPED. Thank
3 you very much. And I think I mentioned everyone else
4 who had supplied a letter. Now where was I? Did we
5 have any organizations or persons who are here in
6 support? Any organizations or persons who are here
7 in opposition?

8 Not seeing anyone, Ms. Batties, do you have
9 any rebuttal, or if not we'll take some closing. I
10 know there's a few things that the Commission is
11 looking for.

12 MS. BATTIES: Yes.

13 CHAIRPERSON HOOD: And let me ask this, we
14 only do one vote on this, right? There's only one
15 vote. Okay.

16 MS. BATTIES: Okay. I know that there are a
17 number of things that we need to get back to the
18 Zoning Commission, but I do want to point out that
19 the applicant has agreed to install the two electric
20 car stations as requested by Commissioner Cohen. And
21 really I just want to focus on the proposal to use
22 EIFS in limited place on the building and,
23 Commissioner May, we will come back with specific
24 examples and cross-sections of the proposed material.
25 And if the Zoning Commission is so inclined, we'd ask

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1 that your approval be limited to that specific
2 product spec type and very specific places within the
3 building.

4 We understand the concerns about the,
5 obviously the exterior facades, but we believe at the
6 very least it would be appropriate to consider the
7 use of this material on the interior courtyards. I
8 know, oh, I'm sorry, Mr. Turnbull -- well, my
9 reference to the exterior facades was in response to
10 Mr. Turnbull's comments. But we will provide
11 specific -- the cross-section -- the sections and the
12 specific material product for your consideration.

13 MS. COHEN: Yeah, and the sustainability of
14 it. I know that it's a new product, but there must
15 be some history, I hope.

16 MS. BATTIES: Okay. So we will get all of
17 that information to you. I'm not going to -- well,
18 we will get the other information requested by the
19 Zoning Commission. I've taken good notes, Ms.
20 Schellin, so you don't have to go through that
21 exercise, but I think it's fairly straight forward in
22 terms of the information that Commission has
23 requested.

24 MS. SCHELLIN: Okay. How much time do you
25 guys think you need? Can you do it in two weeks?

1 MS. BATTIES: Yeah, we'll do it in two weeks.

2 MS. SCHELLIN: Okay. That's good, so you
3 don't have to wait until June. Makes my job easier.
4 So if we could have your submissions by 3:00 p.m.
5 Oh, actually you know what? I need to approve
6 something by the Commission first. Could you guys
7 make that special meeting at 5:30 instead of --

8 CHAIRPERSON HOOD: Why don't we just start at
9 9:00 in the morning. Yeah, anybody have any
10 interest --

11 MS. SCHELLIN: Mr. May is giving me a dirty
12 look.

13 CHAIRPERSON HOOD: This is the special public
14 meeting.

15 MR. MAY: So I mean, what's the second --

16 CHAIRPERSON HOOD: Monday. Monday.

17 MR. MAY: Do we have a second meeting in May
18 anyway?

19 MS. SCHELLIN: Commissioner Turnbull is not
20 here.

21 MR. MAY: Oh, right.

22 MS. SCHELLIN: Between the two of you they
23 would have to go to June. I don't have another date
24 in May.

25 MR. MAY: All right. So what's the date --

1 MS. SCHELLIN: Unless you guys -- the 12th.

2 CHAIRPERSON HOOD: So we're going to add time
3 on to the special public meeting --

4 MS. SCHELLIN: Special public meeting.

5 CHAIRPERSON HOOD: -- that was set for
6 Monday, that we had Monday.

7 MS. SCHELLIN: For the case that -- yes, that
8 for Monday, yes.

9 CHAIRPERSON HOOD: I think we can do that.

10 MS. SCHELLIN: Okay.

11 CHAIRPERSON HOOD: Let me ask you, the case
12 we have that night, is it a tough case? Well, it's
13 hard to --

14 MS. SCHELLIN: I didn't think tonight's case
15 was tough but it lasted longer than I thought. So
16 considering I have to drive south.

17 CHAIRPERSON HOOD: Well, I guess we make them
18 tough then.

19 MS. SCHELLIN: Yes. So, that case that night
20 is a PUD map amendment, JBG.

21 CHAIRPERSON HOOD: Okay.

22 MS. SCHELLIN: Okay. So, if we could have
23 those filings from the applicant, and I believe
24 Commissioner Cohen asked DDOT to submit something
25 regarding the public space. They were going to check

1 -- were you actually looking for a submission from
2 DDOT, Commissioner Cohen?

3 MS. COHEN: It doesn't have to be a
4 submission. It can be a, you know, verbal.

5 MS. SCHELLIN: Well, they don't usually come
6 to our meetings so it will have to be a submission.

7 MS. COHEN: Whatever.

8 MS. SCHELLIN: Okay.

9 MR. ROGERS: Just to clarify the specific
10 request?

11 MS. SCHELLIN: Regarding the public space
12 defaults.

13 MS. COHEN: You're going to find out their
14 success with PEPCO, or lack of success. The Public
15 Space Committee.

16 MR. ROGERS: Okay. So I can speak a little
17 bit to that. So the Public Space Committee, I
18 started outlining the hierarchy a little bit. But
19 the Public Space Committee is not approving grates,
20 grated vaults in the sidewalk. So --

21 MS. COHEN: Period.

22 MR. ROGERS: Period. So they either need to
23 be -- the first order of preference is for them to be
24 on private space. If they can't be in private space
25 for one reason or another, then if they're grated

1 they need to be up against the building, and
2 surrounded by landscaping on three sides so that
3 they're visually blocked and they're not going to be
4 walked on.

5 MS. COHEN: So PEPCO is not thumbing their
6 nose at you?

7 MR. ROGERS: We sometimes have to have some
8 conversations with PEPCO, and we've made a lot of
9 progress in recent years, and there's I think now an
10 understanding of what the District's position is,
11 DDOT's position is, and the Public Space Committee's
12 position is on vaults. And we are working with PEPCO
13 to make those a reality. Sometimes it's easier than
14 others. Public Space is often a very -- you know,
15 it's a finite resource and you're trying to balance a
16 bunch of things. But certainly pedestrian safety is
17 one, and I was going to tell you after, but I'll put
18 it on the record.

19 My mom slipped on a PEPCO -- on a utility
20 grate and broke her elbow. And so it's a cause that
21 is very near and dear to my heart and so when I meet
22 with developers and we talk about Public Space plans,
23 I am very careful to make sure that we address
24 utility vaults and that they are not in the sidewalk
25 where they can be a hazard for folks.

1 MS. COHEN: Thank you.

2 MS. BATTIES: Ms. Schellin, what is the date
3 for the --

4 MS. SCHELLIN: I'm going to get there.

5 MS. BATTIES: Okay.

6 MS. SCHELLIN: So, this --

7 CHAIRPERSON HOOD: Before we go to dates Mr.
8 Turnbull has one more thing.

9 MR. TURNBULL: I just, one last comment on
10 the EIFS. Don't want to be the Grinch, but we set
11 the regulations up -- I mean, the regulations are set
12 up by OP, the guidelines, or the design guidelines
13 for this particular area were very clear. So I think
14 we'd really need some clear evidence as to why we
15 would deviate from this.

16 And as I think I was stating earlier, I think
17 on exterior primary elevations I'm really concerned
18 about deviating from that. So if you're looking at
19 just on an interior courtyard, again I think we need
20 definite evidence and proof why we would make a
21 variance on those specific cases.

22 MS. SCHELLIN: Okay. So, we no longer need a
23 response from DDOT. That was taken care of. Okay.

24 So the applicant's submissions would be due
25 by 3:00 p.m. on April 21st, and then any response

1 from the ANCs -- actually, it would just be ANC 7F,
2 since they are the only party. Is OP wanting to
3 respond? Okay. So just the ANC would be due by 3:00
4 p.m. on the 28th of April, along with draft findings,
5 facts and conclusions of law on the 28th, 3:00 p.m.
6 And then this special public meeting would be on May
7 12th at 5:30 p.m.

8 And I would imagine they're going to take the
9 first case first. The other case, and then you guys
10 would follow.

11 CHAIRPERSON HOOD: We'll probably take the
12 easiest one first. So somebody figure out which one
13 is the easiest.

14 Okay. Or maybe we better take it second.
15 All right. But we'll leave that up to Ms. Schellin
16 to help us figure all that out.

17 Anything else? Are we all on the same page?
18 Ms. Batties?

19 MS. BATTIES: Yes.

20 CHAIRPERSON HOOD: Okay. I just want to say,
21 this is the first time we've dealt with a case like
22 this, especially with design review at this magnitude
23 in this area, Hill East. And I really think that
24 even though we had some discussion up here, I really
25 thought it was well put together. You were able to

1 answer our questions. We have some things still
2 outstanding, but I really thought this was well put
3 together. So I've seen a lot different so I want to
4 commend you all on this. Okay?

5 All right. Do we have anything else?

6 MS. SCHELLIN: No, sir.

7 CHAIRPERSON HOOD: So with this, this hearing
8 is adjourned.

9 MS. BATTIES: Thank you.

10 [Hearing adjourned at 8:55 p.m.]

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