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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission

Public Hearing

Case No. 04-14D [Florida Rock Properties, Inc., and  
Riverfront Holdings, I, LLC - Second Stage Review and  
Approval of a Planned Unit Development.]

7:14 p.m. to 8:45 p.m.  
Monday, January 23, 2017

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

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7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 KAREN THOMAS

13 JOEL LAWSON

14

15 Department of Transportation:

16 JAMIE HENSON

17

18

19

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

2 CHAIRPERSON HOOD: I'm going to ask those  
3 that are here for our meeting, if you could come take  
4 a seat at the table so we can get ready to get  
5 started.

6 I have a preliminary announcement. For those  
7 who are interested in the McMillan case, I'm not sure  
8 what the numbers are, again, I'm going to witness for  
9 Mr. Chris Otten because he seems to be the  
10 information guru that gets it out and I want to make  
11 sure he gets this out correctly. So, he's in the  
12 restroom, he was in there with me. So, I'm going to  
13 wait for him to come out.

14 So, if I can get a gentleman to go in there,  
15 ask him to kind of speed it up. Come on so we can  
16 make sure that we get the correct information out.

17 While we're waiting on him, let me just go  
18 ahead and open up tonight's meeting.

19 Good evening ladies and gentlemen. This is a  
20 public hearing of the Zoning Commission for the  
21 District of Columbia. Today's date is January 23rd,  
22 2017. The time now is 7:15 and I want to -- we  
23 appreciate those who waited for us for this hearing  
24 tonight. We appreciate your indulgence and your  
25 patience.



1 maintained in this meeting. The applicant has up to  
2 60 minutes, but I see they can do it in 40.  
3 Organizations, five minutes. Individuals, three  
4 minutes.

5 All persons wishing to testify before the  
6 Commission tonight in this evening's hearing are  
7 asked to register at the witness kiosk to my left,  
8 and fill out two witness cards.

9 Excuse me. The decision of the Commission in  
10 this case must be based exclusively on the public  
11 record. To avoid any appearance to the contrary the  
12 Commission requests that persons present not engage  
13 the members of the Commission in conversation during  
14 any recess or at any time. The staff will be  
15 available throughout the hearing to discuss  
16 procedural questions.

17 Please turn off all electronic devices at  
18 this time so not to disrupt these proceedings. Would  
19 all individuals wishing to testify please rise to  
20 take the oath? Ms. Schellin, would you please  
21 administer the oath?

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

24 [Oath administered to the participants.]

25 MS. SCHELLIN: Thank you.

1           CHAIRPERSON HOOD: Before we got to the  
2 preliminary matters in this case.

3           MS. SCHELLIN: Yes.

4           CHAIRPERSON HOOD: I do have a preliminary  
5 matter. Those who were interested in the closed  
6 meeting by the Zoning Commission to seek legal advice  
7 with our attorneys, let me just first of all say who  
8 was in attendance. Again, this misinformation needs  
9 to be corrected.

10           The Zoning Commission members, Commissioner -  
11 - Vice Chair Miller, Commissioner Turnbull,  
12 Commissioner Shapiro, Commissioner May, and myself,  
13 Anthony Hood, along with Ms. Sharon Schellin, along  
14 with Mr. Ritting and Mr. Bergstein. That's it.  
15 Okay, Chris? Okay.

16           I've just given you the names of the people  
17 who were in the closed meeting. No, I'm just letting  
18 you know so you can put out there who was in the  
19 closed meeting. Okay.

20           Next, on January the --

21           MS. SCHELLIN: 30th.

22           CHAIRPERSON HOOD: -- 30th, the Commission  
23 will have a public forum on our agenda at our meeting  
24 on Monday, January 30th, at 6:30. I'm not sure where  
25 it's going to fall. We will be discussing our next

1 procedures in the McMillan case, of how we're going  
2 to be moving forward. Okay? It's a hearing. I  
3 mean, excuse me, that's our public meeting of how  
4 we're going to be moving forward.

5 Any other questions? Okay. Thank you.

6 Let's move into our hearing for the night.  
7 Ms. Schellin, do we have any preliminary matters?

8 MS. SCHELLIN: The three proffered expert  
9 witnesses have all previously been accepted by the  
10 Commission as experts. And I just noticed that today  
11 the applicant uploaded a revised plan for the  
12 project, so I think that per the rules anything --  
13 any revisions to the applicant less than 20 days,  
14 they would need to ask for a waiver of that. So,  
15 would ask the Commission to grant a waiver.

16 CHAIRPERSON HOOD: Have they asked for it  
17 already?

18 MS. SCHELLIN: They did not.

19 CHAIRPERSON HOOD: Okay. Ms. Roddy, you want  
20 to ask?

21 MS. SCHELLIN: Yeah.

22 MS. RODDY: We would ask that the Commission  
23 waive the rules with this respect. The update to the  
24 plan is, it modifies the architectural embellishment  
25 on Potomac Avenue, and we believe that the Commission

1 will appreciate this improvement to the plan, and  
2 we're happy to present it this evening. But that's  
3 the extent of the modification.

4 CHAIRPERSON HOOD: Okay. Any objections?  
5 Not seeing any, we will accept it. Anything else,  
6 Ms. Schellin?

7 MS. SCHELLIN: That's all I have.

8 CHAIRPERSON HOOD: Okay. And our experts  
9 have already been qualified previously. Okay. You  
10 may begin.

11 MS. RODDY: Good evening and thank you. My  
12 name is Christine Roddy and I'm an attorney with  
13 Goulston and Storrs. With me this evening is Megan  
14 Hottel-Cox, a colleague at Goulston as well. And  
15 we're here tonight to present MRP and Florida Rock's  
16 vision for phase 2 of the Florida Rock PUD. And this  
17 is the PUD that is located south of Nat's stadium and  
18 north of Anacostia River.

19 The site was formerly used as a concrete  
20 plan, but these operations have ceased and the site  
21 has been approved by the Commission to be redeveloped  
22 as a multi-phased mixed use development. And the  
23 first phase was recently complete.

24 As many of you know, this site has a long  
25 history and I won't belabor the history of this PUD

1 here and now, but would like to thank the Commission  
2 for the investment of its time previously in this  
3 project and appreciate your attention to phase 2 this  
4 evening.

5           Since we are last here, phase 1 has been  
6 constructed and we'll give you more details about the  
7 success of phase 1. But we're happy to say that  
8 residents are currently living in phase 1, and we are  
9 excited to use the momentum to move forward with the  
10 second phase of this PUD.

11           And the second phase is a residential  
12 building that consists of approximately 265  
13 residential units. It consists of retail and a  
14 marina. And the marina includes both public and  
15 private slips, as well as event space, and that will  
16 help activate the water area.

17           The designs for phase 2 are consistent with  
18 the stage 1 approval, with the primary modification  
19 being the amount of retail that was approved. We  
20 have added retail to the plans as you'll see this  
21 evening.

22           We have fully outlined the areas where  
23 flexibility is needed for this project, but there was  
24 one that I failed to mention that I just wanted to  
25 bring your attention to now, and that's with respect

1 to the marina. We are in the very, very early stages  
2 of coordinating with the Army Corps on the marina,  
3 and so we would just ask for the flexibility to  
4 respond to comments that we may hear from the Army  
5 Corps during that permitting process.

6 The mix of uses in the proposed massing as  
7 approved in the first stage PUD is not inconsistent  
8 with the Comprehensive Plan. The project provides a  
9 mix of residential and retail uses on an under-  
10 utilized waterfront site. The Comprehensive Plan  
11 requires the balancing of District priorities, and  
12 this project promotes and prioritizes the plan's  
13 calls to beautify and maximize connections to the  
14 Anacostia river.

15 The lower Anacostia waterfront and near  
16 Southwest Element specifically encourage the mix of  
17 uses approved by the Commission for this site, and  
18 the project effectuates many of the objectives of the  
19 area element.

20 We are happy to be here this evening with  
21 positive reports from the Office of Planning, the  
22 Department of Energy and the Environment, and the  
23 District Department of Transportation.

24 And we will speak to these reports during our  
25 presentation this evening. I will note that DOEE had

1 submitted a detailed report with opportunities for  
2 continued coordination as we move forward with the  
3 permitting of this project and we will obviously  
4 maintain that dialog and continue to coordinate with  
5 DOEE.

6 And in addition to the District agencies, we  
7 are also pleased to have the support of the community  
8 and the ANC, and our single-member district  
9 representative is here this evening to testify.

10 With that, we will have four witnesses this  
11 evening. We have Mr. Frederick Rothmeijer, who will  
12 testify as a representative of MRP, Donald Hoover,  
13 who is proffered and accepted as an expert in  
14 landscape architecture, Marius Raduvescu who is  
15 offered and accepted as an expert in architecture,  
16 and Robert Schiesel, as our transportation engineer.

17 So, with that, I'll turn to Mr. Rothmeijer.

18 MR. ROTHMEIJER: Good evening, Commissioners.  
19 My name is Frederick Rothmeijer. I'm one of the  
20 founding partners at MRP Realty, and I'm very excited  
21 to be here talking about the next phase of Florida  
22 Rock.

23 As Christine said, this is a former site of  
24 concrete batching plant that had operated there for  
25 decades, located south of Nat's stadium and north of

1 the Anacostia it's part of -- we have four phases.  
2 And the first phase is constructed.

3 I have to say, we're all very proud and  
4 excited about the high-end open space that has been  
5 constructed, and the high quality of the first phase  
6 building that we named Dock 79.

7 We constructed approximate 19,000 square feet  
8 of retail amenities. Close to 100 percent leased to  
9 five different restaurant concepts. All great  
10 quality, local operators. The first restaurant is  
11 the Salt Line, seafood and raw bar. We thought very  
12 appropriate at the banks of the Anacostia. All  
13 Purpose Pizzeria, Dotscha (phonetic), and a tenant  
14 that we can't name -- two tenants that we can't name  
15 yet, but are in signed letter of intent and lease  
16 negotiations.

17 Dock 79 consists of 305 apartment units and  
18 we're 60 percent leased. Twenty-five affordable  
19 housing units, 100 percent leased.

20 The project itself, besides the open space  
21 that I'll talk about in a little bit, has a courtyard  
22 and a very extensive rooftop with pool and other  
23 amenities.

24 The open space that we built and constructed  
25 comprises of 74,000 square feet at a total cost of \$4

1 million. We also have -- we're basically adjacent to  
2 Diamond Teague Park, and I think we are -- have  
3 stitched that together with our project, phase 1, and  
4 we'll commence doing that with the next phases.

5           The ownership contributed about 800,000 to  
6 Diamond Teague Park as part of the original PUD.

7           The open space, what we built next to Diamond  
8 Teague Park, is a large plaza with a very sizable art  
9 sculpture that Marius will -- and Don will further  
10 highlight. And it comprised of a water feature and  
11 multiple chess and ping-pong tables to activate the  
12 space.

13           We also furthermore, built the Riverwalk  
14 esplanade that has many benches, has the ability for  
15 the restaurants to stitch into, and has an eco-tone.  
16 Basically, a large planted area with a lot of trees  
17 and a lot of vegetation that also serves for water  
18 treatment.

19           And then on the west of the Dock 79 we had --  
20 we built Florida Rock Alley that basically forms the  
21 eastern edge for our phase 2.

22           Talking about phase 2, in phase 1 we had a  
23 unit mix that ranged from studios to two-bedrooms,  
24 two-baths. In this phase we extending the studio mix  
25 beyond the two-bedroom, two-bath to include two-

1 bedroom plus dens, and even three-bedroom units. So,  
2 we're going to have larger units available for the  
3 market.

4 We took away some residential density from  
5 our stage 1 to create, you know, exciting -- even  
6 more exciting retail space. So, we have double-  
7 height retail space available. The space on the  
8 Anacostia has 25 feet floor to ceiling heights, gives  
9 the tenant the opportunity to build some mez space,  
10 but if they wouldn't want the mez space they can use  
11 the total height.

12 We also added retail on Potomac Avenue, and  
13 that too has a substantial two-story height there of  
14 about 20-foot plus floor to floor.

15 Total retail space that we envision is 85,000  
16 square feet on the ground floor. If we include the  
17 mez space to that, we can get close to 10,000 square  
18 feet, which is significant higher than our stage 1  
19 had envisioned. But, due to the success that we have  
20 had with the restaurant space and retail space in  
21 phase 1, we feel very excited and we believe that  
22 this will be very successful and attractive retail  
23 space for phase 2.

24 With phase 2 we're also adding another  
25 portion to the riverfront esplanade, and an

1 additional open space to the west side of this phase.  
2 Our expense is estimated at 1.1 million to 1.5  
3 million in additional open space, which is pretty  
4 sizable.

5 We also updated our design as Christine  
6 explained. We heard what you had said during our set  
7 down, so we worked with SKI on a revised design and  
8 relooked at the architectural component on Potomac  
9 Avenue. And as you heard, we submitted an additional  
10 revision to sort of the top of that expression on  
11 Potomac Avenue that Marius will delve into.

12 Talking about the marina, we're very excited  
13 about the ability to do a marina here, to have  
14 another exciting feature and activation of the  
15 waterfront. We envision that the marina provides a  
16 mix of public space and private space. We have had  
17 productive talks with the water taxi company that is  
18 trying to stitch together the different waterfronts  
19 in the District to Alexandria, and also to National  
20 Harbor. So, we hope to further those discussions  
21 with them as well.

22 We have worked closely with Commissioner  
23 Fascett over the last six months, and listened to  
24 their hopes and endeavors that they would like to see  
25 with this project. They had requested a further and

1 sort of a dog park in an interim way, so we have  
2 planned for that to move some of the interim  
3 facilities that we have built with phase 1 to the  
4 location of phase 3 and 4. So that would include a  
5 temporary dog park.

6 We also have talked with the ANC about the  
7 construction management plan. They also wanted to  
8 see more retail, and they wanted to have a  
9 restriction on parking for tenants, such that that  
10 would be restricted into the structured parking  
11 garage below the building.

12 The benefits and amenities that the Zoning  
13 Commission approved for this project in stage 1, the  
14 main focus that we heard was to really create the  
15 open space and offer the public the amenity along the  
16 water, and be able to extend the Riverwalk plan.

17 So, I delved into that. We built close to  
18 two acres of open space, and anticipate building  
19 another 26,000 square feet of open space with phase  
20 2, in the form of landscaped esplanade, and a further  
21 plaza through the west of phase 2.

22 In terms of employment benefits, we executed  
23 the first source amendment with DOES, which we will -  
24 - we also agreed to implement the employment and  
25 training skills program, and have entered into a

1 memorandum of understanding to utilize certified  
2 local, small, and disadvantaged business enterprises  
3 for work comprising at least 35 percent of the  
4 contracted development cost for phase 2, while  
5 promoting small and local business.

6 I touched on Diamond Teague Park, that the  
7 ownership has contributed significant monies to.  
8 This park has been constructed and forms the  
9 southeast end of the property and connects the  
10 riverfront plaza to the arts park.

11 In terms of LEED, we had been required to  
12 provide a LEED certifiable project, but we have  
13 committed to certify it to a LEED Gold level for  
14 phase 2. So, we stepped that up.

15 We, in the first stage didn't require a dog  
16 park, but we have now committed to a dog park as a  
17 temporary facility in our future on the location of  
18 our future phase 3 and phase 4, for riverfront, which  
19 will include trash bins, lighting, and waste  
20 dispensers.

21 And we also have committed to the Residential  
22 Permit Program, such that residential parking will  
23 not occur on the streets, but in the parking garage.

24 I've touched on the construction management  
25 plan. We have submitted an exhibit to the record for

1 that. And we have also committed to the Capital  
2 Bikeshare to fund and maintain a new Capital  
3 Bikeshare station at our phase 2 location.

4 MS. RODDY: And we'll turn now to Mr. Hoover.

5 MR. HOOVER: Good evening, Commissioners. My  
6 name is Don Hoover with Oculus. We're the landscape  
7 architects on the project, and I'm going to walk you  
8 through the site plan and some of the site  
9 improvements on the project.

10 So, this is the illustrative site plan. And  
11 this includes both the phase 1. I should point out  
12 this dashed dark line that you see where I'm running  
13 the hand across, that's the division line between  
14 phase 1 and phase 2. And this dashed line on this  
15 side is the western edge of phase 2, with the interim  
16 landscape treatments that Fred was describing is over  
17 here, which is also part of this PUD. So, in  
18 essence, it's everything from here over, including  
19 the marina.

20 As you know, stage 1 was constructed, and as  
21 I go through the presentation I'm going to be showing  
22 you numerous slides of what was built because the  
23 stage 2 really is a continuation of those materials  
24 and the quality standard that was established in  
25 phase 1.

1           So, I thought we'd take a quick step back to  
2 just remind everybody the context of this project,  
3 the importance of the site. Not only is it a  
4 continuation of the Anacostia River Trail from Yards  
5 Park, Diamond Teague Park, into riverfront, it is  
6 also the, what I would call the riverside front porch  
7 of the stadium. The south stairs of the stadium  
8 dumps into the plaza space of phase 1. It is also  
9 the location of the water taxi, right here, and of  
10 course South Capitol Street, we're on the edge, form  
11 the edge of that as it comes across the river.

12           So, it's a really, really important site and  
13 I give the ownership credit in phase 1 for really  
14 wanting to make this special. And I have to say, as  
15 I show you the slides of what was constructed, it is  
16 well above the quality standards that we promised in  
17 the PUD.

18           So, this is from the image on the right, is a  
19 view from atop the phase 1 building, looking down  
20 towards Yards Park. And the riverfront plaza is what  
21 you see below, which includes a collection of spaces,  
22 outdoor lawn spaces. This is actually a tree growth,  
23 although it's in the fall, so you can't see the  
24 trees.

25           And then the interactive water feature, which

1 is in the stone plaza here, as well as the sort of  
2 folded steel art piece that you see right there.

3           As I said, setting the standard of quality,  
4 the stage 1 did that. The materials are top notch.  
5 The images to the top of the page are the custom  
6 furniture that's in one of the spaces out there.  
7 There's a whole collection of varying custom  
8 furniture pieces throughout the public spaces. But  
9 you can sort of see, when you look down on to the  
10 project, the level of detail, a lot of attention was  
11 given to every nut and bolt on the project.

12           So, this is an image of what we're calling  
13 the communal seating area, the upper right image.  
14 So, what you have to the left of that image is the  
15 retail, the outdoor café space, then the pedestrian  
16 esplanade, and then the bike trail, and then this  
17 space that we're calling the communal seating area,  
18 which overlooks the river and the biofiltration  
19 garden to the right of the image.

20           So, that, what was constructed is located  
21 right here, and I'm showing you this in detail  
22 because we're doing something very similar on stage 2  
23 right here.

24           So, it will be overlooking the marina. The  
25 lower image, which also is in stage 1, it's the river

1 garden stair and amphitheater seating, which is  
2 located through this zone. We will be continuing  
3 that level of treatment through stage 2, right there,  
4 to complete the river garden vision that we put  
5 forward in the stage 1.

6 We are stepping the -- or moving the stairs  
7 and amphitheater seating back away from the wall  
8 there further in this stage, to create a larger  
9 landing space on the lower platform, which is this in  
10 in stage 1, so it's about -- looks to be about 10  
11 feet wider.

12 In terms of the materials used on the  
13 esplanade, everything that you see in the light gray  
14 in stage 1, which we'll also be using in stage 2, is  
15 the image to the right, which is all brick paving in  
16 a boardwalk pattern. The Florida Rock Alley that you  
17 see here, we will be completing that. The red line  
18 is showing you the division between stage 1 and stage  
19 2. So, that patch paving that you see here will be  
20 completed along that edge.

21 Night lighting, very important on the  
22 project. The images to the right are showing you  
23 some of the lighting elements that were incorporated  
24 into the stage 1, including rail lighting along the  
25 esplanade sort of festive lighting in the riverfront

1 plaza, in the garden space. And we're showing you  
2 just a few of the -- and we also have the catenary  
3 lighting over Florida Rock Alley, which right now is  
4 being held up by temporary poles. And when the new  
5 building is constructed those catenary lights will be  
6 reattached to the new building as was originally  
7 envisioned. So, that will be exciting and fun, and  
8 as well as lighting the marina.

9           On the roof of the building there's a number  
10 of amenity elements for the residents. I'll just  
11 highlight a few of the main ones. What you see in  
12 the peach color is where the gym is going to be  
13 located. So, instead of it being buried in the  
14 basement it's going to be a major feature with great  
15 views, a club room located here, and then the pole  
16 deck out to the point, and of course the Anacostia  
17 River is out here.

18           The image to the lower right is the pool deck  
19 on stage 1, and you can see the views from the top of  
20 the building and this building is of course taller  
21 than phase 1. So, you have even better views.

22           The temporary park, interim landscape we  
23 called it, which is this space here, which is for the  
24 future phases 3 and 4, it will include the beach  
25 volleyball courts, which we're also building right

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1 now. Or, they're finished now. This is an image  
2 here of them under construction, which is located on  
3 the stage 2 site, and that's going to be basically  
4 slid over and put in the next stage.

5           There is the dog exercise area. There's  
6 temporary parking, and then there's also some retail  
7 opportunities that we're going to incorporate.

8           Some of these, the concrete elements that you  
9 see here is really speaking back to the history of  
10 the site and the concrete blocks from the Florida  
11 Rock plant.

12           The potential container pop-up retail, that's  
13 located here. So, we see that as being another fun  
14 public engagement piece. And then finally the  
15 marina, this sort of sets out the different levels of  
16 what's public, what's private. It really comes down  
17 to the potential for the red elements to be private  
18 slips, and everything else being public, including a  
19 even retail floating dock with support barges.

20           This is just a view from above. And again,  
21 this piece here is all fixed, what you see in the  
22 dark brown. So, that's not floating. Everything  
23 else is the floating docks.

24           There was a request for sections of the  
25 marina. You can sort of see, barely see the blue

1 where the sections are being taken. This is  
2 basically cutting through our building with the  
3 retail on the ground floor, outdoor café space,  
4 pedestrian esplanade, bicycle trail, and then the  
5 communal seating area steps down to the lower  
6 platform that then ties into the marina. And so,  
7 this is another section which is basically cutting  
8 through this location showing the retail barge event  
9 space floating off of the main dock.

10 This is the fixed dock which is located here,  
11 and how big that is with the floating docks around  
12 it, and then this is a section cutting across the  
13 event portion of the marina.

14 These are just some of the character images  
15 that we included in the PUD that really speaks to the  
16 marina as being something casual and fun and offering  
17 high energy for the project.

18 And with that, I'm going to turn it over to  
19 Marius to talk about the architecture of the  
20 building.

21 MR. RADUVESCU: Good evening. I'm Marius  
22 Radulescu with SK&I, we are the architects on the  
23 project.

24 So, Don already talked about phase 1 and  
25 phase 2, and I'm going to turn to more details about

1 how the plan and organization of the first floor and  
2 the phase 2 works.

3           So, on this side you have phase 1, and on the  
4 left of the screen is phase 2. The main access is  
5 through Florida Rock Alley, which is here. And the  
6 entrance to the building is marked in light blue, is  
7 adjacent to the entrance of phase 1 building. So,  
8 they kind of frame Florida Rock Alley.

9           In red, you see the retail. So, the retail  
10 basically wraps around and continues with this piece,  
11 which is open on three sides of about 5,000 square  
12 foot of retail. Again, this is phase 2.

13           Amenities for the project here, but that area  
14 actually could also be retail. But we marked it in  
15 to for flexibility because maybe at the beginning the  
16 retail will not be there, and in that case, would be  
17 amenity.

18           This is a cross-section, just quickly. We  
19 have amenities in the -- towards Potomac Avenue, and  
20 retail towards Anacostia.

21           Also, would like to point out where the  
22 vehicular accesses are. This is the loading dock.  
23 Again, is adjacent or across from the -- across the  
24 alleyway from phase 1 loading dock. While the garage  
25 entrance, the circulation would be down Florida Rock,

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1 vehicular access will stop there, then the cars will  
2 turn through a alleyway through the building, and  
3 this is the ramp going down into garage. The cars  
4 will also go and turn back on Potomac Avenue this  
5 way. So, it's a clockwise movement.

6 Those are the few images of the existing  
7 conditions. And, this is the view to west on Potomac  
8 Avenue. This is the view from Arthur Douglas  
9 Memorial Bridge. Frederick Douglas, sorry, Memorial  
10 Bridge. Again, view from the Anacostia. View from  
11 Diamond Teague looking west, the stadium, and again  
12 details of the building.

13 The inspiration for the architecture was the  
14 same as the inspiration in phase 1. You have these  
15 spectacular views and a condition that is unique to  
16 this project that is fantastic opening into the  
17 natural environment. So, from the west you have the  
18 view of the Capitol. And as you go, you rotate  
19 towards east, you see Southwest, Southeast  
20 Washington, and Anacostia River.

21 Also, the inspiration for this project was  
22 actually phase 1. This is an image of the existing  
23 project from the plaza that faces the stadium. The  
24 stadium continues to be a challenge as it was in  
25 phase 1, because of its scale. And its somehow

1 undynamic or static façade that often times doesn't  
2 have any activity.

3           This is the view from Southwest, and this is  
4 phase 1 in the key plan. And the arrow points out to  
5 the view. So, as in phase 1, what informed the  
6 architecture was these views. So, to maximize the  
7 views the majority of the units have floor to ceiling  
8 glass, and about 80-something percent have balconies.  
9 So, the balconies are playing a major role, as in  
10 phase 1, into the architecture of the building.

11           So, the balconies were arranged in a pattern.  
12 This is zig-zagging and saw-tooth pattern facing  
13 Florida Rock. Florida Alley. This is again the  
14 phase 1 and phase 2 to the left.

15           And we have again, this is a view just to  
16 draw the parallel between phase 1 and phase 2. And  
17 the balconies wrap around the building. So, even on  
18 the north façade we have a few balconies, again, to  
19 create a unified composition.

20           This end of the project, which is the north  
21 end facing Potomac Avenue, is the area where we have  
22 to do some tweaks. We had some constructive comments  
23 from the Office of Planning and we as a group came  
24 back with a different concept that we submitted about  
25 three weeks ago. But since then we saw that maybe

1 that wasn't still the perfect combination. So, we  
2 added a few more elements, and that is a frame that  
3 speaks now to the engaging nature of phase 1, this  
4 accent piece.

5 So, we added two thin walls, a canopy and --  
6 a canopy and coordinates to form again a unified  
7 element to frame this corner glass.

8 Here, you can see how the balconies work on  
9 this part of the building, opening up the view  
10 towards Anacostia.

11 On the east side, the balcony, they form a  
12 repetitive pattern that changes from floor to floor,  
13 but gets repeated every third -- every fourth floor.  
14 And this pattern was meant to speak to the ever-  
15 changing nature of the water, and to have sort of a  
16 wave, wave movement.

17 And this is again, the building that inspires  
18 us to continue. A precedent has been established in  
19 phase 1. We wanted the building to engage into the  
20 natural environment, as you can see here. But also,  
21 furthermore, engage the public both the tenants who  
22 are going to live here, but the public which is going  
23 to use this plaza.

24 And this, by the way, the plaza has been  
25 built and this is the sculpture element that Fred

1 talked about at the beginning of the project.

2 A few images that show the pedestrian  
3 experience. This is the retail facing down  
4 Anacostia. So, we want the open space and  
5 opportunity to outdoor seating to continue. Below  
6 you find, as you turn the corner, the view on the  
7 southwest. And this is the west elevation and the  
8 east elevation, again, of the retail piece. The half  
9 side that fronts Anacostia River.

10 A few more images. This is the entrance to  
11 Florida Alley, and this is the part, this is going to  
12 be probably retail. And then the entrance of the  
13 building is down on this area. And then the  
14 pedestrian alley continues down towards the Potomac.

15 This is the view from opposite corner, so as  
16 you approach on Potomac Avenue from the west going  
17 east. And those are the elevations on the northern  
18 half of the building.

19 We have a few images that show what signage  
20 would be located. So, on Potomac Avenue we have two  
21 corners. One is the one on the west, and then  
22 towards the east, and I'm going to switch to this  
23 image, we want the signage to be located on top of  
24 this canopy that will anchor the retail and the  
25 entrance of the building.

1           In terms of the materials, we have a board  
2 and I don't know, maybe you can -- so, the majority  
3 of the materials will be glass and metal panel. And  
4 we have two shades of metal panel in this range,  
5 because we have a larger frame and then we have in-  
6 fill panels in between.

7           Other material will be this dichroic paint,  
8 which Color Shift is a brand, but we use on phase 1,  
9 the frame that you see facing the water has the color  
10 that shifts as you walk around the building. So, we  
11 want to have the same color on these panels. So, as  
12 you approach the building, I don't know if it does it  
13 with this light, but the color shifts from maybe  
14 purple to blue, or from blue to green, depending  
15 where you are, time of the day, the sky conditions.  
16 But it's a dynamic change. Again, we wanted to  
17 connect to the ever-changing nature of the water.

18           On the retail, we want to have a softer  
19 material, softer to the touch and soft to the look,  
20 and that is area facing the north part of the  
21 building. And glass for the -- some of the --

22           CHAIRPERSON HOOD: I think we're going to  
23 need to try to do something different if you could  
24 stop the clock, because a few of my colleagues might  
25 not be able to see that. So, I don't know how we can

1 do this. Maybe we need to turn the lights on. I  
2 don't know if we can see it better with the lights on  
3 or off. I actually -- because it's right in front of  
4 me I can see it better now, but others may not be  
5 able to see it.

6 So, let's turn the lights on and if you can  
7 continue your presentation, maybe that may help.

8 MR. RADUVESCU: So, just to recap, this is  
9 metal panel that is going to be in two shades because  
10 we have outer frame and inner frame. So, the outer  
11 frame will be lighter, inner frame will be a darker  
12 shade. We want to use this dichroic color, which  
13 again, I'm not sure if you can see how it shifts  
14 color, but those are these vertical bands.

15 And we are using this material in phase 1, it  
16 forms the frames, the two frames, major frames facing  
17 the water. And I think that that will add to this  
18 connection that we have to the water. We know how  
19 the water reflects the sky is going to change with  
20 the season with the time of the day. So, we want  
21 that paint to mimic that water condition.

22 Some of the railing details in this range,  
23 either aluminum railing or a perforated metal with  
24 the same horizontal rating, typical glass, and then  
25 some of the railings may be glass. This wood is a

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1 material that we want to use on the northern half of  
2 the base of the building where the retail and  
3 amenities are.

4 CHAIRPERSON HOOD: Can we have that passed up  
5 here? Okay. When you're finished, if you could just  
6 pass it up here to us? Thank you.

7 MR. RADUVESCU: And with that we're going to  
8 switch to --

9 MR. SCHIESEL: Well, that's okay. Good  
10 evening, Commissioners. My name is Robert Schiesel,  
11 and in the interest of time I'll just rest on the  
12 record. I had a few slides, but it was just  
13 highlights of what we already discussed.

14 The only thing I'd like to discuss other than  
15 what's already in the record is, the one statement in  
16 DDOT's staff report that indicated they requested a  
17 slight change to the wording of the Capitol Bikeshare  
18 commitment. The applicant worded theirs to remove  
19 uncertainty about the level of contribution.

20 After talking with DDOT today the applicant  
21 and DDOT reached a compromise, which is to increase  
22 the level of contribution to \$83,000 while -- and  
23 removing the uncertainty portion. And also, adding a  
24 commitment that if an extension for the PUD was ever  
25 requested, that they would revisit that number based

1 on the current pricing for Bikeshare when they  
2 request the extension.

3 With that, I will rest on the record and look  
4 forward to any questions.

5 MS. RODDY: And that completes our  
6 presentation. We're happy to answer any questions.

7 CHAIRPERSON HOOD: Okay. Thank you all for  
8 your presentation. Again, we apologize for starting  
9 late.

10 Let's see if we have any questions up here.  
11 Anybody? Commissioner May?

12 MR. MAY: Okay. So, the change that was made  
13 just recently in what you submitted, I mean, I looked  
14 at the exhibit that was in the record. I don't have  
15 exactly the same access that some folks do. And it  
16 didn't actually show it, but that's just a rehab.

17 So, what you did was you lowered that top  
18 piece and then sort of connected it down to the  
19 bottom, with the bottom that extension across the  
20 bottom, right, to make it read it as a single  
21 element.

22 MR. RADUVESCU: Correct.

23 MR. MAY: Okay. So, that solves one of the  
24 problems that I had.

25 The other one was the, on the -- go to one of

1 the views from the river. There you go. So, that  
2 top piece on the right side of the building, how far  
3 is that set back from the edge of the building?

4 MR. RADUVESCU: That doesn't sit back from  
5 the edge of the --

6 MR. MAY: Okay. So, you know, I don't think  
7 that you can simply do an architectural embellishment  
8 on the roof. I mean if it were part of a tower  
9 piece, like what you did on the other side or even on  
10 the building next door, that makes sense. But we  
11 have seen things like this before and routinely said  
12 no, that's not -- it's got to be set back. So, I  
13 think that has to be set back.

14 So, at one-to-one, I mean, it's still,  
15 judging from how much patio space or whatever you  
16 have there, I think that there's still plenty of room  
17 to set it back and still have a good feature. So.

18 There is, for the marina, you have a dock.  
19 Can you bring up the plan of the marina? Okay.  
20 Yeah. So, you have numerous slips for boats, and  
21 then you have -- I don't know what you call that, an  
22 entertainment dock or something like -- okay. So, I  
23 mean, have you actually started having the  
24 conversations with the Corps of Engineers yet?

25 MS. RODDY: We have had very very preliminary

1 conversations.

2 MR. MAY: Very, very preliminary?

3 MS. RODDY: Yes.

4 MR. MAY: Okay. So, here's one of the  
5 concerns that I have, and this has come up in another  
6 case, is that the Corps of Engineers is not going to  
7 approve anything that doesn't have a reason for being  
8 in the water. And being entertained on the water is  
9 not enough, and so now at least based on what they've  
10 said on other projects. So, I think that if you have  
11 that and it's sort of completely disconnected from  
12 any slips or any docking capability as it appears to  
13 be, I think you're going to have a hard time. And if  
14 you can't get that approved then you're going to wind  
15 up having to come back here for a modification. And  
16 I don't think you want to do that.

17 MR. HOOVER: Well, just to be clear in terms  
18 of what we've done --

19 MR. MAY: Yeah.

20 MR. HOOVER: -- in terms of research and so  
21 on and so forth.

22 MR. MAY: Right.

23 MR. HOOVER: It wasn't the people sitting  
24 here. We got a marina consultant, Nichol and  
25 Moffatt, you may know them. They do most of the

1 waterfront work. Anyway, they're the ones that would  
2 go through all the permitting.

3 MR. MAY: Uh-huh.

4 MR. HOOVER: And they were guiding us in  
5 terms of what they thought the Corps of Engineers  
6 would allow. So, it's their recommendation.

7 MR. MAY: Okay. So, I mean, it's essentially  
8 your risk, but if they were to approve this it seems  
9 a little inconsistent with what we've heard from them  
10 before. Now, maybe they would approve it, I don't  
11 know. But if it's really the only purposes of it  
12 being there is to provide an entertainment venue or,  
13 I don't know, food places or something like that, it  
14 might be a little difficult to get that approved.  
15 So, again, your risk.

16 The application states that the project will  
17 be certifiable at LEED Gold. So, is that certifiable  
18 or certified? Do you intend to seek certification?

19 MR. ROTHMEIJER: I believe we committed to  
20 certified. Is that right?

21 MS. RODDY: Yes. We will go through the  
22 certification.

23 MR. MAY: Okay. That's all. I'm just going  
24 through the process, the language is a little  
25 different.

1           On the RPP restriction, is it actually  
2 eligible for RPP?

3           MS. RODDY: It is not eligible for RPP, but  
4 we have a commitment that in our leases will say that  
5 there wouldn't be a petition --

6           MR. MAY: Yeah, and that's fine. I just  
7 wanted to make clear that there -- I think that what  
8 you have to go through to make sure that people don't  
9 try to do RPP when it is a building that is eligible  
10 is a little bit more complicated than what you would  
11 do if it's not eligible. I didn't think it would be  
12 eligible, but who knows.

13           So, you answered my question about the  
14 Capitol Bikeshare.

15           The Department of Energy issues, I appreciate  
16 the fact that you want to continue to coordinate with  
17 them and there are things that you can do, and some  
18 of that can be handled outside of what we need to  
19 review. But they did make at least one suggestion  
20 that resonated with me, is that there's an awful lot  
21 of pavement. And I'm wondering if you -- I mean, if  
22 you look at just the overall plan of it, there's just  
23 a lot of paved space. And they were suggesting that  
24 you could look at, for opportunities to incorporate  
25 more green into the site plan. I mean, you know,

1 your lot occupancy is relatively low. I mean, like  
2 really low.

3 And so, to have of that, you know, 50 percent  
4 of the -- nearly 50 percent of the site that is, you  
5 know, plaza, whatever, I mean, so little of it is  
6 green. So, I'm wondering if you actually have given  
7 any thought to that, or would give any thought to  
8 that.

9 MR. HOOVER: Well, I certainly think we can  
10 give thought to that. We, when going through the  
11 design, I mean and I'm not putting it on the Office  
12 of Planning, but we did, in setting up the esplanade,  
13 there's so many -- a certain width for the bike  
14 trail. It had to be 10 feet and then the esplanade  
15 had to be so many feet, and then the outdoor café  
16 space. Once you carve that through, you know, you  
17 end up with a lot of pavement.

18 MR. MAY: Uh-huh.

19 MR. HOOVER: I think this is going to be a  
20 place that's going to have an enormous amount of  
21 people. Could we get more green? The answer is  
22 probably yes.

23 MR. MAY: Uh-huh.

24 MR. ROTHMEIJER: We'll look into it.

25 MR. MAY: Okay. I think it's worth a look.

1 And I mean, I think part of it is also just seeing it  
2 with stage 1 right next to it and built with the  
3 Florida Rock Alley or whatever, which is all  
4 pavement, and has to be I think, at least to a  
5 certain extent.

6 MR. ROTHMEIJER: Great looking paving,  
7 though.

8 MR. MAY: What's that?

9 MR. ROTHMEIJER: I said, great looking  
10 paving.

11 MR. MAY: Yeah, you know, I expect nothing  
12 less. But anyway, you don't want to be paving  
13 paradise I guess.

14 So, I guess the last thing I have is, some of  
15 the other suggestions they had, potentially do have  
16 an effect on what the project looks like, so  
17 specifically things like the solar panel suggestion.  
18 I mean, is that something you're actually going to  
19 entertain?

20 MS. RODDY: They had looked into it  
21 previously but it wasn't something that was really  
22 feasible, especially with the green roof component.  
23 So, that was the most challenging. So, we went  
24 forward with the commitment to LEED Gold, and so we  
25 would move forward with that as our sustainability

1 feature, rather than the solar panels.

2 MR. MAY: Uh-huh. Okay. Okay. I think that  
3 might be it for my questions. Did you -- Mr.  
4 Chairman, did you see the picture of me in their  
5 presentation?

6 CHAIRPERSON HOOD: No, I tried to look past  
7 that.

8 MR. MAY: You know what I'm talking about?

9 CHAIRPERSON HOOD: The bicycle?

10 MR. MAY: No, no.

11 MR. MILLER: Volleyball.

12 MR. MAY: The volleyball. That was --

13 CHAIRPERSON HOOD: That was you?

14 MR. MAY: That was me.

15 CHAIRPERSON HOOD: Oh, okay.

16 MR. MAY: You didn't recognize me?

17 CHAIRPERSON HOOD: No, I didn't recognize  
18 you.

19 MR. MAY: Alright.

20 CHAIRPERSON HOOD: I missed that.

21 MR. MAY: That's it.

22 CHAIRPERSON HOOD: Maybe I meant to miss it.  
23 Okay. Alright. Commissioner Shapiro?

24 MR. SHAPIRO: No questions at this time.

25 CHAIRPERSON HOOD: Okay. No questions.

1 Commissioner Turnbull, you have any questions?

2 MR. TURNBULL: Yeah. Thank you, Mr. Chair.  
3 Thank you for your personation. I'm glad you've made  
4 some of the improvements that we had talked about.

5 I think Commissioner May hit on a lot of the  
6 points that I had, and I do agree that the Riverview,  
7 the rooftop element, you call it an architectural  
8 element, which is not really a term of art we use on  
9 the Zoning Commission. Rather, it's an architectural  
10 embellishment.

11 This is really a roof top trellis. So, it  
12 does have to meet the setback requirements. But I  
13 guess the other thing that I was concerned about, you  
14 had in your set of drawings, the IZ unit. There was  
15 a plan showing the IZ units, location plan. What was  
16 troubling though is that it was one floorplan and the  
17 IZ units are in the same floorplan on all the floors.  
18 Is there a reason why?

19 I mean, normally we don't see that. Normally  
20 we see the IZ units interspersed on different floors  
21 in different areas. Here I'm seeing it's like a  
22 rudimentary thing. Well, they're all the IZ units  
23 are going to be in a row. And I really don't think  
24 that makes a lot of sense.

25 [Pause.]

1 MR. TURNBULL: Alright. There you go. Yeah,  
2 normally we don't see the IZ units -- I mean, that's  
3 even changed from the plan that I've seen before.  
4 But, it looks like that's the typical floorplan,  
5 every floor is going to be the same. Is there a  
6 reason why you're doing that?

7 MR. ROTHMEIJER: Basically, the units are all  
8 stacked, so there are stacks of units. So, every  
9 floor is the same. What we have done in the latest  
10 in this exhibit, is what we heard were -- the units  
11 were too much on the southeast side of the picture.  
12 So, we said let's improve that, let's shift, you  
13 know, the green two-bedroom unit, we shifted closer  
14 to the water, and the unit on the other side, the  
15 one-bedroom, we shifted closer to the water and put  
16 on the west side, on the north side of this picture.

17 So, we tried to redistribute the units on the  
18 plan, but again, the older units stack. So, from top  
19 to bottom you have all the units, all the same units  
20 are stacking from the third floor up to the top. So,  
21 we can look at, you know, picking out other units --

22 MR. TURNBULL: Well, I'm just saying,  
23 normally we don't see IZ units stacked like that.

24 MS. RODDY: Well, what, unfortunately is  
25 difficult to read on here, and we will submit this

1 plan into the record, but I will try to relay it to  
2 you, that they aren't stacked one above each other  
3 for each of the floors. So, for instance, the  
4 building on the south, on the north, on the north  
5 side -- I'm sorry, the west side, but on -- yes, that  
6 one there, is the third, sixth, ninth, and 12th  
7 floor. So, it's not every floor right above each  
8 other.

9           If you go to the one along Potomac, it's the  
10 third, fifth, sixth, and 11th floor.

11           CHAIRPERSON HOOD: Well, if you could clarify  
12 that.

13           MS. RODDY: We can put that in the record.

14           MR. TURNBULL: Either submit separate plans  
15 or something that really illustrates exactly what  
16 you're doing because I was a little bit concerned  
17 about it. Okay.

18           I guess the other thing that concerns me,  
19 which we have argued before with people, is some of  
20 the language you've got on your drawings. And I'll  
21 go to -- let me pull out my set here.

22           [Pause.]

23           MR. TURNBULL: Well, I guess it's fairly  
24 typical on some of them. For instance, I'm looking  
25 at A201. And I'll start off with the first one.

1           "Applicant requests the flexibility to the  
2 final selection of materials of the exterior  
3 materials within the color ranges and material types,  
4 blah, blah, blah, proposed based on the  
5 availability."

6           I would like to see that changed so that  
7 within the color ranges of the material types  
8 proposed, so that you're not changing materials,  
9 you're changing the color, you have the flexibility  
10 of the color within the materials. I mean, that's  
11 understandable.

12           But, I worry that the way it's written now  
13 there's a fuzzy thing where the ZA could say, oh, you  
14 can change materials. So, you can go from metal  
15 to --

16           MS. RODDY: Right. No, our intent was what  
17 you're setting out.

18           MR. TURNBULL: Alright. Well, if you could  
19 change that.

20           The other thing is, what I don't like then is  
21 on the next one, the exterior elevations, including  
22 door and window sizes, number and location, the  
23 interior partitions -- I don't care about interior  
24 partitions. The number, size, and location  
25 projection of outdoor spaces, stairs, balconies,

1 terrace, and elevators in preliminary, and are shown  
2 for -- it gives -- it's a lot of wishy-washy language  
3 that says, we're showing you a drawing, but it  
4 doesn't mean squat, because we can change it.

5           And to me, if you're going to show something  
6 to the Zoning Commission and say, this is the  
7 building we like, because we're looking at this  
8 drawing said, hey, we like this building, I like the  
9 shape, I like the size, I like the balconies, I like  
10 the materials you've got, and this is what we think  
11 we're approving.

12           When I see a language like this it's like, we  
13 may not get this.

14           So, I think that ought to be deleted. I  
15 mean, I like what you've got. I like the drawings, I  
16 think they're going fine. But I really don't like  
17 that wishy-washy language.

18           MS. RODDY: I think --

19           MR. TURNBULL: I don't know what my  
20 colleagues think, but --

21           MS. RODDY: No, I understand, and I think we  
22 can modify that. There's a standard template that we  
23 would use for the interior partitions.

24           MR. TURNBULL: Right. I don't -- yeah.

25           MS. RODDY: And that, yeah, we can look at

1 that and limit it to that.

2 MR. TURNBULL: The other thing is on 8221  
3 with the signage. Here again we've got some wishy-  
4 washy. I like the signage you've proposed, I have no  
5 problem with. It looks fine. I think that it's a  
6 nice height, it's sensitive, it's scale wise to me,  
7 it makes sense. I think it's going to read fine.

8 But your sign is saying then, it just says,  
9 the exterior signage elevations including sizes,  
10 number, and locations, are preliminary and shown for  
11 illustrative purposes only.

12 So, does this drawing that I'm looking at not  
13 mean anything? I mean, I sort of like what you're  
14 doing. The corners make sense. The scale, it's on  
15 the spandrel beams. It's on the spandrels. It's got  
16 a nice size to it. And to me, it reads with the  
17 architecture and to me it's going to fit in nicely.

18 So, I would hesitate to want to approve  
19 language that says, yeah, but we might not do that.  
20 The idea there was that this was the maximum that we  
21 would be proposing, so there could be some ships that  
22 perhaps it would be smaller in size.

23 MR. TURNBULL: Well, let's say that and say -  
24 - and make it pinpoint to the locations we're shown.

25 MS. RODDY: Okay.

1           MR. TURNBULL:  If you could reword that  
2 language there.  Other than that, I think the  
3 architecture is moving in the right direction.  I  
4 like the sense of proportion, I like the saw tooth  
5 aspect of it.  I think it makes sense with the river.  
6 I think it -- the only thing I couldn't see is, you  
7 said a view of the Capitol from the rooftop.  I don't  
8 think there's any way -- you're looking at the  
9 Washington Monument.  Yeah, right.  I was going to  
10 say, unless the Capitol is moving further west.  
11 Okay.  Alright.  Alright.  Just to be clear.  Okay.

12           Other than that, Mr. Chair, those are my  
13 questions.

14           CHAIRPERSON HOOD:  Okay.  Thank you.  Vice  
15 Chair, you have any questions?

16           MR. MILLER:  Thank you, Mr. Chairman.  Just a  
17 few comments, and I'm not sure I -- yeah, one  
18 question.

19           Thank you for your presentation.  I think  
20 phase 1 looks like it really turned out well and this  
21 proposed phase 2 looks very beautifully designed and  
22 I really like a lot of aspects of the project.  I  
23 love the balconies.  I always love spacious  
24 balconies.  And yeah, those rooftop views of the  
25 Washington Monument will be spectacular.  Especially

1 on July 4th.

2 I guess I would agree with -- oh, I  
3 appreciate all the changes that have been made and  
4 the improvements that have been made in response to  
5 the Office of Planning and our previous comments at  
6 set down, including creating a more uniform façade  
7 around the entire building, extending some of the  
8 features from the water side to the north side.

9 So, I think the -- and I do love the paving,  
10 but I agree with Commissioner May's comment, if  
11 there's a way to add some permeable surfaces or  
12 greener area in there, although you've obviously  
13 contributed to a lot of greenery in this area, and  
14 you've certainly contributed to all the connectivity  
15 that is being created in this area and the activation  
16 of this whole waterfront, which is fantastic.

17 So, I guess the only question I have is  
18 really clarifying the -- I guess in response to  
19 Commissioner Turnbull's question on the IZ, you're  
20 going to submit maybe a clarified -- a clarifying --

21 MS. RODDY: We'll break it out for each  
22 floor.

23 MR. MILLER: Yeah. And so, there are 265  
24 units, which is a reduction from what I think was  
25 originally proposed. Of total units. And 24, or 23

1 are affordable units?

2 MS. RODDY: It would be eight percent of the  
3 residential square footage. So, we're asking for  
4 some flexibility on the 265, but right now it comes  
5 out at 264.

6 MR. MILLER: And what's the range on the  
7 affordable units? I know it's -- well, what's the  
8 square footage on the -- or what's the, I guess the  
9 chart shows 23 on --

10 MS. RODDY: It's currently showing as 23. It  
11 just may fluctuate with what the ultimate floorplan,  
12 what the floorplans are. If there end up being more  
13 two-bedrooms than we're currently showing then there  
14 may be less IZ units because they're larger units.

15 MR. MILLER: Right.

16 MS. RODDY: We just don't have that.

17 MR. MILLER: And you said -- did someone say  
18 that you added a couple -- some three-bedrooms as  
19 well, to the overall mix?

20 MS. RODDY: Yes. So, three bedrooms have  
21 been added. The first phase, phase 1, they really  
22 focused on smaller units, the studios, the one-  
23 bedrooms, and obviously phase 2 will include studios  
24 and one-bedrooms, but does introduce more two-  
25 bedrooms and introduces three bedrooms that are not

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1 currently present in phase 1.

2 And I see on the chart that, the IZ chart  
3 that I have, that there are seven two-bedrooms. But  
4 there aren't any three-bedroom IZ units?

5 MS. RODDY: We have not designated any of  
6 those as IZ at this point, but when we do the final  
7 layout it may be included in the mix. We will, under  
8 all circumstances, have more -- the ratio of two-  
9 bedrooms in the IZ mix will be greater than the ratio  
10 of two-bedrooms and three-bedrooms in the market rate  
11 mix.

12 MR. MILLER: Right. And they're all at 80  
13 percent AMI.

14 MS. RODDY: That is correct.

15 MR. MILLER: But you had seen the Office of  
16 Planning's comment to consider some deeper  
17 affordability for some units. Did you consider?

18 MS. RODDY: We did, and --

19 MR. MILLER: Is this a condominium, or  
20 planning to be a condominium or rental?

21 MS. RODDY: This is rental. And we did look  
22 at that and it is something that we have considered  
23 because we know that affordable housing is a priority  
24 for the District and it's a priority for Florida Rock  
25 as well as MRP. And as we said, the first phase had

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1 25 affordable units in there, are all completely  
2 leased. What we saw when we put together those  
3 benefits and amenities package was that the priority  
4 at the time we went through the first phase and what  
5 we saw for this area really focused on open spaces in  
6 creating those connections to the river.

7           When you look through the area element for  
8 this particular project site, it emphasizes the need  
9 for open spaces available to the public and to really  
10 make the resource of the river available. And so,  
11 when we put together the benefits and amenities  
12 package, we really have done that as Mr. Rothmeijer  
13 testified. MRP and Florida Rock have put forward  
14 about 4 million worth of investment in phase 1 alone  
15 on those open spaces, another I think 1.5 on phase 2,  
16 at least two acres of land, and that doesn't include  
17 the \$800,000 contribution that was made to Diamond  
18 Teague.

19           So, it's really a balancing of the  
20 priorities. And what we felt and we had heard the  
21 Commission to agree during the stage 1, was that open  
22 space really was the priority for this location. And  
23 that it really was provided in the site plan for this  
24 project was commensurate with the flexibility that  
25 the PUD project, the process afforded this project.

1           And in this case, this project isn't actually  
2 receiving or seeking any density through the PUD  
3 process. It really is seeking and receiving just a  
4 height increase, the matter-of-right density is  
5 greater than what was being proposed through this  
6 PUD.

7           And so, all this to say is that we understand  
8 that affordable housing is important and we agree.  
9 But what we have prioritized through this benefits  
10 and amenities package is really focusing on the open  
11 spaces, and providing those as available to the  
12 public.

13           MR. MILLER: And I do appreciate that, and  
14 I'm sure all my colleagues do as well. And you've  
15 transformed a former concrete plan into something  
16 beautiful. And that certainly is a priority for this  
17 site.

18           However, you also know that this Commission  
19 has taken action to -- which doesn't apply, isn't in  
20 effect yet. But, and wouldn't be in effect for this  
21 project. That would require all of IZ friendly units  
22 to be at the 60 percent AMI level because we've just  
23 heard so much testimony, mainly during the Zoning  
24 Regulations rewrite process, but also during the IZ  
25 case that we heard and decided, that the 80 percent

1 AMI just isn't meeting the need in the city when it  
2 includes an area median income calculation that  
3 includes the richest counties in America that  
4 surround the District of Columbia.

5           So, to the extent you can reconsider making  
6 some gesture to getting some of the units at the 60 -  
7 - at a lower level, either a 50 percent or a 60  
8 percent AMI level, we've seen some cases recently  
9 where applicants have done that. I realize that they  
10 may have gotten density or height bonuses and you're  
11 not in this case, and you've done a lot of  
12 contribution and contribution to the whole open space  
13 and connectivity here.

14           But, to the extent you can reconsider that, I  
15 know it will be appreciated by this Commission. It  
16 is a -- affordable housing is a civic priority. It's  
17 one of the -- there are many priorities called out in  
18 our Comprehensive Plan, but it's the one that is --  
19 the only one, I think, that's labeled probably as the  
20 most important civic priority. So, thank you. I  
21 appreciate everything you've provided here and I will  
22 look forward to the additional information.

23           MS. RODDY: And, we will look at that.

24           MR. MILLER: Okay. Thank you.

25           CHAIRPERSON HOOD: Okay. Thank you.

1 Commissioner Shapiro?

2 MR. SHAPIRO: Thank you, Mr. Chair. I just  
3 wanted to build off Commissioner Miller's, Vice Chair  
4 Miller's comments around that. And one way to look  
5 at it, if you pick up what Commissioner may said, I  
6 was wondering whether you see the events, dock  
7 events, what do you call it? Events platform. If  
8 you see that as a part of the benefits and amenities  
9 package, or is that something -- I mean, you're  
10 making an economic argument around the IZ affordable  
11 units, which is understandable. But what about the  
12 events platform? Does that make you money, or is  
13 that a proffer?

14 MS. RODDY: We have not included that in the  
15 benefits and amenities proffer.

16 MR. SHAPIRO: Okay.

17 MS. RODDY: The open space that I was  
18 referring to, and the investments that have been made  
19 in that calculation are really all of the land-side  
20 benefits and amenities. The marina has not been  
21 included in, as a benefit to this project. And the  
22 event space, we haven't specifically programmed it.  
23 We would see the pier as being available to the  
24 public, so public can walk out without appointment.  
25 I mean, they can just walk out on to the pier and

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1 enjoy that space. Some of the enclosed spaces may  
2 require reservations to use the enclosed areas.

3 MR. SHAPIRO: Right. And it all does look  
4 beautiful.

5 I guess what I would say is, again to build  
6 off of Commissioner Miller's comments, if you can  
7 find additional -- if you can proffer additional,  
8 some kind of additional benefit related to the  
9 Inclusionary Zoning, and you know, maybe you can make  
10 it up around less hardscape and more green space.  
11 Whatever way you find it. I think that we're  
12 probably all aligned around that.

13 MS. RODDY: Understood.

14 CHAIRPERSON HOOD: I'm just curious. I  
15 remember when the stadium was being built. What  
16 happened -- where are the cement trucks that used to  
17 be all down there? Where are they being relocated  
18 to? I'm just curious.

19 You don't mind if I call you Mr. Florida  
20 Rock.

21 MR. DeVILLIERS: And, thank you, and needless  
22 to say, on behalf of Florida Rock we certainly  
23 appreciate where we are today and we thank you all,  
24 the Zoning Commission for all that you've done for us  
25 over the last almost 20 years that we started this

1 journey, pretty much together.

2 CHAIRPERSON HOOD: Yeah, we sure have. I  
3 remember.

4 MR. DeVILLIERS: Just one thing relative to  
5 the concrete trucks, they're around the corner.  
6 They're at what we call Square 664-E, which is at the  
7 foot of South Capitol Street. And that's where that  
8 property is, at least for the time being. They have  
9 a lease there until around, I think I believe, until  
10 2021, and then they have no further renewals. So,  
11 hopefully I'll be back here around 2021 to try to  
12 come up with phase 5 of Riverfront. But that's where  
13 they are.

14 CHAIRPERSON HOOD: Okay. Alright. The only  
15 other question I had, and this, I'm trying to figure  
16 out, I saw a schematic in I guess it was the  
17 PowerPoint. Something I was looking at earlier. And  
18 it showed vehicle traffic, pedestrian traffic, and  
19 bicycle traffic. And it looks like it was all there  
20 together. I don't know if you were just showing me  
21 that, but is that going to be somewhere on this site?  
22 Is that in this phase or what's going on because it  
23 looked to me like a, I don't want to say a mess, but  
24 it looks to me like it may be eventually creating a  
25 problem. And if that's somewhere on this project

1 where are the control measures?

2 MR. HOOVER: I think I know the -- it was a  
3 photograph of a project. Yeah.

4 CHAIRPERSON HOOD: Yeah, was that in the  
5 PowerPoint or did I see that in the PowerPoint, or  
6 did I see that in my renderings?

7 MR. HOOVER: I think it was probably an image  
8 that was in the PUD. It may not have been in the  
9 PowerPoint.

10 CHAIRPERSON HOOD: Okay. I know I saw it  
11 somewhere.

12 MR. HOOVER: And it's probably a misleading  
13 photograph.

14 CHAIRPERSON HOOD: Thank you.

15 MR. HOOVER: Yeah. So, it was showing  
16 Florida Rock Alley as a pedestrian friendly alley  
17 space, meaning that the pavement was going to be  
18 improved so that it felt better, it being the  
19 connection to the river.

20 The bicycle trail has its own space. It  
21 doesn't run through Florida Rock Alley. It's on the  
22 esplanade. So, it was not applying to that.

23 CHAIRPERSON HOOD: Okay. So, we have some --  
24 so, it wasn't a figment of my imagination because I  
25 saw it. So --

1 MR. HOOVER: You did see it. Yes.

2 CHAIRPERSON HOOD: Okay. Alright. But it's  
3 not as it is.

4 MR. HOOVER: But, it's not going to be that  
5 unsorted. Yeah.

6 CHAIRPERSON HOOD: Okay. Great. Okay.  
7 Alright. That was my only concern. Any other  
8 questions up here?

9 Does the ANC have any cross-examination?  
10 Single-member district, you're not speaking for the  
11 whole ANC? Oh, you all didn't vote. Oh, all right.  
12 But we appreciate all the work that you do do,  
13 whether you know. But, okay.

14 UNIDENTIFIED SPEAKER: [Speaking off  
15 microphone.]

16 CHAIRPERSON HOOD: Well, we'll have you come  
17 up here at the appropriate time.

18 Okay. So, let's go to the Office of Planning  
19 and District Department of Transportation.

20 MS. THOMAS: Yes. Good evening, Mr. Chair,  
21 Members of the Commission. Karen Thomas for the  
22 Office of Planning, and we are recommending approval  
23 of the second phase of Florida Rock's development to  
24 continue this phase of the waterfront's development.

25 We support this application, but we'd just

1 like to comment that we appreciated that the  
2 applicant work with us on the design to present a  
3 cleaner design. We also appreciate them going to  
4 LEED Gold, but we'd also echo your comments regarding  
5 the greening of some more of the hardscape and  
6 reducing that hardscape.

7 And we'd also appreciate reconsideration of  
8 the IZ component of the project. With that, we would  
9 stand on the record of the report.

10 One more thing, before I do that, I'd also  
11 like the applicant to clean up the language as  
12 commented on by Mr. Turnbull regarding the  
13 flexibility. And I will stand on the record of our  
14 report. Thank you.

15 CHAIRPERSON HOOD: Okay. Thank you, Ms.  
16 Thomas. Let's go to the District Department of  
17 Transportation.

18 MR. HENSON: Good evening. Jamie Henson with  
19 the District's Department of Transportation. A  
20 couple of items.

21 Specifically around Bikeshare, one of the  
22 things that we've been trying to do with applicants  
23 recently is to make sure that commitments made by  
24 applicants are fulfilled by applicants with regarding  
25 to providing Bikeshare, and I know that there has

1 been a bit of pushback when we're not -- or when  
2 we're putting -- or provide a certain level of  
3 commitment for Bikeshare facilities. We understand  
4 the concern and are committed to try to work with  
5 folks.

6           One of the things that we've been concerned  
7 about is that if the period continues and so there is  
8 an extension for two years, our cost to have the  
9 potential to go up. And we're trying to protect  
10 ourselves. So, I think I'm confident that we can  
11 come to a conclusion. But that's the discussion that  
12 we've been having internally, trying to figure out  
13 how to make sure we can keep that program that's very  
14 effective, viable well into the future. So, that's  
15 what the discussion is about that.

16           It's also important, and I know that we  
17 mentioned this last time, around our bridge project.  
18 We have an enormous bridge project coming. It's  
19 incredibly important. It's the largest bridge  
20 project we've ever done, and it's a big deal.

21           We've had issues with phases 3 and 4, and I  
22 don't think there's any need to discuss that but I  
23 think what is important to note that it's our  
24 understanding that this phase 2 has no level of  
25 conflict with our bridge project. That's our

1 understanding. And in as much as that's the case, we  
2 have no problem with this case.

3 I do want to be clear, though, that with a  
4 large bridge and the removal of an old bridge, that  
5 there is the great need for coordination efforts.  
6 And so, there's a showing of a dock adjacent to a  
7 very old bridge. And so, a very old bridge doesn't  
8 come down easily, and so the coordination that we'd  
9 noted in our report becomes a very big deal. It's a  
10 single line with a lot to it.

11 And so, as we continue these discussions  
12 they're going to have to be real discussions on how  
13 these processes work together. And with that, I'll  
14 stand on the record as well.

15 CHAIRPERSON HOOD: Okay. Thank you, both.  
16 Let's see if we have any questions. Commissioner  
17 Shapiro?

18 MR. SHAPIRO: Thank you, Mr. Chair. It's a  
19 question for DDOT. And it's about the Capitol  
20 Bikeshare station. I didn't quite understand what  
21 approach you are taking because this feels different  
22 than the past few cases where you were asking for the  
23 flexibility and it was about providing the station.  
24 I imagine the applicants want some kind of surety,  
25 but it's hard to imagine that the difference between

1 80 and 83,000 is the make or break for surety for a  
2 project.

3 So, why this one a set number and other ones  
4 not?

5 MR. HENSON: And that's an excellent  
6 question. Those are the things that we are trying to  
7 work through to try to provide the applicant a set  
8 number. But also, figure out where we are in the  
9 future. And so, that's where I think it's important  
10 to talk about this in terms of not just -- you know,  
11 typically when there's an extension DDOT doesn't  
12 really comment on that. And what's not going to be  
13 okay is if it gets extended two years, and then two  
14 more years. And all of a sudden you're six years  
15 down the road and our cost structure may have  
16 fundamentally changed and yet the contribution may  
17 not have.

18 And so, that's where we're wanting to get  
19 into that discussion. I think that what we're trying  
20 to say is that there may be a number. I don't -- you  
21 know, we've talked about 83 on this one that we can  
22 be okay with for a couple of years, assuming our  
23 costs are relatively secure, which we generally think  
24 they are. It's, as you start moving further out, how  
25 do you address that and that's where we're trying to

1 get to with the applicant, and providing a level of  
2 certainty for them too. We have no interest in  
3 holding them up. They've been a good partner in this  
4 respect and proffered a good program, and we want to  
5 figure out how to work with them and not let this one  
6 piece be a hindrance.

7 MR. SHAPIRO: Yeah, I think the question I  
8 think is more for you than the applicant, but I think  
9 some kind of sliding scale, some kind of projection,  
10 some kind of percentage seems, you know, to my  
11 perhaps less skilled ears, seems like a better way to  
12 go than a slightly higher fixed figure.

13 MR. HENSON: And that may well be the case.  
14 I don't -- I'm not going to pretend that we have this  
15 entirely figured out. You know, we've had a price  
16 structure of \$86,000 not too long ago. Now it's down  
17 to \$78,000. Hopefully we keep it low and we don't  
18 have to worry about these sorts of discussions but --

19 MR. SHAPIRO: Right.

20 MR. HENSON: But, I agree with you  
21 completely.

22 MR. SHAPIRO: Thank you. And thank you, Mr.  
23 Chair.

24 CHAIRPERSON HOOD: Any other comments or  
25 questions up here? Okay. Does the applicant have

1 any cross?

2 And the ANC, which ANC are you from?

3 UNIDENTIFIED SPEAKER: [Speaking off  
4 microphone.]

5 CHAIRPERSON HOOD: 6D-07. And you all didn't  
6 take a vote?

7 UNIDENTIFIED SPEAKER: [Speaking off  
8 microphone.]

9 CHAIRPERSON HOOD: Oh, yeah. Okay. Okay. I  
10 got you. I got you. I understand now. Okay. Now a  
11 days you get lost when you don't have your computer.

12 What's next? Oh, ANC report. I do have -- I  
13 thank Vice Chair Miller for letting me use his --  
14 Exhibit No. 12, which says at a regularly scheduled  
15 and properly noticed public meeting on September the  
16 12th, 2016 with a quorum being present, and quorum  
17 being four commissioners, Advisory Neighborhood  
18 Commission ANC 6D voted four, two, to zero for the  
19 motion to support stage 2 PUD application for phase 2  
20 development of the Florid Rock site located at Square  
21 708, Lot 14. And this is signed by Chairman, ANC  
22 Chairman Litsky of ANC 6D.

23 And they have a few kudos in here. They  
24 appreciate some of the things that have been  
25 proffered and put into the PUD by the applicant.

1           Is there anything else, any other government  
2 reports that I may have missed, other than the ones  
3 we've already heard? Okay.

4           Do we have any persons, organizations and  
5 persons who are here in support? If you can come  
6 forward now? Commissioner, you can come at this  
7 time.

8           Anyone else who is here and would like to  
9 testify in support of this application? Okay,  
10 Commissioner, you may begin. Identify yourself and  
11 you may begin. Turn your mic on.

12           MS. FASCETT: My name is Meredith Fascett. I  
13 am the ANC Commissioner for Single-member District  
14 6D-07, which is inclusive of the Florida Rock site.

15           I came here tonight to reiterate my support  
16 for this project. As you know, this new use for the  
17 site is a really exciting new asset for the  
18 neighborhood. We are excited to think about this is  
19 an important link between the Navy Yard neighbor, the  
20 Anacostia Riverfront, and the expected development on  
21 Buzzard Point.

22           Residents are very excited about riverfront  
23 residential development, including the affordable  
24 housing units, retail in the neighborhood, the new  
25 public space improvements that you've discussed

1 tonight, the plaza area, the boardwalk, the  
2 landscaping, and some are even very excited about the  
3 state of the art storm water management.

4 So, we also appreciate the developer's  
5 willingness to address our additional priority  
6 requests around dog parks, construction management  
7 plans, and after-hours construction. And so,  
8 speaking as myself I am very enthusiastic about phase  
9 2.

10 CHAIRPERSON HOOD: Thank you. Commissioner  
11 Fascett?

12 MS. FASCETT: Fascett.

13 CHAIRPERSON HOOD: Fascett. I noticed that  
14 you were not here -- is most of this in your single-  
15 member district?

16 MS. FASCETT: This entire site is in my  
17 district.

18 CHAIRPERSON HOOD: Okay. That was merely  
19 just an oversight. It wasn't mentioned in the letter  
20 for you to come down and --

21 MS. FASCETT: I just need to get in the habit  
22 of always voting for me to speak on behalf. We  
23 didn't think it would be controversial, but they  
24 called me last week and asked me to speak in support,  
25 and so.

1 CHAIRPERSON HOOD: Okay.

2 MS. FASCETT: Or technically, they e-mailed  
3 me.

4 CHAIRPERSON HOOD: I got you. Okay. All  
5 this is in your single-member district?

6 MS. FASCETT: Yes.

7 CHAIRPERSON HOOD: Okay.

8 MR. SHAPIRO: Are you afraid she's on the  
9 odds with her commissioners?

10 CHAIRPERSON HOOD: No, I just wanted to make  
11 sure that one of the two that voted and not in  
12 support of --

13 MS. FASCETT: I can speak to that if you'd  
14 like.

15 CHAIRPERSON HOOD: No, I just wanted to make  
16 sure it wasn't -- none of this was in their single-  
17 member district.

18 MS. FASCETT: No. No, it is not. That was  
19 all around -- the ANC is so grateful that you  
20 supported the tax amendment around IZ. We supported  
21 it. I came and testified before you.

22 And so, as you requested, we had a  
23 conversation with the developer, can you squeeze in  
24 deeper affordability, and so two of my colleagues  
25 were kind of making the point that we need, as a

1 city, to do everything we can to create greater  
2 affordability in our housing stock.

3 CHAIRPERSON HOOD: Sound like Commissioner  
4 Vice Chair Miller. Okay. And I would agree.

5 Let's see, any other questions or comments?  
6 Mr. Turnbull?

7 MR. TURNBULL: Yeah. Oh, thank you, Mr.  
8 Chair. But actually, Commissioner Fascett has  
9 explained, that was my question. What was the -- the  
10 two opposed votes, what were they regarding? So,  
11 thank you.

12 MS. FASCETT: Sure.

13 CHAIRPERSON HOOD: Any other questions up  
14 here? Okay. Does the applicant have any cross?

15 [No audible response.]

16 CHAIRPERSON HOOD: Thank you very much,  
17 Commissioner. Keep up the good work.

18 MS. FASCETT: Thank you.

19 CHAIRPERSON HOOD: You're relatively new,  
20 aren't you?

21 MS. FASCETT: Just got reelected to my second  
22 term.

23 CHAIRPERSON HOOD: Oh, okay, good. Good.  
24 That means you're doing something right. They didn't  
25 vote you out.

1 MS. FASCETT: Let's hope so.

2 CHAIRPERSON HOOD: So, keep up the good work.

3 MS. FASCETT: Thank you.

4 CHAIRPERSON HOOD: Alright. Did we have any  
5 other organizations or persons who are here in  
6 support?

7 [No audible response.]

8 CHAIRPERSON HOOD: Do we have any  
9 organizations or persons who are here in opposition?

10 [No audible response.]

11 CHAIRPERSON HOOD: Okay, Ms. Roddy, you have  
12 any rebuttal or any closing?

13 MS. RODDY: No. We understand that there are  
14 a number of items that we need to look at and some  
15 plans that we need to submit into the record, and so  
16 we will do so.

17 I would just like to reiterate that there are  
18 no material issues of contested fact in this case and  
19 that this case does have the support of the  
20 community, the ANC, and the District agencies that  
21 are all in the record. So, we do believe that the  
22 record is complete and that the Comprehensive Plan  
23 supports what has been proposed and obviously what  
24 was approved in the first stage PUD, and the second  
25 stage is consistent with that.

1           So, we appreciate again, all of your time and  
2 to listening to the application this evening. So, we  
3 would ask that when appropriate, that you would move  
4 forward and vote in support of this application.

5           CHAIRPERSON HOOD: Okay. And as you stated,  
6 I don't see any really contested issues in this case.  
7 I think as you've already stated, and hopefully that  
8 order will reflect that, where it can be seen.

9           So, any other thing, any other questions or  
10 comments up here?

11           MR. TURNBULL: I would just -- I think when  
12 you submit the -- all the little odds and ends we  
13 have outstanding, it would be good to submit a  
14 coordinated set of drawings that reflect everything  
15 so that we have, for the record, a complete set  
16 because you have some things that's in the PowerPoint  
17 that makes a change that's different from the  
18 drawings. So, I think a coordinated set of drawings  
19 that reflects all of those things would be good.

20           MS. RODDY: I'm glad you reminded me. I  
21 couldn't agree more. We will do that.

22           MR. TURNBULL: Alright.

23           CHAIRPERSON HOOD: Okay. Do we need to go  
24 over the list, Ms. Roddy, of things that we've asked  
25 for? Or do we --

1 MS. RODDY: No, I think we took notes and if  
2 we're missing anything we can coordinate with Ms.  
3 Schellin.

4 CHAIRPERSON HOOD: Okay. And as you do it in  
5 the post-submission, you will list the things that  
6 we've asked for so we can identify that those things  
7 have been taken care of. Okay. I know that's  
8 typically -- it's usually done but I think I'm going  
9 to start asking for it again.

10 Okay. Ms. Schellin.

11 MS. SCHELLIN: So, you want a list of the  
12 things that -- so, you're going to provide a list of  
13 what they actually asked for and what you actually  
14 changed.

15 MS. RODDY: Yes.

16 MS. SCHELLIN: Okay.

17 CHAIRPERSON HOOD: Yeah, and that's typically  
18 done in the post-submission, but I think I'm going to  
19 start --

20 MS. SCHELLIN: Yeah. Yeah.

21 CHAIRPERSON HOOD: -- pushing it.

22 MS. SCHELLIN: Yeah, it's a little bit  
23 different from what they've been doing because  
24 sometimes the Commission asks them to take a look at  
25 things, but they may not necessarily make those

1 changes.

2 CHAIRPERSON HOOD: Right.

3 MS. RODDY: We will specifically note --

4 CHAIRPERSON HOOD: What you've done.

5 MS. RODDY: -- what was asked and whether a  
6 change was made.

7 MS. SCHELLIN: Yes.

8 CHAIRPERSON HOOD: Right. And that's kind  
9 of, yeah, what we need.

10 MS. SCHELLIN: And so we need to set a date  
11 for these items. How much time do you guys need,  
12 since you're having to set a whole new set of plans?

13 MS. RODDY: I don't think it -- I think we  
14 just need to coordinate all the plans together, which  
15 won't take any time. So, I only -- I think we  
16 probably only need a week to put these materials  
17 together.

18 MS. SCHELLIN: Okay. So, we will -- that  
19 would be January 30th, 3:00 p.m. Are you going to  
20 have the draft order also by then?

21 MS. RODDY: If we need to, we will.

22 MS. SCHELLIN: Yes, you do.

23 MS. RODDY: And we will.

24 MS. SCHELLIN: In order to have it considered  
25 at the February 13th meeting.

1 MS. RODDY: Yes.

2 MS. SCHELLIN: We need it.

3 MS. RODDY: Okay.

4 MS. SCHELLIN: Okay. And also, if you could  
5 e-mail me. I have to ask the Commission, since there  
6 are no -- other than -- well, the proffer process,  
7 since that would be the only amenity that would  
8 change would be if they go to a deeper affordability.  
9 Are you guys going to waive the proffer process?

10 CHAIRPERSON HOOD: I think, yeah. I think we  
11 will, but if they do that they will note that in  
12 their submission.

13 MS. RODDY: Yes.

14 MS. SCHELLIN: Okay. So, other than that,  
15 you're waiving the proffer process.

16 CHAIRPERSON HOOD: Yeah.

17 MS. SCHELLIN: Okay. Thank you.

18 CHAIRPERSON HOOD: Okay. Anything else?

19 Again, want to thank you for your patience  
20 this evening and I want to thank everyone for their  
21 participation. This hearing is adjourned.

22 [Whereupon, the Hearing adjourned at 8:45  
23 p.m.]