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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

Public Hearing

Case No. 16-24 [1336 8th Street SPE, LLC -
Consolidated PUD and Related Map Amendment at Square
399, Lot 68.]

6:30 p.m. to 7:00 p.m.
Thursday, May 25, 2017

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

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1 Board Members:

2 ANTHONY HOOD, Chairman

3 ROBERT MILLER, Vice Chair

4 PETER MAY, Commissioner

5 MICHAEL TURNBULL, Commissioner

6 PETER SHAPIRO, Commissioner

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 KAREN THOMAS

13

14 Department of Transportation:

15 EVELYN ISRAEL

16

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19

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

2 CHAIRPERSON HOOD: Good evening, ladies and
3 gentlemen. This is a public hearing of the Zoning
4 Commission for the District of Columbia. Today's
5 date is May the -- what is today's date? May the
6 25th, 2017.

7 My name is Anthony Hood. We're located in
8 the Jerrily R. Kress Memorial Hearing Room. Joining
9 me this evening are Vice Chair Miller, Commissioner
10 Shapiro, Commissioner May, Commissioner Turnbull.
11 We're also joined by the Office of Zoning staff, Ms.
12 Sharon Schellin, as well as the Office of Planning
13 staff, Ms. Steingasser and Ms. Thomas.

14 This proceeding is being recorded by a court
15 reporter. It's also webcast live. Notice of today's
16 hearing was published in the D.C. Register, and
17 copies of that announcement are available to my left
18 on the wall near the door.

19 The hearing will be conducted in accordance
20 with provisions of 11-Z DCMR, Chapter 4 as follows;
21 preliminary matters, applicant's case, report of the
22 Office of Planning, report of other government
23 agencies, if any, report of the ANC, organizations
24 and persons in support, organizations and persons in
25 opposition, rebuttal and closing by the applicant.

1 The following time constraints will be
2 maintained in this meeting. Applicant has up to 60
3 minutes. I'm sure we don't need that much time.
4 Organizations, five minutes. Individuals, three
5 minutes.

6 All persons wishing to testify before the
7 Commission in this evening's hearing are asked to
8 register at the witness kiosk to my left, and fill
9 out two witness cards. If you need assistance, you
10 can see Ms. Schellin.

11 The staff will be available throughout the
12 hearing to discuss procedural questions. Please turn
13 off all electronic devices at this time so not to
14 disrupt these proceedings.

15 Would all individuals wishing to testify
16 please rise to take the oath? Chairman Hood, would
17 you please administer the oath?

18 [Oath administered to the participants.]

19 CHAIRPERSON HOOD: Consider yourselves sworn
20 in.

21 Okay. Next, okay, Ms. Schellin, do we have
22 any preliminary matters?

23 MS. SCHELLIN: Only the proffered expert
24 witnesses, which Mr. Sponseller has been previously
25 accepted, Mr. VanPelt's been previously accepted, and

1 we have one expert, Leah Saely (sic), the landscape
2 architect.

3 UNIDENTIFIED SPEAKER: She's delayed in
4 traffic.

5 MS. SCHELLIN: She's delayed in traffic.

6 CHAIRPERSON HOOD: So, you're proffering her
7 as an expert in landscape?

8 MR. GLASGOW: Yes.

9 CHAIRPERSON HOOD: All right. Commissioners
10 -- and she's the only one that has not been?

11 MS. SCHELLIN: Correct.

12 CHAIRPERSON HOOD: Okay. Commissioners, we
13 have her resume. Do we have her resume?

14 MS. SCHELLIN: 16F. Exhibit 16F.

15 CHAIRPERSON HOOD: Okay.

16 MR. GLASGOW: I believe Mr. Dettman has been
17 submitted as an expert also. And Mr. Bailey.

18 MS. SCHELLIN: Okay. That may have been a
19 later submission. We don't have them listed.

20 MR. MAY: We have Bailey. I'm sure of that.

21 CHAIRPERSON HOOD: One sec.

22 MR. MAY: We have Leah Searey (phonetic),
23 too. 16F. So, I think we have them all.

24 CHAIRPERSON HOOD: Okay. We have them all.
25 The ones that we previous -- we're not going to

1 revisit the ones who were previous. So, we only have
2 one who is not. And that's the landscape architect,
3 which is 16F.

4 MR. TURNBULL: And it's not a good picture of
5 Mr. Dettman, but I'll let it go.

6 CHAIRPERSON HOOD: Oh, any objections to Ms.
7 Searey being proffered as expert in landscape
8 architecture?

9 MR. SHAPIRO: No.

10 CHAIRPERSON HOOD: No objections, so we will
11 go ahead and accept her as expert. Ms. Schellin, do
12 we have anything else?

13 MS. SCHELLIN: Was there one other person
14 that we had not -- well, Shane Dettman of course
15 we've -- they've previously accepted. And who was
16 the other one?

17 MR. MAY: Bailey.

18 MR. GLASGOW: Joe Bailey.

19 MS. SCHELLIN: Joe Bailey. Has he been
20 accepted by the Commission before? I don't think so.

21 MR. GLASGOW: No. No, architecture.

22 CHAIRPERSON HOOD: And where is his -- hold
23 on.

24 MR. MAY: How many architects do we need to -
25 - for experts on this? You're just trying to get him

1 in the list, right? You're just trying to get him on
2 the list. Is that it?

3 MR. GLASGOW: We think he qualifies.

4 MR. MAY: Yeah, okay.

5 MR. TURNBULL: But, do you need him?

6 MR. MAY: I don't think they need him for
7 this case. They're just trying to get him on the
8 list.

9 MR. GLASGOW: It depends on the questions,
10 because we may submit for the record and he has a
11 certain area that he would be qualified in.

12 MR. TURNBULL: We'll have to be on our toes
13 then.

14 CHAIRPERSON HOOD: Any objections?

15 MR. SHAPIRO: No, sir.

16 CHAIRPERSON HOOD: Okay. Not seeing any
17 objections. Okay, we will proffer Mr. Bailey as an
18 expert in architecture. Anything else?

19 Okay, Mr. Glasgow, I can just tell you that
20 we have the submissions. I don't think we need a
21 long piece of -- it's better, I think, for us to ask
22 our questions, but I'll let you begin.

23 MR. GLASGOW: Mr. Chairman, we are prepared
24 to submit for questions from the Commission. We do
25 believe that this submission is very complete and

1 that we've responded to all outstanding issues, and
2 the ANC is in support.

3 CHAIRPERSON HOOD: Okay. Okay, so that's
4 good. I think the record is complete, so we can
5 start off with our questions or comments.
6 Commissioner May?

7 MR. MAY: Sorry. Where did you respond to
8 DDOT's issues, the additional TDM measures?

9 MR. GLASGOW: We have -- we agreed to those
10 TDM, and Ms. Evelyn Israel is here.

11 MR. MAY: Right. But you're the one we're
12 asking questions of right now.

13 MR. GLASGOW: Yeah.

14 MR. MAY: So, I mean --

15 MR. GLASGOW: And Mr. VanPelt is --

16 MR. MAY: No, I mean --

17 MR. GLASGOW: -- here.

18 MR. MAY: I'm just wondering if it's in the
19 record somewhere in one of your submissions. I
20 looked for it in the PowerPoint that you have agreed
21 to the additional conditions.

22 MR. GLASGOW: Correct.

23 MR. MAY: And, I didn't see it in here but
24 maybe I just went to it too quickly.

25 MR. GLASGOW: Well, we can put Mr. VanPelt on

1 and have him testify as to that.

2 MR. MAY: All right. Thank you.

3 MR. VANPELT: Yeah. We did agree to all of
4 the DDOT conditions, and in the transportation
5 presentation, which I believe is at the back of the
6 presentation, there's a TDM slide.

7 MR. MAY: It ends with comp plan for me. Oh,
8 we have another one? We do have another one. Okay.

9 MR. SHAPIRO: 32-A6.

10 MR. VANPELT: So, if you found that TDM
11 slide, that includes all of the things that were
12 originally offered, and the additional things that
13 DDOT requested. And we've agreed to those.

14 MR. MAY: This just lists them, but you're
15 telling us that you've agreed to -- oh, sorry. Added
16 per DDOT request. Got it.

17 MR. VANPELT: Correct.

18 MR. MAY: Okay.

19 MR. VANPELT: Correct.

20 MR. MAY: All right. Mr. Chairman, can I
21 continue?

22 So, I just have one other question. I mean,
23 I certainly do not have any bias against religious
24 organizations, but it seems like the vast majority of
25 public benefit that comes from this is for the

1 benefit of a particular church. Is that right?

2 MR. GLASGOW: That is correct, and that comes
3 from a long history that far pre-dates this
4 applicant, where Immaculate Conception was involved
5 in some of the property development up there, and
6 there had been some assurances over the period of
7 time that when this PUD went forward, that they would
8 be included as an amenity.

9 MR. MAY: Assurances from the developer, or
10 assurances from the city?

11 MR. GLASGOW: From the city.

12 MR. MAY: Yeah. Okay, so was it part of the
13 LDA?

14 MR. LAKE: Yes, it was. It actually was done
15 when the convention center was built, and it was part
16 of the RFP that you had to accommodate the church's
17 parking. And so that parking is critically important
18 to the church because they lost pretty much
19 everything else they had before that. So, that was
20 part of our discussions with the church, but was a
21 requirement that DMPED put on when the LDA.

22 MR. MAY: Okay. So, Mr. Glasgow, in your
23 vast knowledge of past PUDs, and I know that you've
24 done literally thousands of them, I mean, this just
25 strikes me as unusual. Is it unusual, or is my

1 memory faulty? Have you had other --

2 MR. GLASGOW: We've had others, because we
3 had an issue raised when we had St. Matthews. That
4 was a PUD.

5 MR. MAY: St. Matthews is --

6 MR. GLASGOW: Rhode Island Avenue.

7 MR. MAY: Yeah.

8 MR. GLASGOW: St. Matthews Cathedral site.

9 MR. MAY: Right.

10 MR. GLASGOW: There was a PUD, and --

11 MR. MAY: That must predate me.

12 MR. GLASGOW: Yes, it does.

13 MR. MAY: Yeah, okay.

14 MR. GLASGOW: That was a long time ago.

15 MR. MAY: And what did you wind up doing
16 there?

17 MR. GLASGOW: We had all of the PUD amenities
18 were connected to the archdiocese and the church
19 facility. If I -- I can't remember all the amenities
20 that we had. There was historic preservation
21 amenities, there was the use of the parking garage in
22 that because the church had no parking and it had
23 rights to the parking garage.

24 MR. MAY: And did the church have a stake in
25 the development?

1 MR. GLASGOW: Yes. Had a ground lease.

2 MR. MAY: Oh, okay. Are there others?

3 MR. GLASGOW: I'll keep thinking while people
4 talk.

5 MR. MAY: Okay.

6 MR. GLASGOW: But, I can't remember any --

7 MR. MAY: Thank you. It just seemed very
8 curious to me that, I mean, the vast majority,
9 particularly when you put dollar values on it.

10 MR. GLASGOW: Yes.

11 MR. MAY: I mean, other than the fact that
12 there is extensive affordable housing in that, but
13 again, that's a requirement of the LDA.

14 MR. GLASGOW: Right.

15 MR. MAY: So --

16 MR. GLASGOW: On that one there was no
17 housing. It was an office building.

18 MR. MAY: Right. Okay. I don't think I have
19 any other questions. I think the other questions
20 that I had at set down had all been addressed. But
21 if you bear with me one second longer, I'll just
22 double-check. My apologies, Mr. Chairman.

23 Oh, and have you gotten a final approval from
24 HPRB at this point?

25 MR. SPONSELLER: Yes, we have.

1 MR. MAY: Okay. Okay. I don't think I have
2 any other questions. Thank you.

3 CHAIRPERSON HOOD: Thank you. Let's go to
4 Mr. Turnbull.

5 MR. TURNBULL: Do we have the HPRB in the
6 record? If not, can you submit it for the record,
7 then?

8 MR. GLASGOW: We'll check to see if we have
9 it submitted for the record, but there has been an
10 HPRB concept approval granted.

11 [Discussion off the record.]

12 CHAIRPERSON HOOD: While we're working on
13 that, can we -- you have any questions?

14 MR. TURNBULL: Can I go on? Yeah.

15 CHAIRPERSON HOOD: Yeah, sure. Let's go on.

16 MR. TURNBULL: I just have a couple other
17 things. I mentioned at set down about the parish
18 office. I see windows are in there, but the entrance
19 is still off the alley? I don't see an entrance --

20 MR. LAKE: There's actually an entrance off
21 the lobby.

22 MR. SPONSELLER: Two entrances, yeah.

23 MR. LAKE: And one off the alley.

24 MR. TURNBULL: Okay. I guess the one drawing
25 I looked at showed only -- off the lobby? I mean,

1 I'm looking at Sheet A-09.

2 MR. SPONSELLER: On your screen, page A-09,
3 there's doors directly off the lobby to the parish
4 office.

5 MR. TURNBULL: I see a mail room, a packaging
6 room. There's a gray room.

7 MR. SPONSELLER: Through the gray room. This
8 is the access. This door.

9 MR. TURNBULL: Oh, that is?

10 MR. SPONSELLER: Yeah.

11 MR. TURNBULL: Okay.

12 MR. SPONSELLER: In addition to an access off
13 of the alley.

14 MR. TURNBULL: Off the alley. So, all right.
15 I was concerned. I wasn't --

16 MR. SPONSELLER: Right.

17 MR. TURNBULL: I saw that gray room and I
18 thought it was some kind of ancillary use like
19 storage or --

20 MR. SPONSELLER: It's a vestibule. It's just
21 a tempered vestibule in the building.

22 MR. TURNBULL: It's a vestibule.

23 MR. SPONSELLER: Yeah.

24 MR. TURNBULL: Okay. All right. You show a
25 trellis somewhere, and I don't know where it is.

1 MR. GLASGOW: Mr. Turnbull, do you want us to
2 respond on the HPRB?

3 MR. TURNBULL: Yes.

4 MR. GLASGOW: Yeah. Okay. On Exhibit 5H, we
5 have the minutes, the official minutes of the
6 Historic Preservation Review Board, and it states,
7 the Board found the conceptual massing plan, height,
8 materials, and architectural approach to be
9 compatible with the character of the Historic
10 District. As the project continues to be developed
11 the applicants were asked to illustrate and address
12 the large unarticulated south party wall.

13 And then that vote was eight to zero.

14 MR. TURNBULL: Okay.

15 MR. GLASGOW: Okay?

16 MR. TURNBULL: All right. Thank you. And in
17 the earlier submission there was a picture of a
18 trellis.

19 MR. SPONSELLER: Right.

20 MR. TURNBULL: I'm not sure where the trellis
21 was.

22 MR. SPONSELLER: That was a precedent image
23 as part of a landscape kind of precedence package
24 only.

25 MR. TURNBULL: Oh, okay. Okay. Okay.

1 Signage. I guess I saw the signage. I don't
2 have any major issues, although I saw a picture of a
3 big hanging sign which doesn't look like fits in
4 anywhere with what you're doing. So, I'm assuming
5 the size of the signage on the pages that I've seen
6 are fairly -- they're not very large.

7 MR. BAILEY: And they're fairly generic, yes.
8 That's correct.

9 MR. TURNBULL: That's what I thought.

10 MR. BAILEY: Just trying to give an
11 indication of what might possibly happen.

12 MR. TURNBULL: Okay. My only other question
13 is on the brick. Any reason, I mean, the brick looks
14 very rough. Some of the brick.

15 MR. SPONSELLER: Well, some of it is --

16 MR. TURNBULL: The tan --

17 MR. SPONSELLER: Some of it is -- the idea is
18 to create three distinct textures for the building,
19 to reinforce the massing concept of three volumes.
20 One of the bricks is completely smooth. One is sort
21 of the --

22 MR. TURNBULL: It's the light color.

23 MR. SPONSELLER: -- artisanal, chiseled, like
24 a battered bronze, that's our townhouse brick. In
25 the middle volume it's actually smooth, but it has

1 some texture in the coloring of it. So, two are
2 smooth and one has texture. The one at the townhouse
3 level along 8th Street, has texture only.

4 MR. TURNBULL: Do you think that's critical
5 or, I'm just --

6 MR. SPONSELLER: I think it's really nice.

7 MR. TURNBULL: Well, I mean, I'm just --
8 we've seen a lot of -- we've had some buildings that
9 have had brick on it that are kind of rough that
10 don't sort of wear well after a while.

11 MR. SPONSELLER: Oh, no. This is one of the
12 most pristine bricks. It's a very high-quality
13 brick. It's an Endicott brick, and it will last
14 forever. It's very high quality. It's the highest
15 quality brick.

16 MR. TURNBULL: I'm going to write that down,
17 last forever.

18 MR. SPONSELLER: Endicott. Endicott.

19 MR. MAY: I would agree. I love the brick.
20 I know that's your line, but --

21 MR. TURNBULL: Yeah. Okay. All right. All
22 right, thank you.

23 MR. SPONSELLER: Sure.

24 CHAIRPERSON HOOD: Commissioner Shapiro.

25 MR. SHAPIRO: Thank you, Mr. Chair. Just a

1 couple things. One is picking up what Commissioners
2 May -- Commissioner May's point about the office
3 space and the shared parking, I'm just looking at
4 OP's report, and there's neither -- they're not
5 considered public benefits, either of those items.
6 So, you're doing it as part of whatever deal you had.
7 But we're not concerning those as public benefits.

8 And then, there's a -- your response to the
9 DOEE Report around solar panels. You know, you know
10 better than I do, but I'm looking at this and I can
11 see ways to make this work. So, if you can just find
12 the space on the roof, there's plenty of ways to work
13 it in. As DOEE says a million times a day, we just
14 have the best incentives in the country for solar.
15 So, take advantage of it, and it helps set a
16 precedent for other projects.

17 MR. LAKE: We agree. And we've actually
18 engaged a consultant on not only this project, but a
19 couple of our other properties for solar panel.

20 MR. SHAPIRO: Thank you. That's all I have,
21 Mr. Chair.

22 CHAIRPERSON HOOD: Okay. Thank you. Vice
23 Chair, you have any questions?

24 MR. MILLER: Thank you, Mr. Chairman, and
25 thank you for your submission. And just to live up

1 to my reputation, I think this is another exciting
2 revitalization project in the District. Taking an
3 underutilized, mostly vacant, surface parking lot is
4 it? Yeah. In a prominent area of downtown.

5 And I think it's very attractive. I like the
6 brick too. And most of all, the LDA set aside for 30
7 percent affordable housing, half at 50 and half at 80
8 percent AMI. So, that's all great.

9 And I guess I had a question about -- I
10 appreciate that you upgraded. I think from the time
11 of set down, the LEED, from Silver to Gold --

12 MR. LAKE: Right.

13 MR. SHAPIRO: Are you seeking certification
14 or are you just -- you are seeking certification?

15 MR. LAKE: We will. We'll seek
16 certification. It's, I mean, a lot of the lift is
17 already there. So, we might as well try to get the
18 certification.

19 MR. MILLER: Yeah. And, OP's report
20 mentioned that a waiver from the PUD lot size
21 requirement might be necessary. Is that --

22 MR. GLASGOW: Yes, technically because we're
23 slightly under \$15,000 square feet. We're at 13,000
24 some-odd square feet.

25 MR. MILLER: And I mean, I think you meet

1 the --

2 MR. GLASGOW: We meet all the requirements.

3 MR. MILLER: You only have to meet one of
4 three, but I think you meet all three.

5 MR. GLASGOW: Yes, I believe we do.

6 MR. MILLER: And I think OP says that as
7 well. So, I guess we just, if we vote on that
8 tonight we should make that part of our motion --

9 MR. GLASGOW: Yes.

10 MR. MILLER: -- to waive that PUD, lot size
11 requirement. So, thank you.

12 CHAIRPERSON HOOD: I don't really have any
13 questions. I don't see anything that's not within
14 our jurisdiction. So, I don't have any major issues
15 with this case.

16 Let me see.

17 MR. MAY: Mr. Chairman.

18 CHAIRPERSON HOOD: Yes. Commissioner May?

19 MR. MAY: Just one comment. Am I correct in
20 reading the section that you actually have a double-
21 height bike parking space?

22 MR. SPONSELLER: Yes.

23 MR. MAY: All right.

24 MR. SPONSELLER: Yeah, sort of a section
25 windfall, if you will.

1 MR. LAKE: It's a lesson learned at city
2 market. We have double-height room, and it's fully
3 stocked with bikes and so it's full capacity.

4 MR. MAY: Really? That's fantastic. Thank
5 you.

6 CHAIRPERSON HOOD: Okay. Let's see if
7 Chairman --

8 MR. GLASGOW: Mr. Chairman, can we do one
9 thing real quick? Mr. Euell has asked that we have
10 everybody just identify themselves on down the row.

11 CHAIRPERSON HOOD: Somebody asked that?

12 MR. GLASGOW: Yes, sir. The court reporter
13 did.

14 CHAIRPERSON HOOD: didn't we already do that?
15 We know -- oh, he did. Well, we know Commissioner
16 Padro. I was getting ready to -- and let me just do
17 this, Commissioner Padro, do you have any cross-
18 examination, Mr. Chairman?

19 MR. PADRO: No, Mr. Chairman. But if I might
20 be afforded the opportunity to make an opening
21 statement? I apologize, I was caught up in the rain
22 related traffic.

23 CHAIRPERSON HOOD: We're going to come right
24 back to that. But right now, I just want to know if
25 you had any cross. But if everybody wants to

1 introduce themselves first, you all may go right
2 ahead.

3 MR. PADRO: Alexander M. Padro, Chair,
4 Advisory Neighborhood Commission 6E.

5 MR. VANPELT: I'm Dan VanPelt, Principal with
6 Gorove Slade Associates.

7 MR. GLASGOW: Norman M. Glasgow Jr., Holland
8 and Knight.

9 MR. LAKE: Richard Lake, Roadside
10 Development.

11 MR. SPONSELLER: Robert Sponseller, design
12 principal at Shalom Baranes Architects.

13 MR. BAILEY: Joseph Bailey, architect at
14 Shalom Baranes Architects.

15 MR. DETTMAN: Shane Dettman, Director of
16 Planning Services, Holland and Knight.

17 MR. LAPAN: I'm Joe Lapan, Development
18 Manager with the Deputy Mayor's Office, in case
19 there's any question for the city side of things.

20 CHAIRPERSON HOOD: Why does Roadside seem to
21 always stick with my head for some reason? That's a
22 joke between you and I.

23 MR. LAKE: I think it's just a pleasurable
24 procedure.

25 CHAIRPERSON HOOD: Is that what it is?

1 MR. LAKE: Exactly.

2 CHAIRPERSON HOOD: Oh, okay. All right. So,
3 let's go to the Office of Planning, and then District
4 Department of Transportation, then we'll come back to
5 the ANC?

6 MS. THOMAS: Good evening, Mr. Chair. Karen
7 Thomas for the Office of Planning and we will be
8 happy to stand on the record of our report. Thank
9 you.

10 CHAIRPERSON HOOD: Thank you. Ms. Israel.

11 MS. ISRAEL: Good evening. Similarly, DDOT
12 also stands on our report and thanks the applicant
13 for agreeing to all of our conditions.

14 CHAIRPERSON HOOD: I want to thank you both
15 and you all just don't want much for standing on the
16 record. We appreciate that.

17 Let's open it up. Any questions? Any
18 questions or comments of either Office of Planning or
19 DDOT?

20 Not seeing any. Does the applicant have any
21 cross?

22 MR. GLASGOW: No, sir.

23 CHAIRPERSON HOOD: Chairman Padro, you have
24 any cross of either Office of Planning or DDOT?

25 MR. PADRO: No, Mr. Chairman.

1 CHAIRPERSON HOOD: Okay. Now, we can go to
2 your presentation.

3 MR. PADRO: Good evening, members of the
4 Commission. I'm Alexander M. Padro. I'm Chair of
5 Advisory Neighborhood Commission 6E. I'm also the
6 single-member district commissioner for the City
7 Market development, which Roadside development, you
8 know, has been responsible for and phase 1 of which
9 has been completed and has been very warmly, you
10 know, welcomed by the community and the final phase
11 of which is currently under construction, and which
12 is directly across the street from this subject
13 development of the PUD.

14 I wanted to, number one, call your attention
15 to the Commission's correspondence in this matter.
16 Roadside was very dutiful in coming to us early and
17 often, as they always have in the developments that
18 have been in our jurisdiction. They have been very
19 welcoming of the input from the Commission and the
20 community.

21 For example, when there was some concern that
22 was raised about the fences that would be used along
23 8th Street to try to maintain the historic character
24 and appearance of the property lines, they were very
25 welcoming of our request to make sure that that

1 continuity, that rhythm of those structures was
2 maintained. But also, in all aspects in terms of the
3 design, in terms of the amenities package that was
4 provided, number of different neighborhood nonprofits
5 have been incorporated into the amenities package
6 that provided a range of different services that are
7 of support to the community.

8 You know, but mostly because Roadside
9 Development has been such an outstanding partner to
10 our community. And always very sensitive to the
11 diversity of our community. For example, in the City
12 Market development, when they came to us to ask what
13 was the highest priority in terms of community
14 amenities, we immediately said, can you find a way to
15 try to accommodate the needs of seniors that may be
16 displaced through the increase in property values in
17 the neighborhood. And they worked very hard in
18 coming up in coming up with a way to create what
19 ultimately became the Hodge, the senior building at
20 City Market, which is now, I think it has like a 500-
21 person waiting list to try to get into that all
22 senior, all affordable building.

23 Obviously, this is a development on public
24 property and we're very grateful for the fact that
25 the council and the mayor have established that 30

1 percent benchmark for affordable, and also very
2 grateful to Roadside for thinking outside of the box
3 and trying to figure out how to make those units make
4 sense, because I know there have been a number of
5 developments where for-purchase units, affordable
6 units, had been rather challenging in terms of the
7 ability to be accepted by the market. I think that
8 their approach is right on and I think that the
9 attractiveness of the location, you know, will make
10 those units very popular, and they won't have the
11 kind of issues that have been experienced with other
12 developments.

13 In all respects, Roadside Development is in
14 our opinion, the very model of development partner in
15 working with the community and in asking the
16 community what it's looking for, and trying to
17 define, you know, the range of benefits, including
18 the types of retail that will be incorporated into
19 the building. Their forethought in having heavied up
20 the plant for the City Market development made it
21 possible to you know, avoid, you know, a variety of
22 different costs that might have been otherwise
23 associated with this particular development across
24 the street, making it a much more energy efficient
25 and environmentally friendly development, which is

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1 planned unit development, as is testified to by the
2 correspondence in the record. And I'm here to quite
3 simply say that we hope that the Commission looks as
4 favorably upon this planned unit development and map
5 amendment as our commission has, and that we hope
6 that you'll join us for a ground breaking and a
7 ribbon cutting in the near future.

8 And of course, I'd be happy to answer any
9 questions you might have.

10 CHAIRPERSON HOOD: Thank you, Chairman Padro.
11 I appreciate the invitation. You are the first
12 person to ever invite us to anything. So, I
13 appreciate that.

14 And let me just say, I appreciate all the
15 work that you do. You've been doing it -- you've
16 been in the trenches a long time. We greatly
17 appreciate it.

18 Let's see. Any questions? Chairman Padro,
19 any questions?

20 Not seeing any, does the applicant have any
21 cross?

22 MR. GLASGOW: No, sir.

23 CHAIRPERSON HOOD: Thank you, again. We
24 appreciate all your work and everything that you do.
25 Thank you.

1 Any other government reports that I may have
2 missed?

3 Okay, not seeing any, is there anyone here
4 who would like -- organization or person who would
5 like to testify in support?

6 [No audible response.]

7 CHAIRPERSON HOOD: Any organization or person
8 who would like to testify in opposition?

9 [No audible response.]

10 CHAIRPERSON HOOD: Mr. Glasgow, I don't think
11 we need any rebuttal.

12 MR. GLASGOW: No, sir.

13 CHAIRPERSON HOOD: Or any closing.

14 MR. GLASGOW: We'd just like -- we would like
15 to receive a bench decision. I think this applicant
16 has shown they've done everything that they should do
17 with respect to this project.

18 CHAIRPERSON HOOD: Okay. Commissioners, I'm
19 ready to move forward with this tonight. I think the
20 record is complete. Any further discussion?

21 I'm going to make a motion. I make a motion
22 that we approve Zoning Commission Case No. 16-24 and
23 note that the ANC has worked diligently with -- the
24 applicant has worked diligently with the ANC and the
25 community according to the comments of Chairman

1 Padro, and also the record is complete and I think
2 this is worthy of our vote to moving forward, and I
3 think the record speaks for itself. And that's my
4 motion. I ask for a second.

5 MR. MILLER: I would second.

6 CHAIRPERSON HOOD: It's been moved and
7 properly seconded. Any further discussion?

8 MR. MILLER: And then part of your motion is
9 the waiver of the minimum lot size --

10 CHAIRPERSON HOOD: The minimum lot size.
11 Right.

12 MR. MILLER: -- of the PUD.

13 MR. GLASGOW: Yes. Part of that, the waiver
14 of that and the area's flexibility that we asked for
15 within the project submission, which would include
16 the open court number 4.

17 CHAIRPERSON HOOD: Okay. Usually when I make
18 my motions, and if I'm approving them, I'm approving
19 what's being asked for. Okay? So, it does. And I
20 guess I do need to do that. I'm sure that minimum
21 lot and also what you mentioned about area 4. Okay?

22 MR. GLASGOW: Open court number 4.

23 CHAIRPERSON HOOD: Open court. Open court.
24 Anything else?

25 Okay, you seconded.

1 MR. MILLER: Seconded.

2 CHAIRPERSON HOOD: It's moved and properly
3 seconded. Any further discussion?

4 [Vote taken.]

5 CHAIRPERSON HOOD: Ms. Schellin, would you
6 record the vote?

7 MS. SCHELLIN: Yes. Staff records the vote
8 five, to zero, to zero to approve proposed action in
9 Zoning Commission Case No. 16-24, that also includes
10 the waiver and the flexibility requested,
11 Commissioner Hood moving, Commissioner Miller
12 seconding, Commissioners May, Shapiro, and Turnbull
13 in support. And I would ask the applicant to submit
14 -- go through the proffers and conditions process,
15 and also, I think the only thing that I wrote down
16 that was asked for was to look at finding a space for
17 the solar panels. I don't think anything else was
18 asked for. So, maybe if you could -- I don't know if
19 they were actually looking for a submission for it.

20 Mr. Shapiro, were you actually looking for a
21 submission, or just asking them to take that into
22 consideration?

23 MR. SHAPIRO: I was actually satisfied with
24 the answer that I received.

25 MS. SCHELLIN: Okay, good. So, then, so the

1 only thing I really need, and I guess that will be
2 worked out along with the proffers and conditions, if
3 when you submit your final proffers and conditions,
4 if you could submit the draft order at that same
5 time, that would be great.

6 That's all I have.

7 CHAIRPERSON HOOD: Okay. So, in this case
8 the record is closed, other than what was asked for.
9 Ms. Schellin, do we have anything else?

10 MS. SCHELLIN: No.

11 CHAIRPERSON HOOD: We want to thank everyone
12 for their participation tonight.

13 Can you give us the final date, when we're
14 going to do the final?

15 MS. SCHELLIN: When we'll do final. Well,
16 it's going to be a minimum -- let's see. It takes 28
17 days to go through the proffer process. So, today is
18 the 25th. The 26th of June, and actually I would
19 need the draft order before the 22nd. So, if we
20 could get the draft order say by the 16th of June?

21 Mr. Glasgow?

22 CHAIRPERSON HOOD: Okay. So --

23 MS. SCHELLIN: Or, Mr. Gaon, rather.

24 CHAIRPERSON HOOD: All right. Any other
25 questions?

1 MS. SCHELLIN: Yeah, that's it.

2 CHAIRPERSON HOOD: All right. With that, I
3 want to thank everyone for their participation. This
4 hearing is adjourned.

5 [Whereupon, the hearing adjourned at 7:00
6 p.m.]

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