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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission

Public Hearing

Case No 05-28Q [Parkside Residential, LLC - First-  
Stage PUD Modification of Significance and Second-  
Stage PUD at Square 5041, Lot 806; Square 5056, Lots  
809, 813, and Former Grant Place and Burnham Palace  
Rights of Way Closed by D.C. Emergency Act 18-92 -  
Parkside Parcel 9.]

6:36 p.m. to 9:21 p.m.  
Monday, June 19, 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 JOEL LAWSON

13 STEVEN MORDFIN

14

15 Department of Transportation:

16 AARON ZIMMERMAN

17

18

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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 June the 19th, 2017 at 6:30 p.m. We're  
6 located in the Jerrily R. Kress Memorial Hearing  
7 Room.

8 My name is Anthony Hood. Joining me are Vice  
9 Chair Miller, Commissioner May, and Commissioner  
10 Turnbull. We're also joined by the Office of Zoning  
11 Staff, Ms. Sharon Schellin; Office of Planning staff,  
12 Mr. Lawson and Mr. Mordfin; District Department of  
13 Transportation, Mr. Zimmerman.

14 This proceeding is being recorded by a court  
15 reporter, it is also webcast live. Accordingly, we  
16 must ask you to refrain from any disruptive noises or  
17 actions in the hearing room, including the display of  
18 any signs or objects.

19 Notice of today's hearing was published in  
20 the D.C. Register and copies of that announcement are  
21 available to my left on the wall near the door.

22 The hearing will be conducted in accordance  
23 with provisions of 11Z DCMR Chapter 4 as follows;  
24 preliminary matters, the applicant's case, report of  
25 the Office of Planning, report of other government

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

4 The following time constraints will be  
5 maintained in this meeting. The applicant has up to  
6 60 minutes, but I believe they can do it in 30.  
7 Organizations, five minutes. Individuals, three  
8 minutes.

9 All persons appearing -- wishing to testify  
10 before the Commission in this evening's hearing are  
11 asked to register at the witness kiosk. If you have  
12 any issues with registering, please see Ms. Schellin  
13 to my left.

14 The decision of the Commission in this case  
15 must be based exclusively on the public record. The  
16 staff will be available throughout the hearing to  
17 discuss procedural questions. Please turn off all  
18 electronic devices at this time so not to disrupt  
19 these proceedings.

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

23 MS. SCHELLIN: Please raise your right hand.

24 [Oath administered to the participants.]

25 CHAIRPERSON HOOD: Ms. Schellin, do we have

1 any preliminary matters?

2 MS. SCHELLIN: Yes, sir. The applicant has  
3 three -- is proffering three experts. Mr. Schiesel  
4 in traffic engineering and design, who has previously  
5 been accepted. Otto Condon, his resume is at Exhibit  
6 27C. It's being proffered in urban design. And  
7 Brian -- and he's previously been accepted. And  
8 Brian Earle of CGF Architects, and his resume is at,  
9 also at Exhibit 27C. And I don't know that he's not  
10 been previously accepted. So, if the Commission  
11 would take -- accept all of them if you find Mr. Earl  
12 as an expert in this case, that would be great.

13 CHAIRPERSON HOOD: Okay. Two of them, two  
14 people have already been proffered expert status. I  
15 don't know why I read that they were only proffering  
16 one person, but maybe. I don't know.

17 MS. SCHELLIN: They updated it later.

18 CHAIRPERSON HOOD: Okay.

19 MS. SCHELLIN: Originally, it was just one.

20 CHAIRPERSON HOOD: So, next time I'll just  
21 wait and read late. Okay, anyway. So, it's only one  
22 person who has not been proffered and their resume is  
23 in Exhibit 27. It's 27C, correct?

24 MS. SCHELLIN: Correct. Several pages down.

25 CHAIRPERSON HOOD: Okay. And that's Brian

1 Earle?

2 MS. SCHELLIN: Uh-huh.

3 CHAIRPERSON HOOD: Okay. Registered as an  
4 architect. Okay, any comments, Commissioners? Any  
5 objections?

6 Okay, we will give Mr. Earle expert status  
7 and add him to our roster.

8 MS. SCHELLIN: And one other preliminary  
9 matter. We received the ANC's report, I believe  
10 today and Cherice is here, so they'll be  
11 participating in the hearing and pursuant to the regs  
12 the report is supposed to come in seven days prior to  
13 the hearing. So, I would ask the Commission to  
14 consider waiving the rule to allow them to  
15 participate in the hearing.

16 CHAIRPERSON HOOD: Okay, certainly I have no  
17 objections of doing that of our front line ANC  
18 commissioners. Any objections?

19 [No audible response.]

20 CHAIRPERSON HOOD: Okay, so we will waive our  
21 rules. Anything else, Ms. Schellin?

22 MS. SCHELLIN: No.

23 CHAIRPERSON HOOD: Okay. So, we don't have  
24 anything else. Ms. Roddy, would you like to begin?

25 MS. RODDY: Thank you. Christine Roddy with

1 Goulston and Storrs, and with me is my colleague,  
2 Dave Lewis with Goulston as well, and we're here on  
3 behalf of the applicant to present a second-stage  
4 application for one of the parcels in the Parkside  
5 PUD. And you're well aware, it's the PUD in  
6 Northeast Washington. We were last before you in  
7 March for a multifamily building on Block J.

8           We're here tonight to present the first  
9 commercial component of the project, and that's on  
10 Parcel 9, which is a part of Block F in the first-  
11 stage PUD.

12           So, Block F was one of 10 building blocks  
13 that was approved in the first stage, and the 10  
14 building blocks make up about 15 and a half acres of  
15 land at the Minnesota Avenue Metro Station. The  
16 Commission approved approximately 3 million square  
17 feet of development. It was about 750,000 square  
18 feet of use, about 50,000 square feet of retail,  
19 1,500 to 2,000 residential units, and then about  
20 43,000 square feet of healthcare uses.

21           The vision for Parkside was to transform  
22 these vacant parcels next to a Metro station into a  
23 true mixed-use development. So, in addition to  
24 having this mix of uses, the idea was always to have  
25 a mix of retail -- I'm sorry, residential as well.

1 So, within the residential there would be different  
2 housing types. So, we have provided row homes.  
3 There are multifamily units. There are different  
4 ownership opportunities. There's rental, there's  
5 homeownership, and there's also different income  
6 levels.

7 The Parkside PUD has always committed to  
8 providing 20 percent of the residential units to  
9 affordable housing. And to date, 75 percent of the  
10 units that have been constructed have been available  
11 at the 60 percent AMI level. And an additional 20  
12 percent was committed as workforce housing. And then  
13 the remainder of the PUD would be market rate  
14 housing.

15 So, this PUD reflects smart, transit oriented  
16 development, and promotes innumerable objectives of  
17 the Comprehensive Plan. It also reflects a  
18 significant investment in Ward 7.

19 The first-stage approval for Parcel 9  
20 contemplated a central pedestrian promenade flanked  
21 by two residential buildings. The application this  
22 evening replaces one of the residential buildings  
23 with an office building, and it also introduces  
24 vehicular traffic on that central retail spine. And  
25 these changes came about really to ensure the success

1 of the retail. It provides the daytime traffic, and  
2 it provides the visibility to the retail that's  
3 necessary to ensure that it succeeds.

4 And the shift to office also reflects an  
5 opportunity to provide transit oriented employment  
6 opportunities in Ward 7, which will complement the  
7 office uses on Parcel 12, and we will be back before  
8 the Commission on Thursday to present that  
9 application.

10 So, I just wanted to also point out that this  
11 application presents the first condominium building  
12 within the Parkside PUD, and we're very excited about  
13 that. To date the only home ownership opportunity  
14 within the PUD has been the townhomes that were  
15 recently constructed to the north and west of this  
16 block. Twenty percent of the units will be reserved  
17 as workforce units. And despite the fact that we're  
18 modifying the first-stage approval, the building,  
19 that residential building that we're presenting  
20 tonight is substantially similar to the residential  
21 building that was approved in the first stage. So,  
22 we don't believe that relief from the inclusionary  
23 zoning requirements is warranted. In the event the  
24 Commission feels otherwise, we would seek that  
25 waiver.

1           We have entered reports into the record to  
2 support that request for relief, not the least of  
3 which is that 75 percent of housing in Ward 7 is  
4 subsidized in some manner. So, unlike other areas of  
5 the District where you are introducing the affordable  
6 housings and you want to integrate the affordable  
7 housing with the market rate housing, to ensure that  
8 they have access to the same facilities and resources  
9 as the market rate, here, we want to integrate the  
10 market rate to create those same facilities and  
11 resources for the community.

12           We do have -- we did file a letter on Friday  
13 to respond to the agency comments. And so, we would  
14 like to have that accepted into the record in  
15 response to the DDOT report, to our response to the  
16 conversations we've had with the community, and  
17 response to the Office of Planning. So, we'd ask  
18 that the Commission accept that.

19           The one item that we did not address in the  
20 letter was with respect to the solar panels, and we  
21 will address that in our architectural presentation  
22 this evening.

23           So, with that, we have four witnesses who  
24 will testify. We have Mr. Novak, who will testify  
25 next on behalf of the applicant.



1 further fulfill the stage-one PUD commitment to  
2 delivering a mixed-use community, spur economic  
3 development, and help address employment and  
4 commercial needs within Ward 7.

5 Parcel 9 at Parkside is located at the center  
6 of the PUD with a direct pedestrian connection to the  
7 Parkside community park to the Northwest, and new  
8 pedestrian bridge to the Southwest. Given its unique  
9 location within the master plan, Parcel 9 was always  
10 envisioned to be part, an integral part of the  
11 pedestrian spine for Parkside with an active retail  
12 ground floor experience.

13 The present stage-two PUD for Parcel 9 will  
14 deliver for -- will deliver additional for-sale  
15 housing, retail office uses to the neighborhood, with  
16 20 percent of the for-sale housing designated as  
17 workforce.

18 The retail at Parkside was considered one of  
19 the main benefits of the stage-one PUD. The addition  
20 of neighborhood serving retail supports both the  
21 existing and proposed mix of uses at Parkside, a high  
22 priority for Parkside and the surrounding community.

23 To help ensure the retail in Parcel 9  
24 fulfills this objective, we have committed to a  
25 process wherein we worked collaboratively with the

1 community on delivering retail that successfully  
2 serves as a great amenity for the neighborhood.

3           Because this will be the first retail  
4 delivered at Parkside, the project has been designed  
5 to give the retail the greatest opportunity for  
6 success. This includes the opening of the central  
7 promenade to vehicular traffic, which today is widely  
8 accepted as an integral part of creating a vibrant  
9 retail streetscape.

10           Adding vehicles to the promenade not only  
11 increases traffic and visibility for the retailers,  
12 but also helps to create a sense of place. In  
13 neighborhood locations like Parkside, wide streets  
14 can form a great barrier to success since they make  
15 it difficult to establish either an intimate  
16 neighborhood feel, or a community connection.  
17 Breaking up the 80-foot-wide promenade with two 10-  
18 foot-wide travel lanes and two eight-foot-wide  
19 parking lanes helps to create a more intimate, yet  
20 vibrant pedestrian experience with defined zones for  
21 outdoor dining and recreating, for landscaping, and  
22 for unimpeded traffic flow next to the store fronts.

23           While vehicular traffic and the visibility  
24 and convenience it affords is a critical component --  
25 it is a critical component to setting up the retail

1 at Parkside for success, the central promenade was  
2 designed primarily as a pedestrian-friendly  
3 environment as our architects will explain in more  
4 detail. The narrow travel lanes, landscaping, and  
5 change in paver materials in the promenade are all  
6 meant to signal to drivers that they are entering a  
7 pedestrian-friendly zone.

8           This design not only enhances safety for all  
9 users, but helps to create a sense of place as a  
10 retail environment that serves the neighborhood.

11           To support Parkside's retail, Parcel 9 will  
12 also include the first private office building at  
13 Parkside. New Class A office space is deficient  
14 within Ward 7 as a whole. Providing office on Parcel  
15 9 not only creates a daytime demand driver for the  
16 retail, but helps spur economic development and can  
17 create new proximate employment opportunities for  
18 local residents and community serving tenants.

19           Next slide, please. We received quite a few  
20 letters for this application that raised some  
21 outstanding concerns that -- and really reflect some  
22 of the opportunities that we think we have to  
23 continue the dialog with the community, and continue  
24 to make this a better project.

25           But I wanted first, to highlight in that

1 context, some of the things that we've raised, you  
2 were -- the Commission is probably -- well, had heard  
3 at the last hearing for J, Block J, that we have  
4 focused on what we committed to in our stage-one PUD,  
5 that Parkside is a pedestrian -- excuse me, is a  
6 transit oriented development, and the pedestrian  
7 bridge is and I think will remain an integral part of  
8 one of the transit options for Parkside and its  
9 patrons and its residents. And we've committed and  
10 in that we've completed that.

11           The community park is another key proffer  
12 that was really -- that came about while Ward 7, and  
13 particularly around Parkside is rich with parks and  
14 recreational areas, the idea of a community park,  
15 one-acre community park, was something that we felt  
16 was important to work with the community and did a  
17 stage-two PUD and worked several meetings to have ANC  
18 approval for. It represents the community's vision  
19 for open space at that time. And we of course are  
20 open to working with the community to improve any  
21 opportunities for open public spaces that are  
22 available.

23           We've focused on our affordable housing first  
24 and our commitments to that. And now, we believe  
25 it's appropriate to move on to workforce housing and

1 market rate housing, and fulfilling those as equal  
2 obligations towards a successful neighborhood.

3 Next slide. As this slide shows, we will be  
4 making progress on those goals in both the workforce  
5 and the market rate units.

6 Next slide, please. The CBA, as we raised,  
7 as was finalized with ANC through Parcel J, and  
8 covered many of the issues that came up over the last  
9 10 years, and realized opportunities that we should  
10 discuss and see if we collectively can have solutions  
11 for.

12 Employment was one of them. And so, if you  
13 turn to the next slide, please? We focused on  
14 improving the -- or expanding the opportunities for  
15 jobs into permanent positions that are available. We  
16 also, as part of the most recent 10 or 15 meetings  
17 that we've had for this particular instant  
18 application for Block F, Parcel 9, focused on what's  
19 the best way to integrate and really collaborate with  
20 the community to deliver retail that meets the  
21 community's needs. And we worked through a process  
22 and have agreed to various information, generating  
23 various information, sharing information, and we  
24 believe that we've come to an agreement that will  
25 ultimately yield a fine retail experience.

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1 I think the thing to think about in our mind,  
2 is that we have many balancing objectives for this  
3 PUD. And retail happens to be, in this instant  
4 application, one of our highest priorities.

5 That said, we continue to work with the  
6 community because there are future applications to  
7 address whatever the contemporary or current demands  
8 are for improving our community and see what role we  
9 can have. And so, I look forward to future dialog  
10 with the ANC in that regard.

11 I'm going to turn it over to our architects  
12 for their part of the presentation.

13 MR. CONDON: Okay. Thank you, Jonathan.  
14 Good evening. Otto Condon, with ZGF. And I just  
15 want to talk briefly about the urban design  
16 influences that our architectural team is focused on  
17 in terms of the design. And Brian will get into more  
18 detail.

19 I think you know, Ward 7 is a great  
20 opportunity which, you know, still building on Mayor  
21 Williams' first Anacostia Waterfront Initiative,  
22 going back to 2000. And ZGF has had the privilege to  
23 work in Ward 7 for about the last 12 years, working  
24 on a variety of Office of Planning and DDOT projects.  
25 And I think, you know, the lesson there, and it's

1 actually set the bar for us, that you know, the  
2 community aspirations are its -- you know, it's east  
3 of the river, but it's downtown Ward 7 and there's a  
4 real opportunity for it to create a special node with  
5 vitality, mixed use, urban architecture, a mix of  
6 residential choices as Christine had mentioned. And  
7 so, that's really been one of the driving forces that  
8 we've been looked at in terms of the design. Next.

9           And, you know, interestingly, just last month  
10 I was fortunate to be invited to one of the TOD  
11 roundtables that the Office of Planning was holding  
12 in relation to updating the Comp Plan and you know,  
13 as we're talking about how TOD has been successful to  
14 date, looking at Columbia Heights, which we also  
15 worked on in the past, you know, what other private  
16 sector initiatives you know, it does get to dealing  
17 with the local market, providing choice, and also the  
18 public sector initiatives.

19           And I found it interesting that, you know,  
20 looking backwards on what's been successful, and  
21 looking forwards, you know, Parkside and Ward 7 was  
22 identified as the real opportunity for TOD in the  
23 District.

24           And you know, looking at all of the  
25 development that's occurred, you know, from Columbia

1 Heights east, to H Street, and I think that's one of  
2 the thing we heard from the community continually  
3 through the meetings is, you know, we want to see the  
4 same sort of retail opportunities, housing  
5 opportunities, mix of design, you know, connections  
6 to the water fronts. That's been happening west of  
7 the river.

8           And, you know, if you look east to the river  
9 I think, you know, some of the projects -- I mean, it  
10 still has been sort of slow in relation to the  
11 original waterfront initiative, but I think Parkside  
12 is really an opportunity to create an organic  
13 neighborhood that's really not contingent on some of  
14 the large scale redevelopment that is happening in  
15 Ward 8, like whether it's Popular Point or St. Ede's.  
16 And I think that's really, you can really start  
17 catalytically at Parkside.

18           And, you know, just looking, you know, around  
19 D.C. and some of the development, I do think the  
20 richness of neighborhoods comes from the mix of uses,  
21 the connections of waterfront, the first 30 feet of  
22 the street life, whether it's retail or whether it's  
23 a public building. But that's really what activates  
24 and identifies a community. And the architecture  
25 itself there is, you know, all styles, all scales.

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1 And I think that reflects also the aspirations of  
2 what Parkside should become is a neighborhood that's  
3 not been designed at once, but it actually does  
4 reflect a variety of character and uses.

5           So, you know, from the big idea diagram, as  
6 Jonathan has mentioned, is really connecting the  
7 Minnesota Avenue Metro to the waterfront. That's the  
8 key move for the spine, which connects transit to the  
9 central park. You know, within the neighborhood  
10 there is the education escalator, as is the program,  
11 which includes from daycare to elementary school to  
12 middle school, and hopefully on Parcel 12, to some  
13 future higher education.

14           You know, as Christine mentioned, there is  
15 all housing types. But Parcel 9 is really a critical  
16 nexus for creating the heart of Parkside. You know,  
17 as we're looking at as introducing the office, which  
18 I was really excited about, the program actually  
19 changed, was to bring office so that there could be  
20 daytime use. Daytime activity, which would support  
21 the retail. The idea of a condo on Parcel 9 really  
22 further reinforces a rich neighborhood evolution.

23           And, you know, I think architecturally, as  
24 Brian will get into later, I think there has been an  
25 evolution of the architecture in the neighborhood.

1 It's been, you know, a lower scale, maybe a little  
2 bit more traditional. And, as, you know, moving to  
3 the more urban heart, you know, the idea is that the  
4 architecture can reflect higher aspiration for an  
5 urban environment, which will further reinforce the  
6 retail main street.

7           So, with that, I want to turn it over to  
8 Brian.

9           MR. EARLE: Thank you, Otto, for that  
10 introduction. My name is Brian Earle. I'm going to  
11 walk you through the changes to the stage-one PUD  
12 proposed and how that's reflected in the design  
13 architecture of the buildings. As Christine  
14 mentioned the stage-one PUD for Parkside and vision  
15 Block F, which is circled in a blue square there, and  
16 is subdivided into Parcels 8, 9, and 10. We're  
17 talking about 10 today, but we'll be talking about 8  
18 and 10 hopefully next month with you all.

19           It was about a 700-foot long super block with  
20 a pedestrian connection running through the middle of  
21 it. Pedestrian only. And as we, for the very first  
22 time we sat down with the community, we kept hearing,  
23 and Jonathan noted this, the importance of retail  
24 here and the success of retail. And so, everything  
25 we've done to date on this parcel has been built

1 around that premise. So, the changes that we made,  
2 as has been eluded to, is to open up that street to  
3 traffic while still allowing the pedestrian promenade  
4 to be the main priority, but to create a complete and  
5 full street.

6 And then as also previously mentioned, the  
7 change from apartments on Parcel 9A, as highlighted  
8 here, to offices also critical to the success of that  
9 retail. Giving a daytime user for the retail is  
10 absolutely essential.

11 So, that's Block F and the changes there.  
12 Now, I'm going to walk you through how the buildings  
13 function, starting by plan. The purple you see here  
14 is the retail. This is the pedestrian -- the retail  
15 promenade cutting through the middle. You notice  
16 that the entrances to the -- all the entrances are  
17 focused on that retail street, and on Kenilworth  
18 Terrace. And the residential and office lobbies have  
19 been shifted slightly north. And that's deliberate  
20 to create a larger retail footprint, conducive to the  
21 types of tenants we want to attract here. You know,  
22 it's critical to the success of a neighborhood like  
23 this to have the opportunities for places to go eat  
24 in the evening, or to go buy fresh produce. And  
25 those really are the aspirations that we've talked

1 about continually on this.

2           On the northern end, here in yellow is a  
3 fitness center for the condominium building, which  
4 also promotes an active use and allows people to you  
5 know, go to the gym and run outside. There's a  
6 second retail pad in the office building here. And  
7 then on the outsides of this plan there is an alley.  
8 Both these alleys are one direction, again, designed  
9 to minimize traffic intrusion into the block with  
10 service and loading off of them. And the other thing  
11 I really want to note here, and we think this is a  
12 wonderful opportunity, we don't usually get to see  
13 this, is the bike storage for these buildings have  
14 been located off of Parkside place on purpose, the  
15 more bike-friendly street, and so people can bring  
16 their bikes in straight from the street. They don't  
17 have to go down to a garage as is so common in the  
18 District. They can come straight off the street,  
19 dock their bikes, and go up to their units or for  
20 their office space.

21           Once again, loading off the back. Below --  
22 let me go back, actually. So, to get into the garage  
23 there is ramp on this side of the building, the  
24 office building, which goes down to the garage, and a  
25 single-lane exit on the condo side. It's a shared

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1 garage. It runs underneath the retail street.  
2 That's important to note. And it has 141 cars, which  
3 will serve both the office retail and the condominium  
4 project.

5 Above, as we go up, we have 112,000 square  
6 feet of office in the office building. The  
7 floorplate is designed to maximize an open -- a  
8 continuous open office environment, flexible planning  
9 as is very important to that. And then the  
10 condominium building has 76 units, 15 of which are  
11 reserved as workforce housing.

12 The top floor on both buildings has been set  
13 back, consistent with the approved PUD, to create a  
14 taper down to the park, and also allow open space on  
15 both buildings to look out over that park and engage  
16 the community.

17 There is an amenity space on the top floor of  
18 the condominium building, and then as you go up one  
19 more floor to the roof, the office penthouse also  
20 has a community space with outdoor terrace. The  
21 office building will have a green roof over all areas  
22 that are not mechanical. Excuse me. The condominium  
23 building, there have been some questions about green  
24 roof. And the real challenge we have here is that  
25 this is a -- unlike the office building which is

1 concrete, this is a wood building. And it is a  
2 condominium building. So, what we have proposed to  
3 do is to provide the infrastructure necessary for the  
4 residents to pursue solar panels if they desire. And  
5 that's very important. We had a debate about whether  
6 to provide that ourselves or not.

7 But what that allows us to do is for the  
8 rebates for those solar panels to be realized by the  
9 purchasers of these units; that they get to take the  
10 rebates instead of the developer. So, that's what  
11 we're proposing on that building.

12 Now, moving into architecture as a quick kind  
13 of precursor to massing approach, again, the  
14 important drivers on this plan is that retail  
15 promenade creating active uses on the ground floor,  
16 and continuing that connection from the Metro to the  
17 park.

18 Furthermore, we want to modulate the facades  
19 to blend them in and have them fit into the context  
20 of the community. And as noted in the plans, provide  
21 a taper that steps the masses down to the park and  
22 engages the park.

23 That's the big picture. And as we start  
24 talking about, what are these buildings going to look  
25 like, it's important to note the relationships we've

1 established here. And these are really, from a  
2 formal sense, they're complimentary buildings. They  
3 flank a formal retail street. And so there's a  
4 brother/sister relationship here. We don't want them  
5 to look exactly the same, but we want them to  
6 complement each other and reinforce that.

7           So, the office building is envisioned as a  
8 single -- a simple module, single box if you will.  
9 And then in order to break down the scale of the  
10 residential building, it's been broken into two, two  
11 masses separated by a zipper element. And that  
12 zipper element engages and becomes the ground plane.  
13 And we'll show you how that is different from the  
14 office building in a minute. And also, creates the  
15 top expression of the building and further  
16 accentuates how it steps down.

17           When we talk about fenestration, that  
18 fenestration really is reflective of the uses behind  
19 it. You know, form follows function, we love to say.  
20 Or at least architects love to say. The office  
21 building has a grid-based structure that emphasizes  
22 the form behind it, the open office and the  
23 regularity of that. The fenestration pattern is more  
24 square. It's almost a perfect square for the  
25 windows.

1           The residential building is a different  
2 animal. It has windows that reflect different uses.  
3 Larger windows for residential and smaller window --  
4 or excuse me, for living room. Smaller windows for  
5 bedrooms. And we've arranged that in a vertical  
6 composition, a striping, if you will, where that  
7 varying pattern creates a play. Also, you can see  
8 here the expression of the base middle, and then with  
9 that zipper, the top.

10           Materially, again, we want these two  
11 buildings to complement each other but be different.  
12 So, the palette for the residential building is  
13 slightly warmer, but similar materials. It's a  
14 patterning of several shades of gray that's accented  
15 by bronze windows, to really give it that kind of,  
16 that nice touch and feel that you want as people  
17 engage with the window system.

18           The base of this building is a warm brick.  
19 And then in addition, we've taken opportunities to  
20 provide balconies and Julietes on the building.

21           The office building, the palette is pulled a  
22 little bit cooler, and it's a much more simple  
23 elegant expression. You can see that here. So, this  
24 is a view from the park, looking with the residential  
25 building on the left, you can see the Juliets on the

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1 residential building, and the office building on the  
2 right. The residential building palette again, it's  
3 a combination of several shades of gray commercial  
4 grade fiber cement panels. The top is accented with  
5 a metal panel. Again, we have the Juliets and the  
6 bronze windows.

7           The office building has a little bit more  
8 restrained of a palette. It has a base metal top as  
9 well, but it's subtler. Again, you see the grid-like  
10 pattern of a cool almost white fiber cement panel  
11 that complements the residential building, accented  
12 both with a dark slate fiber cement panel at the top.

13           So, this is those two together. Now, I'm  
14 going to turn the focus and walk you around the  
15 residential building, and I know we're interested in  
16 everybody's time here, so I'll go through this rather  
17 quickly. But please, in your questions, if you have  
18 questions, feel free to speak up afterwards.

19           Again, this is the -- so, this is the  
20 promenade façade, the retail promenade façade. It  
21 has a rich brick base with signage bands and  
22 storefront. This is the main entrance here. Again,  
23 it's those two masses that play off each other. The  
24 linear light gray with a more -- complimented by this  
25 more vertical expression on the end. And that helps

1 to emphasize the stepdown towards the terraces here.  
2 This is the Parkside, this is Kenilworth Terrace on  
3 this side. And again, you see that zipper is a  
4 series of balconies which people can lean out and  
5 engage with the retailers below.

6 This is a conceptual rendering of that, shot  
7 so you can see how that step works and begin to see  
8 the retail promenade, which Dennis is going to talk  
9 to you about in much more detail.

10 This is the alley side. Same basic  
11 expression, a rich red-brick base, complemented by  
12 those two slipped masses. And the vertical  
13 expression on the windows, those copper windows. And  
14 again, this side also has that zipper effect that  
15 comes down and engages.

16 This is the view from Kenilworth Terrace.  
17 Basically standing on Parcel 12, which you guys will  
18 hear on Thursday. Looking at that rich retail base,  
19 this is the exit of the garage, and you can just see  
20 the corner of the promenade starting there.

21 So now, looking at the office building, it's  
22 a simpler expression if you will; an elegant simple  
23 form. Here, you'll read the grid-like expression  
24 across the promenade façade with the -- in this case,  
25 an all-glass front so that the building almost floats

1 above the retail space with a simple signage band, a  
2 louver band, at the top of the glass line. And then  
3 the top of the building expressed in this slate fiber  
4 cement panel.

5           This is a view of that promenade and you can  
6 really sense the vision we have here of this vibrant  
7 street with, you know, a door yard and wide sidewalks  
8 for retailers and space for outdoor seating and  
9 beautiful lights strung over the street that it could  
10 be you know, open and inviting during the day for  
11 vehicular traffic to come drive past the retail, but  
12 also easily closed for community events, and in that  
13 way integrate with the park.

14           This is the back side, the alley side, where  
15 the building actually reaches down and engages the  
16 ground as opposed to the retail side where it does  
17 not.

18           This is a view of the terrace, and you can  
19 see the stepping, the progressive stepping of that  
20 mass.

21           And in this we know the commissioners had  
22 some questions about the context and these three  
23 sections. The top one cut through Grant Place, the  
24 central spine, showing the connection to metro, Block  
25 12, which you will see on Thursday, and tapering down

1 to the existing townhomes, as well as these two  
2 elevations, looking at parcel -- block 9 in the  
3 middle -- excuse me, Parcel 9 in the middle of Block  
4 F of Parkside Place and Kenilworth Place. And I  
5 think what you'll see here is that we've structured  
6 the design of these buildings to complement what's  
7 around them and create this vibrant sense of place;  
8 these mixes of architectural styles and the give and  
9 take of that which we think is absolutely critical to  
10 the success of a community.

11 With that, we're going to skip over the  
12 landscape portion, pardon me, in the interest of  
13 time, and talk about traffic.

14 So, with that I will turn it over to Gorove  
15 Slade to walk you through the circulation plan.

16 MR. SCHIESEL: Good evening, Commissioners.  
17 My name is Rob Schiesel with Gorove Slade Associates.  
18 I'll be quick and mostly rest on the record, but  
19 tonight I'm going to highlight a few aspects of the  
20 transportation design.

21 As you just heard, the original circulation  
22 plan back from the Stage 1 PUD did have all of this  
23 block that includes Parcels 8, 9, and 10 as a super  
24 block. And we were trying to take this opportunity  
25 now to improve on the stage-one PUD, given current

1 thought in our industry about porosity and  
2 flexibility and the roadway network.

3           So, in conjunction with Parcels 8 and 10, we  
4 really put some thought on to how to create a clear  
5 hierarchy of alleys and what we consider the main  
6 street, and now in the center spine, and how that  
7 provides flexibility and redundancy that the stage-  
8 one plan did not. It's kind of already been touched  
9 here, but all the back of the house -- all the back  
10 of the house activity is off of the alleys for eight,  
11 nine, and 10 combined, which basically leaves the  
12 center street to be, you know, essentially a one-  
13 block along Main Street, on-street parking, retail,  
14 and because there's no loading or parking access off  
15 of that main street, like we just said, it could be  
16 used for special events. So, it just really creates  
17 a clear hierarchy that provides all the functionality  
18 that it had in the stage-one PUD, but we think builds  
19 upon it and creates a better transportation plan.

20           Just a quick overview of the parking loading,  
21 141 below-grade parking spaces, as we already said,  
22 accessed from the service drive. And the parking is  
23 a sufficient number to accommodate all the needs of  
24 the parcel, while not over supplying and encouraging  
25 driving as a mode. Also, the amount of, and location

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1 of the loading services are adequate, being off of  
2 the service alleys and they provide enough for the  
3 office, residential, and retail uses planned.

4           Throughout this project, we've been  
5 coordinating with DDOT, including scoping, our CTR,  
6 going out during the analysis, going through some of  
7 the preliminary site plans, updating them based on  
8 some preliminary comments, and even gaining their  
9 feedback from the staff report.

10           There is some continuing work we need to do.  
11 A lot of it revolves around public space, details of  
12 sidewalks, looks of the streets, curb cuts, bike  
13 parking, those type of items.

14           So, to summarize the impacts of our study,  
15 the traffic generated by Parcel 9 is generally  
16 limited around in the morning rush hour. You know,  
17 we're talking around 3 cars per minute. And as you  
18 would expect, our capacity analysis showed, that has  
19 a limited impact, in incremental impact, although  
20 there are some intersections in our study area that  
21 already operate at congestion, or projected to in the  
22 future, and even this incremental traffic does lead  
23 to some issues.

24           So, working under the CTR DDOT standards, we  
25 did go through each of the intersections. We

1 identified one spot improvement. Fortunately, there  
2 are not spot improvements for every intersection.  
3 So, through coordination with DDOT we reached a  
4 conclusion to focus on design-based mitigations, and  
5 we have a mitigation package that builds off of the  
6 stage-one PUD that adds additional TDM elements and  
7 multi-modal design considerations, including a  
8 Capital Bikeshare station, as the mitigation package  
9 here.

10 I like to think of it is as, the mitigations  
11 we're proposing are all things that are focused on  
12 improving the original stage-one PUD, which was  
13 supposed to be a transit oriented development with  
14 the neighborhood. They complement things like the  
15 investment in the pedestrian bridge, and other  
16 regional efforts going on, on the design side of what  
17 the PUD is going to be.

18 So, the mediations package includes the TDM,  
19 like I discussed. There were some additions  
20 requested by DDOT in their staff report, and we  
21 amended the TDM package to reflect that. The right  
22 sized parking, the improvements to the street grid,  
23 the Capital Bikeshare station, all these type of  
24 things are in the mitigation package.

25 I would add, the ANC has expressed desire for

1 some additional coordination between the applicant  
2 and DDOT. Part of this is, you know, while the  
3 applicant, the whole Parkside PUD is kind of focusing  
4 on being the best -- an example of good transit  
5 oriented demand, DDOT has been, as was mentioned,  
6 since the Anacostia Waterfront Initiative, and the  
7 AWI Transportation Master Plan that followed, been  
8 working on regional solutions up and along the river.  
9 So, there is a strong desire to coordinate the  
10 efforts of what's going on with the development, with  
11 the efforts of what's going on with DDOT, looking at  
12 all the regional transportation issues. So, there  
13 are some elements in the CBA itself that the  
14 applicant agrees to that has to do with assisting and  
15 logistical help to the CBA on those type of issues.

16 So, in conclusion, with the proposed  
17 mitigations I just summarized, I conclude that the  
18 PUD will not have a detrimental impact to the  
19 surrounding transportation network, and I look  
20 forward to any questions you have.

21 MS. RODDY: Thank you. And I just wanted to  
22 circle back to the letter that we submitted on Friday  
23 where we did respond to the agency reports, and we're  
24 happy to walk through that. I believe that we now  
25 have addressed each of the items that were outlined

1 in their reports, and we have included those updates  
2 there. And just to touch, then, also on what Mr.  
3 Schiesel was saying is that there were some letters  
4 that were submitted into the record today by  
5 community members, and with respect to the  
6 transportation aspects, we also had submitted the  
7 draft -- the community benefits agreement that we  
8 have agreed to with the community. That was  
9 submitted, I believe, in our prehearing submission,  
10 and that speaks directly to working with the  
11 community, that was submitted, I believe, in our  
12 prehearing submission, and that speaks directly to  
13 working with the community, retaining -- providing  
14 contribution to a transportation consultant who would  
15 look at the greater community and work with DDOT on  
16 potential resolutions to what is a regional issue  
17 here. So, just wanted to point that out as we did in  
18 our prehearing submission. But, we're happy to  
19 answer any questions.

20 CHAIRPERSON HOOD: Okay, thank you all. If  
21 you want to hit the highlights of the letter that you  
22 submitted, you're more than welcome to go ahead and  
23 do that; take time and do that now. That may cut  
24 some of our questions.

25 MS. RODDY: Okay. OP had noted in their

1 report that they wanted us to limit the language and  
2 the flexibility that we were requesting, so we have  
3 limited that. We have removed some of the request  
4 for flexibility all together on the requests that  
5 remain. We did limit that significantly. We are  
6 asking for flexibility still, only because  
7 particularly with respect to the materials, what we  
8 propose today may or may not be available when we go  
9 to construction. So, we just want to maintain that  
10 flexibility.

11 We have committed to maintaining the same  
12 level of quality, the same type of material, and the  
13 same equivalent color. And so, we are happy to have  
14 that conversation and we hope that that addresses  
15 concerns with respect to flexibility. We had -- we  
16 updated the material sheets to reflect what was being  
17 provided. That's in the record. And we went through  
18 that this evening.

19 We have adopted DDOT's proposals with respect  
20 to the additions to the TDM plan, and so that's now  
21 reflected in the updated TDM plan that we submitted.  
22 And I believe that that may reflect all that was  
23 outlined in the OP and DDOT reports.

24 We also, OP had asked us for a comparison of  
25 the market rates housing, and there really has been a

1 dearth of market rate housing in Ward 7, the last --  
2 the market rate housing that we could find for  
3 homeownership opportunities really were the Parkside  
4 Townhomes. And so, we provided that, the sale  
5 information there.

6 By comparison, they sold their market rate  
7 units, I believe, at 400 to 470,000. And by  
8 comparison, the 80 percent AMI units, and again our  
9 work force is 80 to 120, would be around 395. So, I  
10 think with that, that response to what has been  
11 submitted by the agencies. But again, happy to  
12 answer any questions.

13 CHAIRPERSON HOOD: Okay. I want to thank you  
14 all for your presentation. Let's see if we have any  
15 comments or questions up here. Commissioner May?

16 MR. MAY: So, the big change here from stage-  
17 one, is the switch to office space. And I know that  
18 you gave us calculations on the total amounts in the  
19 PUD and I kind of glossed over that. But can you  
20 just sort of summarize it in the end? Are you going  
21 to wind up with a similar kind of balance between  
22 residential space and office space, or is this  
23 tilting it more residential substantially? I mean,  
24 what's the relative numbers here?

25 MS. RODDY: The residential component was

1 approved at 1,500 to 2,000. It will ultimately, I  
2 believe, end at around the 1,500 number for the  
3 residential units. The office component will  
4 increase. On Friday -- on Thursday, we were  
5 presenting a portion of the office piece on Parcel  
6 12. That piece was approved all together at Block H,  
7 at 750,000. The one piece we're presenting Thursday  
8 is about 550, in addition to this that we're  
9 presenting here is about 112.

10 So, that leaves one half of H that we still  
11 have to present that was approved for office use. So  
12 the office, total office component will increase over  
13 what was approved in the first stage.

14 MR. MAY: Okay. That was the bottom line I  
15 was wondering about here. I was trying to follow the  
16 numbers, but that's why I got lost in the chart.

17 So, just, I tried to organize these but they  
18 may not seem that organized.

19 The parking, as priced, would be priced based  
20 on the market within a quarter of a mile. So, what  
21 parking is there within a quarter of a mile?

22 MR. SCHIESEL: Not as much as other areas in  
23 the District. It's --

24 MR. MAY: Understatement, yes.

25 MR. SCHIESEL: Yeah, I mean, that's the

1 standard way we define market rate.

2 MR. MAY: I understand. Is there any parking  
3 within a quarter of a mile? Any paid -- any garage  
4 parking?

5 MR. SCHIESEL: I don't know off the top of my  
6 head. We can look that up.

7 MR. NOVAK: The WMATA. Would you consider  
8 the WMATA parking lot?

9 MR. MAY: Yeah.

10 MR. SCHIESEL: Well, I would -- I don't know.  
11 I haven't measured it, if it's within a quarter mile  
12 of a walk. That's why --

13 MR. MAY: That's the only one that I can  
14 think of, right? And as I recall it's parking for  
15 WMATA and DOES. Right?

16 MR. SCHIESEL: I mean, the intent is that  
17 over the life of the neighborhood, this will take  
18 much more (simultaneous speech).

19 MR. MAY: I understand that. I understand  
20 that, but you know, if -- it just seems strange to  
21 say that it's going to be priced based on parking  
22 within a quarter of a mile and there's nothing else  
23 within a quarter of a mile. So, I would be  
24 interested to know what the rate is like over at the,  
25 I guess the market rate. I don't know if WMATA

1 charges market rate or not, but I'd be interested to  
2 know what that is.

3           So, the -- I see you've submitted improved  
4 language on the flexibility that you're requesting  
5 and I do think that's a little bit better. I'm sure  
6 some of my other colleagues are going to have some  
7 comments on that. I would really like to get to the  
8 point where we have sort of standard language on  
9 this, that everybody comes in the door with, so we  
10 don't have to like get into this discussion every  
11 time. And we have to, you know, comb over the words  
12 to make sure that there isn't some other little bit  
13 of wiggle room that's been introduced with, you know,  
14 the latest iteration of it. But you know, I think so  
15 long as we're talking about our minor changes that  
16 aren't going to change the look of the building then,  
17 I think that's okay.

18           I'm a little confused still, about the solar  
19 opportunity I guess now, on the residential building.  
20 So, you want to explain to me what that means? I  
21 mean, what's going to be up there right now? Is it  
22 just going to be white roof?

23           MR. EARLE: So what's being provided is a,  
24 yes, a high-albedo membrane roof, and then the  
25 infrastructure necessary for the installation of

1 solar panels, so the roof will be sized to take that  
2 load, as well as the conduits and raceways to allow  
3 power to be run down to the individual units, and  
4 inverters installed.

5 MR. MAY: So, are they going to be done  
6 individually?

7 MR. EARLE: That's the intent, so that way  
8 the individual homeowners can take advantage of the  
9 rebates.

10 MR. MAY: But they also have to put up the  
11 up-front money because the rebates don't pay the  
12 whole cost, right? I mean, are they going to each  
13 get a portion, a right to a portion of the roof?

14 MR. EARLE: Yes, that's exactly correct.

15 MR. MAY: And it will be proportionate to  
16 how --

17 MR. EARLE: The size of their unit.

18 MR. MAY: Size of their unit. And so,  
19 everybody is going to get something?

20 MR. EARLE: Exactly.

21 MR. MAY: Do you have a plan for that?

22 MR. EARLE: We intended to map that out  
23 during final engineering.

24 MR. MAY: Okay. So, I mean, I'm going to  
25 channel Peter Shapiro a little bit here. Maybe. I

1 don't know.

2 I think it seems a little bit vague to me.  
3 So, if in fact that's the plan then I'd like to  
4 understand that it actually can work, because it  
5 seems to me that there isn't enough roof space. I  
6 mean it may, you know, who's going to do it if they  
7 can get four panels up there, right? If that's what  
8 the amount of space is.

9 So, if you could look at it and see how it  
10 divvies up based on the number of units, doesn't have  
11 to be, you know, figured out to the point where the  
12 two-bedroom units versus the junior one-bedrooms and  
13 how many panels they're going to get. But just, in  
14 average, you know, the total number, how much space  
15 there is, how much square footage that means, how  
16 many panels each unit could get, because I question  
17 whether that actually is a viable plan.

18 And in terms of the -- I mean, the structure  
19 in the roof for it, so you know, solar panels require  
20 attachment or ballasts. I assume that you're not  
21 going to do ballasts because you can't handle the  
22 extra load.

23 So, the -- you have an attachment system  
24 that's going to -- I mean, if everybody is going to  
25 get, say be generous, everybody gets you know, enough

1 square footage to put in 10 panels. That's a lot,  
2 but assume it's something like 10 panels. But you're  
3 going to have a larger arrays, right? And so, are  
4 you going to you know, map out the entire system so  
5 that somebody can come up and put on the aluminum  
6 struts that will support everybody's system and  
7 they're going to be sharing that system? Or is it  
8 going to be each individual plot, if you will, gets  
9 their own attachment points? Because then you've got  
10 a whole, just a whole mess of membrane punctures.

11 MR. CONDON: I mean, I think it's going to --  
12 what we have to look at is how we actually create the  
13 grid.

14 MR. MAY: Yeah.

15 MR. CONDON: Because, for one thing, they're  
16 going to have to be pretty much non-sloped in order  
17 to get maximum number of panels, if that's what we're  
18 looking at, because once you do a slope you basically  
19 lose percentage.

20 MR. MAY: Right.

21 MR. CONDON: I think it's going to -- I mean,  
22 it's going to have to be a condominium approach to  
23 the panels where it's a uniform frame that, you know,  
24 you can actually buy the struts.

25 MR. MAY: Right.

1 MR. CONDON: And then you buy the panels.  
2 And, you know, for the units it's probably going to  
3 be to get, probably 50 percent of their power, is  
4 about 10 to 12 panels, depending on the units. So,  
5 that is you know, something that does need to be  
6 looked at. It was really the driver to that was, you  
7 know, during the conceptual design process, looking  
8 at the burden of trying to buy the full system  
9 versus, you know, with the comments, create the  
10 opportunity for the rebate and even the S Recs for  
11 the tenants, which I think is, you know, a raw  
12 opportunity.

13 I mean, when we get down to actually mapping  
14 it out and, you know, frankly having to meet some of  
15 the, you know, one to one setbacks, or does the  
16 opportunity go up to, you know, maybe it doesn't hit  
17 all those setbacks. But I won't go there right now.

18 MR. MAY: Don't ever go there.

19 MR. CONDON: What?

20 MR. MAY: Don't ever go there.

21 MR. CONDON: I know. You know, it might be  
22 driven by the initial, the first occupants. You  
23 know, maybe that only 50 percent of the tenants have  
24 that opportunity. And I think that is, you know,  
25 something that's going to have to be looked at for

1 the overall roof. But, you know, when you get into  
2 the -- you know, putting solar panels on a townhouse,  
3 rowhouse, is you know can sometimes hit almost net  
4 zero. Once you get into buildings that are seven  
5 stories, that density, you know, you're never going  
6 to hit probably more than 25 percent of your energy.  
7 So, I think that's, you know, what's got sort of the  
8 balance of using a panelized system and actually  
9 linking it to the residents.

10 MR. MAY: Uh-huh.

11 MR. CONDON: But I agree -- I mean, we agree  
12 that the you know, moving it forward and as part of  
13 the engineering to really identify, you know, what is  
14 the workable area for -- and the best approach for  
15 doing panels.

16 MR. MAY: Right. So, I mean, I think the  
17 thing to keep in mind for our consideration is that  
18 we're interested in seeing the roof covered with  
19 solar panels. And if it isn't a practical thing then  
20 we'd like to see the roof covered in green, although  
21 that may not be possible if it's a wood structure. I  
22 don't know. But those are the sorts of things that  
23 we're interested in.

24 And, you know, I appreciate the fact that  
25 you're trying to theoretically make it the best

1 opportunity for the individual residents if it  
2 doesn't actually get built out that way, or if it  
3 becomes too complicated, or you know, jeopardizes  
4 the, you know, the common roof if you will, because  
5 it hasn't been thought out well enough and you wind  
6 up with a whole bunch of, you know, different solar  
7 contractors up there doing their own installs.

8 I mean, it just, there are lots of ways where  
9 it could go a little weird.

10 MR. CONDON: Yeah, I mean, I think the  
11 lessons of like the Mount Pleasant Solar Co-Op, or  
12 the Capitol Hill Solar Co-Op is really going to -- is  
13 the example to look at in terms of, I mean, this is a  
14 condominium building. Ultimately, when it's fully  
15 occupied, it's probably going to be more of a  
16 collective approach and then it can, you know, the  
17 power might --

18 MR. MAY: Which kind of lends itself to being  
19 done once for the whole building. Not necessarily  
20 doing it piece meal like that.

21 MR. CONDON: Yeah.

22 MR. MAY: All right. Well, enough about  
23 that.

24 The plan for the workforce units on A104, I  
25 think that only indicates a single floor. Is that

1 right?

2 MR. EARLE: That plan notes which floors. It  
3 does only show a single floor, but it notes which  
4 floors those were --

5 MR. MAY: Okay. So, it's going to be on a  
6 few of those floors that are that way?

7 MR. EARLE: Yes. It's on all floors.

8 MR. MAY: So, then there's a note on it that  
9 says that the locations could change.

10 MR. EARLE: That is correct.

11 MR. MAY: Right. Which is not the way we do  
12 it. So, we want to know that they're going to be in  
13 a particular location. And if it has to change for  
14 some reason, I mean, you can set up some rules for  
15 how it would change. But it can't just be -- this is  
16 how we -- we think it's going to be today. But it  
17 could change. You know, we want to know that they're  
18 going to be distributed, that they're not all going  
19 to get clustered on a particular floor or on a  
20 particular stack of units, things like that.

21 So, there just has to be some sort of clarity  
22 about where it's going to be.

23 MS. RODDY: No, I understand. And the intent  
24 there was that as the plans develop toward the permit  
25 set, that sometimes the floorplans are refined and

1 units shift, and that's the flexibility we're  
2 seeking. We intend to comply. These are workforce  
3 units. They're not IZ units. But we would still  
4 comply with the same distribution requirements that  
5 are in place in the regulations, and we can refine  
6 that language.

7 MR. MAY: Right. Yeah. That's all I think  
8 we're thinking about. And I understand completely  
9 how the plans can be refined.

10 I like the fact that you put the bike storage  
11 in the storefront area. Have you actually done that  
12 before in other residential buildings?

13 MR. EARLE: Yes, I know it has been done  
14 before. I would struggle to cite a specific example,  
15 but yes, that has been throughout the District.

16 MR. MAY: That's okay. It has been done.  
17 But you haven't done it?

18 MR. EARLE: We've done it on the west coast.

19 MR. MAY: Okay. I'm just curious because I  
20 don't think I had ever seen that.

21 So, the design of the buildings haven't  
22 changed very much in response to our comments from  
23 set down. I mean, the residential building still  
24 doesn't look very residential and I really had a hard  
25 time seeing how it changed from what we saw at set

1 down. Can you explain to me what you actually did  
2 change? I mean, I see, you know, the entrance moved,  
3 or the zipper or something like that, but I don't  
4 think that --

5 MR. EARLE: Absolutely. So, I'm going to  
6 take you to an elevation of that.

7 MR. MAY: Uh-huh.

8 MR. EARLE: This elevation here. So, several  
9 things changed. First, we introduced the copper  
10 color of the windows to brighten the façade, which  
11 you see here, and the copper at the balconies.

12 MR. MAY: Yeah.

13 MR. EARLE: Second, previously, these  
14 balconies were located directly over the entrance.

15 MR. MAY: Yeah.

16 MR. EARLE: Which meant that this step down  
17 occurred right here. So, in order to create a better  
18 sense of a top, we shifted them down here, and now  
19 there's this top floor expression with the metal  
20 panels to create a base, middle, top.

21 The other thing we changed was the brick at  
22 the base was a dark iron spot clay brick, a very  
23 black brick you see frequently, and we shifted its  
24 color to a warmer buff; a warmer burgundy color.

25 We also added, you're right, you're correct,

1 we also added additional Juliet balconies. There  
2 were not Juliet balconies on this façade previously.

3 MR. MAY: But they were on the shorter  
4 facades.

5 MR. EARLE: They were on the shorter facades.

6 MR. MAY: Yeah.

7 MR. EARLE: And the reason for Juliets over  
8 balconies was trying to balance the space inside the  
9 units. These are relatively small condominium units  
10 and a balcony would have made the living rooms  
11 unusable.

12 MR. MAY: Right. Yeah, I read that in the  
13 submittal. And there was no real opportunity to do  
14 any kind of projecting balconies?

15 MR. EARLE: That tends to lead to water  
16 intrusion issues on a wood building with the way the  
17 -- unlike a concrete slab, which can be uniformly  
18 projected.

19 MR. MAY: Right.

20 MR. EARLE: You have to do kickback joists,  
21 which tend to lead to water intrusion issues down the  
22 road. So, no.

23 MR. MAY: Yeah, okay. Another reason why I'm  
24 not a big fan of tall wooden buildings. But, it's  
25 not my choice.

1           So, the -- I want to talk a little bit about  
2 the fiber cement panels and how that is detailed,  
3 because sometimes they can look really good and you  
4 understand that they're fiber cement panels and I'd  
5 assume this is some, like a rain screen kind of  
6 installation. Right?

7           But, sometimes they wind up just looking kind  
8 of cheap. So, can you tell me about how like you're  
9 making the corners in some of those areas where you  
10 show off how well or how poorly you do it. Even the  
11 joints between the panels.

12           MR. EARLE: Absolutely. But I think the  
13 thing to know about fiber cement panels is that the  
14 system has evolved in two directions. Traditionally,  
15 in Europe, they were true rain screen systems evolved  
16 with that. In the United States it's called a  
17 commercial grade panel, which is what we're proposing  
18 here. And so, they're an engineered, prefabricated  
19 panel that's factory cut and sized for the site,  
20 which leads to very nice clean corners, which you  
21 sometimes see in the United States, and I'm sure  
22 you've seen here in D.C. is some of the other fiber  
23 cement siding manufacturers, the residential based  
24 ones have tried to engineer their systems to do the  
25 same thing, but it's not the same grade of panel.

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1 It's not as dense, and it's also not factory cut and  
2 sealed. So, they use these metal flashing clips that  
3 create that kind of uneven edge around the panels.

4 MR. MAY: Uh-huh.

5 MR. EARLE: So, that's not what we're  
6 proposing here. We're proposing a true commercial  
7 grade rain screen system.

8 MR. MAY: Uh-huh.

9 MR. EARLE: without any joints.

10 MR. MAY: So, when you actually hit the  
11 corner of the building how does it -- I mean, is  
12 there a metal reveal or something at that corner  
13 that --

14 MR. EARLE: They're really actually just off-  
15 set panels.

16 MR. MAY: They're just offset.

17 MR. EARLE: Yes.

18 MR. MAY: There's just a gap between them.  
19 So, it's --

20 MR. EARLE: So, it's an open joint system.

21 MR. MAY: It's an open joint with a --

22 MR. EARLE: That's the challenge with a  
23 residential grade system, is it can't be open joint.

24 MR. MAY: Right.

25 MR. EARLE: So, you can't get that clean

1 look, and instead you get that --

2 MR. MAY: Right.

3 MR. EARLE: -- that aluminum trim piece.

4 MR. MAY: Yeah. I mean, I think we've seen  
5 it both ways with a -- and I mean, it really does  
6 depend on where it's happening on the building and  
7 whether it's something that we can live with or not.  
8 It's reassuring to know that you're dealing with a  
9 commercial grade system and I can't wait to turn  
10 around and look at it more closely.

11 I have two comments about color. One is that  
12 the office building, that white color, is a big  
13 concern to me, and I don't know, I just -- there are  
14 often white buildings that don't age very well and so  
15 you know, over years of rain and soot in the air and  
16 so on, it just sort of tends to collect and it  
17 streaks on the building and when it's just a big  
18 sheer white panel they don't look so good.

19 Now, I remember talking about this to  
20 somebody within the last year. It might have been  
21 you guys, I don't remember. But it's a regular issue  
22 with large paneled white buildings like that.

23 So, my question for you is, I mean, do you  
24 have experience doing a building that light in color  
25 here in Washington, and do you know for a fact that

1 it still looks good 10 years later? Five years  
2 later?

3 Well, just give it some thought, because I do  
4 -- I mean, I think it's an issue to be concerned  
5 about. Particularly, you know, again -- I mean, if  
6 the building performs properly, you're not going to  
7 get a lot of water running off of you know, window  
8 sills at the corners, and then running down on white  
9 panels, right? You can detail it properly so those  
10 things don't happen. But it doesn't always work.

11 MR. EARLE: That is very true, when detailed  
12 correctly. The other benefit of that commercial  
13 grade panel is it can be power washed. So, it can be  
14 cleaned in a way that a painted panel --

15 MR. MAY: Right.

16 MR. EARLE: -- a painted panel cannot be.

17 MR. MAY: Right. So, are you going to have,  
18 I don't know what they're called. The things on the  
19 roof that allow you to have a carriage come down and  
20 spray it?

21 MR. EARLE: We'll have a roof-based window  
22 washing system.

23 MR. MAY: Yeah.

24 MR. EARLE: Which could be used for the same.

25 MR. MAY: Yeah, okay.

1           And then, the only thing about color is that  
2 the screening on the -- to block off the mechanical  
3 units on the top of the residential building, I don't  
4 know what -- I forget what that is, what that  
5 material is, but it's very white in color, and I  
6 would tend never to use anything that's that white.  
7 Penthouses, in my view, always have to be darker in  
8 color. And granted, it's not going to be highly  
9 visible. But there are going to be some places where  
10 you can see it and standing across the park, you'll  
11 be able to look up and see that. And it might seem  
12 counter-intuitive, but darker colors, even against  
13 the sky tend to recede more than the lighter colors.  
14 So, those are my comments. Thank you.

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

17           All right, Vice Chair.

18           MR. MILLER: Thank you, Mr. Chairman. And  
19 thank you for your presentation. And thank you for  
20 the changes that you have made in response to Office  
21 of Planning comments, DDOT's comments, ANC 7D's  
22 comments in this community benefits agreement that  
23 you've worked out with them.

24           So, you've agreed to all of the DDOT  
25 conditions. Is that correct?

1           MR. SCHIESEL: Yes. There is one phrase in  
2 their TDM plan that we did not -- they had one, the  
3 market rate providing for the parking also requested  
4 that the applicant only charge office patrons weekly  
5 or daily, instead of monthly for parking.

6           In discussion with the team, we requested to  
7 leave that phrase of that TDM measure out because  
8 they thought there's a thinking that it will put them  
9 at a disadvantage when trying to lease the office  
10 space. The other things DDOT asked for, unbundling  
11 and market pricing are common place and they think  
12 that office tenants would have no problem with those.  
13 It was just the third request that they were a little  
14 concerned about.

15           MR. MILLER: Right.

16           MS. RODDY: And we discussed that with DDOT  
17 today and they were -- well, they can confirm, but  
18 it's our understanding that they were comfortable  
19 with that adjustment.

20           MR. MILLER: Right. And another change from,  
21 I think the first stage was on the parking. I think  
22 it was more surface parking on the first stage, is  
23 that correct? And this is all -- this is mostly all  
24 but 10 spaces are below grade. Is that correct?

25           MS. RODDY: That's correct. And you may

1 remember there was a lot of hemming and hawing about  
2 allowing that much surface parking during the stage-  
3 one, so we saw this as a big improvement to put the  
4 parking below grade.

5 MR. MILLER: Right. I would agree, thank  
6 you, for doing that.

7 So, and I appreciate all the information that  
8 you provided on the levels of affordable and the PUD  
9 as a whole, and I think that does answer most of the  
10 questions that I had at set down. I guess I would  
11 interested in Office of Planning or OAG's opinion on  
12 whether this modification triggers the application of  
13 Inclusionary Zoning. My own gut is that it does  
14 based on other modifications that have come before us  
15 that we -- what we've done in the past.

16 But obviously your meeting with the overall  
17 PUD, way beyond the IZ affordability, both the set  
18 aside number -- set aside amount and the levels of  
19 affordability. So, my own first blush kind of  
20 opinion is that the IZ does get triggered because  
21 there's a modification. A major modification because  
22 it's a whole use is being changed from residential to  
23 office.

24 But, the overall PUD is meeting -- is more  
25 than meeting what the IZ would have required, except

1 for one area, and that's that the affordable level, I  
2 believe in the PUD, expires after 30 years.

3 MS. RODDY: That is correct.

4 MR. MILLER: So, and IZ, as we know, is for  
5 the life of the project, which we hope would be more  
6 than 30 years; way more than 30 years. So, again, I  
7 guess I'll wait for Office of Planning's and OAG's  
8 opinion on this, but I think you may have to somehow  
9 designate where -- you know, you're meeting the IZ  
10 requirement by a certain number of units in the  
11 overall PUD. And then at 30 years you're going to  
12 continue with what would be whatever the eight  
13 percent set aside is, 60 percent for residential, for  
14 the rental buildings and 80 percent for  
15 homeownership, which I think you would be meeting  
16 based on the levels of affordable you're already  
17 providing. But I'll ask more questions to OP about  
18 that. But did you have any comment, or did you have  
19 any dialog with OP and OAG on that?

20 MS. RODDY: We did speak with OAG with  
21 respect to this, and the thought process was that the  
22 modification was really with the office building, and  
23 the residential building that's being proposed  
24 tonight is consistent with the first-stage. And  
25 obviously the office building won't trigger an IZ

1 requirement. And there was a reduction in the number  
2 of amount of residential that's being proposed on  
3 Parcel 9. And so, it wasn't that like Parcel 11, we  
4 did seek relief from IZ if you recall. And that was  
5 because we were increasing the number of units.  
6 Here, we're decreasing the number of units because we  
7 have converted one of the buildings to an office  
8 building.

9 MR. MILLER: Okay. All right. I guess I'll  
10 have further dialog with OAG then, on that. I can  
11 see how that argument -- I can see why that argument  
12 may have a legitimacy.

13 On the office, are you -- do you have  
14 habitable occupiable space on the penthouse?

15 MS. RODDY: We do.

16 MR. MILLER: So, is that triggering an IZ  
17 requirement, if we said that IZ was applicable?

18 MS. RODDY: It's not in this case. I'm  
19 sorry. It's 750 square feet, so it's not triggering  
20 IZ in this instance.

21 MR. MILLER: It doesn't trigger the Housing  
22 Production Trust Fund contribution?

23 MS. RODDY: It does not.

24 MR. MILLER: And that's because it's not  
25 enough space that's occupiable?

1 MS. RODDY: It's a 1,000 square foot  
2 threshold before that's triggered, and so we are well  
3 below that.

4 MR. MILLER: Okay. And what is -- is that  
5 office space, or meeting space up there? Or --

6 MS. RODDY: It's amenity space. There's a  
7 fitness center, I believe.

8 MR. MILLER: Okay. And I think at set down  
9 you were anxious to get this scheduled for a hearing  
10 because there were GSA leasing opportunities. I  
11 don't know if I'm remembering the right project or  
12 not. But --

13 MS. RODDY: That's Thursday night.

14 MR. MILLER: That's Thursday night. Okay.  
15 What is your -- do you have any office commitments  
16 for this office building? Or do you think that  
17 Thursday night might bleed into this? The  
18 opportunity for --

19 MR. NOVAK: For this, the instant application  
20 is 120,000 square foot building, which is speculative  
21 at this point.

22 To give you a little flavor, or background on  
23 what we're in the market for, we are listed currently  
24 on CoStar General Office, and the request for  
25 information and inquiries and dialog that we've had

1 has been predominantly from those that have a  
2 community serving interest and it's -- we have known  
3 for quite some time that office tenants are occupying  
4 retail spaces throughout Ward 7 because there simply  
5 isn't office spaces. That is our rationale as it  
6 were, to say that we see that as a problem that is an  
7 opportunity for us, were we able to capitalize on it.

8           There are obviously others that are focused  
9 on price sensitive opportunities throughout the city  
10 and Northern Virginia and Maryland, that we may have  
11 good fortune to realize as tenants. In any event, we  
12 do recognize that Ward 7 alone has several small non-  
13 profits. It has community serving organizations.  
14 And we know that there are opportunities to locate  
15 offices in the District and Ward 7 should be a place  
16 since there hasn't been a new office building built  
17 there in decades.

18           MR. MILLER: Other than the DOES --

19           MR. NOVAK: Private office. Excuse me.

20           MR. MILLER: So, do you intend to -- I think  
21 there was a reference to building it in phases. Do  
22 you have that outlined, or do we have something, or  
23 are you going to provide us something at some point  
24 that shows the different phases? Are you doing the  
25 residential first?

1 MR. NOVAK: So, parcel -- of Parcel F, Block  
2 9 would be built, both office and residential.

3 MR. MILLER: At the same time?

4 MR. NOVAK: At the same time. We need to  
5 build the podium and we would likely build the  
6 garage, the podium, and the structures above all at  
7 the same time.

8 MR. MILLER: Okay.

9 MR. NOVAK: You're back to the question about  
10 why we were interested in bringing Parcels 8 and 10,  
11 which are part of Block F, into the same hearing is  
12 it will allow us the opportunity to talk about how  
13 the construction phasing could take place. And we'll  
14 get into -- we can talk about that here, but since  
15 they're not separate I don't know if it's -- it's up  
16 to you guys if you want to -- up to you,  
17 Commissioners, if you'd like us to. But the intent  
18 is that 9 will be built as one phase.

19 MR. MILLER: Okay. Well, we can get more  
20 into that Thursday night as well, I guess.

21 And the 16,700 square feet of retail, is that  
22 the right total number for this? And is it split  
23 evenly, about evenly between the office and the  
24 residential?

25 MR. EARLE: There is 5,800 square feet,

1 approximately 5,800 square feet of retail in the  
2 residential building, and approximate 10,900 square  
3 feet in the office building.

4 MR. MILLER: And you have this information  
5 sharing agreement with the community as to identify -  
6 - as you identify retailers coming forward,  
7 neighborhood serving retailers. But do you have any  
8 -- I assume you don't have any letters of intent or  
9 are you in discussions with some potential retailers  
10 at this point? You had mentioned that you wanted to  
11 get a -- I think a market of some sort. Or a  
12 restaurant.

13 MR. NOVAK: So, we've been engaged with the  
14 community for over a year, and in discussions. And  
15 more recently, on this particular application,  
16 focusing on retail because it was the priority 12  
17 years ago, in 2005 when we started our dialog with  
18 the community. Probably the number one priority  
19 then, and still is today. And --

20 MR. MILLER: And this will be the first  
21 retail to come on board?

22 MR. NOVAK: This will be the first retail to  
23 come -- new retail that I'm aware of, in Ward 7,  
24 frankly. So there is -- we have a lot of old, you  
25 know, BC quality stock throughout Ward 7 and 8

1 currently. So, we think this is a phenomenal  
2 opportunity to present new product to the market.

3           There is some ground -- I shouldn't say there  
4 are -- there are retail spaces in some buildings that  
5 -- affordable buildings that have been built, one on  
6 Nannie Helen Burroughs. But for the majority, one of  
7 the challenges is that most affordable buildings  
8 built with HGPF funds have a problem with even  
9 building -- having retail being built within them  
10 because the structures don't permit it. Or DHCD's  
11 money. So, you see it very, you know, very limited  
12 retail spaces in those affordable buildings.

13           Back on point, which is we've had ongoing  
14 dialog with the ANC. I think it's been a very  
15 productive dialog. We have, at this point, engaged  
16 two market studies. One, for a grocer. One, for  
17 overall retail. We have engaged a well-known  
18 commercial broker in the grocery area. We have  
19 committed to the ANC to meet quarterly throughout the  
20 project, in particular and more -- probably most  
21 importantly, we've agreed to form a small working  
22 group of eight that we will share information with,  
23 because some of it is going to be our confidential  
24 working information so that they have first-hand  
25 knowledge and can express community interest and

1 concerns with tenants that we're working with. So,  
2 we think we've developed a cooperative and  
3 collaborative process to integrate the communities,  
4 integrate our knowledge with the community's  
5 knowledge and interests, and at the same time  
6 hopefully, in the future, continue to leverage us and  
7 the community's resources to attract an anchor  
8 grocer, or a small market, fresh food market, and  
9 neighborhood serving retail, which was one of the key  
10 aspects of our stage-one PUD that we hold very  
11 valuable to our success.

12 MR. MILLER: And just my last question. So,  
13 what is the time table to, as you get all the  
14 approvals for this project and what we're considering  
15 Thursday night. What's the time table for --  
16 estimated time table for construction to begin and  
17 for it to be completed?

18 MR. NOVAK: Always subject to receipt of a  
19 zoning order. But assuming is that following some  
20 period of time after a zoning order, it would  
21 probably be 24 to 30 months, thereafter.

22 MR. MILLER: Okay. All right. Well, thank  
23 you very much for all the information that you've  
24 provided and, thanks.

25 CHAIRPERSON HOOD: Okay. Thank you. Mr.

1 Turnbull.

2 MR. TURNBULL: Thank you, Mr. Chair. I'll  
3 try not to duplicate any of the comments of my  
4 colleagues. Although, let me -- I want to --  
5 following up on a comment that the vice chair had  
6 made about the office and the penthouse. I wonder if  
7 you could provide us with a calculation of the  
8 penthouse with the square footage, just so that we  
9 really do know exactly where you are on that. I  
10 think that would be good to have for the record.

11 MS. RODDY: Of course.

12 MR. TURNBULL: I have no issues with the  
13 signage. Oh, getting back to the retail, I mean, I  
14 guess one of the comments that was made and the vice  
15 chair was getting at was to buy fresh produce. I  
16 think that was mentioned in your presentation. So,  
17 when you say buy fresh produce, where are you going  
18 with that? Is that a small grocery store, or no?

19 MR. NOVAK: Well, let's take a larger view.  
20 The general metric is that there's one grocery store  
21 for 8,500 residents. In Ward 7 and 8, we essentially  
22 have two or three grocers for 160,000 people. So,  
23 with that metric in mind, we recognize the city's  
24 desire to have as many solutions for opportunities to  
25 shop throughout Ward 7 and 8 because it's a shocking

1 contrast to the rest of the city. We have viewed the  
2 opportunity for a fresh market, also in light of  
3 where retailers are going. They are becoming more  
4 bespoke, more local, they are focusing on the fresh  
5 ready-made as locatoinally based where other goods  
6 and services that can be obtained through other means  
7 such as online shopping and shipping, are becoming  
8 their -- so, there's becoming a division in the  
9 marketplace for how you shop and for what you shop.  
10 So, our focus has been to follow or hopefully by  
11 where the market is.

12           And the way the market is, we feel is, to  
13 focus on the fresh foods because -- and have healthy  
14 choices as a result. And so that, in and of itself,  
15 becomes a basis for a fresh healthy food market.

16           MR. TURNBULL: Okay. Thank you. It looks  
17 like Amazon is getting into the business too, so  
18 you've got some competition there.

19           MR. NOVAK: Or a client.

20           MR. TURNBULL: Or a client. That's true. It  
21 could be one of their new interesting stores that  
22 they're looking to develop.

23           Getting back to what Commissioner May brought  
24 up about the roof and the solar, I mean, basically  
25 the residential building is a very linear north/south

1 building. I think you mentioned, talked about  
2 primarily flat panels. Otherwise, you're going to  
3 have an issue if you try to tilt them with setback  
4 requirements and everything else.

5 I was sort of agree -- I mean, you talked  
6 about maybe a collective approach is one option. To  
7 me, that sort of sounds like one way to solve your  
8 issue and maybe have buy-in by tenants or customers  
9 later on, that they can buy into that grid somehow as  
10 an offer, rather than trying to do it piece meal, bit  
11 by bit. It sounds like it may be more complicated  
12 than it should be.

13 But I think, we applaud the effort to include  
14 solar, I just think you need to think a little bit  
15 more about how they -- as Commissioner May said,  
16 maybe the final aspect of actually trying to put  
17 together a program that really makes it worthwhile  
18 for everybody. So, if you could think maybe a little  
19 bit more about how you could bring that to fruition  
20 on this project, I would appreciate that.

21 I guess the only other thing, being a wooden  
22 building, I think unfortunately we all kind of like  
23 having -- people having balconies. And I think the -  
24 - somehow it seems like it's sort of a lost  
25 opportunity to have a real balcony. I always enjoy

1 going over to my son's condo and he's got a balcony  
2 you can go out and sit on. And I don't know if  
3 there's any way you can work that out, but I think  
4 just a Juliet balcony maybe falls just a little bit  
5 short of offering people the kind of urban lifestyle  
6 that would be attractive to them. And I don't know  
7 what the options are in your program to do that, but  
8 I would really like you to think about that a little  
9 bit more.

10 Flexibility. I think Commissioner May, I  
11 already talked about, especially Drawing A1.04, that  
12 on the housing should be eliminated and that we  
13 really want to finalize the location of the workforce  
14 housing.

15 The other thing, and you talked about  
16 revising the flexibility. One of the issues in the  
17 exhibit I've got is actually Exhibit 33A. Is that  
18 the revised flexibility, or is there something after  
19 that?

20 MS. RODDY: It's dated June 15th?

21 MR. TURNBULL: I'm not sure what the date is.  
22 I just pulled out -- it's got five items on it.  
23 Exhibit 33A.

24 MS. RODDY: It is 33A, yes.

25 MR. TURNBULL: Okay. The only thing I could

1 do is maybe you need to talk with Mr. Riddick,  
2 because he and I have had a lot of comments about the  
3 language on this thing.

4           On Item No. 3, when we talk about varying the  
5 selection of exterior materials, what we're talking  
6 about is not varying the materials, but varying the  
7 colors of the materials only. That's what we would  
8 accept. That's the -- if that's what I'm reading  
9 here, you can talk to Mr. Riddick about finalizing  
10 that language. But that's really what we're looking  
11 at. Not varying the materials, not going from  
12 porcelain panels or brick just to concrete block or  
13 something else. You state the materials and you can  
14 change, varying the colors based upon the  
15 availability at the time, but not changing the  
16 materials per se. That's normally what we've been  
17 doing in our language, is allowing the applicant to  
18 change the colors within the materials, but not the  
19 materials themselves.

20           So, that's something you need to talk about  
21 with -- and then the other thing on number 5, talking  
22 about all the changes with codes, I think you need to  
23 add the language that, "Do not change the exterior  
24 configuration or appearance of the structure." Okay?

25           And I wouldn't mind seeing a detail of that

1 rain screen panel. If you could do a blow-up of how  
2 that panel actually looks at a bigger scale, so we  
3 could see that.

4 The other thing you mentioned was that you  
5 would have a roof track window washing machine on the  
6 -- that's what I understood. You talked about some  
7 kind of window washing. Is it something that's just  
8 hung over, or is this going to have a track?

9 MR. EARLE: It would be a Davit based system,  
10 most likely.

11 MR. TURNBULL: Okay.

12 MR. EARLE: So, hung over.

13 MR. TURNBULL: So, my only question was, how  
14 is that going to work with your railing? Is it just  
15 a Davit? You're going to have holes in the roof that  
16 they will be placed in and then the thing would be  
17 dropped over?

18 MR. EARLE: That would be subject to final  
19 engineering, but the typical approach with a parapet  
20 as low as the one on the office building is that the  
21 parapet is reinforced to support the --

22 MR. TURNBULL: Okay.

23 MR. EARLE: -- the cable.

24 MR. TURNBULL: What I want to make sure is  
25 that you've allowed for the setbacks on the railings

1 on the office building, and that whatever system you  
2 have does not compromise the setback system that  
3 you're establishing.

4 MR. EARLE: That is the intent, yes.

5 MR. TURNBULL: Okay. Mr. Chair, those are  
6 all my questions at this time.

7 CHAIRPERSON HOOD: Okay. I'm trying to  
8 figure where do I want to start because I'm kind of  
9 confused.

10 Mr. Novak, I think you mentioned this  
11 previously, the Novak's about the -- I mean, about  
12 the office out there, some years ago, when GPO was  
13 supposedly going out in that area. And I don't know  
14 if you've heard me mention that before. Maybe it was  
15 you or your dad. I can't remember. But anyway, let  
16 me just say, we tried that once before and I remember  
17 some of the issues, which is going to lead me to you,  
18 Mr. Schiesel. I remember some of the issues at that  
19 time, and that's what happens when you've been around  
20 a while.

21 The issues at that time was traffic. Getting  
22 out of that area over there is not the best. And you  
23 know, as I ride down 295, it's always clustered right  
24 in that area. And then I think about this project  
25 and I know we typically look at site-specific when we

1 look at traffic, but I'm not going to look at -- I'm  
2 looking at the whole gamut of what's being proposed  
3 there. And I don't know where the problem is, but we  
4 would have to come up with a better solution as far  
5 as mobility. And I know people do walk, and they may  
6 ride the bicycles, and I think it's great that the  
7 bicycle venue is in the front. And I would like to  
8 know where that has been done in D.C. I did hear you  
9 say the West Coast, but you also mentioned it was  
10 somewhere in D.C., you just couldn't name it. So,  
11 why don't you all get back to me and let me know  
12 where it's done in D.C.

13           But I'm very troubled with what we're getting  
14 ready to do here. And I mean, all the architecture  
15 and all that is great, but if I can't get over there  
16 to see it, then I have a problem. So, I really think  
17 that we need to -- and I'm going to go to DDOT as  
18 well. We need to come up with a solution of being  
19 able to get vehicle in and out of there. And I  
20 understand that -- I just don't want to keep  
21 compounding the interest. I just see -- when I look  
22 at that, and I look at what's going on over there  
23 right now without that, all we're doing is adding to  
24 the problem.

25           You know, I may be talking left field, but

1 I'd like to hear from the community as well. But  
2 we've got to do something and I'm not just picking on  
3 this applicant. I'm also looking at the city. We've  
4 got to do something.

5 I've heard folks in that neighborhood have  
6 been crying out for a long time. And that's what  
7 gets us in trouble when we just sit here and approve  
8 and approve and make a few changes, talking about the  
9 bricks, color of the brick or this and that. But one  
10 of the problems, one of the things that I think that  
11 we really need to look at, we need to look at the  
12 traffic. Ingress and egress. Because the way I see  
13 it, unless you all can help me, Mr. Schiesel, I see  
14 one way in and one way out, unless there's another  
15 way in and out. Maybe I'm wrong. And I do know the  
16 neighborhood, so be very careful.

17 MR. SCHIESEL: I mean, Commissioner Hood,  
18 I've seen all those things you've seen. I mean, I've  
19 been working on this site since the stage-one. And  
20 we recognize that there are regional traffic issues.  
21 It's not that there's just one way in/one way out. I  
22 mean, there's more ways in. But there are limited  
23 ways in and out. Especially for certain places,  
24 there are only one way in and one -- to get there or  
25 not, depending on the direction you're coming from.

1 It's not just that, it's also regional traffic.

2 CHAIRPERSON HOOD: Help me understand.

3 What's another direction I can come from to get in  
4 there?

5 MR. SCHIESEL: Okay. From where? I mean, I  
6 mean, from --

7 CHAIRPERSON HOOD: No, just give me another  
8 direction.

9 MR. SCHIESEL: If you're coming north on  
10 295 --

11 CHAIRPERSON HOOD: If I'm coming from --

12 MR. SCHIESEL: There's several ramps you can  
13 take to the service road. You don't have to go  
14 through -- but a lot of ways take you through the  
15 intersection of Nannie Helen Burroughs with  
16 Kenilworth Avenue, Kenilworth Terrace, and Deane  
17 Avenue. It's not one, but it is very limited, and  
18 certain directions is only one way in and one way  
19 out.

20 CHAIRPERSON HOOD: So, let me ask you, if I'm  
21 going north on 295, how can I get over there?

22 MR. SCHIESEL: How can you get to the site.  
23 The most direct way is to go through the intersection  
24 with Nannie Helen Burroughs. Everything else is a --  
25 well, yes. There is the one ramp that takes you --

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1 MR. NOVAK: You have a dedicated one-way --

2 MR. SCHIESEL: Yeah, there is a dedicated  
3 ramp that before you get to the interchange, you come  
4 in.

5 MR. NOVAK: You don't interact with the  
6 intersection.

7 MR. SCHIESEL: Yeah.

8 MR. NOVAK: So, northbound is not the  
9 problem.

10 Look --

11 CHAIRPERSON HOOD: You said northbound is not  
12 the problem?

13 MR. NOVAK: Northbound is not a problem  
14 because you get off at the Nannie Helen Burroughs  
15 interchange, and you don't -- you do come to --  
16 sometimes the traffic is backed up at that  
17 interchange, but if you're in the left lane you can  
18 use a dedicated, basically U-turn underneath the  
19 freeway that will take you to the Kenilworth Avenue  
20 service road, and enter into Parkside either at, was  
21 it J, Hayes, or Foote?

22 CHAIRPERSON HOOD: But at the end of the day  
23 where that circle area is, don't everything gather up  
24 right there anyway?

25 MR. SCHIESEL: A lot of traffic does, but not

1 every single way in and out of the site.

2 One of the main issues here, and this is  
3 actually described in the Anacostia Waterfront  
4 Initiative Plan, going back to even before the stage-  
5 one. Overall, up and down 295, there are limited  
6 ways on and off. Going south on 295 right now, if  
7 you're in Ward 7 and you want to go south on 295,  
8 most of that traffic passes by Parkside and goes  
9 through the Nannie Helen Burroughs interchange. The  
10 main reason is, you can't go south on 295 at its  
11 intersections with Benning and East Capitol. You  
12 have to go all the way down to Pennsylvania Avenue.

13 CHAIRPERSON HOOD: Okay.

14 MR. SCHIESEL: Those inter --

15 CHAIRPERSON HOOD: Let's forget about 295.  
16 Let's forget about 295.

17 MR. SCHIESEL: Well, no, it's important.

18 CHAIRPERSON HOOD: Well, if it's important  
19 how come we are not having a dialog with the city and  
20 how -- and not just you all, but I think this is an  
21 important discussion and I'm not going to just pursue  
22 it with you guys. I'm going to pursue it even more  
23 because this, I think, what we're getting ready to do  
24 here, and I understand we -- the city wants  
25 development. I understand about the retail and

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1 everything. But let me tell you, if it's congested,  
2 we're not going to do nothing to create havoc for the  
3 people who live in that neighborhood.

4 Let me back up first of all. Mr. Novak, how  
5 many people on your development team live in the  
6 neighborhood? That's my standard question for every  
7 developer, not just you.

8 MR. NOVAK: Currently, none.

9 CHAIRPERSON HOOD: Okay. So, I'll ask the  
10 same question again Thursday night.

11 So, let's go back to transportation. I  
12 really, I'm not understanding. And DDOT, Mr.  
13 Zimmerman, I'm really not understanding. It seems  
14 like we're case, by case, by case, and all we're  
15 doing is sitting up here and just riding along with  
16 it. And right now, unless I feel something  
17 different, this is not a vote that Hood -- Hood is  
18 not going to support this. Not right now. Not until  
19 we put some time and attention into transportation.  
20 All the rest of that stuff can be worked out.

21 But I think for me, the number one issue in  
22 this case is being able to ingress and egress.

23 MR. SCHIESEL: Commissioner Hood, let me give  
24 you some of my thoughts on just what it's been like  
25 working on this project and in this area, you know,

1 from the stage-one on, because as the stage-one was  
2 coming together and we decided the transportation  
3 plan here was to create a new neighborhood, transit  
4 oriented. We looked at that. That was building on  
5 the ideas that DDOT had.

6           If you go through the Anacostia Waterfront  
7 Transportation Plan that came about right before  
8 this, it's been recently updated in 2014, but that  
9 plan is going back decades, even more than that, that  
10 has regional improvements up and down 295, including  
11 the interchanges I just talked about at Benning, and  
12 at East Capitol. It has some missing connections in  
13 there.

14           And DDOT has been implementing it. The 11th  
15 Street bridge just came out of that work. Some of  
16 the trail, Anacostia Trail improvements are coming  
17 out of that work and they're going down on that plan.  
18 There are currently a 295 study, there is current --  
19 there is upcoming, a Parkside access circulation  
20 study to look at some of these details.

21           At the same time, it's kind of like two  
22 fronts. The City was looking in infrastructure and  
23 regional traffic issues, and then development created  
24 a complimentary design based plan to look at what's  
25 the best way to create the multi-modal neighborhood

1 to complement what DDOT was doing. Both of those  
2 plans have been advancing. The core question is, do  
3 you not approve development because of regional  
4 issues? I think that's a question that comes up a  
5 lot of times in the discussions we have here, is that  
6 do you basically say this neighborhood, this ward, is  
7 limited to new things because of existing issues from  
8 infrastructure that, you know, when it was first put  
9 up was limiting in ways to get in and out?

10 Or, do you focus on moving both of those  
11 tracks forward; moving the DDOT plan forward, and  
12 moving the Parkside neighborhood plan forward,  
13 because when fully implemented they will work in  
14 concert to create this neighborhood we want?

15 And what we're seeing is just kind of the  
16 growing pains of the infrastructure slowly getting  
17 there, and the neighborhoods slowly building up. And  
18 until both are all there, you're going to have some  
19 issues where there are some local and regional  
20 traffic concerns, and you know, right now there is  
21 like, for example, the multi-modal transit oriented  
22 neighborhood isn't there. We don't have the  
23 different types of -- we don't have the mixed uses  
24 yet.

25 So, not everything is fully there on both

1 sides, but I think in my opinion it's not a reason to  
2 stay stop, it's a reason to say, let's keep pushing  
3 along those two tracks.

4 CHAIRPERSON HOOD: Remember, I'm down here  
5 twice a week. And I deal with cases all over the  
6 city, and I see how they're done in different areas.  
7 So, you know, I appreciate that, but I don't buy that  
8 either.

9 But what I'm saying is, not that I would vote  
10 against it, I'm not there yet. And I think that  
11 there needs to be more inferences, not just from this  
12 applicant, but as well as from the city because I  
13 remember the former President of Eastland Gardens  
14 came in front of this Commission about five or six  
15 years ago and they said there was an issue there.  
16 And I'm sure that person is no longer the president  
17 no more.

18 So, I guess what I'm saying is one, as the  
19 city and the Zoning Commission, when are we going to  
20 hear what the neighbors in the community are saying  
21 to us? Now, maybe I'm talking out of left school.  
22 Maybe when the chairperson comes up maybe they'll  
23 say, that's not our issue. You know, but from what  
24 I'm reading, Mr. Novak, they continue to -- and this  
25 may not -- maybe I didn't get the updated information

1 on this either. But when I look in the ANC letter  
2 they're saying, you're saying you all have this great  
3 retail strategy, and they're saying they're looking  
4 forward to still having the conversation. So, I'm  
5 getting confused. See, I'm getting mixed messages.

6 MR. NOVAK: I will let the ANC, hopefully,  
7 when they get a chance to speak for themselves.

8 CHAIRPERSON HOOD: They already spoke in  
9 their submission to me, and I read it, and it looks  
10 like you all need to have a retail strategy meeting.  
11 And they've even asked for the councilmember, the  
12 former mayor, to get involved. Now, I'm going by --  
13 I've already read what -- unless they've updated.  
14 Unless they've said -- and I'll wait for them to get  
15 here. But, when I read this, it looks like what  
16 you're saying is totally contrary and different from  
17 what they're -- you know, I know sitting in the same  
18 meeting and everybody comes out with a different  
19 conclusion. And that's what I'm seeing here. Now  
20 remember, I'm reading what's been submitted.

21 So, I'm totally -- the other stuff, my  
22 colleagues have already handled, but I can just tell  
23 you that right now this ain't all adding up. It's  
24 not jiving up for me.

25 MR. NOVAK: Well, I think to clarify, we are

1 in an interim process of educating ourselves with our  
2 own market studies, and the community with market  
3 studies. I think we're in a process where I think  
4 we're at a point where we've come to agreement about  
5 the best way to move forward with retail. So, I  
6 think there's opportunities to -- there's  
7 opportunities that, for us and the community to work  
8 together to deliver the most successful retail  
9 possible.

10 So, I appreciate what it says, that we need  
11 to do more, and we're going to do as much as we --  
12 we're going to do everything that we can within  
13 reason. So, I think if the ANC is here to speak as  
14 well, I hope they can speak to it as well, to clarify  
15 things for you, as well as for me.

16 CHAIRPERSON HOOD: Well, here's where I am.  
17 I just don't want to -- I think this is a win/win if  
18 we get there. I think this is going to be an  
19 opportunity. You're right. I think some more retail  
20 needs to happen in wards. I just don't want us to  
21 make some of the same mistakes we've made in the  
22 past. That's all. I'm going to push the pedal to  
23 the metal.

24 MR. NOVAK: We heard the same thing from the  
25 community and that's why we agreed to integrate our

1 activities as much as we did. It's one thing when  
2 you get a project approved and then it's leased up  
3 without any community input or consideration, and  
4 we've committed to make sure that that's not the  
5 process we'll go down. That we're going to run --  
6 that's not the road we're going to run down.

7 CHAIRPERSON HOOD: I just don't want us to go  
8 back to the same mistake we've -- well, not mistake,  
9 but the same way we tried, and everybody knew GPO was  
10 leaving North Capitol Street to come over to Ward 7,  
11 and then GSA and GPO found all kinds of reasons not  
12 to come over there, and one of them was traffic,  
13 being able to get those trucks -- it was supposed to,  
14 at the first floor -- I've got a good memory. They  
15 were supposed to do the first floor only, and it  
16 never materialized because they pulled -- I believe  
17 they pulled back if I'm not mistaken. You know, I'll  
18 stand to be corrected, but that's what my memory is.

19 Let me ask this question though. Enough on  
20 traffic, I'll wait to hear from the community and  
21 I'll talk to DDOT on that, unless you want to offer  
22 anything else, any more ways in and out, Mr.  
23 Schiesel.

24 MR. SCHIESEL: If you would like I could  
25 submit something that goes over detailed ways of all

1 the ways in and out of the neighborhood. But I don't  
2 think that changes the conclusion that there are  
3 limited access to the neighborhood.

4 CHAIRPERSON HOOD: Let me ask you this,  
5 though. Let me ask the question this way. In your  
6 professional, are there other -- and I'm sure you say  
7 you've done it in a while, but are there other -- I'm  
8 not the expert. Only time I think about you all is  
9 when I'm sitting in traffic and you tell me there was  
10 no traffic. But one of the things that I am asking  
11 you, is there any other innovative ways, thinking  
12 outside the box, where we can kind of free some of  
13 that up with everything we're getting ready to  
14 possibly do over there? I mean, you don't have to  
15 give it to me tonight. You may have already done  
16 this. There may be some things that you could throw  
17 out if the applicant doesn't mind. And maybe some  
18 things you can help the city with. I don't know.  
19 You know.

20 But I think, you know, some of this may be  
21 out of the scope of this application but I think all  
22 this adds to it.

23 MR. SCHIESEL: Yeah, I'll keep that in mind,  
24 Commissioner Hood. The one thing I would ask just  
25 for context, that for you to keep in mind, just from

1 my perspective, I look at the Nannie Helen Burroughs  
2 interchange, that whole area there, is overtaxed by  
3 its acting as a regional connection. It provides all  
4 the connectivity that you need to get in each  
5 direction, unlike the interchanges that are supposed  
6 to do that. So, there is a fair amount of regional  
7 traffic using what is supposed to be in the system, a  
8 local interchange.

9           So, one of the reasons I say when DDOT is  
10 done with all the interchange improvements up and  
11 down the line of 295, that will then allow this  
12 section to operate more in the hierarchy as its  
13 supposed to be. It's not necessarily an overwhelming  
14 of local traffic through those intersections that is  
15 causing the issue. It's the overlap of a local  
16 intersection doing regional work. And it's a lot of  
17 people trying to get to that one on-ramp, to D.C. 295  
18 south that's in front of on Kenilworth Avenue in  
19 front of Parkside. There's a lot of non-Parkside,  
20 Eastland Gardens residents, in that traffic. And so,  
21 it is kind of a regional solution.

22           With that in mind, you know, I think there is  
23 maybe ways innovatively to think about how to get  
24 people around, but it's kind of -- it's a little bit  
25 of a broader issue than just looking at this.

1 CHAIRPERSON HOOD: Okay.

2 MR. MAY: Can I ask some kind of a follow-up  
3 question, if you don't mind? So, talking about the  
4 other improvements down 295, and I guess I can ask  
5 DDOT this question too, but I travel the road fairly  
6 frequently. There's a bottleneck that occurs on 295  
7 at East Capitol Street that backs everything up. And  
8 so, you know, half the time I come down there I'm  
9 tempted to jump off and go through that intersection  
10 at Nannie Helen Burroughs because it's a shortcut  
11 that will, you know, get me into the city down  
12 Benning Road or something like that.

13 So, is there a plan to actually address that  
14 bottleneck, because that didn't exist until the 11th  
15 Street Bridge project was done.

16 MR. SCHIESEL: I can't speak to everything.  
17 I've read some of the master plans that came out of  
18 the analytics that looked in that, and I am pretty  
19 sure just in conversations with people at DDOT, that  
20 the whole 11th Street bridge is opening up and  
21 changing traffic patterns has made them rethink some  
22 of everything. But there is currently a study going  
23 on, like, the ADBWI Transportation Master plan says  
24 that a lot of these regional fixes are in a planning  
25 phase, which is the D.C. 295 study, and I can't speak

1 to that because I'm not on the team, really,  
2 analyzing that to say which exact issue is looking to  
3 be resolved, other than it is looking to fix, in  
4 general, a lot of the substandard issues that were  
5 there when the whole system was built.

6 MR. MAY: Right. Okay.

7 MR. NOVAK: Can I add one thing? In our CBA  
8 with the ANC, we have provided for monies for traffic  
9 consultant to help us and help the community come up  
10 with solutions that we can recommend and allow us the  
11 tools to advocate with DDOT, because half the battle  
12 is not having data or information or professional  
13 consultants to state the case in a way that's  
14 persuasive to DDOT engineers. So, we've put aside  
15 money for that. Fortunately, the latest Parkside  
16 traffic study was funded in the budget.

17 It's a dynamic process because traffic is  
18 dynamic and neighborhoods are dynamic. So, we may  
19 have changing needs when we start getting to where  
20 the specifics are, and as DDOT starts to do its  
21 studies. But we want to be shoulder to shoulder with  
22 the community because we think this is the highest  
23 issue. It's probably the highest issue for the  
24 northern part of Ward 7 because really regional  
25 transportation is taking over our local

1 infrastructure.

2 CHAIRPERSON HOOD: Okay. I'm not going to  
3 belabor that point because we're not going to solve  
4 that problem tonight, going back. But I just wanted  
5 to get the discussion started. I'm not going to end  
6 it with you. I'm going to talk about this for a  
7 while.

8 Let me just ask this. I got confused, and it  
9 was a while back when you mentioned about the condo  
10 parking and the retail parking. Is that going to  
11 work together? There's going to be a cutoff. How is  
12 that going to work?

13 MR. SCHIESEL: I mean, generally that's how  
14 it works in nested condo parking. Usually those  
15 details and the exact operation come down later down  
16 the line. I don't know if there's been any  
17 forethought about exactly where that nest could be,  
18 or how we would separate it.

19 CHAIRPERSON HOOD: So, the way I see the  
20 garage is like it was over at 41 M Street some years  
21 ago, when we had the whole east and west tower where  
22 underground it connected, and then you had some  
23 retail and some -- no, you only had retail there.

24 But the reason I'm asking is because for  
25 condo owners who have vehicles and the retail, you

1 know, how is that going to -- is it going to be  
2 certain floors like some of the Metros do now, and  
3 you know, I'm just trying to figure out how is -- how  
4 are we going to monitor who is coming for retail and  
5 who lives there? How is that going to work?

6 MR. SCHIESEL: Yeah, it's what we call a  
7 nested parking lot, which means after a while in the  
8 garage you'll come across a section that is either  
9 fenced off or --

10 CHAIRPERSON HOOD: Okay.

11 MR. SCHIESEL: -- or a section. And then  
12 you'll come to a barrier and then to proceed behind  
13 that you'll have to have, you know, a sensor or  
14 something that you get for your condo. So, it's a  
15 nest within the garage.

16 CHAIRPERSON HOOD: Okay. So, it's going to  
17 be a separation, nest.

18 MR. SCHIESEL: And that can grow or shrink  
19 depending on the needs of the condo and how they work  
20 out how much parking they need.

21 CHAIRPERSON HOOD: Now, don't we usually  
22 finalize that? If we, in the PUD, don't we usually  
23 finalize that? We usually have that finalized for  
24 us. If I'm not mistaken.

25 MR. MAY: Mr. Chairman, I don't recall that

1 we've ever seen a plan for a nested garage. I mean,  
2 I know we know what the allocations are, but I don't  
3 recall seeing plans that indicate where the line is  
4 between, you know, what's reserved for the residents  
5 versus what's for the retail. Just as long as we  
6 know that the numbers are right.

7 CHAIRPERSON HOOD: But we usually have a  
8 programmatic way of distinguishing what's what. If  
9 I'm not mistaken. At least, I've seen it. I've  
10 asked for it in the past.

11 MR. MAY: Yeah. I mean, you have calculated  
12 minimums for the retail and the residential, and  
13 you're exceeding both, right?

14 CHAIRPERSON HOOD: Yeah, I'm more interested  
15 in the narrative of how it's going to work.

16 MR. TURNBULL: Well, the areas could be  
17 highlighted on the plan.

18 CHAIRPERSON HOOD: Yeah. But I think they  
19 were in line with where I was. I just need to -- I  
20 just think that we need to have a description of how  
21 this is going to actually work. I mean, you know, if  
22 you're going to -- three levels are for retail, or  
23 one level is for retail. You stay in there three  
24 hours or something like -- just, how is it going to  
25 work? We did this -- let me help refresh you all's

1 memory. We did this at, I guess everybody was here.  
2 We did this at the Washington Hospital Center. We  
3 also did this at Rhode Island Row. And I can't think  
4 of where else we did it, but I know it's happening at  
5 those two places. And not that we're getting really  
6 descriptive, but we kind of know exactly what the  
7 programmatic plan is. Okay? So, you can look at  
8 those two cases. All right?

9 I really want to get to the community so I'm  
10 going to hold off on any other comments that I have  
11 because I want to get to them because the hour is  
12 getting late. Mr. Turnbull. Yes.

13 MR. TURNBULL: Mr. Chair, I just wanted to  
14 follow up on, you had brought up the ANC report, and  
15 I think we'll be looking forward to the ANC coming  
16 forward. But one of the things the AMP (sic) -- if  
17 you look at the ANC report, it's a letter in support,  
18 but it's not a true letter in support. It's  
19 conditional. It's a very conditional report and it  
20 says that answers to the -- they're waiting for  
21 answers to the ANC's Commission's questions regarding  
22 transportation, traffic amenity space, activating  
23 public spaces, and the outcome of the retail study.

24 And then they talked about, if they don't get  
25 the right answers they're going to rescind their

1 letter of support. And as I think as Mr. Novak said,  
2 there's still ongoing talk with the community and --  
3 but it sounds like from the letter, that there's  
4 still a lot of open items which we'll wait until the  
5 ANC gets up here to talk about it.

6 So, I mean, I was just -- it is a conditional  
7 letter of support.

8 MR. NOVAK: And we have sent our responses.

9 MR. TURNBULL: And have they agreed?

10 MR. NOVAK: To the ANC. We haven't -- we  
11 sent the responses, so we haven't heard the response.

12 MR. TURNBULL: All right. Well, we'll wait  
13 until we get to talk to the ANC.

14 MR. NOVAK: But again, it's a dialog.

15 MR. TURNBULL: Right.

16 MS. RODDY: And I would just point out that  
17 we have committed to the CBA that lays out the  
18 framework for those ongoing discussions with respect  
19 to the retail. So, we have committed to that; that  
20 will be a condition that we would proffer of any  
21 approval should the Commission vote to approve the  
22 application.

23 MR. TURNBULL: Well, and one of the things  
24 that they have also mentioned is what the Chairman  
25 was talking about, is traffic. So, that's still a

1 big issue for them. But, I don't know if we're ever  
2 going to resolve that, but --

3 CHAIRPERSON HOOD: Well, again, I'm not going  
4 to hold Mr. Novak solely responsible. So --

5 MR. NOVAK: I made the traffic bad since,  
6 with all that vacant land.

7 CHAIRPERSON HOOD: Okay. Well, let's just  
8 get GPO over there. Anyway --

9 MS. RODDY: Commissioner Hood.

10 CHAIRPERSON HOOD: Yes.

11 MS. RODDY: If we could draw your attention  
12 though, to the parking plan there, there is a diagram  
13 within the record that shows the separation between  
14 the parking uses.

15 CHAIRPERSON HOOD: Okay. Okay. I saw that,  
16 but okay. If that's sufficient, that's fine. You  
17 don't have to give me anything else.

18 MS. RODDY: Thank you.

19 CHAIRPERSON HOOD: I just wanted -- yeah,  
20 that will be fine. I just needed to maybe -- I saw  
21 that, but I didn't see it showing the separations,  
22 but I'll look at it again. Okay.

23 Anything else up here? I do want to rush,  
24 hurry on and get to the community.

25 Let's go to the Office of Planning and DDOT.

1 Mr. Mordfin and then Mr. Zimmerman.

2 MR. MORDFIN: Good --

3 CHAIRPERSON HOOD: Hold on for a second. I'm  
4 sorry. Does the ANC have any cross-examination of  
5 the applicant? Commissioners? Sure. Come forward.  
6 I missed that one time, we had to come back down here  
7 for another night. You all remember that?

8 MS. MUHAMMAD: Yes. Sherice Muhammad, Chair,  
9 ANC 7D.

10 We have a couple of questions. The first, is  
11 it Otto, Mr. -- yes. If you would speak to the  
12 feature or features in Parcel 9 that will create a  
13 more vibrant public space? Can you expound on that?

14 MR. CONDON: I think the retail promenade,  
15 the street that will connect you know, the bridge  
16 over to Metro through Parcel 12, the street, the  
17 sidewalks which connect to the park, they'll work in  
18 unison to really create that grand public space for  
19 the neighborhood. You know, and I think it's really  
20 important to think of the central park, how it's been  
21 developed and how that really does complement the  
22 main street of Block 9.

23 MS. MUHAMMAD: And there was also mention  
24 with regards to closing off that promenade for  
25 community events, community meetings. Can you

1 expound on that too?

2 MR. CONDON: Yeah. If you look at the  
3 design, you know, it's really geared towards  
4 pedestrians and cars are allowed to be -- are allowed  
5 to use the street. But it's the cars will behave in  
6 a more pedestrian oriented way.

7 And, you know, it's actually a one-block  
8 street. And if you look at a lot of the --  
9 throughout D.C., some of the greatest neighborhood  
10 streets are actually only one block. You know,  
11 they're often called places. So, I think that, you  
12 know, this is almost like one of the places of D.C.  
13 And the way it will be defined with the materials,  
14 with the cross-walks, you know, the travel lanes will  
15 be so narrow that the cars will be you know, probably  
16 traveling at about 10 miles an hour. There's a  
17 little bit of parking and, you know, I have been to a  
18 couple festivals down at the park and some of the  
19 openings, you know, and with the river, with more  
20 activity on the river, the best thing for this street  
21 will be on some weekends when essentially you can  
22 block it off and it becomes the place where you set  
23 up a stage. You set up, you know, interim places for  
24 kids to play, which will still support the retail.  
25 But, you know, it is that sort of -- there needs to

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1 be the programmed activity for that street and it's  
2 designed to accommodate that.

3 MS. MUHAMMAD: Okay. Second question, what  
4 are some of the alternative or, I should say what are  
5 the possible locations for the proposed Bikeshare  
6 station? Did you all have some places?

7 MR. CONDON: The Capital Bikeshare?

8 MS. MUHAMMAD: The Capital Bikeshare station.

9 MR. CONDON: Along Kenilworth Terrace, which  
10 you know, currently the sidewalk is actually pretty  
11 wide. Also because of its proximity to the bridge  
12 connection and the metro, that's really the -- that  
13 edge where you'd want to put the Capital Bikeshare.  
14 And it could either -- any of the modules, whether  
15 it's the, you know, shorter module or ultimately you  
16 build them so you can up to, you know, 20 some bikes.  
17 I think that would work pretty well.

18 We've also accommodated individual bike  
19 parking at the ends of the streets; the end of that  
20 street, with the idea that people come to the retail  
21 promenade, they can lock the bike up and then you --  
22 then it further reinforced the pedestrian  
23 environment, the retail, that you're not -- you know,  
24 in D.C. there's a lot of conflict between, you know,  
25 cars, bikes, and pedestrians. And so, that's the

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1 other way of, you know, let people park it at the  
2 edges and then walk into the promenade.

3 MS. MUHAMMAD: That's a sensitive issue, too,  
4 for the record to be noted that we -- that DDOT put  
5 in the median for the bicycle routes or bicycle  
6 lanes, and right now it has become a monstrosity with  
7 the bus, the U-5/U-6 Route, cars, and bikes. So,  
8 that's something that can be added that you all can  
9 assist us with interphasing with DDOT to fix, and to  
10 retrofit that because it is a, it's a mess over  
11 there. The Jay Street Loop. That's what we call it.  
12 So, it's that area that's really one of the issues  
13 that we had that contributes to the traffic buildout.

14 But that's it for our questions.

15 CHAIRPERSON HOOD: All right. Thank you.  
16 Let's go to Office of Planning and DDOT. Before we  
17 go, Ms. Roddy, thank you for pointing this out to me  
18 so I was able -- that's sufficient.

19 All right. Let's go to the Office of  
20 Planning. Mr. Mordfin and then Mr. Zimmerman.

21 MR. MORDFIN: Good evening, Commissioners and  
22 members of the Commission. Commissioner Hood and  
23 members of the Commission.

24 The applicant was set down in March for  
25 second-stage approval and modifications to the first

1 stage. The applicant has responded to issues raised  
2 by OP and the Commission at the set down meeting,  
3 including the addition of balconies to the  
4 residential building. The applicant has also  
5 justified the opening of the promenade to vehicular  
6 traffic to break up what would otherwise be a super  
7 block, and in support of the retail uses fronting on  
8 the promenade.

9 A traffic study was submitted. The applicant  
10 submitted the methodology for calculating sale prices  
11 of workforce units, but indicated difficulty in  
12 comparing market rate housing, due to a lack of such  
13 housing in Ward 7. A LEED checklist was submitted,  
14 but OP still recommends the provision of solar panels  
15 or a green roof to the residential building. A  
16 comparison of the original PUD to the PUD as now  
17 modified was submitted, and the list of various  
18 flexibilities was shortened and modified.

19 The applicant submits that to the office --  
20 submits that the office use is not inconsistent with  
21 the future land-use map and that the proposal is  
22 consistent with the land-use map in effect at the  
23 time, and recommending mixed use for the entire PUD,  
24 including the subject site.

25 OP recommends approval of the requested

1 modifications and to the second-stage approval for  
2 the construction of the proposed buildings, including  
3 the requested flexibility. Thank you.

4 CHAIRPERSON HOOD: Okay, thank you. Mr.  
5 Zimmerman.

6 MR. ZIMMERMAN: Good evening. My name is  
7 Aaron Zimmerman with the District Department of  
8 Transportation. We are in agreement with the  
9 applicant on the proposed conditions, including the  
10 revised language that Mr. Schiesel mentioned earlier.  
11 The revised TDM plan includes our recommended  
12 additions and clarifications, and it is noteworthy  
13 that the applicant is providing a -- proposing to  
14 provide a bikeshare station, which is a significant  
15 contribution. And this is a high priority area for  
16 DDOT for bikeshare expansion.

17 They're also committing to make some signal  
18 modifications at Nannie Helen Burroughs, and Deane,  
19 and Kenilworth Terrace. This is the same condition  
20 from Parcel 11, and we're also recommending it in  
21 Parcel 12 to make sure that whichever parcel develops  
22 first, that improvement will definitely go in with  
23 the first redevelopment in this area of the recent  
24 group of applications.

25 There is just one outstanding comment that we

1 have in our report that we were just seeking  
2 clarification on the electric vehicle stations in the  
3 parking garages. That's something that we typically  
4 ask for in the PUDs is one electric vehicle station  
5 per 50 parking spaces. So, maybe it was skipped in  
6 the presentation or glossed over, but that was just  
7 one of our outstanding comments.

8           Regarding the regional traffic, that issue  
9 has come up several times tonight. And DDOT, you  
10 know, and I know you've heard this, you know, for  
11 years, DDOT is studying it. You know, when I was  
12 here for Parcel 11, you know, we were talking about  
13 the circulation study in the hopes that it would get  
14 funded and commence later this year. We're still  
15 hoping for that. It's still a high priority within  
16 DDOT, so we're hoping that's starting October 1st. I  
17 can't promise anything tonight.

18           Now, regarding the 295 spot improvements that  
19 Mr. Schiesel mentioned earlier, DDOT is set to  
20 implement some short-term construction and revisions  
21 to that intersection, including an additional left-  
22 turn lane on Nannie Helen Burroughs to Kenilworth  
23 Terrace. Our engineers think that that will provide  
24 some short-term relief and some added capacity in  
25 that area. They're also going to revise the signal

1 timings and potentially the phasing in addition to  
2 what the applicant is proposing to do.

3           There are some long-term improvements as  
4 well, including the reconstruction of that  
5 interchange. I don't have any details on the final  
6 design of that. That's some time, six, seven years  
7 off. And I don't have any updates on any of the  
8 other improvements that are further to the south,  
9 like East Capitol. But there are a number of  
10 improvements that DDOT is implementing and funding,  
11 and constructing every year, slowly but surely.

12           So, with that we have no objection to the  
13 approval of these applications.

14           CHAIRPERSON HOOD: Okay. I want to thank you  
15 both. Let me just go right -- normally I let my  
16 colleagues go first, but I'm going to go first this  
17 time.

18           One of the things the Former Mayor for Life  
19 used to say a lot, he used to say, you know, we study  
20 to study the study. And that seems to be what we're  
21 still doing. We study to study the study.

22           So, Ms. Schellin and Mr. Zimmerman, I don't  
23 know if Mr. Zimbabwe or maybe Leaf, I don't know  
24 who's running things over there. But what I would  
25 like to know is what the plans are at DDOT for this

1 particular area. I'm not going to just put it on Mr.  
2 Novak and the applicant here. I don't know if we can  
3 schedule something. I guess I have to find out from  
4 my counsel. Not just germane to this case, but  
5 germane in general to that area. I need to hear some  
6 of the things that you mentioned about in a little  
7 more detail, at maybe one of our meetings coming real  
8 soon to give me a comfort level of moving forward  
9 with anything over there. Not just this project, but  
10 anything, maybe at our next meeting.

11           When is our next meeting? We don't need but  
12 about 10 or 15 minutes to get a public brief from  
13 DDOT about transportation in that area.

14           MS. SCHELLIN: Our next public meeting?

15           CHAIRPERSON HOOD: Yeah, our next public  
16 meeting.

17           MS. SCHELLIN: Would be Monday.

18           CHAIRPERSON HOOD: Oh, no, that's too soon.

19           MS. SCHELLIN: The one after that would be  
20 July 10th.

21           CHAIRPERSON HOOD: Oh, okay. Let's see if we  
22 can schedule something for July 10th if my colleagues  
23 agree. If not, I'll just do a private session for  
24 about 10 minutes of what's being proposed in that  
25 area.

1 MS. SCHELLIN: I'll send an e-mail.

2 CHAIRPERSON HOOD: In general, outside of the  
3 box. So, I'm taking it away now from you, Mr.  
4 Schiesel and Mr. Novak. I'm putting it back on the  
5 city. I want to know what they're going to do  
6 overall in that area. Some of the plans that you  
7 just mentioned, I would like to hear a little more  
8 detail to give me a comfort level as I continue to  
9 digress and move forward with making decisions over  
10 there. So, all right. So, I think this has actually  
11 been very helpful for me.

12 Any other questions of DDOT or Office of  
13 Planning? My colleagues agree? You mind having a 10  
14 or 15-minute presentation?

15 MR. MILLER: Yeah.

16 CHAIRPERSON HOOD: Okay. All right. Okay.  
17 All right. And if we could do it at our meeting, you  
18 know, I want to do it public so, you know, not in a  
19 closed session.

20 All right. Let's go to the applicant. The  
21 applicant have any cross-exam?

22 MS. RODDY: No, we do not.

23 CHAIRPERSON HOOD: Does the ANC have any  
24 cross-examination of Office of Planning or DDOT?

25 [No audible response.]

1           CHAIRPERSON HOOD: Okay. Now, we'll go to  
2 the ANC's report. Come forward. Chairperson  
3 Muhammad and your commission.

4           Okay, you all may begin whenever you're  
5 ready.

6           MS. MUHAMMAD: I'll begin first.

7           Yes, we want to begin with the fact that we  
8 have been, since our last hearing, with the  
9 Commission and we want to thank you for the  
10 opportunity to present this evening.

11           Since our last hearing before the Zoning  
12 Commission we have been in direct communication with  
13 Mr. Novak, Mr. Russ Wheeler, and Mr. Frank Craighill  
14 of City Interest. And the --

15           CHAIRPERSON HOOD: Are all those people here?  
16 If you raise your hand.

17           MS. MUHAMMAD: Yes, sir.

18           CHAIRPERSON HOOD: I know Mr. Novak is here.  
19 Okay.

20           MS. MUHAMMAD: Yes.

21           CHAIRPERSON HOOD: Those two. Okay.

22           MS. MUHAMMAD: Yes. We've had special  
23 meetings. We've had independent meetings at the ANC  
24 office where we have talked at length. We had one in  
25 the -- actually, two, in the community, in the

1 Parkside community where community members came out  
2 to voice their concerns, what they want in the  
3 exchange with, or the dialog with City Interest.

4 So, much of our ANC report reflects that. It  
5 reflects those items that are most important to the  
6 community as communicated via the single-member  
7 district commissioner, Justin A. Lini.

8 In addition to that we, being residents or  
9 neighbors of the target area, are very familiar with  
10 the area as well. So, when we say -- when we talk  
11 about transportation, traffic, we know what we're  
12 talking about as well and it is reflected in the  
13 report.

14 I do want to make mention that of the  
15 discussions that we've had with Mr. Wheeler, with Mr.  
16 Craighill, and with Mr. Novak, transportation and  
17 traffic is number one.

18 Number two is the retail aspect because we  
19 feel that once we can get the traffic and  
20 transportation mitigations together, or get some sort  
21 of solution, then that will give way to the retail.  
22 We've also specified with City Interest that we are  
23 in a position where historically we have been -- the  
24 retail aspects have been scarce. And for years under  
25 our former councilmember, Yvette Alexander, we have

1 been given every excuse as to why we can't attract  
2 decent retail with specific mention of retail  
3 groceries, fresh produce, fresh meats. So, but in  
4 light of that we have had the RFK parking lot  
5 farmer's market. We've had Arcadia, which is a  
6 mobile unit that comes through the Deanwood/Parkside  
7 area. So, we've had presence. We just need  
8 something that has a better footprint and that's  
9 stable in the community.

10 So we, in discussions with Mr. Wheeler and  
11 Mr. Craighill and Mr. Novak, we've talked about the  
12 fact that the vending space is going to require some  
13 innovation. It's not necessarily the Harris Teeter  
14 or the Trader Joe's, but we're also looking at the  
15 Mom's Organic. We looked at some of the retail  
16 locations over on New York Avenue, which I think  
17 fits, or is a similar spacing where Parkside is.

18 But again, the transportation issue is what  
19 we have to really crack that problem. So, in that, I  
20 will give way to Commissioner Lini because I don't  
21 want to restate the report. You've read the report.  
22 But I just wanted to make mention of the fact that we  
23 have been satisfied and continue to look forward to  
24 the dialog with City Interest.

25 We're not there yet. We don't want to give

1 or insinuate that we are there yet. We are  
2 continuing the conversation. Yes, I'd like to also  
3 confirm that Commissioner Turnbull, what you stated  
4 is that these conditions, our letter of support is  
5 conditional. If the conversations will continue to  
6 ensue, then we are on board. We want to continue to  
7 engage. We have every reason to believe that the  
8 conversations should continue. We're welcome to  
9 that, and we're making ourselves available to do  
10 that.

11 MR. LINI: Good evening, Commissioners. I am  
12 Justin A. Lini, Commissioner -- Advisory Neighborhood  
13 Commissioner for Paradise and Parkside. This project  
14 is in my single-member district. This project has  
15 consumed really much of the community's time for the  
16 last six months as Commissioner Muhammad said. We've  
17 met on many occasions in civic association meetings,  
18 at ANC meetings, and in special community meetings  
19 bringing together leadership of the community with  
20 the applicant to talk out a number of these issues.

21 In some ways what the applicant is proposing  
22 could potentially be very beneficial for the  
23 community. Retail, for example, has been a goal of  
24 the communities since the onset of this project 11  
25 years ago.

1           At the same time, the idea of having  
2 employment opportunities in the community so people  
3 aren't commuting all the way over to the fars (sic)  
4 of the District and relying Metro, is very appealing.  
5 However, there are many, many concerns and a project  
6 of this scale poses quite a significant risk to the  
7 community.

8           In our discussions we really, really focused  
9 on, on the issues, on three main issues. One was the  
10 transportation. There are still -- the applicant has  
11 identified many regional transportation issues.  
12 Second was the retail. Since we couldn't get the  
13 applicant to commit to specific programmatic uses for  
14 specific spaces, we pushed for a process that would  
15 get our community a seat at the table, as this  
16 process moves forward.

17           Lastly, we really wanted to push for what I  
18 call the infrastructure of community. That is  
19 vibrant community spaces that brings people together  
20 and also places to have public meetings. The  
21 applicant themselves has experienced first-hand how  
22 difficult it is within the community to secure a  
23 location to hold a public meeting.

24           In regards to the transportation issue, I  
25 could speak for the activism that I have done. As

1 Commissioner, I have formed a transportation  
2 committee and engaged with DDOT and have worked with  
3 the applicant as well.

4 In the responses, which we received earlier  
5 today, the applicant responded to one of our  
6 questions, which was regarding mitigation measures at  
7 several of the intersections in the community that  
8 are on the service drive. So, that would be Foote  
9 Street and Anacostia Avenue, Hayes Street and  
10 Anacostia Avenue, Jay Street and Anacostia Avenue.  
11 My apologies, Kenilworth Avenue.

12 And I was not particularly convinced of the  
13 applicant's response on that particular issue. I  
14 already receive, on a weekly basis, complaints from  
15 residents that it is very difficult to exit the  
16 neighborhood on Kenilworth Avenue, southbound in the  
17 service lane. That would be going towards Benning  
18 Road.

19 Due to large amounts of traffic moving at a  
20 high rate of speed, they studied mitigation measures  
21 at these intersections, but their studies deemed that  
22 no mitigation was required. There was no requirement  
23 to slow down that service drive traffic, or stop it  
24 so that people can exit the neighborhood on the  
25 existing infrastructure. This isn't even addressing

1 the larger issue for the neighborhood, which is its  
2 ingress and egress through multiple means. This  
3 would be improvements to existing infrastructure  
4 which potentially could be quite modest.

5 And solving these problems would benefit both  
6 the applicant's projects, as well as the currently  
7 residing residents of the community. I have lots of  
8 reservations about waiting around for someone else to  
9 handle the situation for us when perhaps we have an  
10 opportunity to be proactive about mitigating this  
11 problem today.

12 I'm glad to see a number of the TDM measures  
13 carried over from Parcel 12 into Parcel 9, such as  
14 the features that encourage bicycling, for example.  
15 But and I'm glad to see a focus on multi-modal  
16 transportation in this area. But we still have a  
17 major automobile management issue in the area.  
18 There's a lot of traffic. There's limited ingress  
19 and egress, and this is something that has to be  
20 tackled. And tackling these intersections is one way  
21 of doing that.

22 Now, the applicant in their study indicated  
23 that constructing the project might discourage cut-  
24 through traffic. I wasn't very -- I'm familiar with  
25 the theory that they're pulling from, but as a

1 resident of the community and someone who has to go  
2 back to the community and explain why I am supporting  
3 or not supporting this project, I need something a  
4 little more concrete.

5           So, mitigation measures at those  
6 intersections may be a way of making that come true.

7           In regards to the infrastructure of community  
8 issue, this is another issue that the applicant  
9 responded to, and what they proposed was offering  
10 \$20,000 for -- to refurbish a community room in the  
11 community. Or to add some features to public spaces  
12 to activate them.

13           From my perspective as a member of the  
14 community, this really doesn't make a whole lot of  
15 sense to make this an either/or proposition. This is  
16 another situation where the applicant would be  
17 benefitted by adding features to the community that  
18 would provide activities for children, would provide  
19 areas of interest in their pedestrian promenade or in  
20 the adjacent park.

21           The reason my residents ask me to pursue this  
22 issue is that as it stands right now, these areas are  
23 essentially public spaces that the community relies  
24 on for green space. Constructing these projects  
25 could -- would benefit the community. However, what

1 little green space would be remaining would be  
2 largely privatized and relegated to private  
3 courtyards, which I had previously pressed the  
4 applicant to explore ways of making these available  
5 to the public. They weren't that fond of the idea.

6           So, that is why I would -- these are issues  
7 that are very important to the community. I think  
8 also, very important to people who will be coming to  
9 the community. We -- and this community will have to  
10 integrate 1,000 new residents in the next several  
11 years. And the challenge is made much more difficult  
12 if we don't have compelling public spaces where  
13 people can gather from all different walks of life  
14 because we're a community which has people from all  
15 walks of life.

16           If we have to struggle to find places to hold  
17 public forum, it will be more difficult to bring  
18 people together to establish what is the common  
19 interest of our community. Like, and establish, what  
20 is the common good? So, these are amenities. These  
21 are core piece of infrastructure that our community  
22 needs, who are going to hope to integrate in 1,000  
23 plus new residents in the next several years.

24           So, those are really the three issues that I  
25 wanted to touch on. I think retail, we've sort of

1 explored and discussed out in the CBA. But these are  
2 two outstanding issues that I couldn't leave  
3 untouched.

4 CHAIRPERSON HOOD: Thank you. Any questions?  
5 Let me just say this, though. I was sitting here  
6 thinking about that traffic issue. That traffic  
7 issue was a traffic issue before there was any  
8 development, and I was thinking how long I had my  
9 driver's license. And I think it was an issue when  
10 my father used to take me down through there to begin  
11 with, and I couldn't even drive.

12 So, at some point in time, now we're getting  
13 ready to do this development, we need to see what we  
14 can do to get some relief over there. And I'm sure -  
15 - I don't know if you all were there in the '70s.  
16 You probably grew up over there in the '70s. that  
17 was before I was driving. But I just, I just know at  
18 some point in time we need to -- and the little part  
19 that I can do here to make a difference, that makes a  
20 difference.

21 But on the other hand, you brought up  
22 something, Commissioner Muhammad, that really struck  
23 me. You talked about New York Avenue. Now I don't  
24 have to go to Ward 9 to eat. I can go right over  
25 there to Hicks Warehouse, where Douglas Jamal's

1 development is, and I have to say, this Commission  
2 did have something to with it. It's a great place.

3           So, if you can make it work with the retail,  
4 Mr. Novak, make it work because I thought about the  
5 other day when I wanted to go somewhere to eat, and I  
6 got some of the best food right around the corner  
7 from my house. So, if you can make it work, let's  
8 make it work. But let's also push the city on trying  
9 to see how we can come up with some innovative ways  
10 to make it work so it will be easier, so I can come  
11 over there. Because right now, I'm not coming  
12 because there's nowhere for me to -- I can't get over  
13 there unless I ride my bike. And I'm not too good  
14 right now on my bicycle. I'm still learning.

15           So, I'm saying that to say this, it looks  
16 like you all are open to still having those  
17 discussions. Looks like Mr. Novak, the applicant is  
18 still open. So, I've seen it done. I've seen it  
19 done in other areas and I'm sure that it's going to  
20 be done here in Ward 7.

21           MS. MUHAMMAD: We believe so as well,  
22 Commissioner.

23           CHAIRPERSON HOOD: Right. Right. Okay. Any  
24 questions? Mr. Turnbull.

25           MR. TURNBULL: Yeah, Thank you, Mr. Chair.

1 So, Commissioner Lini, are you looking for -- it  
2 sound -- I just want to be clear. It sounds like  
3 you're looking for some kind of a community room.

4 MR. LINI: That's correct.

5 MR. TURNBULL: In the --

6 MR. LINI: Either -- we had discussed on  
7 several occasions, the logistical challenges of  
8 having a community room in the project, and my  
9 preference would be to have it in a newer building  
10 because we could establish some management procedures  
11 that would guarantee us the space. Otherwise, right  
12 now we have some schools and other community spaces,  
13 and those sorts of management issues are well known.

14 MR. TURNBULL: Well, where do you meet now?  
15 Do you have a regular space, or you're just kind  
16 of --

17 MR. LINI: We have -- well, our civic  
18 association typically meets at Neville Thomas  
19 Elementary, but we are removed from the premises at  
20 8:00 p.m.

21 MR. TURNBULL: Well, we've often had a lot of  
22 projects where in the project, under the ANC's  
23 auspices, a room, has made a community room. And  
24 with it controlled by the ANC. I'm not sure if the  
25 applicant would be willing. I don't know how many

1 square feet you're looking at to do that, but it  
2 might be -- sounds like it might be something  
3 worthwhile to have something there to be able to  
4 conduct the meetings for everybody in the  
5 neighborhood.

6 MS. MUHAMMAD: Right now that is a challenge.  
7 I just wanted to add to Commissioner Lini's comments  
8 with regards to space, and more so, the time. We're  
9 often rushed out of the places where we're meeting  
10 due to time constraints, and a lot of times for our  
11 ANC general meetings, we have them at the Dorothy I.  
12 Height Library. So, at 8:30, 8:45, they're  
13 flickering the lights and we have to move along. So,  
14 a community space where we could have a little more  
15 latitude in terms of time, time span because we're  
16 looking at two-and-a-half good hours monthly for ANC  
17 meetings alone. That's not counting the civic  
18 association meetings and other you know, sidebar  
19 meetings that we're having relative to ANC and civic  
20 association meetings.

21 So, it would be an added plus. It would be a  
22 win/win to have an auxiliary place to meet where  
23 we're not under such strict time constraints.

24 MR. TURNBULL: Well, I think it's a  
25 reasonable request. I think maybe we can get the

1 applicant to take another look at this and see what  
2 they can proffer. It sounds like the community  
3 definitely needs something like this. It's a  
4 worthwhile endeavor, and it satisfies a lot of their  
5 concerns about everything else in the neighborhood.  
6 So, I think you're right. I think it would be a  
7 win/win. Well, thank you.

8 CHAIRPERSON HOOD: Let me ask this question,  
9 and I'm not in the negotiating business. But let me  
10 ask this question. If the applicant was to proffer  
11 that, something similar to that, and that's an  
12 amenity to help the neighborhood, will that lighten  
13 your traffic issue?

14 MS. MUHAMMAD: No, it wouldn't. No.

15 CHAIRPERSON HOOD: All right. I'm just  
16 seeing where we are.

17 MR. LINI: Right.

18 MS. MUHAMMAD: Well taken.

19 CHAIRPERSON HOOD: All right. All right.  
20 Any other questions up here?

21 Does the applicant have any cross? Okay.  
22 Thank you all very much. I appreciate it.

23 All right. Let's go to organizations and  
24 persons in support. Ms. Fuller, Sheridan Fuller.  
25 I'm sorry. Mr. Fuller. What is it? Maybe I'll put

1 my glasses back on. Sheridan Fuller. Parkside Civic  
2 Association. Anyone else who is here, organizations  
3 or persons who is here in support?

4 [No audible response.]

5 CHAIRPERSON HOOD: Well, let me just do this.  
6 Do we have any organizations or persons who are here  
7 in opposition? Opposition? Okay. So, we will hear  
8 from you, Mr. Fuller, and then we will go to rebuttal  
9 and closing, Ms. Roddy.

10 Okay, Mr. Fuller.

11 MR. FULLER: [Speaking off microphone.]

12 CHAIRPERSON HOOD: Turn your mic on, identify  
13 yourself.

14 MR. FULLER: My name is Sheridan Fuller. I  
15 am a current residential of the Parkside, Parkside  
16 neighborhood in Ward 7. And I'm writing to you to  
17 express my cautious support before the Zoning  
18 Commission case affecting our community.

19 This proposal has come a long way since City  
20 Interest first presented it earlier this year.  
21 However, as a resident of this community there are  
22 several issues that I, myself, and my neighbors are  
23 still concerned about.

24 City Interest's development will put a lot of  
25 traffic on the Kenilworth Avenue service drive as

1 folks have testified to already this evening. Our  
2 neighborhood suffers from significant automobile  
3 congestion caused by poorly laid out intersections, a  
4 lack of access, and excess commuter traffic.

5           Every day our neighbors from Eastland  
6 Gardens, Kenilworth, Lotus Square, Paradise, and  
7 Parkside have to fight with traffic on the Kenilworth  
8 service road just to leave our community. This  
9 problem could be solved by a formal commitment from  
10 the applicant to work with DDOT to address growing  
11 congestion at the intersections of Kenilworth Avenue  
12 and Jay, Hayes, and Foote Street, as well as Hayes  
13 and Kenilworth Terrace.

14           City Interest is -- secondly, City Interest  
15 is using up open community -- open space in our  
16 community. While the new private amenities will be  
17 nice for residents of these buildings, our  
18 neighborhood needs investment in private public  
19 spaces.

20           City Interest is going to bring hundreds of  
21 new people to our neighborhood, but we lack the space  
22 and the amenities necessary to bring people together,  
23 as our ANC commissioner testified to earlier.

24           For example, it's hard to find reliable  
25 spaces for meetings, and kids often roam the streets

1 and idle hands often find mischief and get into a  
2 lack of trouble for things to do. These projects  
3 won't work without the infrastructure needed to bring  
4 people together and provide safe alternatives for  
5 kids. This problem could be -- excuse me.

6           If successful, City Interest's developments  
7 will permanently alter our community, increasing real  
8 estate taxes and occupant rents for long-time  
9 residents. While new stores will improve quality of  
10 life, the potential for displacement will grow over  
11 time. Residents who have labored for decades to  
12 improve their community should not be priced out of  
13 their homes. We need to accelerate investments and  
14 human development so that all residents can benefit  
15 from new development and stay in their homes. City  
16 Interest can and should play a role in investing in  
17 the community and with community members  
18 specifically.

19           This problem could be solved by investing and  
20 providing space for community serving organizations  
21 and its office area, or funding initiatives dedicated  
22 to employment training and education.

23           In conclusion, our community has waited for  
24 years for the retail promise by this project. If  
25 successful this project can make our community more

1 livable. However, it won't live up to its full  
2 potential without addressing these concerns. I urge  
3 the Commission to thoughtfully advocate for community  
4 engagement, just as our neighbors did in the previous  
5 hearing before you, approximately three months ago.

6 We cannot allow the developer to decide in  
7 its sole discretion, what is good for the community.  
8 You are the arbiters and guarantors of our future  
9 quality of life, and we beg that your deliberations  
10 seek more than what is most expedient for city  
11 interest, economic interest, and the mere compliance  
12 with district regulations.

13 The difference between good and bad  
14 development will rest in large measure with their  
15 continued and earnest community and local engagement  
16 now and for the foreseeable future.

17 And open to answer any of your questions.

18 CHAIRPERSON HOOD: Thank you. Mr. Fuller,  
19 any questions or comments? Oh, okay. Vice Chair.

20 MR. MILLER: Do we have a written copy of  
21 your statement?

22 MR. FULLER: No.

23 MR. MILLER: If not, could you provide it  
24 afterwards?

25 MR. FULLER: Yes.

1 MR. MILLER: Thank you.

2 CHAIRPERSON HOOD: I've heard this from  
3 Commissioner Lini as well. You mentioned that the  
4 open space, what do people use that open space for  
5 now?

6 MR. FULLER: So, currently the spaces where  
7 City Interest is proposing development in this case,  
8 it's currently used by the Cesar Chavez Middle and  
9 High School uses it for practice fields. People use  
10 it for picnics, for playing -- kids use it to play  
11 around, throw footballs. So, it's used as a park  
12 would normally be used. And so, by removing that  
13 space, while we fully appreciate the aesthetic added  
14 value that the one-acre park provides, it does not  
15 have the capacity of -- it doesn't serve in the same  
16 capacity as the existing open space does.

17 CHAIRPERSON HOOD: So, let me ask you this.  
18 How often is that used, because I have never seen --  
19 I'm just curious. I mean, I'm a realist.

20 MR. FULLER: So, I'll put it this way. I'll  
21 speak to what I use it for and then I speak to what  
22 I've seen my neighbors use it for. I use it when I  
23 walk around, if I'm casually walking around in the  
24 evening, I use it to walk around in that setting.  
25 But there's no infrastructure there for it to be

1 used. There are a couple of benches there. And on  
2 my walk to work, walk home, you see people sitting  
3 there, but it's not fully activated. There's not  
4 enough -- there's not enough there for folks to  
5 activate. And then it's not big enough for kids to  
6 play on.

7           So, that's how it's used at a cursory level.  
8 I wouldn't say it's used at the level you may see at  
9 parks -- it's not used at the same capacity that  
10 Anacostia Park is, where there's infrastructure there  
11 for kids to play. I go running along the Anacostia  
12 Riverwalk Trail on the weekends there. You see  
13 people having cookouts there, meeting there with  
14 their families and their friends. And the one-acre  
15 park isn't -- it doesn't have that infrastructure  
16 there to support that, and that's what people are  
17 using the larger spaces for. So, hopefully that  
18 answers your question.

19           CHAIRPERSON HOOD: That's fine. Okay. All  
20 right. Thank you very much. Let's see if we -- any  
21 other questions up here?

22           Does the applicant have any cross?

23           Does the ANC have any cross?

24           [No audible response.]

25           CHAIRPERSON HOOD: Okay, thank you very much.

1 We appreciate it.

2 I didn't call for -- and we do need a copy of  
3 your statement. I think you asked for that. Okay.

4 I called for opposition already. We didn't  
5 have any organizations or persons who are here in  
6 opposition. So, I would ask, Ms. Roddy, if you could  
7 come back up we can -- oh, that's right. I'll get in  
8 trouble. We've got -- I was told to stop saying I'm  
9 learning the regulations. Do we have any undeclared?

10 Okay. But I am still learning. Undeclared.  
11 I'm still questioning why we even did that. But  
12 anyway. Ms. Roddy, any rebuttal or closing?

13 MS. RODDY: Thank you. I would ask Mr. Novak  
14 to join me so he could speak to the request from the  
15 community with respect to the community spaces.

16 MR. NOVAK: The one-acre park was developed  
17 through community process that came before you for a  
18 vote of approval prior to construction. It was  
19 deemed at that time by the community, as an objective  
20 to have a passive park. And that was what was  
21 approved, and that was what was built.

22 As we've indicated to -- in this most recent  
23 last 30-day dialog regarding open space and vibrant  
24 open space, we are of course open to amending and  
25 improving the one-acre park to make more active uses

1 if that is what is in the interest of the community.  
2 At this point in time, there hasn't been enough  
3 community dialog on the subject particular to the  
4 park.

5           We think more dialog is needed with the  
6 community, and we play a role -- we'd like to play a  
7 role in that dialog about what best would be involved  
8 in including that. We've already proffered monies in  
9 the CBA for amenitizing or improving projects which  
10 would be beneficial.

11           In addition to the park we've fulfilled in  
12 the CBA, another proffer we made in the stage-one  
13 PUD, which was to improve the public spaces along  
14 Foote Street, to create that landscape buffer. As  
15 you probably know, it was unsightly. The PEPCO plant  
16 was unsightly then, and it's still unsightly. And we  
17 have been in dialog with PEPCO to improve it, and  
18 committed money and are coordinating our efforts to  
19 see that it's improved.

20           So, I think there's more dialog that needs to  
21 be done with other things that we've proffered, and  
22 that includes the area behind the national -- behind  
23 Neville Thomas, which is land we understand, owned by  
24 the National Park Service.

25           And we've committed funds to do at least the

1 study, to educate ourselves about what could be done  
2 with the public lands behind Neville Thomas. There  
3 used to be a football field there. It's not very  
4 active. It seems to be restricted lands, either for  
5 educational use, only controlled by DCPS. But  
6 there's more work that needs to be done. The fact is  
7 that there's an abundance of public parks surrounding  
8 Parkside. The fact is that there was a tot-lot  
9 structure built as part of the Pollin communities  
10 development. New playgrounds exist at Educare and  
11 behind Neville Thomas. There are opportunities in  
12 the National Park Service lands next, between Mayfair  
13 and Paradise. There's a public park that could be  
14 improved. Again, any improvements done on Park  
15 Service lands is not something you just walk in and  
16 do. You'll have to do a process.

17           So, we understand the difficulties with all  
18 of these challenges, but we've been trying to make  
19 progress and commit funds where we thought it was  
20 prudent. And we think it's important to have  
21 commitments of resources that help us help the  
22 community and work together to come out with the best  
23 outcomes.

24           Another point that I think is important to  
25 highlight is, we have an instant application. The

1 instant application is Parcel 9. Parcel 9 is a  
2 discreet office building and residential building  
3 with ground floor retail. The focus is ground floor  
4 retail. If we were to give away the ground floor  
5 retail for a community space, it would be a deduct  
6 from what's available for retail. We don't think  
7 that's a priority we want to make in this instant  
8 application.

9           The same is true with office. We have a lot  
10 of opportunities to lease this building and all are  
11 open to come and propose leases. But at this point  
12 in time we want to be able to lease this office space  
13 as a priority and for it to support the retail.

14           We have other instant -- we have other  
15 applications coming before you shortly, and other  
16 applications which represent a larger, even larger  
17 share of -- or larger square footage than this,  
18 certainly this one instant application that are  
19 opportunities for us to discuss. So, community  
20 space, the point I want to emphasize is that yes,  
21 we've proffered at least funds for something, whether  
22 it's art in the public space, either in the park,  
23 something, you know, maybe some climbable art in the  
24 promenade if that could be fit in well. But at this  
25 point it wasn't raised in prior discussions. We have

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1 responded to it. We think it's part of a dialog. We  
2 certainly know that opportunities exist for community  
3 space discussions in other applications that are  
4 coming forward. And we had proposed particularly --  
5 we said, well you know, there is a community center  
6 that does exist. It was built in the late 80s, early  
7 90s, does it need renovation? Probably. Could these  
8 funds be used for that? It's a part of a dialog. If  
9 that was available and that was of interest, maybe  
10 that's would be the best solution because it's the  
11 most immediate.

12           But you have an applicant who wants to talk,  
13 and I think a community that also has the same  
14 objective. So, hopefully we can come forward with  
15 some decisions on this item.

16           MS. RODDY: So, to say that we will be  
17 reviewing that request as we move forward with  
18 subsequent stage-two applications, we don't think  
19 this is the appropriate stage-two application for the  
20 reasons that Mr. Novak has outlined. And just to  
21 follow up on his testimony with respect to the public  
22 spaces, that part of the design that's so special we  
23 think here, is that promenade can be closed for  
24 public spaces. And it's a private property that  
25 would be closed and used for public.

1           That brings you on to the park, that is the  
2 one-acre park that was built as part of this PUD.  
3 And one of the objectives of this PUD was always to  
4 bring people from the Metro and bring them to the  
5 Anacostia. And so, this provides that pathway to do  
6 that along these spaces that are privately owned, but  
7 are being used for public gathering spaces.

8           In addition, I just wanted to respond to the  
9 retail. As the ANC testified, this is an ongoing  
10 dialog. And as I stated, this -- the framework for  
11 that continued communication is set forth in the CBA.  
12 It requires studies that are being undertaken now,  
13 and so once we have the results of that, we'll have  
14 those quarterly meetings, and we are committed to  
15 doing that and to continuing that conversation.

16           With respect to the transportation, we're all  
17 in agreement that there are issues. There are  
18 regional transportational issues that I think that are  
19 separate and apart from the PUD. And smart planning  
20 doesn't mean that you stop development here, but it  
21 means that you take close analysis of the development  
22 that's being proposed. And so, any impacts that the  
23 development is bringing have to be mitigated, and  
24 we've done that in this application and we're doing  
25 that with this PUD.

1           DDOT has reviewed our proposal and they have  
2 agreed. They proposed additional TDM measures to  
3 help mitigate, and so we have accepted those  
4 mitigation measures. That doesn't mean that the  
5 regional issues are resolved.

6           To that end, we have entered into the CBA to  
7 work as we had testified previously with the ANC to  
8 work with an independent transportation engineer to  
9 come up with resolutions that we can present to DDOT  
10 to try to address those regional issues that are  
11 again, separate and apart from the PUD but affect the  
12 community and affect this PUD all the same.

13           And then finally, we also did hear with  
14 respect to -- there is a concern for rising house  
15 costs, housing costs. And that's a very real  
16 concern. I would just also reiterate that there has  
17 been a very strong commitment to providing and  
18 integrating affordable housing here, as well as  
19 workforce housing. And that there are programs  
20 within the District that provide protections for  
21 homeowners. There is the Homestead deduction  
22 program. There is a senior citizen or disabled  
23 property owner tax relief program. There are any  
24 number of programs that are available for residents  
25 if there are issues with meeting certain tax

1 obligations, that they have those resources available  
2 within the District.

3           So, we believe that we have worked, you know,  
4 very hard with the community. We've come a long way.  
5 We think that this is a great project that brings the  
6 retail. It's very exciting that we are finally  
7 realizing one of the key components of this PUD,  
8 which was the mix of uses. So, we're excited to move  
9 forward. This is by no means the end of our  
10 conversation with the community. That's going to be  
11 an ongoing dialog and coordination as we move through  
12 the project. So, we appreciate your consideration.  
13 We know that there are some outstanding items that we  
14 have discussed this evening, but we are very excited.  
15 We think that we can work collaboratively with the  
16 community as we move forward.

17           CHAIRPERSON HOOD: Okay. Thank you very  
18 much. Any questions or comments, Commissioner  
19 Turnbull?

20           MR. TURNBULL: I just had one, and I  
21 appreciate your concern about the instant  
22 application, but I'm also concerned about that this  
23 has been a large, extremely large PUD. And I think  
24 that the ANC has done a lion's share of work trying  
25 to help work with the community to get this thing to

1 go forward. You've said you would talk about another  
2 second stage application. I would like to hear a --  
3 I think this is a very significant proffer for the  
4 ANC and the community to have a space for them to  
5 meet in the community. I think the community needs  
6 this. I think it's a really critical element as part  
7 of a PUD. This is huge. This is massive.

8           And I think it's some kind of a community  
9 space is at least -- it's a minimal token gesture to  
10 give the community something, a space for them to be  
11 able to do something, to meet and hash out items.

12           I would like to think that maybe in the next  
13 application, you would perhaps proffer some. I don't  
14 know. It's up to you and to the ANC, but I think  
15 it's -- to me it would be a very worthwhile aspect.  
16 Especially considering the size of what this PUD is.  
17 I think -- and for what these people are looking to  
18 be able to do, to organize to get the community  
19 together, to solve issues, to solve problems going  
20 forward, it's very worthwhile. I just would like you  
21 to think about that.

22           MR. NOVAK: Of course.

23           MR. TURNBULL: Thank you.

24           CHAIRPERSON HOOD: I would agree. And I want  
25 to go back. I don't forget what developers do. I

1 know Premium Distributors, when they came down in  
2 Fort Lincoln, on the cuff, while we were sitting  
3 here, they offered the community a community room and  
4 that room has been very well utilized by some of the  
5 community groups in Ward 5. So, I would associate  
6 myself.

7 But then again, since you all are having such  
8 a great dialog with the ANC and the applicant, and  
9 you all are still having those discussions, I'm sure  
10 that may come up if it's needed. So, I kind of  
11 backed off, since my colleague mentioned, I think  
12 that's -- I would agree with them. But since you all  
13 are having that conversation I'm sure you all will  
14 hash that out. Okay?

15 Anything else up here? Or, Vice Chair?

16 MR. MILLER: Yeah, I would just echo your  
17 comments, Mr. Chairman and Commissioner Turnbull.  
18 And, say that I'm glad that there's just ongoing  
19 dialog and the community shouldn't have to choose  
20 between art and public space and a community room. I  
21 mean, I think the project needs -- the project has a  
22 lot of elements that will make it work, you know,  
23 going forward and I think you know that. So, I hope  
24 that the dialog will be able to find some space,  
25 community space, going forward in other applications.

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1           CHAIRPERSON HOOD: Okay. Anything else up  
2 here? Okay. Ms. Schellin, do we have any dates?  
3 Well, okay. Let's see what we have.

4           MS. SCHELLIN: Yes. Just a reminder, this is  
5 a one-vote case. However, with some of the changes  
6 they do need to go through the proffer and conditions  
7 process, which is a 28-day process. So, the  
8 Commission will not be able to take this case up  
9 until their July 24th meeting, which is the last  
10 meeting of the summer. So, that's when it will be  
11 taken up for consideration of final action at 6:30  
12 p.m.

13           So, working backwards from that, if we could  
14 have the -- how much time do you guys think you  
15 really need to submit the documents that have been  
16 requested, and to meet with the ANC?

17           MS. RODDY: Two weeks.

18           MS. SCHELLIN: Okay. So, then if we could  
19 get your submissions by 3:00 p.m. on July 3rd.

20           CHAIRPERSON HOOD: Let me ask this. Is the  
21 ANC going to be available to meet within the next two  
22 weeks, because that's important? I mean, meet with  
23 the applicant or however you all are doing it.

24           Whoever is going to speak, can you come to  
25 the table? Because we're deciding dates and I know

1 you all are still having a dialog and we would like  
2 an update on that dialog.

3 MR. LINI: I believe Commissioners would be  
4 available to meet. Do you need us to have a public  
5 meeting and conduct a vote, because that may be a  
6 little more difficult.

7 CHAIRPERSON HOOD: Well, I mean, it depends -  
8 - I don't know what your bylaws are. Can the --

9 MR. LINI: Right.

10 CHAIRPERSON HOOD: -- chair and the vice  
11 chair speak for them or --

12 MR. LINI: Yeah.

13 CHAIRPERSON HOOD: -- can you all have a,  
14 what do they call, committee of the whole meeting,  
15 and do it that way? I think the public, you all have  
16 already had your public requirement, right?

17 MR. LINI: Right.

18 MS. MUHAMMAD: Correct.

19 CHAIRPERSON HOOD: So, you can do a committee  
20 of the whole. That means you just have your  
21 commissioners there and you all can discuss --

22 MS. MUHAMMAD: We can. We can call a special  
23 meeting.

24 CHAIRPERSON HOOD: Right.

25 MS. MUHAMMAD: For this. For this.

1           CHAIRPERSON HOOD: And meet with Mr. Novak or  
2 whomever.

3           MS. MUHAMMAD: Right. We can call a special  
4 meeting which the ANC statute stipulates that we  
5 would have to give at least seven days' notice. And  
6 then of course we would canvas the community. So,  
7 our bylaws do not negate or it doesn't speak to the  
8 fact that we can't --

9           CHAIRPERSON HOOD: Okay.

10          MS. MUHAMMAD: -- call a special meeting. We  
11 just, we're not having or convening general meetings.

12          CHAIRPERSON HOOD: Right.

13          MS. MUHAMMAD: For the month of July and  
14 August. But we can call a special meeting that we  
15 can do.

16          CHAIRPERSON HOOD: Okay. But what they would  
17 do, they go ahead and close everything out within two  
18 weeks. But we want to make sure we get your input.  
19 That's why I stopped it.

20          MS. MUHAMMAD: Understood. We would need an  
21 additional, more than two weeks.

22          CHAIRPERSON HOOD: You would need three  
23 weeks.

24          MS. MUHAMMAD: We would need anywhere between  
25 three weeks and a month. Thirty days.

1 MS. SCHELLIN: Well, their response wouldn't  
2 be due until -- for three weeks.

3 CHAIRPERSON HOOD: Whose response? Their  
4 response?

5 MS. SCHELLIN: The ANC. The applicant would  
6 meet with the ANC during the two-week period, and the  
7 applicant would make their submission by July 3rd --

8 CHAIRPERSON HOOD: And that's what --

9 MS. SCHELLIN: -- but the ANC wouldn't be  
10 until July 10th.

11 CHAIRPERSON HOOD: And that's what I'm  
12 saying. Can you all meet in two weeks?

13 MS. MUHAMMAD: Oh, yes, we can meet in two  
14 weeks.

15 CHAIRPERSON HOOD: Okay, that's what I'm  
16 saying.

17 MS. MUHAMMAD: Right. Right, yes. We can  
18 try.

19 MS. SCHELLIN: And then your response  
20 wouldn't be due until July 10th.

21 CHAIRPERSON HOOD: Well, I'm hoping I see it  
22 unified --

23 MS. SCHELLIN: Well, actually, you know what?  
24 We can give the ANC more time because you guys don't  
25 really need their response that quickly. We could

1 give them until July 17th to submit their response if  
2 that works.

3 MS. MUHAMMAD: We would appreciate that.

4 MS. SCHELLIN: Okay.

5 MS. MUHAMMAD: Ms. Schellin.

6 MS. SCHELLIN: So, we'll give the ANC until  
7 July 17th to submit a response. And then we need the  
8 applicant to submit draft findings of facts,  
9 conclusions of law by 3:00 p.m. on July 10th.

10 CHAIRPERSON HOOD: Now, here's what I've done  
11 in Georgetown. I've called for a unified response in  
12 Georgetown. You all remember that? And they've been  
13 unified ever since. So, I'm calling for the same  
14 thing in Ward 7, a unified response. I'm going out  
15 on a limb on this one. Let's see what happens.

16 MS. MUHAMMAD: All right. And just for point  
17 of clarification, Ms. Schellin, Monday, July the  
18 17th, at 3:00 p.m.

19 MS. SCHELLIN: Yes.

20 MS. MUHAMMAD: Our comments will be due.

21 MS. SCHELLIN: Yes.

22 MS. MUHAMMAD: Duly noted.

23 MS. SCHELLIN: Yes. Or revised report.

24 However, you guys want to submit it, yes. So, you'd  
25 have an opportunity to respond to anything the

1 applicant submits on the 3rd, and/or a supplemental  
2 report, rescinding your first report, however you  
3 guys want to do it. You're good with the draft  
4 order. We need it two weeks before. I know that's  
5 tough, but that has to come in two weeks before.  
6 Okay?

7 CHAIRPERSON HOOD: Do we have a lot of stuff  
8 for our July 28th meeting?

9 MS. SCHELLIN: That's too far away to know.

10 CHAIRPERSON HOOD: Okay. The 24th? All  
11 right. And again, I want the briefing on July the  
12 10th. Okay?

13 MS. SCHELLIN: I'm going to send that e-mail.

14 CHAIRPERSON HOOD: Okay. All right.  
15 Anything else?

16 All right, I want to thank everyone for their  
17 participation tonight, and this hearing is adjourned.

18 MS. SCHELLIN: Other than I need Mr. Sheridan  
19 to give me his testimony this evening. Your written  
20 testimony. I need that this evening.

21 [Whereupon, the hearing adjourned at 9:21  
22 p.m.]

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