

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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VIRTUAL PUBLIC HEARING

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IN THE MATTER OF:           :
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FC 110 N ST., SE, LLC       : Case No.
Design Review                : 20-28
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MONDAY, FEBRUARY 8, 2021

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The Public Hearing of the District of Columbia Board of Zoning Commission convened via Videoconference, pursuant to notice at 4:00 p.m. EDT, Anthony Hood, Chairman, presiding.

BOARD OF ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY HOOD, Chairman
- ROBERT MILLER, Vice Chairman
- PETER SHAPIRO, Commissioner
- MICHAEL TURNBULL, Commissioner
- PETER G. MAY, Commissioner

OFFICE OF ZONING STAFF PRESENT:

- SHARON SCHELLIN, Secretary
- PAUL YOUNG, Zoning Data Specialist

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D.C. OFFICE OF PLANNING

BRANDICE ELLIOTT
JOEL LAWSON

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

JACOB RITTING, ESQ.
MAXIMILIAN TONDRO, ESQ.

The transcript constitutes the minutes from the
Regular Public Hearing held on February 8, 2021.

T-A-B-L-E O-F C-O-N-T-E-N-T-S

OPENING STATEMENT
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PRESENTATIONS:
 Office of Zoning, Case Number 20-28, SEFC Design Review
 for Parcel F of The Yards, 110 N Street, SE (Square 743,
 Lot 856)

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by video conferencing. My name is Anthony Hood.

Soon to join me are Vice Chair Miller. We are joined by Commissioner Shapiro, Commissioner Turnbull, and soon will join us as well is Commissioner May. We are also joined by the Office of Zoning staff, Ms. Sharon Schellin; also, Mr. Paul Young who's handling all of our virtual operations. And since he can be seen, our Office of Attorney General, Mr. Ritting. I would ask all others to introduce themselves at the appropriate time, when appropriate.

Today's date is February 8th, 2021. Tonight's subject is Zoning Commission Case 20-28. And for the public viewers, that consists of the applicant is requesting design review under the Southeast Federal Center, 1A Design Review requirement for Parcel F of The Yards, and also includes a few requests for some flexibility.

This virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter. And the platforms used are Webcast Live, Webex, and YouTube Live. The video will be available on the Office of Zoning's website after the hearing.

All persons planning to testify should have signed up

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1 in advance and will be called by name at the appropriate time.
2 At the time of sign up, all participants will complete the oath
3 or information required by Subtitle Z 408.7.

4 Accordingly, all those listening on Webex or by phone
5 will be muted during the hearing, and only those who have signed
6 up to participate or testify will be unmuted at the appropriate
7 time.

8 When called, please state your name and home address
9 before providing your testimony. When you are finished speaking,
10 please mute your audio.

11 If you experience difficulty accessing Webex or with
12 your telephone call-in, or have not signed up, then please call
13 our OZ Hotline number at 202-727-5471.

14 If you wish to file written testimony or additional
15 supporting documents during the hearing, then please be prepared
16 to describe and discuss it at the time of your testimony.

17 The hearing will be conducted in accordance with
18 provisions of 11 Z DCMR, Chapter 4, as follows: preliminary
19 matters, applicant's case, report of the Office of Planning and
20 District Department of Transportation, report of other government
21 agencies, report of the ANC, in this case, it's ANC 6D.

22 Testimony of organizations will be five minutes.
23 Testimony of individuals will be three minutes. And we will hear
24 in the following order: from those in support, opposition, and
25 undeclared. Then we will have rebuttal and closing by the

1 applicant.

2 Again, the OZ Hotline number is 202-727-5471 for any
3 concerns during this proceeding.

4 At this time, the Commission will consider any
5 preliminary matters.

6 Does the staff have any preliminary matters?

7 MS. SCHELLIN: Just a couple. The first thing is at
8 Exhibit 13, the Applicant is requesting a waiver from the rules
9 in order to file an affirmation for the posting and the
10 maintenance affidavits due to COVID-19. So we'd ask the -- staff
11 would ask the Commission if they would accept the affirmation as
12 opposed to a notarized statement.

13 CHAIRMAN HOOD: Any objections? And that's the motion
14 in Exhibit 13, a request of waiver as Ms. Schellin has just teed
15 up. Not seeing any.

16 Anything else, Ms. Schellin?

17 MS. SCHELLIN: The next thing are the proffered expert
18 witnesses. Erwin Andres from Gorove Slade in transportation and
19 Lisa Delplace in landscape architecture have both previously been
20 accepted. And then the only new one is the architects; we have
21 Oliver Link. And I'm not sure if it's Michi Ushio or Michi Ushio,
22 and I may have pronounced even the last name incorrectly, but
23 from Selldorf Architects. They have not previously been
24 accepted. So I would ask the Commission to consider them.

25 CHAIRMAN HOOD: Thank you, Ms. Schellin.

1 I dare not mess up their names. So we'll go with the
2 names that Ms. Schellin has already mentioned. Any questions or
3 comments, or any objections?

4 And that's Exhibit?

5 MS. SCHELLIN: 15F --

6 CHAIRMAN HOOD: 15F.

7 Commissioner Turnbull?

8 COMMISSIONER TURNBULL: I don't think I have any
9 issues. The only thing is they say they're both registered
10 architects, but they didn't list what jurisdictions they're
11 registered in. Just if they could clarify if they're -- just
12 for --

13 CHAIRMAN HOOD: Yes.

14 COMMISSIONER TURNBULL: -- the record --

15 CHAIRMAN HOOD: Can -- right.

16 Can we bring them up? And everybody else who's going
17 to be on the applicant's presentation panel. So if we can bring
18 everybody up. Mr. Avitabile, if we can get some answers to those
19 questions, that would be great.

20 MR. AVITABILE: Good evening, or good afternoon,
21 Commissioners. Thank you. I'll ask Oliver and Michi to come up
22 and speak separately. I don't believe either of them are
23 registered in D.C. I think they're registered in New York. But
24 Oliver and Michi, if you're on and can chime in, please do.

25 MR. LINK: Yes. Hi. Can everyone hear me?

1 MR. AVITABILE: Yes.

2 MR. LINK: Great. Hi. This is Oliver Link. I'm a
3 partner at Selldorf Architects. And my colleague Michi is here.
4 She's a project manager. We're both registered in New York City.
5 We work for Selldorf Architects. Annabelle Selldorf is
6 registered in New York City as well as Washington, D.C.

7 COMMISSIONER TURNBULL: Okay.

8 CHAIRMAN HOOD: Commissioner May?

9 COMMISSIONER MAY: Yes. I'm sorry. One quick question
10 about qualifications. Let's see. Yeah. Ms. Ushio, it says here
11 that you have eight years of experience on a range of project
12 types. So does that mean you've been -- you're eight years out
13 of school, eight years practicing, is that what that means? Or
14 do you have other experience beyond that?

15 MS. USHIO: Hi, this is Michi Ushio speaking. I
16 graduated graduate school in 2011. And so, I'm sorry, I'm doing
17 math on the fly. I believe it is eight years since I've been
18 licensed. Yes.

19 COMMISSIONER MAY: Eight years since you've been
20 licensed?

21 MS. USHIO: Yes. Let me check my math.

22 COMMISSIONER MAY: Because if you got licensed right
23 out of graduate school, that would be a good trick.

24 MS. USHIO: Well, it's 2021 right now. I graduated in
25 2011. That's ten years, and it takes about two to three years

1 to get licensed. I can't recall the date I was licensed. I can
2 look it up for you.

3 COMMISSIONER MAY: Three years. It takes three years,
4 right, to do your internship, doesn't it?

5 MS. USHIO: Right. So as a licensed architect, then
6 maybe six to seven years. But as a practicing architect, it has
7 been eight years.

8 COMMISSIONER MAY: But it's about -- it's about ten?
9 Okay. I mean, what we -- it's been a long time since the issue
10 has come up, but what we typically look for is registration and
11 about ten years of experience. And so you're about there. So I
12 won't make an issue of it. I think that's fine. Thank you.

13 CHAIRMAN HOOD: Okay. Thank you.

14 So we will -- unless I hear any objections, we will
15 give them expert status. And I noticed that everybody's calling
16 them by their first names, but I going to try their last names.
17 So, anyway, Mr. Avitabile -- unless I hear anything else.

18 Ms. Schellin, do we have anything else? Okay.

19 MS. SCHELLIN: Sorry. No.

20 CHAIRMAN HOOD: That's okay.

21 Mr. Avitabile, you may begin.

22 MR. AVITABILE: Great. Thank you very much,
23 Commissioners. Good afternoon. We are here today seeking design
24 review approval for a new office building on Parcel F in The
25 Yards. The parcel is in the SEFC 1A zone, and so design review

1 approval is needed because of the building's height and density.
2 We are also requesting flexibility from the one-to-one setback
3 requirements for the guardrails on the lower terraces. The
4 building otherwise complies with the Zoning Regulations.

5 We are here today with full support from ANC 6D, the
6 Office of Planning, and DDOT. As you saw, DDOT had some
7 recommendations regarding additional TDM measures in their
8 report. We worked through with them very closely over the last
9 week to reach agreement on exactly what those additional measures
10 would be, and that was submitted to you over the weekend. It's
11 Exhibit 20 of the record. Exhibit 20 has sort of point by point
12 on the additional measures that DDOT requested where we came out,
13 and then followed by that is sort of a full comprehensive list
14 of all of our TDM measures for the building.

15 As you know, the buildings in The Yards are also run
16 through a full gauntlet of reviews at the federal level, and the
17 building design here has received approval from the General
18 Services Administration. It's also been endorsed by CFA and
19 NCPC.

20 We have prepared a design presentation. We're happy
21 to run through it given that we're here. Otherwise, with support,
22 we're also happy to stand on the record and move directly to
23 questions, whatever the Commission would like for us to do.

24 CHAIRMAN HOOD: I think for me, it would be good if we
25 have some type of presentation. I'm not sure about others. But

1 I think a presentation would be fine, especially with the
2 stepdown. So, I would appreciate it.

3 COMMISSIONER SHAPIRO: I would agree with you, Mr.
4 Chair. The only thing I would ask is to -- they show exactly
5 the areas of relief that they're looking for, especially on the
6 railings. And if you could talk a little bit about the signage.

7 MR. AVITABILE: Sure.

8 CHAIRMAN HOOD: As well as -- Mr. Avitabile, as well
9 as we could talk about -- I guess you're going to talk about the
10 flexibility issue that you're asking for as well. So that would
11 be great.

12 MR. AVITABILE: Yes.

13 CHAIRMAN HOOD: Okay.

14 MR. AVITABILE: Yes.

15 CHAIRMAN HOOD: You may begin.

16 MR. AVITABILE: We will make sure we focus on that.
17 Great. Thank you, Commissioners. So with that, I think I'll
18 turn it over to John Lecker from Brookfield Properties who will
19 give you a brief sort of overview of the building program and
20 the goals here, and then we'll turn it over to the architects
21 for the design presentation. Thank you. John? It's all you.

22 CHAIRMAN HOOD: John is on mute. When he gets off --
23 there you go.

24 MR. LECKER: Good afternoon, Commissioners. My name
25 is John Lecker. I am Vice President of Office Development for

1 Brookfield Properties. We are excited to present the design of
2 Parcel F, our next office building at The Yards. As many of you
3 may recall, Brookfield is the successor to Forest City which
4 developed the eastern half of The Yards development.

5 Development is continuing to progress at The Yards.
6 Our first office building, the future headquarters of Chemonics,
7 which is immediately to the east of Parcel F, is now under
8 construction with occupancy anticipated by the end of the year.
9 We also anticipate breaking ground on Parcel I, our next
10 residential building, which is located to the southeast of Parcel
11 F, later this quarter.

12 The approval of the design of Parcel F is a critical
13 point in the development trajectory of The Yards as it will help
14 continue to establish the office market in The Yards. The
15 introduction of commercial office is a critical step to diversify
16 the mix of uses and bringing additional daytime activity to the
17 neighborhood. In addition, the building that we will present
18 today plays an important role in the creation of the North Street
19 as a retail line connection between the Yards and the ballpark
20 and the creation of a new north/south Yards place.

21 We recognize some headwinds for the office leasing and
22 development. We are nonetheless very optimistic and excited
23 about moving forward with the development of Parcel F and
24 expanding the office offerings in the neighborhood.

25 CHAIRMAN HOOD: Mr. Lecker, can you --

1 MR. LECKER: (Audio interference).

2 CHAIRMAN HOOD: Can you hold one second, Mr. Lecker?

3 Mr. Link, if you could -- every little move, that's why
4 we go on mute. So every little move, we're hearing. So if you
5 could just mute yourself, we'd appreciate it. That's fine. Thank
6 you.

7 MR. LECKER: Oliver, you're stealing my thunder. We
8 believe the Parcel F design is fresh, interesting, and thoughtful
9 and provides spaces that are responsive to the current
10 environment and needs of tenants as well as pedestrians and
11 visitors to The Yards who will see it and experience it. It will
12 be a nice addition to the ongoing Yards development and to the
13 Ballpark District. The project has been well received by the
14 various entities that have seen it, and we hope you feel the same
15 way.

16 As part of the development process so far, we have
17 undertaken extensive public and public agency outreach. We are
18 here with the unanimous support of ANC 6D, and with the approval
19 of the General Services Administration, and with supportive
20 comments from CFA and NCPC which we can touch upon during the
21 presentation.

22 We look forward to presenting the design to you this
23 afternoon and answering any questions you may have. Thank you.

24 MR. LINK: Okay. I'm sorry. Who's putting up the
25 presentation? Is it -- wonderful. Thank you. All right.

1 Hi, everyone. Thank you. As I said earlier on, I'm
2 a partner at Selldorf Architects. I'm here with my colleague,
3 and we're very excited to present to you today our design proposal
4 for Parcel F, The Yards. I think we'll dive right in if you can
5 advance the slides, please? Next.

6 So you can see here we're in the west development --
7 of Yards west outside Parcel F, about a quarter -- about an acre
8 site. We're developing the 300 square feet of office space, 9
9 stories, and we have about 22,000 square feet of retail space on
10 the ground floor, and then two floors below grade for parking.
11 Next slide, please.

12 The site is very strategically placed in proximity to
13 the M Street, which is sort of a transportation hub as you well
14 know for the Metro as well as buses. Next slide, please.

15 And we have -- on all four sides, we're very
16 strategically located. On the west side, First Street takes us
17 down to the Nationals stadium and further development to the
18 west. We have New Jersey Avenue which is part of the (audio
19 interference) plan and takes us all the way to the Capitol. As
20 I said, M Street to the north. And then M Street to our south
21 which is developing as a retail zone.

22 And then as John mentioned, Yards placed a pedestrian
23 friendly north-south access which is where we'll have slow
24 traffic and connect M Street to the north all the way down to
25 the waterfront and have pockets of green all the way down. And

1 our site sort of anchors itself to the east to that pedestrian
2 link. On the north, there's a new private street, Quander Street,
3 which is also linked to Yards Place and also is where we locate
4 most of our loading and parking entrances. Next slide, please.
5 Next slide.

6 So here, just to talk a bit about our massing, our site
7 massing, this is our site extruded at a maximum. Next slide,
8 please.

9 We very early on decided to move -- in a sort of
10 strategic way -- move the upper mass of the building to the north.
11 Not only does this obviously locate the building at an optimum
12 orientation to the south for light, but also creates an open
13 urban pocket of light and air that is advantageous to the building
14 itself, but also adjacent parcels which would have views and add
15 light back to this open space that we've created to the south.
16 Moving to the north also anchors the building to the north. Next
17 slide, please.

18 We've maintained two full floors at the ground level
19 for retail and the second floor which creates a pedestrian scale
20 around the four sides of the site as well as the street (audio
21 interference) which I'll speak to more with more illustrative
22 images. Next slide, please.

23 And by pushing that mass to the north, it really gives
24 us the freedom then to play with pulling and pushing various
25 levels out to the south. You can see how we're using the

1 additional square footage that is allowed to create unique
2 spaces, floor plates, and outdoor terraces for various floors as
3 well as pushing down on the third floor and creating an internal
4 courtyard which creates light and air for the third floor,
5 maintaining that second and first floor podium that I described
6 before. Next slide, please.

7 And these terraces and unique spaces create views and
8 opportunities for green spaces throughout the building. Next
9 slide, please. Next slide.

10 So here, we're on the corner of North -- sorry. N
11 Street and Yards Place looking towards -- it's the southeast
12 corner looking towards the northwest. So you can see here how
13 we have lowered the building at the southeast corner to really
14 engage with that pedestrian experience along Yards Place and N
15 Street. The first and second floors articulated with a very
16 unique detailing of shaped spandrel and coping details as well
17 as bronze-colored detailing around the store fronts as well as
18 the second-floor window mullions. I'll speak a bit about the
19 materials specifically in a few slides later on.

20 But that shaped 3D -- three-dimensionally shaped
21 spandrel, you can see not only appears on the first and second
22 floor but appears at every spandrel level throughout the building
23 all the way to the top of the building. And to the west, you
24 can see the sort of climbing of those terraces that I described
25 that allows for views from within the building to the Nationals

1 stadium and also back over to the east of the third floor, fourth
2 floor terraces. Next slide.

3 Here, we're coming down Yards Place from the north
4 which would essentially be the approach from the Metro. We
5 strategically placed the lobby at the corner of Yards Place and
6 Quander Street where we are opening up the corner, essentially.
7 You can see both sides of the lobby are fully glazed with bronze-
8 colored detailing and a bronze-colored canopy.

9 And, really, the opening up this lobby invites people
10 to see into the lobby and experience the rich materials and
11 artwork that will be displayed within the lobby. And it really
12 engages the -- and activates the corner of Yards Place as well
13 as Quander Street. And then leading down Yards Place will be
14 further store fronts and retail locations which I'll speak to in
15 more detail in a moment. Next slide, please.

16 Here, the same approach at dusk which essentially sort
17 of explains and demonstrates that sort of glowing corner as you
18 approach the building and the building's transparency from the
19 ground floor all the way to the top floor. That is transparent,
20 but it's sort of expressed along the spandrel level with the
21 three-dimensionally shaped spandrel material which I'll talk
22 about in a moment. Next slide, please.

23 Looking here from the southwest, we're on the corner
24 of First and N Street. And that retail storefront experience
25 continues around N Street as well as O Street, encouraging and

1 activating interaction with the building at the ground floor.
2 You can also see how the upper floor terraces are higher up than
3 on First -- on Yards Place. We wanted to keep the building low
4 at the other southeast corner so that it interacted with the
5 pedestrian experience on Yards Place. On this side, we're keeping
6 the terraces somewhat higher to maximize those views towards the
7 waterfront as well as the Nationals stadium.

8 I'll talk about this in more detail, but I do want to
9 point out the expression of the first and second floors here and
10 how we create a datum at the second floor that wraps around all
11 four sides of the building to express that podium that I alluded
12 to when we looked at those diagrams. You can see that further
13 as well as on the third floor how the mass starts to step back
14 where we allow planters on the south edge, and there will be
15 greenery growing there. And then the building continues to step
16 back to the north as we climb higher and higher. Next slide,
17 please.

18 Here is a bird's-eye view from the southeast. And I
19 think this demonstrates sort of clearly the approach of the mass
20 that's been sort of anchored to the north and then allows us to
21 have unique floor plates and terraces that cascade down from the
22 seventh floor to the sixth floor to the fifth floor, all the way
23 down to the roof of the third floor, and then down into the
24 courtyard which you can see in the center of this picture.

25 And, also, this gives you a very good view, I think,

1 of the penthouse, which we'll talk about in more detail, which
2 will have wraparound building-wide access to terraces and
3 greenscape. Next slide, please. Next slide, please.

4 Here is a ground floor plan just to sort of zone in and
5 reiterate some of the things I've said before. The top northeast
6 corner in blue, you can see the lobby that I showed in the
7 rendering earlier. We located it there, again, to activate this
8 corner and be close to the Metro station for transportation
9 connections. The elevators are shown here in yellow. They take
10 you up to the top of the building, and then also elevators that
11 go down to below-grade parking. There is retail on three sides
12 along Yards Place, N Street as well as First Street.

13 And we're showing additional retail, what we're calling
14 retail or office amenity spaces, in a sort of diagonal hatch
15 which could be retail, amenities, or access to a lobby to tenant-
16 specific -- a tenant-specific lobby access, I should say. But
17 again, these programs all are located around the perimeter
18 building to activate the sidewalk.

19 Along Quander Street, you can see at the north that's
20 where we've kept the parking entrance. There's a parking ramp
21 that takes you down two floors. We've provided about -- somewhere
22 between 170, 180 parking spaces. And then to the east of that
23 is the off-street loading dock. And then further east from that
24 is the entrance to deliveries as well as entrance to the parking
25 elevators that takes you below grade.

1 On the sidewalk, you can see we've also located three
2 short-term parking racks in green on Quander Street, First
3 Street, and N Street. Excuse me. Next slide, please.

4 Here, again, just a quick view, a sort of zooming view
5 of that lobby entrance and the sort of transparency of that as
6 well as at the second floor with its vertical bronze-colored
7 banding which I'll talk to you about -- talk about more in a
8 moment. Next slide, please.

9 And here along N Street and Yards Place, that
10 intersection, we imagine, will be very pedestrian-friendly. We
11 have a retail base articulated in bronze-colored material, tall
12 retail base opening on both Yards Place and N Street, and
13 promoting outdoor café, outdoor seating, and engaging with the
14 landscape and the paving, all part of the overall master plan.
15 Next slide, please.

16 We just show you here all the floor plans in one slide.
17 The second floor as I mentioned is a full floor, and it's part
18 of the podium. And then as we go to the third floor, you can
19 see how we start to erode from within for the courtyard. And
20 then as we go up four, five, six, seven, eight, we start to erode
21 the building back and create those unique terrace spaces at each
22 level and allow for access to outdoor air and also green
23 landscape. Next slide, please.

24 Here is the penthouse level. As I iterated before, we
25 have a building-wide amenity in blue on the west and south side

1 of the (audio interference), and then mechanical -- indoor and
2 outdoor mechanical spaces to the north and east. All around,
3 there will be occupiable terraces as well as greenscape around
4 the perimeter and on all four sides of this wraparound terrace.
5 Next slide, please.

6 And here, an enlarged section through the penthouse
7 just to show the setbacks, the one-to-one setback, as well as the
8 20-foot height limitation that we're keeping the penthouse (audio
9 interference). Next slide, please.

10 And here, our roof plan at the penthouse level,
11 demonstrating a layout for the proposed PV -- PV arrays which
12 will be at various levels of the roof and accommodated as you
13 can see here wherever there is room. Next slide, please.

14 And here, we have the north-south section. I think,
15 just to reiterate, this demonstrates how the building mass is
16 pushed to the north, much of what I said before, and it starts
17 to erode along the south side where we have the courtyard on the
18 third floor and then the terraces stepping up along the southern
19 end of the building. I want to just point out on the third floor,
20 you can see there's a setback at the south side which will be
21 planted with greenery as well as the courtyard which will be
22 planted with trees. And, here, just to reinstate that the second
23 floor is where we have the datum that reinstates the street wall,
24 and it's continuous on all four sides of the building. Next
25 slide, please.

1 This is a section -- the east-west section with Frist
2 Street on the left and Yards Place to the right. And I think
3 this sort of reinforces the comment I made earlier where the
4 building to the front is kept low towards Yards Place with the
5 terraces and then taller terraces, or terraces higher up, I should
6 say, towards the west -- towards the west of the building. The
7 retail on the ground floor and the second floor remain continuous
8 and uninterrupted. Next slide, please. Great. Next slide.

9 So you've been maybe wondering what the green bands
10 are, but we're working with a material that we enjoy working with
11 very much. We've used it on other buildings before, and it's a
12 terracotta material. We like working with terracotta. It's a
13 material that can be shaped in three dimension. And it has --
14 inherently with its glaze, it has -- creates sort of a luster
15 that changes through the course of the day, and so lights and
16 shadow is picked up at various times of the day, and it really
17 gives the building some sort of articulation and shape and sort
18 of livens it up as the sun moves around the day from the east to
19 west. We also like it because it's sustainable. The glazes used
20 are made from sustainable materials.

21 And then to the left -- we're showing two greens here,
22 and we're sort of working with a color that we call elephant
23 green. So it is green, but it's a gray-green, and we're still
24 developing sort of full mock-up samples, but you can see here the
25 two tones that we're working within.

1 To the left, there is the granite base of the building
2 which is a Jet Mist granite to the bottom left, and then the
3 bronze-colored accents that I've started explaining that are used
4 throughout the building which I can speak to a bit more with some
5 of the next images. Next slide, please.

6 So here in Yards Place east elevation, it's really just
7 to orientate us. We're going to zoom in to some areas where we
8 can speak in more detail at the lobby, at the storefronts to the
9 south and then also at the top end of the building to show your
10 typical office floor. But I think it's worth saying here that
11 we are articulating the horizontality of the building by use of
12 these three-dimensional spandrels. And then when we get to the
13 lower floors, we're actually taking that material and filling it
14 in between the storefronts and bringing it down to the ground
15 short of the granite base so the pedestrian can really experience
16 and touch this material.

17 And then within that world, we're using a bronze-
18 colored metal to create storefront base and then more bronze-
19 colored material verticals on the second floor to articulate the
20 window mullions. You can also see on the penthouse level, the
21 panels will have a sort of bronze tone for the louvers around
22 the cooling towers as well as the paneling and canopy design that
23 we are introducing at the penthouse level. Next slide, please.

24 So here, you're standing at Yards Place and Quander,
25 and you can see how that corner of the lobby wraps around. We're

1 using, as I said, the terracotta tile shaped tile as a sort of
2 typical spandrel, but when we come down here, it's used for wall
3 cladding and the granite base, the gray granite base at the base
4 of the building.

5 And to articulate the second floor, we have the
6 vertical bronze mullions, and then the terracotta spandrel is
7 further -- further sort of heightened by adding two more pieces
8 at the second floor to really accentuate and express that second
9 floor street wall datum that we're wrapping around all four sides
10 of the building. And then above that, at the third floor, the
11 building starts to step in slightly and then further and further
12 as I explained before. Next slide.

13 This section on the right really just shows you how on
14 the second floor we're starting to pull the building back. Next
15 slide.

16 On the corner here of N Street and Yards Place, the
17 retail experience, we have, as I explained, within the terracotta
18 cladding, we have bronze articulated -- bronze colored
19 articulated window bays with no doors, and then some bays where
20 we would have central doors. And we're really looking at the
21 sort of traditional idea of a storefront bay window where the
22 glass corners wrap around. You can see that on the right-hand
23 side. The glass corners of the storefronts wrap around into a
24 niche which is where the entry doors would be located. And on
25 the corner of the building, there would be just large expanses

1 of glass for interaction and window display for the retailers.

2 And I think just to point out on this slide, on the
3 third floor, you can see how we're starting to set back, allowing
4 for space for additional planting along the southern edge. Yeah.
5 I think that's good. Next slide, please.

6 Again, this section really just shows the sort of
7 detailing at the storefront level within the bays described, and
8 then at the second floor it sets back -- at the third floor, it
9 steps back. Next slide, please.

10 And then sort of flying a little higher here in a drone,
11 you can on the upper floors the sort of more typical detail of
12 the spandrel of the curved terracotta which steps back to a flat
13 piece terracotta. So it's a three-dimensional shape that wraps
14 around all four sides of the building and really breaks up the
15 building at every level so that it's not just a simple glass
16 tower or anything like that.

17 And then as we get to the penthouse level, you can see
18 again, as we did on the second floor, we add a few more pieces
19 to that terracotta and create a coping that creates a cornice and
20 cap to the building. Next slide, please.

21 Here, just a view of the penthouse. I mentioned before
22 the bronze color that will be brought up here as well around the
23 paneling, the louvers, and the canopy that wraps around the
24 amenity space above this sort of floor-to-ceiling glass bronze
25 color framed doors, and the planting and the railing that wraps

1 around on four sides. Next slide, please.

2 I think we can just keep going through these. It's
3 more elevations of the same. Next slide, please. Next. Thank
4 you. Okay.

5 So in the landscape -- next slide, please. And I don't
6 know if we have OVS on the call, but if -- Lisa, if you want to
7 chime in? If not, I'll just continue.

8 We're just showing again here Parcel F as it is
9 contextualized within the sort of larger landscape context plan
10 that I believe is part of the western Yards development. Next
11 slide, please.

12 All these materials, the sidewalk, the pavers, all that
13 is part of the greater master plan. And we're selecting our
14 materials to be mindful of those materials to make sure they
15 complement those materials. Next slide, please.

16 This is our landscape GAR plan with the terrace
17 landscape. Terrace landscapes we have on multiple floors. We
18 are distributing the green planters across all the terraces to
19 achieve our GAR requirement, but, also, we're carefully placing
20 green planters so that they can not only enhance the experience
21 of the occupant but also around the perimeters so they can be
22 experienced from pedestrians below as well as from adjacent
23 parcels looking down onto the green spaces of the terraces. Next
24 slide, please.

25 Here, just images of the plantings selected as well as

1 the gray pavers that will be on the terraces. Next slide. A
2 variety of plants selected by our landscape architect. Next
3 slide, please. And here, just a section through the shallow
4 planters with the planting and the guardrail detail as it relates
5 to the planter as well as the edge of the building. Next slide,
6 please.

7 And that's it. Thank you very much.

8 MR. AVITABILE: Thank you, Oliver. So from here, I
9 wanted to then speak to sort of the couple of items that,
10 Commissioner Turnbull, you specifically asked us to speak to
11 which was the flexibility we're requesting and also the signage.
12 We have exhibits for both of those that were in sort of the full
13 set of plans we submitted prior to the hearing.

14 I don't know if we have the ability to bring those
15 plans up. If we do, that would be great. Otherwise, I can try
16 to improvise based on the exhibit that we had. It's our
17 presentation. So if we --

18 CHAIRMAN HOOD: Let's see if we can -- let's see if we
19 can -- Mr. Avitabile, let's see if Mr. Young can -- if you can
20 tell him what exhibit list, see if he can get it up.

21 MR. AVITABILE: Sure. So the first document would be
22 in Exhibit 15 G1 of the record. It would be the first section
23 of that set of plans. 15 G1.

24 MR. YOUNG: I'll be able to pull them up. I'm just
25 going to need a minute to grab them.

1 MR. AVITABILE: All right. Thank you.

2 MS. SCHELLIN: Paul, if you check, they were just
3 emailed to us. It should make it a little bit easier for you if
4 you check your email.

5 COMMISSIONER MAY: Mr. Avitabile, what slide will you
6 be talking to?

7 MR. AVITABILE: So it'll be page 9 of the plans which
8 shows sort of what the required setback would be for the
9 guardrail, and then we're resetting the setback. And then the
10 other page I was going to speak to is page 81 of the plans which
11 is the part of the signage plan that talks about the office tenant
12 signage which I suspect is what Commissioner Turnbull was
13 particularly interested in. Although, when we bring up that part
14 of the plans, we could speak to the entire signage package if
15 desired.

16 I mean, I think to sort of start talking it through,
17 the setback, the guardrail setback flexibility is relatively
18 straightforward, I think. Normally, under the current
19 regulations, even on a lower terrace, all elements are supposed
20 to be set back one-to-one from the edge of the roof, and the edge
21 of the roof is defined at a point. That's where the facade of
22 the building meets the roof slab.

23 Our building, because of the way that Selldorf has
24 designed the building, has this sort of extruded terracotta
25 material that projects out further. And what we'd like to do is

1 set back the guardrail from sort of that further out point. So
2 it would still be a functional one-to-one setback from the edge
3 of the terraces. You would perceive it from the ground, but it
4 would not strictly meet the one-to-one setback.

5 The other thing I'd note is I believe at least, if I
6 understood the conversation that happened a couple of weeks ago
7 on the revisions of the penthouse regulations, the Office of
8 Planning had at least introduced the idea of sort of giving --
9 creating sort of the flexibility to have guardrails be not set
10 back one-to-one on lower terraces. So I think this is consistent
11 with at least the direction the Commission is thinking about
12 going, but obviously you haven't taken action on that case yet.
13 So this request is solely about this building in this particular
14 context.

15 CHAIRMAN HOOD: Okay.

16 Paul, unless others want to see this -- I had it pulled
17 up. I don't know if others have it pulled up. If not, Paul,
18 maybe you can go to the signage and see if we can pull that up.

19 MR. YOUNG: I've got it pulled up. I'm okay. I have
20 them ready.

21 CHAIRMAN HOOD: Okay. You got them ready.

22 MR. AVITABILE: Great. Thank you. Okay. So we're
23 going to go to page 9 of this package. Thank you. Next one.

24 So you can see here, the image on the right illustrates
25 what would be required under the letter of the law under the

1 Zoning Regulations. The point from which you'd have to be set
2 back is where the roof slab meets the actual sort of main part
3 of the facade, and that's sort of the point where that one-to-
4 one setback line meets that structural slab line or where the
5 plane of the glass is.

6 And what we'd like to be able to do is pull that
7 guardrail a little bit further out to give ourselves a little
8 more room on that terrace, on all those terraces. And the point
9 from which we'd be set back is basically where the terracotta
10 sits at the edge of the building. And so it would be a functional
11 one-to-one setback even if it doesn't meet the letter of the law.

12 This is only on the lower terraces. This is not on the
13 roof. Everything on the roof is set back one-to-one the way the
14 Height Act requires it, the way the Zoning Regulations require
15 it. So this is only on those lower terraces. And, again, this
16 gives us more flexibility and a little more useability on those
17 terraces.

18 So if it makes sense, since we've got to kind of juggle
19 between exhibits, I'm happy to pause here and see if there are
20 specific questions about this that either I or Mr. Link or others
21 could speak to and then move on to the signage, or we can move
22 on to the signage and come back to this later.

23 CHAIRMAN HOOD: No, I think that makes sense.

24 Any questions? Let me go --

25 Commissioner May, any questions on this?

1 COMMISSIONER MAY: I do not have questions about the
2 setback. I mean, I don't necessarily -- I don't necessarily buy
3 the logic of sort of the functional setback because I fear that
4 even though you're not proposing to do this in the top of the
5 building that others would look to this and say, well, you know,
6 this is just as good.

7 It's not really just as good. But the point is that I
8 don't know that we really want to be enforcing the one-to-one
9 setback for a guardrail on a lower terrace like this anyway. I
10 think that's just one of those things that, you know -- I mean,
11 it's not serving the same purpose, and so I don't really feel
12 this strongly that we need to hold that (audio interference) one-
13 to-one setback. That's all.

14 CHAIRMAN HOOD: Okay.

15 Commissioner Shapiro?

16 COMMISSIONER SHAPIRO: No questions.

17 CHAIRMAN HOOD: Okay. No questions. Thank you.

18 Commissioner Turnbull?

19 COMMISSIONER TURNBULL: Thank you, Mr. Chair. I would
20 concur with my colleague Mr. May. Again, it's a different
21 situation, and I don't think we want to get into a situation
22 where we're addressing something that's not quite the same issue
23 that we have on the (audio interference) area. So it's a little
24 bit of a stretch from the rationale, but I can see the merits of
25 doing it in one way. So I'm okay with it.

1 CHAIRMAN HOOD: Okay.

2 And Vice Chair Miller? No questions. Okay.

3 Thank you, Mr. Avitabile. And let's go to the next
4 slide, if you can let us know what we need to bring up.

5 MR. AVITABILE: Sure. And that would be Exhibit 15 G6.
6 And that's the storefront and the signage package. There we go.
7 Thank you. And if you go to the third page of this PDF? Perfect.
8 Thank you so much.

9 I suspect, Commissioner Turnbull, that what you were
10 particularly sort of interested in was the signage for the office
11 tenants, though we can certainly speak to other aspects of the
12 signage later on. What we've done here as we've done for other
13 applications is sort of created a series of standards that would
14 guide any signage that's put on the building. Given that the
15 building hasn't been leased yet, we don't know exactly what the
16 signage would be, but we have thought through sort of
17 comprehensively what sorts of signage we anticipate both retail
18 and office tenants would like within the construct of the building
19 design itself.

20 With respect to the office tenants -- and, Mr. Lecker,
21 feel free to jump in here and help out. We anticipate a building
22 of this size could have anywhere from, you know, possibly one
23 but up to maybe three or four major tenants within the building
24 each of whom, I think, ideally would like to have some sort of
25 signage on the building. And so what we've proposed is relatively

1 straightforward signage which you can sort of see on the drawings
2 in a couple of potential locations. Either up at the top part
3 of the building, you can see it on -- well, it's hard to see here
4 not zoomed in, at least on my computer, but sort of in the top
5 edge of the building. The letters would be no taller than three
6 feet high. They fit within sort of the spandrel band there.
7 They could also be on a lower band if that's what the tenant
8 prefers.

9 And so what we've proposed is a total of no more than
10 four signs, and no more than two signs per frontage. Part of
11 the thinking there is given the frontages of this building which
12 are fairly unique, you know, you've got one frontage that sort
13 of faces out towards and near the ballpark, another frontage that
14 faces out towards near the water. You might have a tenant -- a
15 couple of tenants that would prefer to have that sort of signage.

16 So we've tried to balance what we know the Commission
17 would like as, you know, sort of a sense of where is the signage
18 going to be on the building with the flexibility we need as we're
19 going through and leasing the building to be able to accommodate
20 their needs to be able to land tenants to the building.

21 John, did you have anything to add to that? Or did I
22 cover it?

23 MR. LECKER: I think you -- I think you covered it.
24 And maybe just one little other element is, you know, as we're
25 competing on a regional level, this kind of flexibility is fairly

1 typical in some of the other areas where we're competing for
2 tenants. So just another aspect for us to consider as we're
3 trying to attract and land tenants.

4 COMMISSIONER TURNBULL: I appreciate that. I think Mr.
5 Avitabile can maybe recall previous hearings. My concern is
6 always that the signage does not take away from the architecture
7 of the building. I think in this case where you're going for
8 this sort of iconic look with the verdigris-colored terracotta,
9 I would call it, I think there's a certain character you're
10 developing.

11 So are these -- the three-foot signs, are they
12 illuminated? Are they backlit? Are -- what are we looking at?
13 I think there was a possibility they could be either if I went
14 back further into the other pages. So I wasn't sure whether it
15 was -- maybe I can go back to --

16 MR. AVITABILE: Yeah. And John -- John or Oliver, if
17 you want to speak to --

18 MR. LINK: Yeah. If you go to the next slide, I
19 believe, Mr. Young? Sorry. I think there were options.

20 MR. AVITABILE: Great.

21 MR. LINK: Yeah. So I think -- our approach to this,
22 as was mentioned, we do not want this to overshadow or dominate
23 the architecture at all. So we wouldn't want the letters to be
24 overly lit. So I think our, you know -- our approach would be
25 something where the letter, if you look, illuminated to the far

1 right where the lettering is lit around the (audio interference)
2 thickness of it --

3 COMMISSIONER TURNBULL: Right.

4 MR. LINK: -- you know, not the front of it.

5 COMMISSIONER TURNBULL: Not the front.

6 MR. LINK: Yeah. And maybe -- and then all backlit as
7 you mentioned, because we have, obviously, sort of a three-
8 dimensional shape, right, which is the terracotta that these
9 letters will sit on.

10 COMMISSIONER TURNBULL: Right.

11 MR. LINK: So I think we want to be very careful that,
12 you know -- that this works together and that the lighting doesn't
13 overpower the spandrel --

14 COMMISSIONER TURNBULL: Okay. Good. Well, I
15 appreciate that. I like that idea. The only thing that bothered
16 me on your rendering, and I know we're at an early stage, too,
17 is that the signage up on the top looked like it was face-
18 illuminated. It looked very bright. The lettering looked very
19 -- like it was lit from the front. So I like the idea if it's
20 going to be backlit or downlit, side lit, that that seems to be
21 more appropriate to do what you're trying to develop with the
22 building.

23 MR. LINK: Yes. I mean, that's what we -- that's what
24 we were looking at with Gensler who's designing the lighting, and
25 these examples show it. So I hope that --

1 COMMISSIONER TURNBULL: Okay.

2 MR. LINK: Yeah.

3 COMMISSIONER TURNBULL: On the retail signage, the
4 storefront, you leave that to the individual retailers to develop
5 their storefront, it sounds like, if I'm reading the language
6 right which sort of went -- contradicts what you were saying
7 earlier about the character you were trying to develop with the
8 bronze storefront. So I was just curious.

9 MR. AVITABILE: So I think -- and, again, I'll sort of
10 start framing it, but then either John or Oliver or Michi can
11 jump in. I think the intent is for the landlord will actually
12 set out a series of sort of precise guidelines on signage and on
13 storefronts within the overall architectural design of the
14 building. And what we've tried to lay out here is something
15 fairly similar to the same sorts of guidelines we would give
16 them.

17 COMMISSIONER TURNBULL: Okay.

18 MR. AVITABILE: And so I think that's -- there will be
19 control here is maybe a better way of putting it.

20 COMMISSIONER TURNBULL: Okay. Getting back to the --

21 MR. LECKER: That's correct. That will be the
22 guidelines.

23 COMMISSIONER TURNBULL: Pardon?

24 MR. LECKER: David is correct. There will be guidelines
25 by which the retailers will need to conform to. So there will

1 be some control to the signage.

2 COMMISSIONER TURNBULL: Okay. All right. I'm getting
3 --

4 MR. LECKER: And consistency.

5 COMMISSIONER TURNBULL: Getting back to the upper
6 lettering signage, Mr. Avitabile, you mentioned three feet high.
7 And there could be a total of four signs, but there could be two
8 on any one side. That doesn't -- you're not implying two on
9 every side, just two on one side and then -- for a total of four
10 around the building.

11 MR. AVITABILE: That's exactly right. There would be
12 no more than four total. If we chose to put two on one side, we
13 would only have one more on two other sides or two on another
14 side. But there would never be more than four total.

15 COMMISSIONER TURNBULL: All right. Thank you. Those
16 are my questions on signage. Thank you.

17 MR. AVITABILE: Great.

18 CHAIRMAN HOOD: Okay. Thank you.

19 Let's take our presentation down, Mr. Young, if we can.
20 Okay. Great.

21 Let's see if we have any other questions. I'll start
22 with Commissioner May.

23 Any questions or comments?

24 COMMISSIONER MAY: I don't really have any questions.
25 It seems like, you know, a very thoughtful design. I am a little

1 | curious if you've picked a manufacturer for the terracotta.

2 | MR. LINK: Yeah. We typically work with a company
3 | called Boston Valley out of Buffalo, New York, and we've worked
4 | with them on many of our buildings in New York City. So we'll
5 | start with them. Yeah.

6 | COMMISSIONER MAY: Yeah. I'm sorry. What was the name
7 | of the firm again?

8 | MR. LINK: Boston Valley.

9 | COMMISSIONER MAY: Boston Valley? Okay.

10 | MR. LINK: Yeah.

11 | COMMISSIONER MAY: Yeah. I mean, I, in my own personal
12 | history, have -- I worked for a firm for a while where we were
13 | doing some things in terracotta, but I also -- oh God, 30 some
14 | years ago, I was in the Building Museum when we did a really big
15 | exhibition on terracotta and --

16 | MR. LINK: Oh, wow.

17 | COMMISSIONER MAY: -- published a book and everything.
18 | And so it's great material, and I love the fact that it's being
19 | used. It does not get used in Washington very much. There are
20 | a few buildings, historic buildings, that have it, but -- so
21 | yeah. I'm really -- I'm glad to see it, and I love the color of
22 | it, too. I think it's --

23 | MR. LINK: Oh, great. Thank you.

24 | COMMISSIONER MAY: Yeah.

25 | CHAIRMAN HOOD: You know, you learn something new. I

1 | didn't know, Commissioner May, you had published a book on
2 | terracotta unless (audio interference).

3 | COMMISSIONER MAY: I did not say that.

4 | CHAIRMAN HOOD: Oh.

5 | COMMISSIONER MAY: I did not say that. Do I need to
6 | replay the video on this?

7 | CHAIRMAN HOOD: That's an inside joke.

8 | COMMISSIONER MAY: There was a book that was published
9 | about it, I think as part of the exhibit. It was not my doing
10 | at all.

11 | CHAIRMAN HOOD: Okay. Thank you for the clarification.

12 | COMMISSIONER MAY: Yes.

13 | CHAIRMAN HOOD: Commissioner Shapiro?

14 | COMMISSIONER SHAPIRO: My only questions are, and I'll
15 | wait until later, about the TDM just to get some clarification
16 | about the responses and to hear from DDOT. On the design, I
17 | think it's beautiful. So I appreciated the detail in the
18 | presentation. And I like the step backs, and I like the
19 | terracotta and all the green features. And so, yeah, just nothing
20 | but praise.

21 | MR. LINK: Thank you.

22 | CHAIRMAN HOOD: Okay.

23 | Commissioner Turnbull?

24 | COMMISSIONER TURNBULL: I just would agree that I think
25 | the color that you've chosen, which I call -- it's sort of like

1 aging copper to me when I first see it which -- one of my favorite
2 cities that I like to go to is Ottawa. And with the copper on
3 the parliament buildings and some of the other buildings, it's a
4 color that -- you'll see it here on some buildings and on some
5 sketches and that, but it's a very rewarding color as now you've
6 already -- since you've chosen the color, it's already aged. So
7 I think it's going to be a very striking feature. I think it's
8 going to be a very beautiful building.

9 MR. LINK: Thank you. I'm glad you said that because
10 the true sample, which I physically cannot show you, has some -
11 - has green, but has the flecks in it that are that sort of brown-
12 red that you're thinking of as well that's in the copper.

13 COMMISSIONER TURNBULL: Yeah.

14 CHAIRMAN HOOD: All right.

15 Vice Chair, you have any questions or comments?

16 VICE CHAIR MILLER: No, no questions. My only comment
17 is just to concur with my colleagues on the attractiveness of the
18 design, and the materials, and the setbacks, and everything about
19 the building.

20 CHAIRMAN HOOD: Though, I will say, Mr. Link and Ms.
21 Ushio --

22 Did I pronounce your name correct, Ms. Ushio?

23 MS. USHIO: Yes, you did.

24 CHAIRMAN HOOD: Oh, okay. Did Ms. Schellin pronounce
25 your name correct, or was it just me?

1 MS. USHIO: Michi Ushio. That's correct.

2 CHAIRMAN HOOD: Okay. Okay. I just want to make sure.

3 I, too, will join the chorus of accolades. I really
4 like -- I really like the way the building stepped down. I was
5 sitting here trying to be imaginative of why it was stepping
6 down. Was it being considerate of the massing across the street?
7 But whatever the case is, I really like the design.

8 But I do have a question, Mr. Link. Is there another
9 building, maybe not particularly in D.C., that has this same type
10 of structure design that you could probably point me to? I'd
11 just like -- be curious to see how it looks.

12 MR. LINK: Do you mean as far as the terracing, the
13 step terracing, or the --

14 CHAIRMAN HOOD: Yeah, the step terracing, how you
15 stepped it back and stepped it down.

16 MR. LINK: Right.

17 CHAIRMAN HOOD: If you don't have anything (audio
18 interference) --

19 MR. LINK: I don't. I mean, the other building that
20 we've done is not stepping back that much. It's the Whitman-
21 Walker building on 14th Street in D.C. That actually has some
22 terracotta as well, but it's not the same shape as this one. So
23 I can't think of any off the top of my head.

24 CHAIRMAN HOOD: And Mr. Lecker, as we go through this,
25 I have a couple questions for you real quick. Is it that -- let

1 me just ask what has come to me. People are not really wanting
2 to develop in the city, and they're getting offers in other
3 cities. Is that -- are you one of those people as well? Are
4 you getting offers to develop elsewhere, and people are packing
5 up their bags and going to develop in other cities as opposed to
6 the District of Columbia? Or would you say that information is
7 incorrect?

8 MR. LECKER: I mean, I would say the thing that we're
9 experiencing which I think is good is that the Capitol Riverfront
10 fundamentals seem to be holding up pretty well. And we've
11 actually noticed a general uptick over the past month in tenants
12 starting to think about long-term spaces. And I think that -- I
13 mean, I can't speak to all the buildings, but I would say the
14 general response that we've had to our building with all these
15 outdoor terraces in light of COVID and the environment and people
16 wanting some space has been generally positive.

17 CHAIRMAN HOOD: That's good to hear. Let me just ask,
18 the office space component to this structure design review and -
19 - is it to a point -- I think, you know, once we come on the
20 other side of COVID, we really don't know, you know -- I'm always
21 guessing trying to figure out how it's going to look. And that's
22 why I have discussions and talks so I can try to understand it
23 better, even though I know we can't predict the future.

24 But is this building going to be built to the point
25 that if you cannot do office -- and say if you have this building,

1 can you convert it to where you can do a residential or something,
2 some other use? Or do you have a tenant already? You know,
3 that's kind of -- I think I heard Mr. Avitabile say that you all
4 had a proposed tenant. And I know that's like three questions
5 in one, but if you can answer all three of them.

6 MR. LECKER: Well, let me deal with a couple of them.
7 In terms of having a tenant, we do not actually have a tenant on
8 the hook. We do -- we are actively marketing the building as I
9 mentioned, and we are receiving some -- what I would describe as
10 some positive interest from prospective tenants. You know, I
11 don't know that we've specifically looked at converting this
12 building. I think we still remain generally optimistic about the
13 office market and the office market down at the Capitol
14 Riverfront.

15 But, you know, in terms of the structure and those kind
16 of things that would allow it to be converted, I would say it
17 can be converted, but I don't know the exact dimensions. Maybe
18 Oliver, you can comment on that in terms of how that would lay
19 out for an office -- or for a residential building. But our
20 current plan and direction is to develop it as an office building
21 and remain optimistic.

22 CHAIRMAN HOOD: Okay. I don't think we need to opine.
23 I'm just curious.

24 I will join -- again, join the chorus. When I first
25 started looking at this building, I really, really appreciate it.

1 I like it. I was fascinated with it because I like the stepdown.
2 I really do. That really, really is enlightening. So kudos to
3 the team that put that together.

4 Any other --

5 MR. LINK: Thank you.

6 CHAIRMAN HOOD: -- follow-up questions or comments?
7 Any other follow-up questions or comments?

8 Commissioner May?

9 COMMISSIONER MAY: Sorry. I should have asked this
10 earlier. Mr. Avitabile, you commented that there have been a
11 supplemental memo on transportation to address DDOT's concerns
12 which were -- you know, there were quite a list there. And I
13 see that the -- you've agreed to most of them but not necessarily
14 all of them. The ones where there's still disagreement or you're
15 agreeing to do something slightly over -- I mean, do you believe
16 that at this point DDOT is satisfied with what you're proposing,
17 or there are still things that we will need to decide or see
18 negotiated?

19 MR. AVITABILE: No, I -- we're on the same page as
20 DDOT. We came to a mutual agreement, and they had confirmed it.
21 And as you noted, you know, we didn't -- we're not agreeing on
22 entirely everything they did. But I think out of all -- I think
23 there were ten different points. We agreed to some -- a
24 substantial degree on virtually all of them.

25 And on some of them, we went even further. For example,

1 they asked us to fund a couple of expansion plates for a Capital
2 Bikeshare station. We said, we'll do one better. We'll give
3 you a new Capital Bikeshare station all together, which I think
4 they were pleased with. But I think Mr. Zimmerman is on the
5 call, and he can certainly speak further to that.

6 COMMISSIONER MAY: Okay. Thank you.

7 CHAIRMAN HOOD: All right. I'm not seeing other
8 questions or comments.

9 Ms. Schellin, do we have anyone from ANC 6D who would
10 like to ask questions on the line? Or --

11 MS. SCHELLIN: Let me check. I did not see anybody
12 earlier but let me check. I don't believe we do. Mr. Avitabile,
13 who were you guys dealing with at the ANC?

14 MR. AVITABILE: Commissioner Daniels, Edward Daniels,
15 is the SMD for this area.

16 MS. SCHELLIN: Yeah. I do not see them online. So I
17 would say no.

18 CHAIRMAN HOOD: Okay. So --

19 MS. SCHELLIN: There was no one that had signed up.
20 I'll tell you that as of the start of the --

21 CHAIRMAN HOOD: I just want to make sure we didn't have
22 anybody from the ANC who may have some cross-examinations.

23 So let's go to the Office of Planning's report. I
24 believe we have Ms. Elliott and Mr. Lawson. Or Ms. Elliott. For
25 the record, I got her name correct.

1 COMMISSIONER MAY: You're on mute, Ms. Elliott.

2 MS. ELLIOTT: You know, I have done so well to not be
3 muted this whole time. I think that's my first time. I'm sorry.
4 I am Brandice Elliott representing the Office of Planning. And
5 thank you, Commissioner Hood, for getting my name correct.

6 So the Office of Planning is recommending approval of
7 the special exception -- I'm sorry, of the Design Review for
8 Parcel F. We are also recommending approval of the special
9 exception that has been requested for the terrace guardrails. We
10 think overall, you know, the design of them results in a more
11 attractive building because they can wider landscape beds and a
12 great variety of plantings.

13 So that's where we are. And I'm happy to take any
14 questions that you have. Thank you.

15 CHAIRMAN HOOD: So why don't we do this? Why don't we
16 bring Mr. Zimmerman up as well and let him give his report? And
17 then we'll ask both the Office of Planning and DDOT at the same
18 time.

19 So Mr. Zimmerman, you may begin. Good evening.

20 MR. ZIMMERMAN: Good evening, Chairman Hood and members
21 of the Commission. For the record, I am Aaron Zimmerman with
22 the District Department of Transportation. DDOT is supportive
23 of the applicant's proposal for Parcel F.

24 As you heard in Mr. Avitabile's presentation, we have
25 come to an agreement with the applicant on a robust TDM plan to

1 mitigate the project's impact to the transportation system. The
2 revised TDM plan is documented in February -- a February 5th,
3 2021 Gorove Slade memo, which is Exhibit 20 on the record, though
4 with the agreed-to TDM plan included in the final zoning order,
5 DDOT has no objection to the approval of this Design Review
6 application. Thank you.

7 CHAIRMAN HOOD: Okay. Thank you, Mr. Zimmerman and Ms.
8 Elliott.

9 Let's see if we have any questions or comments of either
10 one.

11 Commissioner May?

12 (No response.)

13 CHAIRMAN HOOD: Okay.

14 Commissioner Shapiro?

15 (No response.)

16 CHAIRMAN HOOD: Commissioner Turnbull?

17 (No response.)

18 CHAIRMAN HOOD: And Vice Chair Miller?

19 (No response.)

20 CHAIRMAN HOOD: Okay.

21 And I have no questions as well. So thank you both for
22 your reports.

23 Let's see if the Applicant -- Mr. Avitabile, you have
24 any questions of either Office of Planning or DDOT?

25 MR. AVITABILE: No, I do not.

1 CHAIRMAN HOOD: Okay.

2 So thank you both. We appreciate you. We appreciate
3 your reports.

4 Next, we have the ANC report which is our Exhibit 11.
5 And the ANC -- I'm not going to read the whole. "Advisory
6 Neighborhood Commission ANC 6D voted 6 to 0 to 0 to support the
7 application of FC 110 N Street, Southeast, LLC, a Design Review
8 of The Yards Parcel F, Square 743, Lot 857." And this is from
9 Chair -- I believe at this time it was Chair Gail Fast, ANC 6D.

10 And, again, Ms. Schellin has mentioned that we have no
11 one on the call from ANC 6D. So we'll move right along.

12 Other government reports other than DDOT, I didn't see
13 any unless -- we do have letters, like, from GSA, and I think
14 there was mention of CFA and I think NCPC reports delegated.
15 Okay. So we do have some reports for the file, but I think all
16 of it is supportive. Is that affirmative, Mr. Avitabile?

17 MR. AVITABILE: Yes, that's correct. GSA approved the
18 35 percent design application, and both NCPC and CFA were
19 supportive of the design.

20 CHAIRMAN HOOD: Okay. All right.

21 So with that, Ms. Schellin and Mr. Young, are -- do we
22 have anybody either in support or opposition or undeclared on the
23 line?

24 MS. SCHELLIN: We had one person, Brett Banks, from
25 GSA. Let me just check, U.S. GSA. And I do not -- I'm looking.

1 I don't see him actually on. Yes, he is. So if Mr. Young could
2 bring him on? Brett Banks in support.

3 CHAIRMAN HOOD: Okay. Let me ask before we go to Mr.
4 Banks, do we have anybody else who would like to testify in this
5 case on the line whether it be support, opposition, or undeclared?

6 (No response.)

7 CHAIRMAN HOOD: Okay. So while Mr. Banks is going on,
8 if we do, I would encourage anyone who wants to testify to please
9 notify our staff, and then that way we can go ahead and proceed.

10 So let's go to Mr. Banks. Mr. Banks, you may begin.

11 MR. BANKS: Good evening Chairman Hood, Commissioners.
12 Brett Banks with the United States General Services
13 Administration. As Mr. Avitabile has already pointed out, GSA
14 is very pleased as you all were with the design. And we have
15 provided that approval of their 35 percent package.

16 CHAIRMAN HOOD: Okay. Well, thank you, Mr. Banks.
17 Let's see if we have any -- Commissioners, any questions of Mr.
18 Banks? I'm looking for heads to nod (audio interference).

19 (No response.)

20 CHAIRMAN HOOD: Heads are no.

21 Mr. Avitabile, do you have any questions of Mr. Banks?

22 MR. AVITABILE: No.

23 CHAIRMAN HOOD: And, again, we have no one from the
24 ANC.

25 So thank you very much, Mr. Banks for taking the time

1 to come down and just tell us that. We appreciate it.

2 All right. Ms. Schellin, again, do we have anybody
3 else?

4 MS. SCHELLIN: No, sir.

5 CHAIRMAN HOOD: Okay.

6 So with that, Mr. Avitabile, do you have any closing?

7 MR. AVITABILE: No, sir, we do not.

8 CHAIRMAN HOOD: Okay.

9 So I guess what we can do, we can take everybody down,
10 Mr. Young.

11 And Commissioners, let's discuss it. Is there anything
12 that we need or that we're looking for?

13 We can leave everybody. It doesn't matter.

14 But is there anything we're looking for or anything
15 that we need? Looking. I'm seeing people shake their head.

16 (No response.)

17 CHAIRMAN HOOD: So with that, I think this is ready for
18 our approval. It sounds like it's unanimous, especially with the
19 like of the design. I know some of the questions were asked,
20 and DDOT issues have been care of. There's a full -- nothing
21 but full support. So I don't think we need to belabor anything.

22 So I'd like for one of my colleagues to make a motion
23 in this case, please.

24 VICE CHAIR MILLER: Mr. Chairman, I would move that the
25 Zoning Commission approve Zoning Commission Case 20-28, FC 110 N

1 Street, Southeast, LLC, Design Review of The Yards Parcel F,
2 Square 743, Lot 856, and ask for a second.

3 COMMISSIONER MAY: Second.

4 CHAIRMAN HOOD: Okay. It's been moved and properly
5 seconded. Any further discussion?

6 (No response.)

7 CHAIRMAN HOOD: I'm not seeing any.

8 Ms. Schellin, would you do a roll call vote, please?

9 MS. SCHELLIN: Commissioner Miller?

10 VICE CHAIR MILLER: Yes.

11 MS. SCHELLIN: Commissioner Turnbull?

12 COMMISSIONER TURNBULL: Yes.

13 MS. SCHELLIN: Commissioner Hood?

14 CHAIRMAN HOOD: Yes.

15 MS. SCHELLIN: Commissioner May?

16 COMMISSIONER MAY: Yes.

17 MS. SCHELLIN: Commissioner Shapiro?

18 COMMISSIONER SHAPIRO: Yes.

19 MS. SCHELLIN: The vote is 5 to 0 to 0 to take final
20 action in Zoning Commission Case No. 20-28. If we could get the
21 applicant to provide a draft order by the 22nd, that would be
22 great. Other than that, the record would be closed.

23 CHAIRMAN HOOD: Okay. Thank you.

24 I want to thank everyone for their participation
25 tonight in this hearing. Again, great design. Great work with

1 the community. We really appreciate it.

2 The Zoning Commission will have its monthly meeting
3 February 11th, and a number of items are on the agenda. And
4 that's this coming Thursday at 4:00 p.m., we'll be back. So with
5 that, I want to thank everyone tonight for your participation.
6 And this meeting -- this hearing is adjourned. Goodnight. Stay
7 safe.

8 MR. AVITABILE: Goodnight.

9 MR. LINK: Thank you.

10 MS. MUSHIO: Thank you.

11 MR. LECKER: Thank you.

12 (Whereupon, the above-entitled matter went off the
13 record at 5:14 p.m.)

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 02-08-21

Place: Teleconference

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