

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

+ + + + +

MONDAY

NOVEMBER 22, 2021

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IN THE MATTER OF:           :
                               :
Second Stage PUD; Consolidated : Case No.
PUD and Related Map Amendment  : 15-24B
From RF-1 to C-3-A and 1st     :
Stage PUD Modification of      :
Significance (Square 3591, Lots :
4 and 6; Parcels 129/70,       :
129/103, and a portion of     :
Parcel 141/69) - Ward 5.      :
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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.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- PETER SHAPIRO, Commissioner
- JOSEPH IMAMURA, Commissioner
- PETER G. MAY, Commissioner

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OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary  
PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

BRANDICE ELLIOTT

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, Esquire

The transcript constitutes the minutes from the  
Regular Public Hearing held on November 22, 2021

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PRESENTATIONS:  
 Case No. 15-24B - 2nd stage PUD; consolidated PUD and  
 related map amendment from RF-1 to C-3-A; 1st stage  
 PUD modification of significance (Square 3591, Lots  
 4 and 6; Parcels 129/70, 129/1-3, and a portion of  
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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. Today's date is November the 22nd, 2021. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood. I'm joined by Vice Chair Miller, Commissioners May, Commissioner Shapiro, and Commissioner Imamura. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin and Mr. Paul Young, who is handling all of our virtual operations, and Mr. Ritting, who is our Office of Zoning Legal Division counsel. I'll ask all others to introduce themselves at the appropriate time.

The 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 in advance and will be called by name at the appropriate time. At the time of sign up, all participants will complete the oath or affirmation required by Subtitle Z, 408.7. Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have signed up to participate or testify will be unmuted at the appropriate time. When called, please state your name and home address before providing your

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1 testimony. When you are finished speaking, please mute your  
2 audio.

3           If you experience difficulty accessing Webex or with  
4 your telephone call-in or have not signed up, then please call  
5 our OZ hotline number at 202-727-5471. If you wish to file  
6 written testimony or additional supporting documents during the  
7 hearing, then please be prepared to describe and discuss it at  
8 the time of your testimony.

9           The hearing will be conducted in accordance with  
10 provisions of 11-Z DCMR Chapter 4 as follows: preliminary  
11 matters; applicant's case; report of the Office of Planning and  
12 Department of Transportation; report of other government  
13 agencies; report of the ANC, in this case, we have ANC 5D and 6  
14 C, which is an affected party; testimony of organizations, five  
15 minutes, and individuals will have three minutes. And we will  
16 hear in the following order: from those who are in support,  
17 opposition, and undeclared. Then we have rebuttal and closing  
18 by the applicant.

19           Again, the Office of Zoning hotline number is 202-727-  
20 5471 for any concerns during these proceedings.

21           Tonight's -- the subject of tonight's Zoning Commission  
22 Case is a modification of consequence -- of significance at Square  
23 3591, Lots 4 and 6, Parcels 129/70 and 129/103 and a portion of  
24 Parcel 141/69. Part II is second-stage PUD and consolidated PUD  
25 with a related amendment of the Zoning Map for Parcel 2, including

1 an incorporation of additional land from the University to Parcel  
2 2, and that's the subject of tonight's hearing date.

3 And the only preliminary matter I have is, just in case  
4 I forget it, and which I don't think I will, is to wish everyone  
5 a happy, safe Thanksgiving, enjoy your family and friends, just  
6 in case I forget at the end, but I'm sure somebody will remind  
7 me.

8 Okay. Ms. Schellin, do we have any preliminary matters?

9 MS. SCHELLIN: I believe all of the experts that were  
10 proffered have been previously accepted, but let me check.  
11 Kirsten Murray, Zenobia Meckley -- I'm sorry, Ms. Murray was in  
12 architecture, Ms. Meckley is architecture, and Daniel Solomon in  
13 urban planning, transportation. The only one I'm not sure about  
14 is Kirsten Murray, if she was accepted at the last hearing or  
15 not.

16 CHAIRPERSON HOOD: Did we -- I can't remember, but if  
17 not, the exhibits --

18 MS. SCHELLIN: I was trying to --

19 CHAIRPERSON HOOD: -- 16B, we can look at them, if we  
20 did (audio interference) do it again. Maybe we can -- let's  
21 bring up the counsel.

22 MS. SCHELLIN: Yeah. I'm trying to get to my --

23 CHAIRPERSON HOOD: Ms. Roddy, could you -- good  
24 afternoon. Could you help us with that? If you can recall what  
25 we did last time?

1 MS. RODDY: Yes. You did accept Ms. Murray as an expert  
2 at the last meeting.

3 CHAIRPERSON HOOD: Okay.

4 MS. SCHELLIN: That's what I thought.

5 CHAIRPERSON HOOD: Thank you.

6 MS. SCHELLIN: And I think that was the only preliminary  
7 matters that we had, was just -- all three of them have already  
8 been previously accepted as experts. This is a continuing case,  
9 so they don't need to be, really, accepted again, because it's  
10 the same case, and maintenance update, it's been done. So that  
11 is all we have. ANC 5D, they provided an updated report at  
12 Exhibit 35; OP provided a report for this parcel at 37; and DDOT  
13 just provided, I believe, an overall report at Exhibit 27.

14 CHAIRPERSON HOOD: Okay.

15 MS. SCHELLIN: So that's all I have.

16 CHAIRPERSON HOOD: All right. Thank you, Ms. Schellin.  
17 Commissioners, anybody have any issues with anything that we've  
18 heard or described moving forward?

19 (No audible response.)

20 CHAIRPERSON HOOD: No issues? Okay. Great.

21 All right. Well, in that case, Ms. Roddy, we're going  
22 to turn it over to you and you all may begin. You can bring the  
23 team up, and we can get started.

24 MS. RODDY: Great. Thank you. As you say, Christine  
25 Roddy. I'm land use counsel with Goulston & Storrs, and we are

1 happy to be here tonight with the second of three hearings for  
2 this application.

3           So as you noted in the introduction, at the last hearing  
4 we discussed the modification of significance to the approved  
5 first stage. We also, at that time, talked about the consolidated  
6 PUD and map amendment for that small sliver of land that was  
7 being transferred from the campus to Parcel 2. And today the  
8 focus is on the second-stage PUD for Parcel 2. And Parcel 2, if  
9 you recall, is the parcel that is located immediately adjacent  
10 to Gallaudet campus. It's on the east side of 6th Street. It's  
11 currently used as a surface parking lot and an above-grade garage,  
12 and this application will provide the opportunity to convert  
13 these parking areas to multi-family buildings with retail and  
14 university uses on the ground floor.

15           The project will introduce approximately 246  
16 residential units into the community and will serve as an  
17 important link in connecting the university with the market. So  
18 while our presentation will be focused on the detailed design for  
19 Parcel 2, I did want to note that at the last hearing there was  
20 a request that we submit full plan sets for both the modification  
21 of Parcel 2, the Stage 2 for Parcel 2, and the Stage 2 for Parcel  
22 3. So we have submitted that information. We also submitted  
23 additional information that was requested at that first hearing.  
24 So we are happy to discuss those two if there are questions.

25           So I just wanted to note we do have reports in the

1 record from OP and DDOT that are in support, as well as from the  
2 ANC that also had indicated -- ANC 5D, that has indicated its  
3 support for the application.

4           So the Commission is familiar with the team tonight.  
5 We have people who were here last time. We have  
6 Robbie Saclarides from JBG Smith, and she will start us off.  
7 Then we will turn to Kirsten Murray, with Olson Kundig, who will  
8 walk through the design vision and features for the two buildings  
9 that are on Parcel 2. And Zenobia Meckley, of Future Green, will  
10 discuss the landscape plan and streetscape improvements  
11 undertaken as part of the project. And then, last by not least,  
12 Mr. Solomon, from Gorove Slade, will be addressing the  
13 transportation management aspect vis a vis to Parcel 2.

14           So with that, I will turn to Ms. Saclarides.

15           CHAIRPERSON HOOD: Ms. Roddy, if you could hold the  
16 team for a moment. I will tell you that, with me, if you could  
17 hit the highlights, we could probably condense this to about 20  
18 or 25 minutes, but hit the highlights. If you want to touch upon  
19 some of the things, like Creativity Way or -- if you want to  
20 touch on some of the things, I'm sure you have that in your  
21 presentation, I think that would be sufficient for us.

22           MS. RODDY: Sure. We will touch on the renderings that  
23 have been submitted, we'll walk through the materials and some  
24 of the design features, and also some of the height aspects that  
25 were requested, specifically, from the Office of Planning.

1 CHAIRPERSON HOOD: Sounds good. Thank you.

2 MS. RODDY: Thanks.

3 MS. SACLARIDES: (Audio interference.) Sorry. Good  
4 to see everyone again. I'm Robbie Saclarides, Development  
5 Manager at JBG Smith. We are happy to be here to present the  
6 design for the two buildings on Parcel 2.

7 As we discussed in our last hearing, JBG is partnering  
8 with Gallaudet on this PUD, and Gallaudet is the landowner and  
9 JBG will be the developer of the project that we're presenting.  
10 Our relationship with Gallaudet, in the relationship of these  
11 buildings with the Gallaudet campus, greatly informs the design  
12 of the buildings. We discussed at our last meeting that a lot  
13 of the massing changes made were -- from the first-stage approval  
14 were made in response to Gallaudet input, and it's similar with  
15 the design that you'll see tonight.

16 At the close of the hearing for this stage -- first-  
17 stage modification, there were a number of questions regarding  
18 connectivity of Creativity Way with the Market, and I believe  
19 that the University's presentation, which followed ours, provided  
20 some clarity regarding the function of Creativity Way. The  
21 University provided additional details regarding its proposal in  
22 it's post-hearing submission of the campus plan, and we've  
23 incorporated some of those details in the materials that we filed  
24 on the 17th.

25 We'll talk through some of the primary connection

1 points between Parcel 2 and Creativity Way, Morse Street, the  
2 Green Finger, and Tapscott in more detail tonight.

3 On the next slide -- do we have the slide up? Can we  
4 pull the slides up, please?

5 (Pause.)

6 MS. SACLARIDES: Great. Yeah. So these -- this -- the  
7 three -- two buildings on Parcel 2 are 2A1, 2A2, which are  
8 connected by an above-grade meaningful connection, an amenity  
9 bridge, so they are, technically, one building, and then 2B, at  
10 the northern end of the parcel.

11 Next slide, please.

12 Oh, yes. So OP requested some information regarding  
13 the delivery of benefits and amenities. This slide provides an  
14 overview of the proffered benefits and amenities with their  
15 anticipated delivery. None of the benefits have been delivered  
16 as of yet, which is not unusual since the PUD hasn't been  
17 approved. The first source agreement with DOES has been executed,  
18 but, of course, won't be effectuated until we move forward with  
19 construction, although we have started hiring Gallaudet interns  
20 as part of our process, so that's been a great addition to our  
21 team.

22 We're happy to be here with the support of OP, DDOT,  
23 and the ANC, and as I noted at the last hearing, the ANC supports  
24 this application and has made a corrected report reflecting as  
25 much.

1           With that, I'll turn it over to our architect, Kirsten  
2 Murray, of Olson Kundig, to walk you through the design of Parcel  
3 2.

4           MS. MURRAY: Thank you. Hello and good evening. And  
5 per Commissioner Hood's suggestion and request, I will try to be  
6 as abbreviated as possible, and please feel free to ask questions  
7 if I cover something too quickly.

8           Next slide, please.

9           As we have discussed, again this Parcel 2 is the two  
10 connected buildings, 2A1, 2A2, and then 2B. They are the campus  
11 side of 6th Avenue and act as, really, just edge or connector  
12 between the market district and Gallaudet University campus. The  
13 height and massing of these buildings has been derived from the  
14 site context, which was then reviewed during the Stage 1 hearing.

15           And the buildings, as you can see in their massing,  
16 they are set back from Creativity Way. We pulled some of the  
17 height back to, again, address the scale of the smaller historic  
18 buildings along the Faculty Row and on the other side of  
19 Creativity Way on the campus edge.

20           Next slide, please.

21           Again, this is an aerial that puts it into larger  
22 context. Parcel 2, on the edge of the campus and across from  
23 6th Street, you can see Parcel 3. This project, again, in terms  
24 of its context, it's a mixing zone between these districts,  
25 between the institutional use of the campus, the medium density

1 residential and high density commercial uses of the Market -- of  
2 the Union Market.

3           And as we all are very aware and have discussed, we  
4 know that Gallaudet University is a university for the deaf and  
5 hard of hearing, and we are really looking for this project to  
6 be a catalyst which brings deaf and hearing people together to  
7 interact daily.

8           Next slide, please.

9           Okay. The primary site circulation -- these are some  
10 photographs of the adjacent areas. I think we are all -- we've  
11 discussed previous uses, and I think everybody has a pretty good  
12 sense of where we are here, but throughout the project, we are  
13 trying to enhance the pedestrian experience, pedestrian paths.  
14 We know that this is a neighborhood with a lot of different types  
15 of circulation, enhanced bicycle lanes, Metro. We know that --  
16 we hope to utilize deaf space design principals to facilitate  
17 pedestrian movement through the market area and to connect to  
18 campus, and we -- well, we do have some more details on traffic  
19 as questions may arise.

20           Next slide, please.

21           We'll get right into the building itself. I think --  
22 let's skip over this slide, and we can come back, does that -- I  
23 think we all know where we are. Okay.

24           Let's go to Slide 8, please, and I'll come back to  
25 these.

1           So let's -- architecturally, we look to both the campus  
2 and the market district for our precedents. As you are likely  
3 aware, in the area, Gallaudet has got a beautiful range of  
4 historic buildings and also contemporary buildings. And we see  
5 a sort of continuity of conversation between the materials of  
6 these buildings. Brick and warm materials are highly emphasized  
7 on the campus, as well as the presence of this, sort of, charcoal  
8 slate language which we see, historically, in the roofs, we see  
9 it in shutters and paint details. And another thing that's quite  
10 interesting on the historic facades is the, in some cases, the,  
11 you know, details and patterns of both the brick and wooden  
12 tracery of the buildings. And again, you see this on the right  
13 column interpreted in modern ways and the modern buildings on  
14 campus, more as larger blocks of these colors and tonalities.

15           Please, next slide.

16           So as you, hopefully, can tell from our renderings,  
17 this is a view from the south side. You can see the 2A and 2B  
18 buildings are articulated using a lot of different materials that  
19 draw to the warmer palette of campus. And the building to the  
20 north, we're actually emphasizing the, sort of, charcoal colors  
21 of the campus.

22           We do think that we're drawing from both historic and  
23 contemporary precedents in the work, and we're trying to use  
24 really simple, durable materials that we see in the neighborhood  
25 and that we see on the campus, materials like metal, brick,

1 concrete. The pattern and the rhythm of the buildings, we think,  
2 draw to both the campus and the Union Market area, as well.

3 Next slide, please.

4 This is a -- from the north side of campus -- the north  
5 side of 6th Avenue on this property, and you can see an emphasis  
6 of the 2B building, which we're pulling -- again, the charcoal  
7 tones become the predominant tonality of this. We're really  
8 trying to take the entire grouping of buildings and create a  
9 sense of differentiation and pattern to break down the scale and  
10 overall experience of the buildings into distinct different  
11 buildings that would occur, sort of, naturally on either campus  
12 or in the market.

13 Next slide, please.

14 This is a vignette of the space -- the bridge connector  
15 between 2A1 and A2. This is a visual, physical connection, which  
16 is a bridge -- it's an amenity bridge. It's a completely  
17 conditioned indoor space, but we think that this both ties the  
18 buildings together, ties the amenity uses of the buildings  
19 together in a way that's highly efficient, but it also creates a  
20 gateway -- a pedestrian gateway into the campus and Creativity  
21 Way.

22 Next, please.

23 And this is another view from inside Creativity Way,  
24 inside the campus looking back out through that same space. This  
25 is a space which the campus has called, in their campus planning,

1 the Green Finger, which attempts to bring the natural greenery  
2 and open space of the campus and Olmsted Green through into the  
3 street.

4 Next, please.

5 As part of this overall development, these are mixed-  
6 use buildings with residential on the upper floors, but we do  
7 have both retail and university uses on the ground level. Within  
8 that, there will be maker space and deaf-owned retail. There's  
9 5,000 square feet of retail space being set aside for deaf or  
10 hard-of-hearing entrepreneurs in -- within Parcel 2. You can see  
11 that indicated. And then, a minimum of 5,000 square feet of  
12 maker space, which will either be located on Parcel 2 or Parcel  
13 3, based on the tenants desired location and community needs.

14 Slide -- next slide, please.

15 We'll look at the first floor of the three -- of the  
16 two buildings. So one of the things that's been a driver for  
17 the design and planning of the project are deaf space design  
18 standards, which are rich and numerous, and but at the urban  
19 scale at the highest level, they're really, I think, apparent as  
20 driving the approach to the visual accessibility of the  
21 buildings, transparency, daylight, creating a visual cadence and  
22 a sense of pattern and rhythm in the building elements.

23 We have a podium-style construction with ground-floor  
24 retail, which is indicated in the pink along 6th Avenue, amenity  
25 and university programs indicated on the -- with the gray towards

1 Creativity Way, designed to attract residents and visitors, we  
2 see these as pedestrian-oriented podium where people are  
3 circulating around all sides of these buildings.

4 Residential units do happen on the upper levels.  
5 Building 2B, to the right, has a ground-floor residential program  
6 with patios facing the campus. Those are not their main entries.  
7 The main entry to those units does occur internally.

8 Let's see. You can -- we've indicated on this plan the  
9 various residential entries are typically happening, kind of, in  
10 the middle where you see the yellow zone. There's an interior  
11 pedestrian courtyard -- I mean, not courtyard, corridor that has  
12 got skylights and really provides, again, this visual  
13 accessibility for people moving within the buildings and  
14 connecting across the various open spaces that connect them. And  
15 there are, yes, residential entries at each of those locations  
16 where you see the little black triangle on the Green Finger and  
17 Tapscott.

18 Next slide, please.

19 This is our second-floor plan. You can see in the  
20 taupe, the amenity bridge providing a connection between 2A and  
21 2B. And these amenities will be shared across all three masses  
22 here. It activates the upper amenity roofs on the podium there  
23 that provides connection to that outdoor barbecue, outdoor pool,  
24 and other passive uses, community gathering uses.

25 Next slide, please.

1           And this is one of the upper floors, again, as you can  
2 see by the different-sized units. In response to Office of  
3 Planning comments, balconies have been added to units on all  
4 Parcel 2 buildings. The balconies provide desired outdoor space  
5 to the units and are a design feature that we think adds depth  
6 to the building facades. Fifty percent of both market rate and  
7 IZ units have access to outdoor space.

8           Next slide, please.

9           This is the penthouse plan of 2A and 2B. The penthouse  
10 is dedicated to habitable space with several larger units there.  
11 There's a private terrace with planters located in the setback  
12 area.

13           Amenity space on 2B has some views toward the Market.

14           Next slide, please.

15           That's up -- yeah. That's the 2B parcel has this little  
16 -- it's a little bit higher, and it has the small amenity space  
17 with a view to the Market.

18           Next slide, please.

19           So the -- there's a total of 11.2 percent of affordable  
20 housing, which is provided for Parcel 2 and Parcel 3. Specific  
21 to Parcel 2, we have 24,158 IZ square feet, approximately 29 IZ  
22 units.

23           Next slide. We'll show you those locations.

24           We have two three-bedroom units are included in the IZ  
25 set aside for Parcel 2, which represents 7 percent of the

1 affordable units on Parcel 2. Parcel 2 provides 9 two-bedroom  
2 IZ units, which represents 31 percent of the affordable units on  
3 Parcel 2.

4 Next slide, please.

5 These are the building elevations on 6th Street and  
6 Creativity Way. Again, we're trying to create visual interest  
7 and hearken, in a contemporary way, to some of the sense of some  
8 of the patterns. You see some of these diagonal movements of  
9 the windows, which we think have a relationship to some of the  
10 patterning and material uses on the campus.

11 Daylight is really a big driver for the facades in  
12 terms of their forms and geometries. We're trying to provide  
13 gracious, large openings into the residential units.

14 The 6th Street side, in general, is a bit more playful,  
15 a little bit more contemporary, with these dark gray infill panels  
16 and, again, as it goes to the campus face, we transition to a  
17 little bit calmer campus facade and change from some of the --  
18 we have some metal panels, we change that to brick to be a little  
19 bit more in sync with the materiality of the campus. Gallaudet  
20 has requested the red brick on the campus facades, but we also  
21 do think that it fits nicely into the context.

22 The penthouse units, themselves, we're typically  
23 keeping a darker palette to just help them visually recede, in  
24 addition to setting them back physically to reduce the scale.  
25 There will be solar panels at all mechanical and penthouse screen

1 walls on all the buildings.

2           Next slide, please.

3           These are some more building elevations that show the,  
4 sort of, sides, the short ends of these buildings. And you can  
5 see a more trends in the building materiality. We're switching  
6 from the metal panel more on the 6th Street side as it wraps in.  
7 When we hit the bridge, we transition to the brick and, again,  
8 use a quieter pattern, and we move away from the little subtle  
9 diagonal patterns in the shifted window proportions at that  
10 point.

11           And you can also note the location of the balconies,  
12 which are, basically, stacked.

13           Next slide, please.

14           Another -- this is the building elevations for 2B.  
15 Again, note the balconies and the elevation, which in this  
16 particular case, are offset corresponding to the patterning of  
17 this building. And -- but it's sort of a subtlety on the south  
18 facade as the facade transitions from 6th Street to campus, as  
19 part of that primary campus entry, we switch from the slightly  
20 offset patterning of the windows to, again, a more consistent  
21 vertical pattern to quiet the facade as it gets to campus.

22           Next slide, please.

23           Our facade materials and palette, in general, we're  
24 focusing on natural materials that are low maintenance. We like  
25 materials that have a weathered look and feel and are warm colors.

1 We're looking at brick, we might be looking at some type of a  
2 patinaed metal cladding or something that's warm that has that,  
3 sort of, aspect to it.

4           On the university facade of building 2A, and that's  
5 what -- the lower two -- the lower left image, that shows a  
6 concept there where in that particular area we are drawing from  
7 the, sort of, gray taupe brick language that we see on some of  
8 the Market buildings, and that, sort of, gives us a relationship  
9 to that. The Gallaudet spaces are intended to be, you know, they  
10 will evolve over time, but they want to have that, sort of, market  
11 transparency activation. And so we're -- and we're also doing  
12 it to subtly differentiate between the materiality of Creativity  
13 Way.

14           Next slide, please.

15           Okay. And this is facade materials at Building 2B.  
16 We'll have a slightly different palette from 2A, but similar --  
17 a dark gray metal panel, some of the details that we intend to  
18 use, some metal details, along with a masonry or concrete frame  
19 with gray metal infill panels with concealed fasteners.

20           Next slide.

21           A little more detail about the Building 2A facade  
22 materials, again, we're looking at metal mesh rooftop screening  
23 with solar panels connected to the screen wall. Retail signage  
24 zone above the canopy, and a solid front balcony -- the solid  
25 front panel on the balconies, you can see on the lower right,

1 with mesh on the sides.

2           And I think we have one more slide. Nope. There are  
3 some more slides. Some more indications of, again, the brick,  
4 the two different tones of brick. This is the campus facade  
5 detail with the podium brick having a relationship to that gray  
6 taupe color of campus -- I mean of the Market District, the brick  
7 cladding, the warm brick cladding with its relationship to the  
8 campus brick, and again, the charcoal kinds of painted metal  
9 details.

10           Next.

11           I believe I've discussed this adequately for the time  
12 being. I'm happy to answer questions, but I think we have one  
13 more slide of the bridge.

14           Yes. The bridge between the 2A1 and B is fully enclosed  
15 and conditioned, and it's a shared amenity space for residents  
16 of Building 2A and 2B. And we're looking at having a green roof,  
17 some sort of a timber element as a sunscreen, and also just a  
18 visual screen that's translucent, and using a warm wood soffit  
19 to help express the concept of this being a bridge that welcomes  
20 the pedestrian through the Green Finger into campus and to  
21 Creativity Way.

22           Thank you.

23           MS. MECKLEY: Okay. From there I'll pick up and walk  
24 you through the landscape.

25           Next slide, please.

1           And the next slide. Thank you.

2           Again, my name is Zenobia Meckley. I'm a landscape  
3 architect with Future Green Studio and happy to be here to walk  
4 you through the streetscape and open-space design for the  
5 project.

6           Here we see the overall plan for context with Market,  
7 page right, showing Parcel 2 and its landscape in relationship  
8 to Parcel 3 across 6th Street, there, the university at the bottom  
9 of the page, and the surrounding Union Market neighborhood.

10          The presentation this evening will focus on 6th Street  
11 and the open spaces that connect from 6th Street through the  
12 university and through the Parcel 2 buildings.

13          Next slide.

14          Our goal throughout the project, as Kirsten mentioned  
15 and, I think, as Robbie mentioned, is to create an elevated  
16 pedestrian experience. Along 6th Street, we've proposed a raised  
17 crossing spanning from Tapscott to the south up through Union  
18 Market and Neal Place to the north.

19          We've got robust planting flanking the cycle track on  
20 the side of 6th Street, and the incorporation of public art along  
21 the corridor that, right now, is outlined at the intersection of  
22 Tapscott Street and 6th Street and extends down Tapscott toward  
23 campus. This is more fully illustrated in the previous slide if  
24 you have questions about that.

25          6th Street will be a vibrant, activated corridor with

1 furniture and decking incorporated into the flexible zone that  
2 complement the retail programming at the ground floor of each  
3 building.

4 Next slide.

5 The streetscape at 6th is designed in accordance with  
6 the Union Market streetscape design guidelines. It accommodates  
7 multiple modes of transportation with a two-way cycle track,  
8 ample bike parking, and clear zones dedicated so pedestrians and  
9 cyclists to minimize conflict.

10 As Kirsten mentioned, we've worked to address deaf  
11 space design and guidelines throughout the project. Here on 6th  
12 Street, you can see we've incorporated contrast seating adjacent  
13 to the buildings to signal entrances where people enter and exit  
14 the public grounds. We're also maintaining the planting below  
15 three feet and trees are limbed up to above eight feet to maintain  
16 the clear sight lines.

17 Canopy trees at the street edge will be planted to  
18 shade cyclists and lush planting was incorporated on either side  
19 of what's noted previously as the cycle track to enhance comfort  
20 for all.

21 Next slide.

22 And I'll also touch on the planting palette throughout  
23 the presentation briefly, (audio interference), but just a note  
24 that plants not only bring beauty to the open space, but they  
25 also provide ecosystem services. The palette incorporates native

1 species to provide food for birds and pollinating insects. It  
2 also focuses on drought tolerant species to conserve water.

3 The trees proposed here are in keeping with the  
4 character of the neighborhood and are selected from a list of  
5 acceptable species in the Union Market design guidelines.

6 Next slide, please.

7 The streetscape at Morse, here on page left, reflects  
8 many of the same principals of 6th Street with generous pedestrian  
9 walkways and lush planting, including shade trees. More toward  
10 the center of the page is the Green Finger, which is heavily  
11 planted to create an immersive environment that serves as a  
12 transition from the vibrant 6th Street to the quieter realm of  
13 the campus and Creativity Way.

14 You'll see at the blue asterisk here, we're proposing  
15 to incorporate wayfinding at the 6th Street edge of each open  
16 space to clearly signal the connection to Creativity Way and the  
17 campus beyond.

18 Next slide.

19 So central to the space in the Green Finger,  
20 conversation eddies with softer deck paving and curved seating  
21 are integrated to allow people to gather off of the path and have  
22 signed conversations. The planting here includes smaller, more  
23 intimately scaled trees to enhance the immersive experience.

24 Next slide.

25 The palettes at each space do incorporate native

1 species, but they're also distinct to the specific -- each  
2 specific space. So here we have shade-tolerant species and  
3 flowering trees to create seasonal interest.

4 Next slide.

5 And then shifting north to Tapscott Street, as in the  
6 other streetscapes, Tapscott is pedestrian prioritized, and we're  
7 using unit paving at the walkways and extending those across  
8 driveways, as well as perpendicular to the driveways to connect  
9 the building entrances and align with that corridor that Kirsten  
10 described in the building floor plans. This crossing -- the  
11 perpendicular crossing of specialty paving is also present at the  
12 Green Finger to, kind of, keep that continuity going between all  
13 buildings.

14 Tactile paving, you can sort of see in the lighter  
15 boxes, is also incorporated at crossings to increase safety. And  
16 again, you can see the blue asterisk, wayfinding will be  
17 incorporated along the 6th Street edge to signal the connection  
18 to Creativity Way.

19 Next slide.

20 So as Tapscott Street will serve as a gateway to the  
21 campus from the west, it includes some of the most generous  
22 walkways in the plan at 10 feet wide. We've included a planting  
23 box right here between the driveways and the walkways to enhance  
24 pedestrian comfort and safety. And you can also see in this  
25 section that we're incorporating custom furniture and softer

1 surfaces at the flex zone.

2           Next slide.

3           On the lower left, you can see some precedents of that  
4 furniture. These will be designed to include seat backs and  
5 armrests so that they are -- to maximize comfort and -- as well  
6 as accessibility. Here we also see some examples of how specialty  
7 paving might be used at the crossings, as well as some imagery  
8 of the quality of the plantings.

9           Next slide.

10           So as illustrated in the previous slide and elsewhere  
11 in the project, the palette incorporates pollinator attracting  
12 and drought tolerant species. The trees here have been selected  
13 to provide a real palette of seasonal color in the fall with this  
14 bright red.

15           Next slide.

16           So here's an overview of the material palettes for the  
17 landscape. The materials here have been selected to work in  
18 harmony with the rich palette of the buildings on both Parcel 2  
19 and Parcel 3, as well as the surrounding context stitching the  
20 site together across 6th Street. So the colors are largely  
21 neutral, but include a range of tones, so that we can create  
22 those distinct zones that we outlined in the sections previous.

23           Also, as noted previously, tactile paving, that you can  
24 see in the lower right-hand corner, is incorporated to provide a  
25 signal for crossings, and softer wood decking, that you can see

1 at the top right, is incorporated to signal areas of rest and  
2 occupation.

3 Next slide.

4 To further enhance the visual connection from 6th  
5 Street to Creativity Way, we will work with Gallaudet to  
6 coordinate the paving materials along both Tapscott and Morse  
7 -- you can see those highlighted in the key plan here --  
8 potentially incorporating some of the warmer tones from of their  
9 developing palette.

10 Next slide.

11 And then, just briefly, as Kirsten noted, the second  
12 floor terrace on Building 2A is an outdoor amenity available to  
13 all residents. It includes generous areas of intensive green  
14 roof and planters with trees to create a rich outdoor sense, as  
15 well as to absorb stormwater. The programming includes a pool,  
16 areas for grilling and outdoor dining, and a dedicated dog run.

17 Next slide.

18 And the program is organized into discreet outdoor  
19 rooms with vertical partitions used to define space and generous  
20 planting buffers in which you can, kind of, see flanking the  
21 section on either side of the page, to create privacy to the  
22 private residences beyond.

23 Next one.

24 And finally, the plant palette for the terrace  
25 incorporates flowering perennials designed to provide year-round

1 interest and trees that we've had proven success with in the  
2 (indiscernible) settings.

3 And with that, unless there are any immediate  
4 questions, I'll turn the presentation over, and I want to thank  
5 you for your time.

6 MS. RODDY: We do have Daniel Solomon, with Gorove  
7 Slade, available to testify, but I thought, in light of the  
8 comments at the outset of the hearing, we might just hold him  
9 for questions unless the Commission did want to hear his  
10 testimony.

11 CHAIRPERSON HOOD: Just give us -- we probably, pretty  
12 much, heard most of what he's going to say, but he can just go  
13 ahead and give us a brief -- especially for the public, a brief  
14 presentation, very brief.

15 MS. RODDY: Okay. Then with that, I will (audio  
16 interference) Daniel.

17 MR. SOLOMON: Good afternoon, Commissioners. For the  
18 record, I'm Daniel Solomon, a transportation planner and project  
19 manager with Gorove Slade. We've been working with JBG Smith,  
20 Gallaudet University, the project team, and DDOT related to the  
21 transportation aspects of the Gallaudet 6th Street project. This  
22 afternoon, I'm going to touch on the highlights, purview, and  
23 coordination with DDOT for Parcel 2.

24 Could you go to the next slide? It's actually three  
25 more slides forward. I'm just going to try and just briefly

1 touch on DDOT's coordination with us. And one more slide.

2 Thank you. So for this project, we've performed a  
3 comprehensive transportation review of the scope with DDOT, and  
4 the study concluded that the development of the site will not  
5 have a detrimental impact on the surrounding transportation  
6 network for the appropriate mitigations. It minimizes impacts  
7 by providing short- and long-term bicycle parking, accommodating  
8 loading out of public space, significantly improving streetscape  
9 conditions, implementing a robust TDM plan, and through the  
10 installation of traffic signals.

11 We have coordinated extensively with DDOT during their  
12 review. We are pleased to have their support in the form of a  
13 no-objection staff report. DDOT support did have some conditions  
14 which the Applicant has agreed to with some modified language.  
15 I'll go over them quickly.

16 DDOT supports the proposed TDM plan, and the Applicant  
17 agrees to implements it for the life of the project unless  
18 otherwise noted. DDOT supports the installation of traffic  
19 signals at 6th and Tapscott, as well as 6th and Morse, if  
20 warranted, and the Applicant agrees to contribute \$250,000 to the  
21 DDOT Transportation Mitigation Fund for each signal if either are  
22 considered unwarranted after further study.

23 DDOT initially recommended the Applicant contribute  
24 \$150,000 to the Transportation Mitigation Fund in lieu of the  
25 signal at 4th and Penn already being provided by other

1 | developments; however, DDOT has agreed that the Applicant  
2 | construct a speed table on 6th or contribute \$150,000 to the DDOT  
3 | Transportation Mitigation Fund if the raised crossing is not  
4 | approved.

5 |           Finally, DDOT supports the increase in EV stations over  
6 | the approved Stage 1 PUD, and the Applicant has agreed to install  
7 | four EV stations in the Parcel 2 garage.

8 |           That concludes my testimony, and I'll be available for  
9 | any questions. Thank you. And I'll pass it back to Kirsten  
10 | Roddy.

11 |           MS. RODDY: Thanks. We are happy to answer any  
12 | questions the Commission may have.

13 |           CHAIRPERSON HOOD: Okay. Thank you, Ms. Roddy and  
14 | team. We appreciate your presentation. Let's see if we have  
15 | any questions or comments. Let's do something different now.  
16 | You start, Vice Chair Miller.

17 |           VICE CHAIR MILLER: I was afraid you were going to do  
18 | something like that, Mr. Chairman.

19 |           I really don't have any questions. I appreciate the  
20 | responsiveness to the previous concerns of -- requests of the  
21 | Commission and the Office of Planning, I think the material in  
22 | the palette and the warm colors, and the articulation of the  
23 | additional balconies are all attractive and the penthouse  
24 | setbacks.

25 |           So -- and I appreciate that the -- and we've talked

1 | about this, I think, at the previous hearings, but that the IZ  
2 | -- Inclusionary Zoning was increased from the initial 10 percent  
3 | to 11.2 percent. Of course, the Office of Planning recommended  
4 | or suggested that if you could do more, do more, and we always  
5 | do the same. So I'm not going to miss an opportunity to say that  
6 | again if that's a possibility. But we realize that you have a  
7 | deeper, as the ANC did, a greater amount set aside of affordable  
8 | units and a deeper affordability level than what is required  
9 | under our IZ regulations. And so we appreciate that. Plus the  
10 | additional two- and three-bedroom units that are a part of that  
11 | mix.

12 |           So I actually wasn't really prepared to go first, Mr.  
13 | Chairman, but -- so I don't have any questions at this time.  
14 | I'll listen to my other colleagues, and if I have something at  
15 | the end, I'll raise my hand.

16 |           CHAIRPERSON HOOD: Okay. I just thought maybe sometime  
17 | -- I probably should have given you a heads up. Actually, I  
18 | should have went first, 'cause I usually go last. So I have to  
19 | try that again another time. But let me go next very briefly.

20 |           Ms. Roddy, on the public benefits implementation plan,  
21 | It says, "Normal (indiscernible)" -- and it might have been there,  
22 | and I just didn't pay any attention. It says, "\$50,000 will be  
23 | paid prior to the building permit for Parcel 1, if still deemed  
24 | necessary." Help me understand what "if still deemed necessary"  
25 | means. Again, maybe I missed it or something.

1 MS. RODDY: Right. So in the conditions for the first  
2 page, that language was in the conditions that if the study for  
3 the Metro access was still undergoing, that this contribution  
4 would be made. Our understanding is that it's no longer  
5 necessary. We will confirm that, and if that is the case, we  
6 would show evidence of that to the Zoning Administrator for that  
7 condition. And again, that was the language in the first stage.

8 CHAIRPERSON HOOD: Okay. So in other words, long story  
9 short, Ms. Roddy, this has been satisfied?

10 MS. RODDY: I believe so, and that we did not initially  
11 include it. The Office of Planning noted as much, and that's  
12 the reason why we put it back in there. We had taken it out  
13 understanding that it was no longer necessary.

14 CHAIRPERSON HOOD: And I notice that ANC 5D updated the  
15 -- their letter. Why did they update the letter when it -- did  
16 we ask them to do that, to put the count in? Okay.

17 MS. RODDY: Yes.

18 CHAIRPERSON HOOD: And we haven't heard, again, ANC 6C  
19 right now is -- I think 6C is south, correct?

20 MS. RODDY: That is correct. We did reach out to ANC  
21 6C, and they, in an email response, ceded their review authority  
22 to 5D, noting that it was in 5D's -- literally within the  
23 boundaries of 5D, and so that they were going to let them opine  
24 on it.

25 CHAIRPERSON HOOD: Okay. That's good -- big

1 (indiscernible). So I appreciate that.

2 I don't have any additional questions. I do like the  
3 renderings that I saw. I'm sure others may have some different  
4 opinions, and Vice Chair Miller, if you need to come back, we'll  
5 come back (indiscernible) and give you that -- more time.

6 Okay. Commissioner Imamura.

7 COMMISSIONER IMAMURA: Thank you, Mr. Chair. I  
8 appreciate the additional work that the team has put into this.  
9 My focus is, really, on two areas, architectural landscape design  
10 and urban design. What I appreciate about this project is that  
11 its aspirations to touch on Resilient DC, Goals 1, 2 and 4, for  
12 inclusive growth. So I appreciate the additional IZ units. And  
13 of course, Resilient DC Goal No. 2 is climate actions. In  
14 speaking to the landscape design, I certainly want to thank Ms.  
15 Meckley and her team for the plant palette that you all had  
16 selected. I think that's strictly appropriate (audio  
17 interference) USDA hardiness zone.

18 The ecosystem services -- I'm glad that you mentioned  
19 that, as well. The pollinators that have been selected, drought  
20 tolerant species, and the native species, the seasonal color  
21 selection, I think a lot of thought has gone into that.

22 I'm certainly glad that you addressed wayfinding, even  
23 down to the scale of conversation eddies with your scale planting  
24 and the customized furniture. So in short, how you use your  
25 materials to articulate the functions, I think, is successful,

1 as well as how you describe the terraces with outdoor rooms and  
2 use of perennials. So thank you for that.

3 Architecturally, Ms. Murray, I think that the things  
4 that I noticed most is, obviously, the materiality and the color  
5 and geometry and the vocabulary of expression to form the mass,  
6 I think, was equally successful.

7 And so I think, combined, between the architectural  
8 design and the landscape design, I think you have a successful  
9 and vibrant pedestrian experience at the human scale, as well as  
10 at sort of the urban scale, too.

11 So I think, Mr. Chair, that concludes my comments, and  
12 I'll turn it back to you, Mr. Chair.

13 CHAIRPERSON HOOD: Okay. Thank you, Commissioner  
14 Imamura. Let's go to Commissioner Shapiro.

15 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. A few  
16 brief questions, and I agree with Commissioner Imamura around the  
17 design. I found them very attractive buildings and don't have  
18 much to say about that.

19 So a few questions. One is on Building 2B, that you  
20 have ground floor residential; is that right, with patios? Did  
21 I read that correctly?

22 MS. MURRAY: I'll answer that. Yes. We have several  
23 -- just a number, I think, if we could go to the PUD. There are  
24 a few, and that's on the north --

25 COMMISSIONER SHAPIRO: Campus side.

1 MS. MURRAY: -- edge, and a couple of them facing the  
2 (audio interference).

3 COMMISSIONER SHAPIRO: What's the -- I'm just curious  
4 about why the decision to put the ground floor residential --  
5 those units, campus side, versus commercial, versus retail or  
6 other university uses? It's not like I had, I don't know, sort  
7 of strong negative reaction to it, but I just wondering why the  
8 decision was to program it that way.

9 MS. MURRAY: Go ahead.

10 MS. SACLARIDES: Yeah. So we -- I should clarify that  
11 those units won't open on to the campus. Like, we've maintained  
12 internal entryways there so that there won't be any interaction  
13 between the campus and those residents. It was initially  
14 contemplated that Gallaudet may want to use that space for, as  
15 they, I think, have taken it in the 2A building, for office space  
16 or to extend their program, but they ultimately decided not to  
17 take the space.

18 For retail, as it faces, sort of, a -- it's not really  
19 a viable retail location, because there's no public street  
20 access, because it faces the campus so closely. So we decided  
21 to put some -- well, unique residential units there, and an  
22 amenity, like a co-working amenity space at the corner. But it's  
23 sort of a -- that was part of our Stage 1 modification, as well.

24 COMMISSIONER SHAPIRO: Got you. I mean, it sounds  
25 like, you know, this is -- I'm asking you to wear just your

1 developer hat here.

2 MS. SACLARIDES: Yes.

3 COMMISSIONER SHAPIRO: It seems like an odd programming  
4 choice, and, like, a compromise, and not a first choice, and it  
5 is in a little bit of an odd location for some residential units,  
6 especially because they don't have access to the outdoors. So  
7 you can go out to your patio, and the only way to get outside is  
8 to go back into your unit and all the way through the building,  
9 which, practically speaking, is going to suck.

10 MS. SACLARIDES: Right. It's like a balcony. So that's  
11 how (indiscernible). It's better to have some access outdoors  
12 than none, but yes, it was -- it's a challenging space just given  
13 the nature of the Parcel and its relationship to 6th, the park,  
14 and Gallaudet -- challenging -- probably more challenging for  
15 retail. So you know --

16 COMMISSIONER SHAPIRO: You couldn't put a coffee shop  
17 there?

18 MS. SACLARIDES: I don't think there would be a coffee  
19 shop that would want to locate there, no. Our retail leasing  
20 team was really not excited about that.

21 COMMISSIONER SHAPIRO: And I absolutely will follow  
22 your lead around what --

23 MS. SACLARIDES: Yeah.

24 COMMISSIONER SHAPIRO: -- you think the market would  
25 bring, but I appreciate you talking it through, because it does

1 seem odd, not terrible, just odd.

2 MS. SACLARIDES: Agreed. I totally understand the  
3 comment, and we did -- we had originally asked for flexibility  
4 to do retail or residential there, but in an effort to reduce  
5 the flexibility requested, we went with what we thought was the  
6 highest and best use, and we still think the highest and best  
7 use is residential there.

8 COMMISSIONER SHAPIRO: And there's no -- you don't want  
9 to consider asking for flexibility about a University  
10 institutional use or residential just on the off chance that the  
11 University comes to a different place around it?

12 MS. SACLARIDES: I -- not at this time after the  
13 conversations with the University, but we'll, you know, we'll  
14 (indiscernible).

15 COMMISSIONER SHAPIRO: That's fine. That's fine.

16 MS. SACLARIDES: Yeah.

17 COMMISSIONER SHAPIRO: All right. So I'm --

18 MS. SACLARIDES: That's a very different -- they're  
19 very different to design and accommodate in the building. So  
20 it's -- we have so much time to make a decision.

21 COMMISSIONER SHAPIRO: Yeah.

22 MS. SACLARIDES: We can always come back and maybe  
23 later -- make a revision later in life, but --

24 COMMISSIONER SHAPIRO: Right.

25 MS. SACLARIDES: Yeah. I understand your comment, and

1 -- yeah.

2 COMMISSIONER SHAPIRO: Okay. I appreciate it --  
3 appreciate your candor around it. Also, I was confused about the  
4 amenity bridge. When we were looking at this slide that showed  
5 that -- I don't remember what slide it was, but I was confused  
6 about what, literally, the amenity bridge is connecting.

7 MS. SACLARIDES: It connects the 2 -- the second floor  
8 of the 2A1 and the 2A2 portions of the building.

9 COMMISSIONER SHAPIRO: Well, what -- is it a hallway  
10 along a residential corridor?

11 MS. SACLARIDES: It's -- yes. So it's an open -- that's  
12 what I would call an amenity bridge, because there will be amenity  
13 space located in the bridge, as well as a corridor. So there's  
14 a corridor -- the corridor connects -- it's an extension of -- I  
15 guess, if I you can pull up --

16 COMMISSIONER SHAPIRO: Yes. I don't remember what  
17 slide. I think it was one of the first 10 slides or so, but I  
18 don't remember which one.

19 MS. SACLARIDES: I think it's Slide 15, if we could  
20 pull that up. It -- so it extends the corridor from the  
21 residences in 2A1 and 2A2. And there are amenities on the east  
22 side. Yeah.

23 COMMISSIONER SHAPIRO: So there -- I mean, it looks  
24 like it's abutting residential units on each side?

25 MS. SACLARIDES: Yes. That's right. Amenities do that

1 | in most buildings. There are people out there that love to live  
2 | right next to amenities.

3 |           COMMISSIONER SHAPIRO: Yeah, yeah. I'm just --

4 |           MS. SACLARIDES: Okay.

5 |           COMMISSIONER SHAPIRO: I don't know. Maybe it doesn't  
6 | matter. I still don't get this.

7 |           MS. SACLARIDES: Yeah. So the idea is to have, because  
8 | we wanted to have three small buildings, the idea is to have  
9 | direct connection to the amenities for as many of those -- these  
10 | will operate as one community is our intention. And so this --  
11 | having this connection allows direct access for more residents  
12 | to the amenities.

13 |           COMMISSIONER SHAPIRO: Got it.

14 |           MS. SACLARIDES: So if I have a dog, and I'm in, you  
15 | know, 2A1 or 2A2, I don't have to go outside to get to the dog  
16 | run.

17 |           COMMISSIONER SHAPIRO: I'm with you. I just maybe am  
18 | having, like, the most senior moment of senior moments, but I'm  
19 | looking at this not being -- not connecting anything but two  
20 | residential units.

21 |           MS. SACLARIDES: I don't understand. There's a  
22 | pedestrian stair --

23 |           MS. MURRAY: There's a gray corridor that goes -- that  
24 | comes into the space from the lobby below. So that's one way of  
25 | getting up there. Yeah, the gray is the corridor, and this, sort

1 of, taupe area is the amenity space, which, again, would be  
2 fitness, club room --

3 COMMISSIONER SHAPIRO: Oh, okay.

4 MS. MURRAY: -- that kind of stuff.

5 COMMISSIONER SHAPIRO: That's where the --

6 MS. MURRAY: Yeah.

7 COMMISSIONER SHAPIRO: -- senior moment came in. I was  
8 not noting the gray strip. Okay. Thanks --

9 MS. MURRAY: Yeah. That's the corridor --

10 MS. SACLARIDES: Okay.

11 MS. MURRAY: -- there.

12 COMMISSIONER SHAPIRO: Okay. There we go. Okay. Thank  
13 you. All right. Done with that. Sorry, apologies.

14 The other one is, and maybe I'm channeling former  
15 Commissioner Turnbull on this, but when I looked at the affordable  
16 units where you've spread them out, they look quite stacked.

17 MS. SACLARIDES: Our intention was to sprinkle them  
18 around, and we only have, maybe, one or two stacks with three  
19 bedrooms. So in an effort to provide more than one three-bedroom,  
20 those had to stack, because we only have one --

21 COMMISSIONER SHAPIRO: So the three -- if we have that  
22 slide. The three bedrooms are stacked, the rest of them are  
23 spread around?

24 MS. SACLARIDES: That's our intention, yes. Slide 20.  
25 And some of the two bedrooms are, as well. They're just --

1 | they're smaller buildings, so we don't have as many of the larger  
2 | units to spread them around, but really they're the premium corner  
3 | units, if you look here. So --

4 |           COMMISSIONER SHAPIRO: Yeah. I'm saw that part. That  
5 | was nice. So I mean -- okay. It's not completely stacked, but  
6 | it's about 90 percent stacked.

7 |           MS. SACLARIDES: It's mostly a function of the limit  
8 | of our unit types in small buildings like this.

9 |           COMMISSIONER SHAPIRO: Okay. Okay. All right. I'll  
10 | let that go unless anyone else wants to make a little noise about  
11 | that, but that's good enough for me.

12 |           So the last thing is two real quick ones, and I thank  
13 | you for indulging me, Mr. Chair. The PV system, the PV array, I  
14 | didn't quite understand. That's on the side of the penthouse or  
15 | it's a raised PV array, or -- I didn't quite understand it when  
16 | I looked at that.

17 |           MS. SACLARIDES: Right. So they're vertically mounted.

18 |           COMMISSIONER SHAPIRO: It's a side panel?

19 |           MS. SACLARIDES: Yes, they're vertically mounted on the  
20 | mechanical screens around -- above the penthouse level.

21 |           COMMISSIONER SHAPIRO: On all four sides?

22 |           MS. SACLARIDES: I know on the southern, eastern, and  
23 | western, but yes -- no, they're on all four sides. I think we  
24 | had to, like, go all the way around. Yeah.

25 |           COMMISSIONER SHAPIRO: Okay.

1 MS. SACLARIDES: Yeah.

2 COMMISSIONER SHAPIRO: I didn't know the sun worked  
3 that way.

4 MS. SACLARIDES: Yeah. They're not as efficient, but,  
5 like, to get any kind of useful amount of energy, we, kind of,  
6 had to do what we could with the small building footprint.

7 COMMISSIONER SHAPIRO: Okay. I mean, it really is --  
8 'cause, you know, Ms. Roddy, you certainly know how I feel about  
9 this, and I'll push every time, but I certainly don't want you  
10 to put solar panels on a wall where they're not going to get the  
11 sun. All right. So --

12 MS. RODDY: They won't.

13 COMMISSIONER SHAPIRO: I mean, if it's not producing  
14 enough energy, just don't do it, and find, you know, it could be  
15 a green wall. I don't know. But I certainly don't want you to  
16 waste your money on something that's not going to work.

17 MS. SACLARIDES: Okay. No, it works.

18 COMMISSIONER SHAPIRO: Okay. I'm just asking.

19 MS. SACLARIDES: It's just not as 100 percent as  
20 efficient as one that is, like, perfectly facing the sun, but  
21 --

22 COMMISSIONER SHAPIRO: Okay. And the last question  
23 --

24 MS. SACLARIDES: (Indiscernible) --  
25 (Crosstalk.)

1 COMMISSIONER SHAPIRO: I'm sorry, go ahead.

2 MS. SACLARIDES: I said the plans were done in  
3 partnership with the solar -- our solar consultant. So they --

4 COMMISSIONER SHAPIRO: Okay. All right. Good.

5 MS. SACLARIDES: They know much more about it than I  
6 do, too. So --

7 COMMISSIONER SHAPIRO: All right. Okay. Thank you.

8 So the last one -- and this is one I'm having a pretty  
9 strong visceral reaction to, which is the cycle track on 6th  
10 Street.

11 MS. SACLARIDES: Uh-huh.

12 COMMISSIONER SHAPIRO: And if we could pull up that  
13 slide. I do not remember which -- oh, 21. I actually wrote it  
14 -- no, that was the PV array. I don't remember which one it  
15 was, but there was one where you were showing the, sort of, the  
16 whole whatever, (indiscernible) Street configuration with the  
17 cycle track and pedestrian and the block.

18 MS. SACLARIDES: 31, maybe?

19 COMMISSIONER SHAPIRO: So and as you're pulling it up,  
20 do you think -- I'm fascinated by this, and I have no knowledge  
21 of it, but around deaf design standards and techniques and the  
22 importance of that, and, you know, it would be all sorts of great  
23 learning for us, I think, around them to learn more about that.

24 But what concerned me about that one is less about the  
25 interaction between the automobiles and the people or deaf and

1 hearing, but bicycles and deaf students, and that feels like a  
2 dangerous combination. And I may be projecting, 'cause I've just  
3 been hit by way too many bicycles in my life (indiscernible).

4 MS. SACLARIDES: Yeah. I totally understand. The  
5 (audio interference) on 33 --

6 COMMISSIONER SHAPIRO: I'm not saying, Commissioner  
7 May, none of them were you, I promise.

8 MS. SACLARIDES: Slide 33 shows a good cross-section  
9 how there is a buffer on either side of the bike trail -- the  
10 bike path. So there's a five and a half foot and a nine foot  
11 buffer, respectively, on either side of that bike path so that  
12 --

13 COMMISSIONER SHAPIRO: But not at the intersections,  
14 that's the problem for me.

15 MS. MECKLEY: I mean, if you've looked at a previous  
16 set of plans, we've incorporated a couple of measures to make  
17 sure that they're -- that these crossings are very clear when you  
18 approach them, including textured paving. If you look at the  
19 previous slide, please.

20 COMMISSIONER SHAPIRO: Yeah. This is a --

21 MS. MECKLEY: And then -- yeah. So there's textured  
22 paving both in the cycle track itself to signal to the cyclists  
23 to slow down, we've also incorporated bollards at those moments,  
24 and to further reinforce that signal, and then a change in paving  
25 when you're crossing the street as a pedestrian. So they have a

1 clear sense that, not only are you approaching vehicular traffic,  
2 but that's the cycle traffic there.

3 COMMISSIONER SHAPIRO: Okay. That's -- can I --

4 MS. MECKLEY: There's also a number of different --  
5 yes.

6 COMMISSIONER SHAPIRO: And the bollards, I didn't see  
7 the bollards here, but the bollards, I think -- maybe I do see  
8 them, I'm just not noting them as bollards.

9 MS. MECKLEY: They are itty bitty dots there.

10 COMMISSIONER SHAPIRO: But I mean, that's going to be  
11 -- that feels like a real danger point, and it feels like you've  
12 brought special attention to that. So it's comforting to hear.

13 Those are all the questions that I had, Mr. Chair.  
14 Thank you very much. Thanks for indulging me.

15 CHAIRPERSON HOOD: Okay. Sure. Commissioner May.

16 COMMISSIONER MAY: Similarly, I should do what my  
17 colleagues usually do and say, "Well, I agree with everything  
18 that's been said, and I don't have a whole lot more to say,"  
19 except that I do.

20 The -- I have one small architectural question, and  
21 it's in reference to the drawings to the mega frame that's on  
22 the -- I think, on the northernmost building, and it's -- it  
23 points -- there's a note that points to it and says that it's  
24 either masonry or concrete. So those are pretty different things.  
25 Would you want to explain what that means?

1 MS. MURRAY: Our intention is to see it be a brick-  
2 type of material. So we're still in the process of sourcing  
3 specific, you know, bricks, and there's a chance it could be a  
4 cement brick, but it's probably likely a dark charcoal, kind of,  
5 fired clay brick.

6 COMMISSIONER MAY: Unit masonry or --

7 MS. MURRAY: Not unit masonry. No, it would be a  
8 brick -- the scale of brick is what our thoughts are.

9 COMMISSIONER MAY: So --

10 MS. MURRAY: -- currently.

11 COMMISSIONER MAY: -- what I'm concerned about is that  
12 it would be a -- just the brick equivalent of formliner, right,  
13 something that just --

14 MS. MURRAY: Uh-huh.

15 COMMISSIONER MAY: -- is pressed to -- like it's unit  
16 masonry, and then I don't know how it gets finished to look like  
17 actual brick. I mean, I don't want it to look like a suburban,  
18 you know, home foundation, right. You know what I'm talking  
19 about, that look where it's just --

20 MS. MURRAY: Yes. Well heard.

21 COMMISSIONER MAY: Yeah.

22 MS. MURRAY: I would hope the same.

23 COMMISSIONER MAY: Is there something that you can do  
24 to clarify exactly what that is, 'cause just having a note that  
25 says "brick or concrete" or "masonry or concrete" is -- implies

1 a flexibility that I am not quite (indiscernible) to grant. So  
2 something to clarify that.

3 MS. SACLARIDES: Yes, we can do that. Understood.

4 COMMISSIONER MAY: Okay. There was early reference in  
5 some of the OP reporting about the setback relief for planters,  
6 and I think there was a subsequent submissions indicating that  
7 that's no longer needed, right? So there's no relief needed for  
8 anything associated with the penthouses right -- or the penthouse  
9 --

10 MS. SACLARIDES: Right.

11 COMMISSIONER MAY: -- or the plan housing?

12 MS. SACLARIDES: That's right.

13 COMMISSIONER MAY: Okay. The -- I couldn't quite find  
14 exactly where the bike parking spaces -- the permanent bike  
15 parking is, but are you planning for outlets there for people to  
16 charge their ebikes?

17 MS. SACLARIDES: Yes, we can add those in. Yes.

18 COMMISSIONER MAY: Okay. I don't know how many -- you  
19 know, I don't know what the right number is, but hopefully,  
20 somebody at DDOT is thinking about this and can give a  
21 recommendation on how many bikes might be needed.

22 MS. SACLARIDES: And we have discussed with Gorove  
23 Slade this topic, as well. So I think we can find a good rule  
24 of thumb.

25 COMMISSIONER MAY: Yeah. Okay. How many parking spaces

1 are going to be in this single parking garage?

2 MS. SACLARIDES: 198?

3 COMMISSIONER MAY: That's the number I have, is 198.

4 MS. SACLARIDES: That's off the top of head. I know  
5 my project very well, but I want to double-check before I tell  
6 you what exactly it is.

7 MR. SOLOMON: It's 198, yeah.

8 COMMISSIONER MAY: Yeah.

9 MS. SACLARIDES: Okay. 198. Thank you.

10 MR. SOLOMON: Yeah.

11 COMMISSIONER MAY: So -- and that's up quite a bit from  
12 the 107 or something that were originally approved, and well  
13 above the 117, I think, that would be required for this zone.  
14 And I'm wondering what's the rationale there? I mean, is it just  
15 because there will be, you know, is it because the overall PUD  
16 balances now to something that's closer to what's required,  
17 'cause it's -- I'm surprised that there are -- there isn't more  
18 discussion of it in the PUD.

19 MS. SACLARIDES: Yeah. A large portion of that is due  
20 to the -- we moved the record lot line to include another building  
21 in Parcel 2 (audio interference), the majority of the jump there.  
22 We also plan to use some of the parking as overflow parking for  
23 Parcel 3.

24 COMMISSIONER MAY: Okay.

25 MS. SACLARIDES: It's just sort of laid out as one

1 connected garage below the three buildings that way.

2 COMMISSIONER MAY: For Parcel 3?

3 MS. SACLARIDES: Which is across the street.

4 COMMISSIONER MAY: Yeah. Yeah.

5 MS. SACLARIDES: And that's very under-parked for  
6 residential.

7 COMMISSIONER MAY: It is? Okay.

8 MS. SACLARIDES: If you look at it on a blended basis,  
9 it's -- it will make more sense to you.

10 COMMISSIONER MAY: Okay.

11 MS. SACLARIDES: You can -- we can definitely submit a  
12 chart that, sort of, lays that out.

13 COMMISSIONER MAY: Yeah. I think that would be helpful  
14 to understand it's -- it wasn't -- I'm sure the information is  
15 in there somewhere, but it's --

16 MS. SACLARIDES: Yes.

17 COMMISSIONER MAY: -- my mind becomes somewhat addled  
18 when I dive too deeply in anything related to parking or traffic.  
19 So I probably missed it. So --

20 MS. SACLARIDES: Definitely.

21 COMMISSIONER MAY: The -- with regard to Commissioner  
22 Shapiro's comment on the clustered or stacked IZ, actually, I  
23 mean, my problem with that -- and I -- and this is not really a  
24 big issue for me, but it does seem like there's just a whole lot  
25 of units on level 2 and 3, and then there is just a couple on 4

1 and 5. And it's not -- I mean, because it's only a five-story  
2 plus penthouse, you don't have the same opportunities that you  
3 have with the taller building to spread it out among all the  
4 floors, and we typically don't see them on the top floor or two  
5 on very large buildings, but it does seem like it's very tightly  
6 packed into levels 2 and 3. Is there a reason why you didn't go  
7 any further into 4? I mean, are the units that much better just  
8 by being one floor higher? What's your thinking there?

9 MS. RODDY: Well, the thought process was what you had  
10 said that, typically, the top two floors, it has been recognized  
11 that the IZ distribution wouldn't have to be included there,  
12 understanding that these are shorter buildings, and so we have  
13 put them on the -- those other floors and tried to distribute  
14 those as best (audio interference).

15 COMMISSIONER MAY: Yeah. I mean, I don't know. I  
16 mean, none of this -- I don't remember the last time we looked  
17 at a building that's short as part of a PUD or what we saw there.  
18 And I'm totally comfortable with the idea of, like, on a 10-story  
19 building, floors 9 and 10 not having IZ units in them, because  
20 there's plenty of other places to spread them around. In this  
21 circumstance it seems like it's a bit much to, like, call the  
22 second and third, sort of, the top two floors off limits, which  
23 packs them onto the other floors.

24 So I mean, I just -- I think you should take another  
25 look at that and see if there's a way to spread them out a little

1 bit more.

2 MS. RODDY: Understood.

3 COMMISSIONER MAY: Yeah. The -- let's see. And with  
4 regard to the cycle track, I had a question that rises from the  
5 same concern that Commissioner Shapiro had, which has to do with  
6 the potential for conflicts between cyclists and pedestrians in  
7 the cycle track. And I mean, I'm -- I don't know what -- where  
8 Mr. Shapiro is walking where he has been hit so many times by  
9 bicycles. I have a bigger problem with pedestrians stepping out  
10 into the cycle track, inadvertently, and, you know, running into  
11 me, as opposed to, you know, me running into people on the street.  
12 But, you know, it's all anecdotal anyway.

13 But I think that I'm a little concerned about the --  
14 what looks like very frequent interruptions of the planting  
15 buffer, or maybe I'm misunderstanding what's there. Maybe we  
16 could bring that slide up that we looked at when Commissioner  
17 Shapiro raised the question. I think that was -- oh, there we  
18 go. Paul's on top of it.

19 Okay. So what -- that's Slide 32, (indiscernible). So  
20 yeah, it looks like there's, you know, between the -- between  
21 Tapscott and the Green Finger, I guess, which is the next one  
22 up, there's -- there are three paved interruptions to the planted  
23 buffer that invite people to walk out of the retail space and  
24 across the sidewalk, and then across the buffer, and then into  
25 the cycle track.

1 MS. SACLARIDES: That's -- right. Those are really in  
2 the -- Zenobia, correct me if I'm wrong, for -- to allow folks  
3 out of their street parking doors. So it's not really inviting  
4 the general pedestrian heavy crossing through those little, like,  
5 gray paving paths in the buffers. It's to allow someone to get  
6 out of their car door on the safe side, so not the traffic heavy  
7 side, on the sidewalk side and come over to the sidewalk there.

8 COMMISSIONER MAY: Okay. Now --

9 MS. SACLARIDES: So it wouldn't be heavily used as a  
10 crossing. And I think they have those same treatments to alert  
11 -- at least on the pedestrian side, to alert the pedestrian to  
12 the bicycles at those points.

13 COMMISSIONER MAY: Now, I'm a little concerned --

14 MS. MECKLEY: And we've also incorporated some bike  
15 parking in those cut throughs.

16 COMMISSIONER MAY: Yeah.

17 MS. MECKLEY: I don't know how many cycles coming  
18 through this area from the cycle track --

19 COMMISSIONER MAY: Do you think you could --

20 MS. MECKLEY: -- but it's something we can study, if  
21 those openings seem too frequent.

22 COMMISSIONER MAY: Well they seem very frequent.

23 MS. MECKLEY: (Audio interference.)

24 COMMISSIONER MAY: And not wanting to have people, you  
25 know, try to get out of their cars always into the street. People

1 will do that from the, you know, other side, undoubtedly, but,  
2 you know, when it's -- I'm less concerned about people coming out  
3 of cars and crossing the cycle track. I'm more concerned about  
4 people coming out the stores and stepping into the cycle track  
5 because of those little generous openings.

6           And this is a constant problem that I experience at The  
7 Wharf where they built the cycle track between the sidewalk,  
8 which is right next to the building, and the street. And people  
9 are always stepping into that cycle track and walking down the  
10 cycle track as if it's just another piece of sidewalk.

11           MR. SOLOMON: So Commissioner May, if I may add, we  
12 interacted with DDOT's bicycle team, as well as the Planning and  
13 Sustainability Division early on in the process, as well as, some  
14 folks from Gallaudet University that have experience with deaf-  
15 space design, and one of the options that we're still exploring  
16 with them as this moves forward in design is implementing an  
17 intermediate level cycle track so it's not going to be sidewalk  
18 level, it will be -- there will be a dip in it so that pedestrians  
19 understand they're entering a different space that's not a  
20 continuation of the sidewalk. So I'll (indiscernible) find  
21 throughout the design process, by that's really the intention.

22           COMMISSIONER MAY: Okay. Well, that's very good,  
23 because I think that's one of the failings at The Wharf is that  
24 there's not a grade separation between where people are walking  
25 and where the bikes are riding.

1 MS. SACLARIDES: That's a good observation. And I think  
2 it's also good to keep in mind this is roughly 450 feet long, so  
3 it's a long space that these breaks are in, and they're not  
4 crammed -- they're not crammed in front of one building. I think  
5 it's important to keep --

6 COMMISSIONER MAY: Sure.

7 MS. SACLARIDES: -- on the scale.

8 COMMISSIONER MAY: But again, that's very similar to  
9 The Wharf design where there are -- they made some long stretches  
10 of building, but the breaks are frequent enough and the space is  
11 open enough. So -- I mean, another way to approach this is if  
12 those spaces are intended to be populated with something. So,  
13 you know, that's where you have benches or other, sort of,  
14 furniture so you don't invite people to meander out of the  
15 sidewalk and into the cycle track.

16 But again, I think it's more of a concern in this  
17 neighborhood because it's, you know -- when you are riding on a  
18 bicycle and you, you know, you're coming up on somebody relatively  
19 quickly, what you rely on is being able to signal them with a  
20 bell or by using your voice, and if that doesn't work, I think  
21 there's a much greater risk of a bad outcome for them  
22 (indiscernible).

23 Okay. I think that's it for my questions. Thank you.

24 CHAIRPERSON HOOD: Okay. Thank you. Any other go  
25 backs? Any Commissioners have any go backs?

1 (No audible response.)

2 CHAIRPERSON HOOD: Okay. I -- Ms. Schellin, do we have  
3 anybody in the audience from ANC 5D? I don't believe we have  
4 anyone from 6C.

5 MS. SCHELLIN: We did not when I checked earlier, but  
6 let me check again. I believe that was Ms. Rhodes.

7 CHAIRPERSON HOOD: Yeah, she -- I think -- did she do  
8 that (indiscernible) letter, too? I think Commissioner Moore did  
9 the updated letter.

10 MS. SCHELLIN: Yeah. I do not see either.

11 CHAIRPERSON HOOD: (Indiscernible.) Okay.

12 MS. SCHELLIN: No.

13 CHAIRPERSON HOOD: All right. Let's go to the Office  
14 of Planning and the District Department of Transportation. We  
15 have Ms. Elliott. And who do we have from DDOT?

16 MS. SCHELLIN: It doesn't appear that we've got anybody  
17 from DDOT.

18 CHAIRPERSON HOOD: Okay. Okay.

19 MS. SCHELLIN: Ms. Roddy, who were you working with  
20 before?

21 MS. RODDY: (No audible response.)

22 MS. SCHELLIN: I'm sorry, you're on mute.

23 MS. RODDY: Aaron Zimmerman, and he had testified at  
24 the --

25 MS. SCHELLIN: At the last one, yeah, and I didn't see

1 | him here.

2 |           CHAIRPERSON HOOD: Okay. I'm wondering now why did we  
3 | do that. I think I know why we did it this way, but I think we  
4 | can probably all get it in one (indiscernible). I'll leave it  
5 | at that and move on.

6 |           All right. Let's go to the Office of Planning.

7 |           MS. ELLIOTT: Good evening, Mr. Chairman, and Members  
8 | of the Board. Just to fill in for DDOT, I did speak with Aaron  
9 | Zimmerman earlier, and he indicated he would not be at tonight's  
10 | hearing, because he gave his full testimony a couple of weeks ago  
11 | at the previous hearing, but he'll appear again next week, if  
12 | it's necessary.

13 |           So in regards to this portion of the project, which is  
14 | the Stage 2 for Parcel 2, OP recommends approval of the requested  
15 | 2nd-stage PUD. It would not be inconsistent with the first-stage  
16 | PUD and the proposed modification of significance, which is also  
17 | part of this application.

18 |           This parcel would be developed with two buildings that  
19 | are 65 feet and 70 feet in height, consisting of retail and  
20 | university uses on the ground floor, and residential use on the  
21 | upper floors.

22 |           A total of 11.2 percent of the residential gross floor  
23 | area would be set aside for IZ, 70 percent of that would be set  
24 | aside for households earning no more than 50 percent MFI, and the  
25 | remaining 30 percent would be set aside for households earning

1 no more than 80 percent MFI.

2 Habitable penthouses would also be included in both  
3 buildings, resulting in an additional 2,400 square feet of IZ,  
4 which is required by the Zoning Regulations.

5 This project also incorporates an open space program,  
6 which includes Morse Street and the Green Finger, and we have had  
7 an extensive presentation on the landscaping of these areas, as  
8 well.

9 OP provided an analysis of the proposal through a  
10 racial equity lens, and the report pertaining to the modification  
11 of significance, and in that related hearing that happened a  
12 couple weeks ago, but to summarize, Parcel 2 would be developed  
13 as a mixed-use development providing market-rate residential,  
14 affordable housing, University use, and ground floor commercial  
15 development. The project would not result in displacement of  
16 residential units or commercial uses. Parcel 2 would provide a  
17 total of 246 dwelling units with 11.2 percent of the units being  
18 set aside as affordable units under the District's IZ program.

19 The development of Parcel 2 would provide economic  
20 opportunity, as 5,000 square feet of retail would be set aside  
21 for deaf or hard of hearing entrepreneurs. The modification  
22 would provide improved circulation with the realignment of  
23 Tapscott Street and includes pockets of open space that provide  
24 connections throughout the project.

25 So in reviewing this Application through the equity

1 lens, and we found that the modification and the Stage-2 PUD  
2 would increase affordable housing opportunities, provide  
3 inclusive economic opportunities, and encourage a healthy  
4 neighborhood.

5 As stated in the previous hearing, OP is generally  
6 pleased with the progress of this application, particularly as  
7 it relates to affordable housing, deeper levels of affordable  
8 housing, and improvements to circulation.

9 So this concludes OP's presentation, and I'm happy to  
10 answer any questions.

11 CHAIRPERSON HOOD: Thank you very much, Ms. Elliott.  
12 And let's see if we have any questions or comments for Ms.  
13 Elliott. Let me go back to the regular order. Commissioner May.

14 COMMISSIONER MAY: I have no comments or questions.  
15 Thank you.

16 CHAIRPERSON HOOD: Okay. Commissioner Shapiro?

17 COMMISSIONER SHAPIRO: No questions, Mr. Chair.

18 CHAIRPERSON HOOD: Commissioner Imamura.

19 COMMISSIONER IMAMURA: No questions, Mr. Chair.

20 CHAIRPERSON HOOD: And Vice Chair Miller.

21 VICE CHAIR MILLER: No, Mr. Chair. Thank you, Ms.  
22 Elliott, for your report and for the racial equity analysis you  
23 provided at this hearing and previously.

24 CHAIRPERSON HOOD: I, too, thank you, Ms. Elliott, for  
25 your report, and I don't have any questions.

1 Does the Applicant have any -- Ms. Roddy, do you have  
2 any questions of Ms. Elliott?

3 MS. RODDY: No.

4 CHAIRPERSON HOOD: Okay. Thank you very much, Ms.  
5 Elliott, for your presentation this evening.

6 Okay. Let's go to -- as already stated by Ms. Elliott,  
7 Mr. Zimmerman will stand on his report previously in this overall  
8 case. I don't know if we need him. Unless I hear from my  
9 colleagues at the next hearing, but he will stand on that report  
10 that's he's already given.

11 Other Government agencies, I think we've already noted  
12 previously who else has been involved in commenting on this case  
13 -- this overall case.

14 The report of the ANC, we do have an updated letter, I  
15 just had it up. I think it's Exhibit 35. Yeah. We do have an  
16 exhibit -- updated letter which still confirms ANC 5D's support  
17 for this project. It is signed by Chairperson -- this time it's  
18 signed by Commissioner A. Sydelle Moore, who's the Chairperson  
19 of ANC 5D, and the vote was unanimous of those who were present,  
20 it's 6 yay, 0 nay, and no abstentions. And that letter is dated  
21 November the 4th and in supportive of this project.

22 Ms. Schellin, do we have any -- (indiscernible) who  
23 would like to testify either in support or opposition or  
24 undeclared?

25 MS. SCHELLIN: Just need to confirm, is Lucas Posada

1 part of your team?

2 MS. RODDY: Yes, he is. (Audio interference.)

3 MS. SCHELLIN: He was listed as a supporter. There are  
4 no witnesses in any of the categories.

5 CHAIRPERSON HOOD: Okay. Thank you. Thank you, Ms.  
6 Schellin. No witnesses in this particular case.

7 Ms. Roddy, do you have any rebuttal or closing?

8 MS. RODDY: I don't. We just -- we appreciate your  
9 time. We heard that there are some outstanding questions, so we  
10 will work on putting those materials together to clarify and  
11 submit them into the record, but we've appreciated the time that  
12 you have put in to reviewing these materials and the application  
13 altogether. So thank you.

14 CHAIRPERSON HOOD: Okay. Thank you, Ms. Roddy.

15 Commissioners, any follow up, questions, or comments?

16 (No audible response.)

17 CHAIRPERSON HOOD: As noted, there are some outstanding  
18 issues. I know DOEE had some comments. They had several issues  
19 that were related to responses from DOEE. I understand there  
20 were some things that were going back and forth, and there are  
21 some things that are still, pretty much, outstanding, and maybe  
22 some issues. Ms. Roddy, if we could tighten all of that up. I'm  
23 not sure if we are flavored or ready to take any action tonight.  
24 Well, we're not. No, we're not. We're not.

25 All right. Let me open it back up. Any questions or

1 | comments, Commissioners?

2 |           (No audible response.)

3 |           CHAIRPERSON HOOD: Okay.

4 |           COMMISSIONER MAY:       Mr. Chairman, I mean, my  
5 | recollection is that because this is second stage, you know,  
6 | first stage modification and the second stage, it's all part of  
7 | one thing, we'll be doing one decision at the end of all of the  
8 | hearings.

9 |           CHAIRPERSON HOOD: Right. And that's why I pulled it  
10 | back. That's why I pulled back what I said. So just strike that  
11 | from the record. That's not -- just strike that one from the  
12 | record.

13 |           COMMISSIONER MAY: (Indiscernible) confused about what  
14 | we're doing.

15 |           CHAIRPERSON HOOD: I'm still trying to figure out why  
16 | we broke it up in three, but, you know, (indiscernible).

17 |           COMMISSIONER MAY: You want me to explain why?

18 |           CHAIRPERSON HOOD: I want to know whose idea that was.

19 |           COMMISSIONER MAY: It was my idea, I think, but --

20 |           MS. SCHELLIN: It was. Commissioner May.

21 |           CHAIRPERSON HOOD: I should have known. All right. I  
22 | don't know. I mean, looking at it sometime -- when we look at  
23 | stuff, I think, you know, I agree with it, but now I'm wondering  
24 | -- we probably could have spent another hour and put it all  
25 | together. It would have been, probably, easier, but I don't

1 know. It's coming along just fine, so I'll strike that from the  
2 record.

3 COMMISSIONER MAY: Yes.

4 CHAIRPERSON HOOD: Commissioners, are there other  
5 questions or comments?

6 (No audible response.)

7 CHAIRPERSON HOOD: All right. Ms. Schellin, do we need  
8 to do a schedule?

9 MS. SCHELLIN: I think that, for this one, we do. I  
10 believe we were planning on trying to do this on December 16th,  
11 weren't we, Ms. Roddy, finalize --

12 MS. RODDY: Because it is all one vote, there is a map  
13 amendment component, so.

14 MS. SCHELLIN: Oh, yes. That's right. So it's going  
15 to be a 30-day comment period. And the next portion, there is a  
16 party status application, too. So that's right. I don't think  
17 we were going to -- well, for proposed action. So it doesn't  
18 matter. I'm talking about -- I don't think you're getting a  
19 bench decision. So that's what I'm talking about, for proposed  
20 action. Weren't we shooting for --

21 MS. RODDY: Yes, yes, in December.

22 MS. SCHELLIN: In December. Okay. I was just going  
23 to look back at my notes to see. So I don't think they asked  
24 for a whole lot this evening. Is that -- I mean, how much time  
25 do you think you guys need for that?

1 MS. RODDY: We can get this in --

2 COMMISSIONER SHAPIRO: You're muted, Ms. Roddy.

3 MS. RODDY: I was just conferring with the team real  
4 quick to see what time frames, 'cause of the holiday. If we had  
5 two weeks, Ms. Schellin, would that still keep us on the 16th?

6 MS. SCHELLIN: Okay. Let's see, two weeks. Today is  
7 the 22nd, Friday, two -- yes. So December 6th, and the ANC, if  
8 you'll work with them, if they choose to respond, they would have  
9 until the 13th. And of course, that always goes for OP and DDOT,  
10 too, if they want to respond, they have until the -- sorry, my  
11 computer is going crazy. I just lost my VPN connection. They  
12 have also until the 13th if they choose to submit a supplemental  
13 report based on the submissions. So 3 o'clock p.m. on the 6th,  
14 and the parties, which in this case, just the ANC, has until the  
15 13th, if you'll work with them, and then we can still put it on  
16 for the 16th.

17 MS. RODDY: That sounds great. Thank you.

18 MS. SCHELLIN: Okay.

19 CHAIRPERSON HOOD: Okay. Thank you. Commissioner May.

20 COMMISSIONER MAY: Yeah. I'm just -- I'm curious -- I  
21 should probably know the answer to this, but if we already voted  
22 to approve Stage 1, wasn't the map amendment completed at that  
23 one -- at that time? I mean, I know we're modifying Stage 1,  
24 but it's -- the map amendment isn't going to change the zone.  
25 We're not doing that change. Mr. Ritting.

1 MR. RITTING: (Indiscernible.)

2 COMMISSIONER MAY: And you looked at --

3 MR. RITTING: I believe the answer is because they're  
4 adding new property to the project, and that -- for that new  
5 parcel, that's a new map amendment that --

6 COMMISSIONER MAY: Oh, okay.

7 MR. RITTING: -- hasn't been approved.

8 COMMISSIONER MAY: All right. Makes sense. That makes  
9 sense. I mean, because I know that the, you know, we weren't  
10 changing what was being amended on the map --

11 MS. SCHELLIN: Correct.

12 COMMISSIONER MAY: -- to the existing property, but  
13 adding new property, yeah. Okay. That makes sense. Now I  
14 understand. Thank you.

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

17 (No audible response.)

18 CHAIRPERSON HOOD: So I think we are all on the same  
19 page.

20 The Zoning Commission will meet again on November the  
21 29th. I'm not sure -- we have an Office of Planning -- we have  
22 a special public meeting on 12-08D. I'm not sure -- I can't tell  
23 you what it's about because I don't see anything in the file.  
24 And then we have the third part to this case, which is Zoning  
25 Commission Case No. 15-24B, and this is on Monday, November the

1 29th. I think the special public meeting starts at 3:45, and  
2 everything else will -- and this -- 15-24B will start immediately  
3 after.

4 MS. SCHELLIN: I believe that's the map amendment case  
5 for the hospital. I believe it's a map -- or a text amendment  
6 regarding the property over -- for the hospital, I believe.

7 CHAIRPERSON HOOD: Okay. Is that -- that's 12-08D?

8 MS. SCHELLIN: Yes. That's that case.

9 CHAIRPERSON HOOD: So let me just say this to the  
10 public. Tune in so you can see what Zoning Commission Case 12  
11 -- make sure you know what Zoning Commission Case 12-08D, that  
12 way you can tune in and find out what we're doing, but Ms.  
13 Schellin says it's the -- dealing with the hospital.

14 All right. So I want to thank everyone. Do my  
15 colleagues have anything to say? I just want to, again, I now  
16 remember, and wish everyone a happy and safe Thanksgiving, enjoy  
17 with your family and friends, and thanks -- thankful to the City  
18 and us, and all of us are thankful for everything that you all  
19 do, and we appreciate the work that you do. We're not going to  
20 do a lovefest, Vice Chair Miller, as you watch the BZA hearing,  
21 but I think it just goes without saying that a lot of people are  
22 thankful for the work. Sometime we get criticized, but we're  
23 thankful of the work that everyone does. And I also want to make  
24 sure I include the residents, as well.

25 VICE CHAIR MILLER: I will say I'll at least second

1 | your motion on that, and maybe we can just, by consensus, agree.

2 |           CHAIRPERSON HOOD: Do we need to take a vote? That's  
3 | probably one thing we all can agree on five to zero.

4 |           MS. SCHELLIN: Well, (indiscernible) yes. Yes on that  
5 | vote. And the District will be closed on Friday. The Mayor  
6 | graciously gave us Friday off.

7 |           CHAIRPERSON HOOD: Okay. I didn't hear that. That's  
8 | good. So we have Friday off. Did she give the Federal Government  
9 | Friday off, too?

10 |           MS. SCHELLIN: You guys have had two years off.

11 |           CHAIRPERSON HOOD: Oh, no, no, no, no, no, no, no, no.  
12 | We -- no, no, no. We --

13 |           MS. SCHELLIN: Okay. You've been teleworking. I'm  
14 | sorry. You guys --

15 |           CHAIRPERSON HOOD: Teleworking.

16 |           (Crosstalk.)

17 |           CHAIRPERSON HOOD: We might have to go back to work to  
18 | take a break, 'cause you work even longer hours. When I get off  
19 | of this, I'm going to start back working, Ms. Schellin.

20 |           Any other Commissioners have anything else?

21 |           (No audible response.).

22 |           CHAIRPERSON HOOD: All right. Again, I want to thank  
23 | everyone tonight and have, again, a good holiday, a safe one, and  
24 | we'll you on Monday, November 29th. Good night.

25 |           MS. SCHELLIN: Bye.

1                   (Whereupon, the above-entitled matter went off the  
2 record at 5:30 p.m.)  
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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: 11-22-2021

Place: Teleconference

was duly recorded and accurately transcribed under my  
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