

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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 IN THE MATTER OF: :
 :
 H&A DCU JV, LLC PUD : Case No.
 Modification of : 16-02C & 16-02D
 Significance of 16-02C :
 and a Design Review :
 of 16-02D at :
 Square 665, Lot 27 :
 -----:

MONDAY

DECEMBER 20, 2021

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The Public Hearing of Case Nos. 16-02C and 16-02D by the District of Columbia Zoning Commission convened via videoconference pursuant to notice at 4:02 p.m. EDT, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary

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RON BARRON, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

ELISA VITALE

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF PRESENT:

KIMBERLY VACCA

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, ESQ.

The transcript constitutes the minutes from the Public Hearing held on December 20, 2021.

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(4:02 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. Today's date is December the 20th, 2021. And before I continue to read, let me wish everyone a happy holiday, however you celebrate. Merry Christmas, Happy Hanukkah, however you celebrate. And I hope you have a great New Year, just in case I forget anything at the end. So I extend wishes on behalf of the Commission to everyone who's listening to my Commissioners, colleagues, and everyone on the sound of my voice, so Happy Holidays. Stay safe and a Happy New Year to you as you go into the season.

We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood. And I'm joined by Vice Chair Miller, Commissioner May, Commissioner Shapiro, and Commissioner Imamura. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as Mr. Ron Barron, who will be, tonight, handling all of our operations and we thank him for filling in. Also, our Office of Attorney General, we have Mr. Ritting. I mean, I'm sorry, our Office of Zoning Legal Division, we have Mr. Ritting.

I will 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

1 live, Webex and YouTube Live. The video will be available on  
2 the Office of Zoning's website after the hearing. All persons  
3 planning to testify should have signed up in advance and will be  
4 called by name at the appropriate time.

5 At that time, at the time of signup, all participants  
6 will complete the oath or affirmation required by Subtitle Z,  
7 408.7. Accordingly, all those listening on Webex or by phone  
8 will be muted during the hearing and only those who have signed  
9 up to participate or testify will be unmuted at the appropriate  
10 time. When called, please state your name and home address before  
11 providing your testimony. When you are finished speaking, please  
12 mute your audio. If you experience difficulty accessing Webex  
13 or with your telephone call-in or have not signed up, then please  
14 call our OZ hotline number at 202-727-5471. If you wish to file  
15 written testimony or additional supporting documents during the  
16 hearing, then please be prepared to describe and discuss it at  
17 the time of your testimony.

18 In accordance with provisions of 11-Z DCMR, Chapter 4,  
19 as follows: first, the subject of tonight's hearing is Zoning  
20 Commission Case No. 16-02C and 16-02D will be heard  
21 simultaneously. This is H&A DCU JV, LLC, PUD Modification of  
22 Significance of 16-02C and a Design Review of 16-02D at Square  
23 665, Lot 27. Again, today's date is December 20th, 2021.

24 The hearing will be conducted in accordance with  
25 provisions of 11-Z DCMR, Chapter 4, as follows: preliminary

1 matters, applicant's case. The applicant has up to 60 minutes.  
2 I will ask -- there are a number of moving parts here today.  
3 We're hearing this simultaneously, so I would ask that they would  
4 speak to the issues. If there are issues, outstanding issues,  
5 and some of the concerns that the ANC has, then we can wrap all  
6 that up into a presentation of maybe about 30 or 40 minutes, or  
7 at least 30 minutes, but we'll see how it goes along. Then we  
8 will have the report of the Office of Planning, District  
9 Department of Transportation, report of other government  
10 agencies, report of the ANC. In this case, I believe it's 6D.  
11 I may be wrong, but we'll straighten it out. And then testimony  
12 of organizations. Organizations will have five minutes;  
13 individuals will have three minutes. And we will hear in the  
14 following order from those who are in support, opposition and  
15 undeclared, and then we'll have rebuttal and closing by the  
16 applicant.

17           Again, the Office of Zoning hotline number is 202-727-  
18 5471 for any concerns during this proceeding. And at this time,  
19 the Commission will consider any preliminary matters.

20           Does the staff have any preliminary matters?

21           MS. SCHELLIN: Just a couple. For proffered experts,  
22 we have Adam McGraw, previously accepted, in architecture; Tim  
23 Bragan, previously accepted, in landscape architecture; Robert  
24 Schiesel, previously accepted, in transportation; and Daniel  
25 Solomon previously accepted, in transportation. I'm not sure

1 | which one of them -- I believe Robert Schiesel is the one who  
2 | will be here this evening to testify. So if the Commission would  
3 | just accept the previously accepted experts.

4 | CHAIRPERSON HOOD: Okay.

5 | Any objections to continued expert status?

6 | (No audible response.)

7 | CHAIRPERSON HOOD: No objections.

8 | MS. SCHELLIN: Okay. We have Elisa Vitale from OP;  
9 | Kimberly Vacca from DDOT, Ms. Kramer, Fredrica Kramer from the  
10 | ANC. And the applicant had advised that they needed 45 to 60  
11 | minutes, but I believe they've heard you to keep it about 30  
12 | minutes, so I'm sure that Mr. Avitabile will do that. And other  
13 | than that, we're good to go.

14 | CHAIRPERSON HOOD: Okay. Let me just ask the Vice  
15 | Chair to be on standby. I do have about a two-minute piece of  
16 | business I may have to take care during this proceeding, so I  
17 | will stop and do that. If my camera goes off, just pick it up  
18 | and keep it going for me, so thank you. All right. But I know  
19 | you would done that anyway, Vice Chair, but I just wanted to make  
20 | a public announcement.

21 | All right. Mr. Barron, can we bring everybody up?

22 | And again, I want to thank Mr. Barron because I know  
23 | this is not always -- that part is not always an easy job, even  
24 | though we don't see a lot of actions that go on. So let me thank  
25 | him. And we want him to know, we're very patient this evening.

1 We are usually patient all the time, I think.

2 MS. SCHELLIN: To help him, I'll call out some names  
3 just to help. Dave Avitabile, David Roberts, Brian Pilot, and  
4 Tim Bragan. So four people, Mr. Barron.

5 MR. BARRON: I apologize. Who were the other two?

6 MS. SCHELLIN: David Roberts, and the other one was Mr.  
7 Pilot. And I believe you've got everybody, yep.

8 MR. AVITABILE: All right. Thank you. Thank you, Ms.  
9 Schellin, and thank you, Commissioners. We are here and ready  
10 to get going when you give us the "hi" sign.

11 CHAIRPERSON HOOD: You may begin, Mr. Avitabile.

12 MR. AVITABLE: Great. Thank you so much, members of  
13 the Commission, Chairman Hood.

14 We're pleased to be here today to present the zoning  
15 applications required to develop Parcel B, which is the vacant  
16 parcel of land next to D.C. United. As you requested, we can  
17 certainly try to tighten up the presentation. We'll use the same  
18 primary presentation we had planned, so if Mr. Barron, you could  
19 bring up the presentation, please. And I think what we'll do is  
20 we'll skip right to Mr. Pilot to give an overview of the  
21 architecture with sort of a particular focus on the issues raised  
22 by the Office of Planning and the ANC regarding design. And then  
23 Mr. Bragan will do the same on the landscape as well, and then  
24 I'll come in and address anything else that's outstanding.

25 If that works?

1 (No audible response.)

2 MR. AVITABILE: Excellent.

3 So Mr. Roberts is here from Hoffman & Associates and  
4 available to answer questions. We also -- when we get to the  
5 Q&A, there may be a couple of other people will want to bring  
6 up, but I think we can wait until then.

7 So as the Commission knows, we are primarily here  
8 seeking design review approval of the new building on Parcel B.  
9 The Commission required design review of this parcel as a  
10 condition for approval of the Audi Field PUD, even though Parcel  
11 B is not within the boundaries of the PUD. We're also seeking  
12 to modify the PUD, primarily to adjust the dimensions of Parcel  
13 B, to accommodate the development plan. And the second reason  
14 is both 1st Street and the Potomac Avenue Park, which are part  
15 of the PUD, are being improved as a part of this, and so we need  
16 to get those designs approved.

17 And then finally, we're seeking special exception  
18 approval for a bowling alley use on Parcel B. We're pleased to  
19 be here with support from OP, DDOT and the ANC. We've worked  
20 hard with the agencies and the community to accommodate their  
21 input and make changes in what has been an incredibly iterative  
22 process. As you saw, we committed -- we continued to make changes  
23 right up to the weekend when we submitted updated plans that  
24 reflect those changes that we made in response to their thoughtful  
25 feedback, and that will be what we flag as we go through the

1 presentation. So I'll stop talking and turn it over to Brian  
2 Pilot, who will present the architecture. Though I do want to  
3 note one thing before he starts. When we went through the  
4 experts, Mr. Pilot was not mentioned as one of our experts. I  
5 know he has been before the Commission before a number of times  
6 as an expert, I think as recently as maybe last week. But I just  
7 wanted to make sure that he's also being acknowledged as an expert  
8 witness as well.

9 CHAIRPERSON HOOD: Okay. We may have already limited  
10 --

11 MS. SCHELLIN: Yeah. We didn't have -- I didn't have  
12 him listed here as an expert, so maybe he got overlooked and just  
13 got left off the list.

14 COMMISSIONER MAY: Yeah. He was -- we definitely  
15 received his resume.

16 MS. SCHELLIN: Yeah.

17 COMMISSIONER MAY: It's one of the -- so, and I don't  
18 see any problem there.

19 CHAIRPERSON HOOD: Okay. So no objections.

20 MR. AVITABILE: Excellent. Thank you.

21 CHAIRPERSON HOOD: Thank you.

22 MR. AVITABILE: All right.

23 Mr. Pilot, it's all yours.

24 MR. PILOT: Great. Thank you, David. And good  
25 afternoon, Mr. Chairman, and Commissioners. For the record,

1 Brian Pilot from Studios Architecture.

2           One of the things I wanted to mention, you had heard  
3 the name Adam McGraw before. He is with StudioMB. This has been  
4 a true design collaboration between two firms, the complexity and  
5 number of uses, and he is here as well during the question-and-  
6 answer period.

7           Why don't we move forward quickly? I'm going to jump  
8 to the design portion. Just very quickly in the uses, I think,  
9 this is an important axonometric diagram because it shows the  
10 complexity of uses that we have here; the orange being the  
11 apartment, the purple being the retail, the blue being the office,  
12 which is on two-and-a-half levels; and the red, which is the  
13 senior housing. And those uses are interlocking, which just adds  
14 a bit of complexity as we begin to vertically connect the  
15 building, and we can get to that. And just sort of noting that,  
16 you know, we're at 30 percent affordable of the total units.

17           Next. In overall matrix, you can see here, we have  
18 quite a few two bedrooms, as well as seven three bedrooms as  
19 well. We did increase, you know, working with the ANC, we did  
20 increase the number of larger units. We're at an overall 38  
21 percent balconies. We will speak to the senior affordable as  
22 we're working very closely with Volunteers of America, who is the  
23 nonprofit organization, that will be occupying the office. They  
24 are also the ones running the senior affordable, and it was an  
25 important part of their operations that we do not have balconies

1 | in the senior affordable. So if you look just at the apartment  
2 | building, we're at a 50 percent balcony and private terrace in  
3 | the apartment building.

4 |           Next. I'm just going to keep moving forward, David,  
5 | unless you want to speak a bit more on these slides. I'm just  
6 | going to jump to this then --

7 |           MR. AVITABILE: Keep going and get to your presentation  
8 | slide. Thank you.

9 |           MR. PILOT: One more. So now, I'm beginning the design  
10 | presentation. I'll go through the context and design fairly  
11 | quickly and get right into some of the issues that we worked back  
12 | and forth with ANC and OP. But a very important site here between  
13 | two major entertainment venues. We're directly adjacent to Audi  
14 | Field; we have Nationals Park, not too far; the recently  
15 | completed, Frederick Douglass Memorial Bridge. Some of the major  
16 | arteries coming in from the Potomac. And from the west, we have  
17 | Half Street to the east side and Potomac Avenue to the north, S  
18 | Street to the south, and then 1st Street between Audi Field and  
19 | our site, which is noted there in blue.

20 |           Next, please. The existing context. These are really  
21 | the four major views as you look at the site. Really, just --  
22 | it's an empty parcel at the moment. You can see Audi Field in a  
23 | number of these images.

24 |           Next, please. And our major design principles, as we  
25 | approach the site, it is a very large parcel. You know, we carved

1 away, creating this S-shaped form at the residential units  
2 bringing the light and air into the units. That's helping break  
3 down the larger mass. And one of the things that we heard from  
4 Office of Planning early on was that a level of architectural  
5 diversity both at the ground plane as well as above was something  
6 that they were encouraging. A very important streetscape. You'll  
7 see the attention to detail that we've put -- working really  
8 closely with our landscape architecture team to make sure that  
9 that inside program is adding vitality to what's happening on the  
10 streetscape. Very different personality and character of every  
11 street here between S Street, between Audi Field in our western  
12 edge, the new park that we have at the north part, and then a  
13 linear park, which coincides with a PEPCO easement along Half  
14 Street. A really important relationship to Audi Field that we're  
15 being mindful of. A desire in the architecture to unify that  
16 program complexity that I talked about in that first slide, to  
17 create an architecture that does have diversity across the  
18 facade, but still feels cohesive in its entire application. We're  
19 thinking about views. Sustainability, a really important  
20 component. And we'll -- I'll speak to that a little bit later.  
21 And then we have an overall goal in the architecture and  
22 articulation to have a lot of texture and depth in the facade  
23 both with the balconies and in the articulation of our materials.  
24           Next, please. This is a diagram just beginning to show  
25 how we're looking at that overall facade composition and how the

1 articulation then applies to the individual uses that are  
2 happening beyond, as well as creating a cohesive architecture  
3 across the site. That darker gray is the apartment facade that  
4 bookends the north part of the site. The lighter gray, which is  
5 sort of the upper part of the image or to the south, that's the  
6 apartment facade. I'm sorry. That's the senior housing facade.  
7 The dotted line is where we have the breaks for retail and the  
8 office. So we're trying to connect different uses and create a  
9 cohesive architecture across the façade. And then that sort of  
10 white band in the middle, that helps call attention to the private  
11 alley that cuts east-west through the overall development, as  
12 well as it begins to break down the apartment facade.

13           Next, please.       And an overall view of that  
14 architectural expression, you have the apartment building here  
15 in the foreground, a masonry building that begins to step back  
16 at a one-to-one ratio with the park and Potomac Avenue. You  
17 know, an architecture that is broken up as it comes down to a  
18 plinth that's connected to the architecture above. A strong  
19 vertical expression that terminates in a very elegant arch at the  
20 top. As you move down Half Street, you see our main market, our  
21 apartment entry there with the three arches before it opens up  
22 to the private alley. And then in the distance, you're just  
23 getting a peek in this view of the senior affordable housing.

24           Next, please. I'm going to rotate around the site,  
25 move down to the ground and then rotate counterclockwise around

1 the entire development. So here's that strong corner and approach  
2 that as you're sort of moving west from Potomac Avenue. Once  
3 again, breaking down the mass by carving away for the courtyard,  
4 you're getting a glimpse of the park here in the foreground to  
5 the right.

6           Next, please. A dusk view of this really sort of  
7 interesting space between Audi Field and the west elevation.  
8 This is really meant to be a pedestrian dominant space. There  
9 will be access for vehicles, but this can be closed down on game  
10 day. It is an elevated streetscape, so cars know as they move  
11 on to this zone where there -- when cars can pass through it,  
12 that it's a pedestrian dominant zone. You see that continuation  
13 of the arched tower articulation turn down this street, about  
14 three bays, and then you see the break at the private alley. And  
15 then once again, the senior affordable tower towards the south.

16           Next, please. A view now immersed in that streetscape.  
17 We're further south, but looking north here. This is a view that  
18 you can imagine yourself immersed on a game day, the street is  
19 closed. Once again, this is all about pedestrians. You see the  
20 amount of articulation and the different volumes that we've  
21 designed in our development for entry into the entertainment  
22 retail, the amount of texture and depth incorporated into the  
23 facade, the balcony expression. And you're just getting a glimpse  
24 of the deep red brick of the senior affordable in the image to  
25 the right.

1           Next, please. Now, we've moved back in this image.  
2 We're looking at the southwest corner. You're getting the strong  
3 vertical aspect and the two-story expression of the brick facade  
4 of the senior affordable tower. It's meant to have a compatible  
5 articulation to the apartment building to the north, but in a  
6 different more orthogonal articulation. We've stepped back the  
7 12th floor to create a really fantastic amenity terrace for the  
8 senior affordable residents. At that height, you will be able  
9 to look over Audi Field and have really incredible views to the  
10 Potomac. And you're getting a glimpse of the new bridge in the  
11 background as you look down S Street here.

12           Next, please. A view from the other corner here, our  
13 south façade. You're seeing the continuation of the senior  
14 affordable within -- that really anchors and creates a bookend  
15 here to the south that -- at this east elevation that is where  
16 the main entry to the senior affordable, as well as the entry to  
17 the Volunteers of America's offices which are collocated as I  
18 mentioned before. You know, these are -- these two entities are  
19 intentionally collocated, and we'll get into the plan, so you can  
20 see how those two lobbies work together, and then a continuation  
21 of the apartments as you move on north.

22           Next, please. Zooming into that lobby area here,  
23 you're looking at a corner. We'll speak a bit more in detail.  
24 This space that you're seeing in the foreground is one of the  
25 amenity spaces for the senior residents. That's why it feels a

1 little bit enclosed. There's a really gracious seating area  
2 directly off of the senior affordable lobby here. Tim Bragan  
3 will speak a bit more to that. And then just to the right of  
4 that is the main office entry up to the office space. And that  
5 larger glass area, beneath that vertical datum of brick, that's  
6 the first level of the VOA space, and then above they occupy the  
7 next level up as it continues the entire portion of the south  
8 podium.

9 Next, please. Moving up to really signature entry to  
10 the apartment building here. Another arch in a slightly different  
11 expression, a glazed brick that really differentiated and create  
12 a distinct entry here at the apartment. It also creates a really  
13 sort of beautiful anchor as you move east-west through the private  
14 alley.

15 Next, please. And then once again, zooming back to  
16 that overall view that we started with and getting a sense of  
17 the amount of landscape and tree canopy, which is incorporated  
18 in all of the streetscape areas.

19 Next, please. A section cut through, and once again,  
20 I mentioned the complexity of program here. We meet the one-to-  
21 one setback required at Potomac Avenue, as well as at our open  
22 courtyards. A couple of things that I want to note here. It  
23 was really important that we maintain proper vertical  
24 circulation. We have our one major vertical circulation for the  
25 apartment building, which is the dotted lines that are running

1 vertically up through the orange portion. And then co-locating  
2 what you see is the blue, which is the office, and then the red,  
3 which is the senior affordable. They share a vertical connection  
4 given their important co-location. Another important  
5 consideration is the lowest senior affordable units are already  
6 at level four. So there's a great equity of views for all of  
7 those levels given they start at a fairly generous height and  
8 then you're seeing the retail and entertainment retail uses in  
9 the purple.

10 Next, please. An east-west section that's cut through  
11 the southern open court. You get a sense of the height and  
12 adjacency next to Audi Field as well as the future development  
13 that's to the east. Once again, we're meeting the one-to-one  
14 required setbacks both at the perimeter and at the open court.

15 Next, please. Our overall ground floor plan, I'll go  
16 ahead and start where you see A, which is our -- the new park  
17 space that we'll talk about in greater detail later. Adjacent  
18 to that is almost primarily retail space, as you move  
19 counterclockwise along 1st Street adjacent to Audi Field is  
20 planned north here above, so lots of retail. We have our  
21 entertainment retail and bowling alley, which is that larger,  
22 lighter purple zone; really creating, you know, additional  
23 vibrancy and activity, not just on game days. Towards the sort  
24 of upper left, that's where our loading area is off of 1st Street.

25 As you move down to D, a very landscaped S Street.

1 Towards the bottom left, that's where our parking entry is.  
2 Vehicles will come into a single location. We worked closely  
3 with DDOT on that. And then that location, they'll come in and  
4 immediately go left, down into two levels of below grade parking.  
5 You can see the area in sort of a light red pinkish. That is  
6 the senior affordable lobby access to two elevators. Important  
7 visual access to that one zone of outdoor amenity space that I  
8 spoke about. And then the blue is the office space with its own  
9 elevator as well as a shared freight with the senior affordable.  
10 You continue to move along Half Street towards where we have some  
11 additional retail. At the private alley, loading for the north  
12 podium happens within the private alley, and then the area in  
13 yellow is the residential amenity and lobby.

14           Next, please. I'll go through these series of plans  
15 pretty quickly, but office space on 2 at the south end, additional  
16 entertainment retail at the second level. And then we begin the  
17 first level of residential units at the north podium as well as  
18 additional amenity space.

19           Next. The majority of the office floor here for VOA  
20 at the south podium. They do have access to a terrace, as well  
21 as one of the first full residential amenity floors, as well as  
22 an additional terrace.

23           Next. Our typical floorplan here forth, there is some  
24 small terrace areas here, but you get a sense of our general  
25 demising for both the senior affordable and the residential.

1           Next. Moving up the typical and fifth floor plan, very  
2 similar, you get a sense of the number of balconies here on the  
3 residential.

4           Next. Our 12th floor plan, I mentioned this in the  
5 perspectives, really signature amenity space here for the senior  
6 residents in the upper left. A really fantastic terrace as well  
7 as interior space. It's flexible for a number of different uses.

8           Next, please. Our upper roof plan here with additional  
9 units and amenities, as well as a pool.

10          Next. And then our upper roof plan here showing green  
11 space. We have another plan of this later with some additional  
12 detail. But lots of spaces here for both sort of active outdoor  
13 space, as well as more contemplative spaces, as well as ample  
14 green roof space.

15          Next, please. Our first level of B1 parking here,  
16 we're at 305 spaces. We have 178 long-term bike spaces here, as  
17 well as meeting our shower and locker requirement. And then one  
18 additional level below here.

19          The next one, please. Keep moving forward. Our  
20 material palette. You saw much of this in the renderings. The  
21 images to the left are the north tower and apartment building.  
22 You know, the brick is a warm French gray in tone and there's a  
23 slight variation to the mix. I think in some of the renderings,  
24 it's depicted as a little bit brighter, but I think that the  
25 image to the left gives an accurate depiction of the tone that

1 we're looking to achieve in that north tower residential. That  
2 signature glazed brick at the entry, really trying to create a  
3 statement there and distinct from the iron spot, which is the  
4 predominant material as we move to the right here of the south  
5 podium brick. And then at the south tower, a very sort of deep  
6 red brick, and then we have accents of dark metal and wood finish  
7 to create a signature entry for the senior affordable building,  
8 as well as the entry for Volunteers of America.

9           Next. We have a number of detail views here, and these  
10 are meant to depict the amount of texture and attention to detail  
11 that our two design teams have put into developing. We're looking  
12 at creating lots of texture in the brick and the metal  
13 articulation, the mullion articulation. I'll go through these  
14 pretty quick. This is at the gasket between the two masonry  
15 volumes at the apartment building as it sort of creates a break  
16 in the massing and highlights the private alley access.

17           Next. View of that sort of enlarged area at the  
18 apartment entry, it's a beautiful metal articulation. You'll  
19 have glimpses into the lobby, as well as amenity space above in  
20 these views.

21           Next. Looking at the north podium retail here, this  
22 is our sort of typical retail entry, knowing that this will also  
23 eventually come with signage, but, you know, larger apertures  
24 here before you -- it transitions to the residential units above.

25           Next, please. At the entertainment retail, a similar

1 expression, a darker brick to create a contrast between what  
2 happened at the north podium. But a larger expression here given  
3 just the scale and size of the entertainment retail that's  
4 intended for this location.

5           Next, please. And then a lot of attention to detail  
6 here at the south tower entry. It's a beautiful green roofed  
7 canopy. Some insertions of wood finish to sort of add some  
8 warmth. What you see there in seven is the darker material sort  
9 of beautiful artistic screen where we might have -- it might  
10 require parking air intake. But really, it's meant to be a very  
11 sort of warm and inviting environment with views into the office  
12 space above.

13           Next. And a view of the typical bay at the senior  
14 tower here. Once again, a lot of articulation in the brick  
15 detailing this expression of verticality that you see where the  
16 4s are there across the entire facade, you know, creating an  
17 overall verticality and then additional attention to detail  
18 within the two story bay expression.

19           Next. As I mentioned before, you know, one thing that  
20 came up in our ANC meetings, and we had a lot of back and forth  
21 here, was really trying to amplify these signature amenity  
22 moments for the senior affordable residents. We expanded the  
23 lobby at this location, and we created this what we're calling  
24 the senior patio, which is meant to be connected to the  
25 streetscape, but also feel like a special amenity for the

1 residents in that building. You also see the co-location here  
2 of the adjacent office lobby.

3           Next. At level four, which is the plan to the left,  
4 we also expanded this area and we have grown it since our last  
5 meeting with the ANC last week. We added additional space that's  
6 purely dedicated for the residents within the area that's noted  
7 as the resident's lounge. And then there's this great fourth  
8 floor terrace here with great views out towards 1st Street. And  
9 then, as I mentioned before, really the signature amenity here  
10 at the 12th floor with a really generous terrace once again, with  
11 just extraordinary views and a very flexible space for a number  
12 of different activities. And it is an important aspect of VOA's  
13 program is that they do have some administrative space next to  
14 these areas. It's an important part of how they operate these  
15 areas to make sure that they're safe for all residents.

16           Next, please. Another subject that came up in our  
17 meetings with the ANC was universal design principles. And these  
18 are -- I won't go through this extensive list, but this is a list  
19 that we walked through one by one with the ANC. All of the  
20 applicable codes that we're required to meet and all of the  
21 universal design principles that we've committed to in working  
22 with them. It's a very important aspect to our team and the  
23 entire development team, and we know it's really important to the  
24 ANC as well, and we've made this commitment.

25           Next, please. One of the final plans here before we

1 switch over to landscape, but also wanted to show our solar panel  
2 layout here. You know, we're committing to 4,000 square feet  
3 total of a combination of roof and wall panels. Any of the wall  
4 mounted panels, we would make sure that those are detailed to not  
5 conflict with the one-to-one setback. We're also committed to  
6 meeting LEED Gold version 4. You, the residential appliance,  
7 were all fully electric here. This is a high-efficiency RV system  
8 with respect to our cooling, so really sort of an emphasis here  
9 on sustainability in the project.

10 Next. Before I hand it off to Tim here at LAB to walk  
11 through the landscape, I just want to emphasize how important  
12 the collaboration has been with Tim and his team, as well as the  
13 ANC. It's really been a great back and forth in developing a  
14 landscape and park design that is really beautifully integrated  
15 with the architecture. And with that, Tim.

16 MR. BRAGAN: Thanks, Brian.

17 As Brian mentioned, I'm Tim Bragan, principal at  
18 Landscape Architecture Bureau and lead for the landscape team on  
19 the project.

20 I'm going to go quickly through the slides since we're  
21 short on time. But some brief overview. So starting from the  
22 top, the north side of the plan, you've got the Potomac Avenue  
23 streetscape.

24 COMMISSIONER SHAPIRO: You lost your --

25 MR. BRAGAN: Excuse me?

1 COMMISSIONER SHAPIRO: Your audio went out.

2 MR. BRAGAN: Oh. Is it back? Can you hear me now?

3 COMMISSIONER SHAPIRO: We can hear you now.

4 MR. BRAGAN: Great. Thank you.

5 On the west side 1st Street, curbless street --

6 COMMISSIONER SHAPIRO: You're out again, Tim.

7 CHAIRPERSON HOOD: You may want to turn your camera off

8 and that may help your audio.

9 MR. BRAGAN: Okay.

10 CHAIRPERSON HOOD: There we go.

11 MR. BRAGAN: Is that any better?

12 (No audible response.)

13 MR. BRAGAN: I'll try to keep tracking through here.

14 The Half Street southwest streetscape only has very minor  
15 changes, a curb cut in the middle of the block. And then the  
16 Half Street public space, we'll talk about that runs along the  
17 whole east side of the project. Finally, at the south end, the  
18 S Street southwest streetscape, which is really an extension of  
19 the streetscape to the east.

20 Next slide, please. Rotating the plan 90 degrees, so  
21 from now on north is going to be on the right side of the page.  
22 This is the existing plan which is a largely undeveloped site  
23 that includes a small park with turf grass, stabilized gravel and  
24 small trees at the north end of the site.

25 Next slide. This is the overall site plan. I want to

1 just take a moment to talk about the overall site sort of  
2 organizational concept. We developed a series of -- these organic  
3 bands of planting and paving and organized the site, intended to  
4 contrast with the character of the building and suggest a sense  
5 of serendipity and wildness associated with Buzzard Point. The  
6 paving pattern is oriented to promote circulation more desirable,  
7 intensify interest, and clearly indicate the extent of the  
8 pedestrian realm in cases where automobiles and pedestrians mix.  
9 We see that as an important aspect of the site. It helps  
10 essentially tie everything together with a sense of common  
11 character while still creating difference throughout these  
12 spaces.

13           And now, tracking around the site: A on the north  
14 side, which is again the right side of the page is Potomac Avenue  
15 Park, anchored by a large contemplative grove and garden zone.  
16 It includes outdoor dining areas, a splash pad and ample  
17 circulation for large crowds on game days.

18           B on the west side of the building, Potomac -- excuse  
19 me, 1st Street Southwest curbsless street and public space. That's  
20 a dynamic retail streetscape. It's curbsless and includes a shared  
21 vehicular and pedestrian space defined by a series of site  
22 furnishings and street trees.

23           C on the east side is the Half Street public space and  
24 pocket park, which is located in a 30-foot-wide PEPCO easement.  
25 Split into two areas, the south side is a pocket park with a

1 mixture of planted and paved areas. And the north side is really  
2 more -- almost an extension of Potomac Avenue Park and includes  
3 quite a bit of outdoor dining.

4 S Street, number D or letter D, I should say, on the  
5 south is really an extension of the S Street streetscape with  
6 generous planting along the south facade of the building. And  
7 then finally, E, at the northwest corner of the site is the Audi  
8 Field Plaza. The entrance to Audi Field, which includes new  
9 paving, light posts and benches.

10 Next slide. This is the section zooming in on 1st  
11 Street Southwest. That's the curbsless retail streetscape, which  
12 we see as a really dynamic space with areas dedicated to  
13 pedestrian and circulation on each building facade, outdoor  
14 dining zones, and then a shared vehicular and pedestrian zone in  
15 the center. And as you can see in the drawing, there's a vertical  
16 obstruction zone on either side of this 20-foot-wide zone that  
17 includes planters, site furnishings, and street trees to help  
18 differentiate that zone from the other two.

19 Next slide. This is a section through the streetscape  
20 on S Street. So running from the street into the building, you've  
21 got LID planters, a 10-foot wide sidewalk, and then a 10-foot  
22 wide landscaped area with perennial plantings, small to medium  
23 sized trees, and then vine screen on the building facade itself.  
24 And we're also in the process of developing a series of  
25 architectural feature lighting elements along that wall to help

1 | animate that space. There are some ideas of that in the precedent  
2 | on the right.

3 |           Next slide, please. So here we are at Half Street, the  
4 | pocket park, and the extension of Potomac Avenue Park on the  
5 | north. So tracking from the south, which is the bottom left to  
6 | the north. Brian already mentioned the senior corner park, which  
7 | we'll talk about a little bit more in the next couple slides.  
8 | There's a variety of program and planted spaces to the north  
9 | portion. The space functions as an extension of Potomac Avenue  
10 | Park and includes, as I mentioned before, outdoor dining spaces  
11 | as an entry court for the market rate lobby. The southern part  
12 | of the site is a bit more intensively planted.

13 |           And if you don't mind going to the next slide. We have  
14 | a zoom in. In that space again, showing the patio, senior patio  
15 | corner park that Brian mentioned at the southern corner of the  
16 | site. An entry plaza for the senior lobby and office lobby, and  
17 | then to the north, what we're calling the pocket park, which  
18 | includes a series of intensively planted areas, hardscapes,  
19 | flexible spaces for outdoor use with furnishings and a mounded  
20 | turf area for outdoor play and more passive recreation. The  
21 | background of this is also a mural. You can see at the top of  
22 | the page and the elevation, that includes five panels integrated  
23 | with the architectural features of the wall there that acts as a  
24 | backdrop for the whole space.

25 |           Next slide. And here again is that view that Brian

1 | showed from the corner of S Street and Half Street. Again,  
2 | showing that senior pocket corner park. And if you look in the  
3 | background, you can see an area indicated where the mural would  
4 | be on the right. And then looking down S Street on the left that  
5 | planting continues along the building façade. And if you look  
6 | carefully, you can see vine screen in that area as well.

7 |           Next slide. So here, we have Potomac Avenue Park at  
8 | the corner of Half Street and Potomac Avenue. It's conceived of  
9 | as a planting intensive neighborhood park that can also  
10 | accommodate the movement of larger crowds and activities on game  
11 | days. We worked closely, as Brian mentioned, with the ANC to  
12 | develop the space as an important green space for the  
13 | neighborhood. And as such, it's anchored by a grove of canopy  
14 | trees that shelter a series of more contemplative garden like  
15 | spaces. The park also includes dining spaces, which you can see  
16 | immediately adjacent to the building facade on the north side of  
17 | the building and a splash pad at the northeast corner of the park  
18 | that can be turned off, that acts as a small plaza when desirable.  
19 | We also worked pretty carefully with the ANC, as Brian mentioned,  
20 | to think about how we could use the paving to knit this space  
21 | into the existing streetscape along Potomac Avenue. So while  
22 | we're not altering the footprints of the planters along that --  
23 | in that space, we've worked with DDOT to extend our paving pattern  
24 | across into the public space to really kind of knit this into  
25 | one cohesive space.

1           Next slide, please. This is an overview perspective  
2 elevated from the corner of Half and Potomac Avenue. In the  
3 foreground, you're seeing the existing streetscape street trees  
4 in the lower right and stormwater planters in the foreground. In  
5 the center of the space, of course, is the new park in the grove,  
6 which includes 18 canopy trees above sloped beds of shade tolerant  
7 native grasses and perennials. I should mention, there are soil  
8 vaults above the parking garage and below this plaza that have  
9 been included in the design in order to ensure that the trees  
10 will be healthy and successful, really critical when you have  
11 trees that are this big. And as you can see, the planters slope  
12 up to the center of the grove to create several small flexible  
13 garden spaces with benches and other amenities.

14           Next slide. This is a view from the northeast corner  
15 of the park with the splash pad in the foreground looking into  
16 the relatively dense grove of canopy trees. It gives you a sense  
17 of how this space kind of steps up a little bit. We're looking  
18 at a wood decking material on the center of the grove to really  
19 give it a very different feel from the rest of the more urban  
20 paving around the space and provide a series of more contemplative  
21 garden spaces.

22           The next shot, if you don't mind go to the next slide,  
23 is a view from inside the grove itself. So you really get a  
24 sense for this kind of shaded character, much more garden like  
25 and, you know, a place that people can use benches where they

1 can enjoy the planting and kind of have some respite from more  
2 active spaces on the edges. In the background, you can see the  
3 dining on the left, the outdoor dining adjacent to the building  
4 facade. And that's it for the landscape. Thank you.

5 MR. AVITABILE: Great. Thank you, Tim.

6 Go to the next slide. I'll wrap up with a couple of  
7 points where we stand, and we go to the next slide after this.  
8 We'll just end on a pretty image here.

9 So I think we've worked very hard to address many of  
10 the comments from the stakeholders as we've gone through the  
11 process. In terms of the items in the reports, so the DDOT  
12 report, they had three comments. We have integrated all of their  
13 comments into the proposed conditions of approval. The Office  
14 of Planning had three recommendations as well, and I think you  
15 heard about those in the presentation on S Street, the way in  
16 which we've integrated sort of that idea of that lighting to help  
17 activate and create some additional safety along the S Street  
18 streetscape. You've seen the images of the mural and context.

19 We've also committed to run sort of an RFP process to  
20 select a local artist to the mural and engage the ANC in the  
21 process of selecting that artist. That's a "two-fer" because  
22 that's also one of the ANCs issues. And then finally, on some  
23 of the sustainability commitments, you've seen the commitment in  
24 terms of solar and some of the other efficiency elements of the  
25 project.

1           In terms of the ANC issues, we've already touched on  
2 many of them. You've seen the increased indoor and outdoor  
3 amenity spaces including that indoor fourth floor lounge, which  
4 was added sort of after the ANC meeting on Monday and in response  
5 to one of the ANC conditions.

6           You've seen the commitment in terms of universal design  
7 principles that was very important to the ANC. You've seen the  
8 commitment to the revised Potomac Avenue Park that Tim just  
9 shared. This may have been the most involved issue with the ANC,  
10 and I'll at least say that the ANC's involvement here resulted  
11 in a better design, and I think we all agree with that. I  
12 mentioned the Half Street design and mural as well. One item we  
13 haven't talked about yet, but I don't want to sleep on because  
14 they know it's important to Commissioner Hamilton and other  
15 members of the ANC, they asked us to make commitments in terms  
16 of environmental remediation, which we've agreed to do. Those  
17 are integrated in the conditions of approval. And those are many  
18 of the items in the ANC's comments that that we've addressed  
19 through design.

20           The only other items, I think, that we've addressed and  
21 haven't really talked about yet, the ANC had some concerns around  
22 the senior component of the project and parking demand that might  
23 be generated by that and how we'd meet it. One of the issues  
24 was concern that caregivers coming to the senior building might  
25 need a place to park. In response to that, we've accommodated

1 during weekdays, five parking spaces in the garage, which will  
2 serve caregivers that will be provided free of charge.

3           We've also -- they raised sort of the point, which is  
4 a good point, one, you know, would there be sort of dedicated  
5 residential parking for the senior residents if you do own a car.  
6 And if we do have that, locate it near the elevators, so that  
7 the seniors don't have to wander through the garage, and we've  
8 agreed to do that as well. There'll be a minimum of 20 parking  
9 spaces reserved for seniors. And they'll be collocated all right  
10 near the senior elevator so that they don't have to wander through  
11 the garage. So I think we've covered many of the ANC issues  
12 there.

13           I think some of the issues are more issues of sort of  
14 continue to work on with the ANC. They're not really design  
15 review issues per se. But we certainly have and will continue  
16 to work with the ANC on those issues and provide them the  
17 information that they'd like. It's really been, I think, at  
18 least speaking for myself, it's been a really good working process  
19 with 6D, who, as we all know, were -- are diligent in their  
20 review.

21           So with that, I think -- thank you for your time. We  
22 apologize for sort of rushing through the presentation. But  
23 hopefully, it's still addressed at least some of the questions  
24 you may have had in your mind. We're certainly here and available  
25 to answer other questions. As we do that, I would like to ask

1 | if we could bring up Dan Solomon and Rob Schiesel from Gorove  
2 | Slade, as well as Lee Goldstein and Sharon Wilson-Geno, who are  
3 | from Volunteers of America, since some of the questions may  
4 | ultimately be questions that they'd be right to answer. And we  
5 | should bring up Adam McGraw as well, who's the other architect  
6 | along with Brian. Thank you.

7 |           CHAIRPERSON HOOD: Okay. Thank you, Mr. Avitabile and  
8 | also to the team that presented. I really appreciate what I  
9 | heard, I'm sure we have questions. But I'll say this right up  
10 | front, what I really appreciate is the collaboration with the ANC  
11 | and I will talk about that more as we continue to move on. I  
12 | thought their letter was very thoughtful. I thought the responses  
13 | from what you all sent, I thought were very thoughtful as well.  
14 | And I just appreciate the time that the ANC put in this letter.  
15 | I know 6D has a lot going on, a lot of different moving parts  
16 | over there, but I appreciate what is taking place and I will get  
17 | back to that as we proceed further.

18 |           I think everyone, Mr. Avitabile has come up and I know  
19 | Mr. Barron is working on that. He called one name (indiscernible)  
20 | for me, and that's Mr. Goldstein, I don't see him up yet. But  
21 | anyway, let's open it up, see if we have any questions or  
22 | comments?

23 |           Commissioner May?

24 |           COMMISSIONER MAY: Yeah. So following up on what the  
25 | Chairman was saying, I appreciate all the work that the ANC put

1 into this. I also appreciate especially what the applicant has  
2 done to try to address the concerns of the ANC because it is --  
3 this is not the norm for projects in this part of the city where  
4 the developer will propose something and not necessarily get the  
5 ANC fully on board. It seems like the ANC is pretty fully on  
6 board which again, I mean, it's just unusual. And, I mean, even  
7 in the first part of this project, the original PUD for the  
8 stadium, there were a whole lot of issues that the ANC was  
9 dissatisfied with. And having been able to bring the ANC along,  
10 I think is a pretty substantial accomplishment.

11           The project itself, I mean, this is very complex. Most,  
12 you know, very often when we're dealing with a design review  
13 case, it can be a pretty straightforward consideration, but there  
14 are just so many moving parts because of the way it interfaces  
15 with the existing PUD. And then you have the complexities of  
16 the PEPCO easements and all of the other things. It just adds  
17 up to -- a mind-boggling project for something that ordinarily  
18 might not be that complicated. So I appreciate again, how much  
19 thought has gone into it and how well resolved so much of it  
20 seems to be. I guess I just have an overall question.

21           I know Mr. Avitabile, you specifically cited a number  
22 of the issues that have been raised by the ANC and how they hadn't  
23 been resolved. And at one point we had, you know, in their  
24 report, there was a list of, I don't know, a dozen or so concerns  
25 or issues. I mean, at this point, do you believe that everything

1 -- every concern of the ANC has been resolved or there's -- are  
2 there any things that truly need further attention at this point?

3 MR. AVITABILE: I think we have addressed --  
4 affirmatively addressed most of them. I think a couple were sort  
5 of more in the vein of they'd like some additional information,  
6 which we have provided. Things like what are the options for  
7 extending the duration of the senior affordable housing. We've  
8 sort of explained that in dialogue with them before. I think  
9 the same thing goes for, I think, issues around transportation  
10 where we sort of have talked with them about conceptually where  
11 the pickup and drop off will be located, what our plans are in  
12 terms of locating primarily along Half Street and also some of  
13 that activity in the alley.

14 So I think those items have fall into the category of  
15 they've been sort of talked about and they're reflected in the  
16 plans and all of that. There are a couple of items where I think  
17 we've come, I would say, you know, we've made a move on our part  
18 on things around parking. I think, I mean, I'll let Commissioner  
19 Kramer speak for the ANC. I think if they had their druthers,  
20 they might like more caregiver parking than we've provided. I  
21 do think there's flexibility in the plan for us to accommodate  
22 that demand should it be necessary, and VOA certainly is going  
23 to want to do that, and they can certainly speak to that in more  
24 detail, but we've made changes there.

25 The area where I think perhaps, they want something and

1 we haven't made an affirmative commitment on it, is around the  
2 entertainment and the retail space. They've made sort of a  
3 request to dedicate a certain portion of the retail to a list of  
4 neighborhood-serving uses that they sort of talked about, but we  
5 haven't seen. But that's not something that we are planning and  
6 proposing to sort of agree to at this time. I don't think it's,  
7 you know, sort of in the character of what you do in a design  
8 review case to start. But also, we sort of have to respond to a  
9 lot of competing market demands and, you know, to extent local  
10 -- we agree with the ANC, that local neighborhood-serving uses  
11 are going to be important as Buzzard Point grows out. But there  
12 are other large parcels that perhaps are the place to do that.  
13 So I think that's probably the one area where, you know, maybe  
14 we haven't -- we've responded to them, but we haven't necessarily  
15 -- I can't say we've checked the box to their satisfaction, but  
16 that's where we are compared to them.

17 COMMISSIONER MAY: Well, I expect we will hear from the  
18 applicant, I mean, from the ANC on specific remaining concerns.

19 How about for the Office of Planning? I know they had  
20 some -- a handful of issues. Do you feel like you've addressed  
21 all of those satisfactorily?

22 MR. AVITABILE: I think we do. I know we do. I think  
23 we've addressed them. Again, the Office of Planning can speak  
24 to that.

25 COMMISSIONER MAY: Yeah. Okay. So when it comes to

1 | the design of the building, I don't have a whole lot to say. I  
2 | mean, first of all, I appreciate the particular design moves that  
3 | you have made and then the nods that I think that you're trying  
4 | to make to other architecture, tall buildings in Southwest. And  
5 | you can see the echoes of the Skyline Hotel in the treatment of  
6 | the sort of arch material at the top of the windows and on top  
7 | of the building, things like that. So I appreciate the fact that  
8 | you -- it seems like you made a very deliberate effort to make  
9 | it fit in with the architecture of Southwest and not just make  
10 | it another, you know, glassy apartment building or  
11 | (indiscernible). The very trendy things that we see just across  
12 | South Capitol from there, where everything is just like, you  
13 | know, glass boxes with, you know, tilting planes and things like  
14 | that. I think it's a refined and fitting design for that  
15 | location.

16 |           I do -- the one thing that's -- that does sort of bother  
17 | me is the ground level. And in particular when you have the  
18 | blind facade, which I guess is necessary for the proposed retail  
19 | use. Maybe you could explain that a little bit better and explain  
20 | what the -- what happens if that retail use doesn't happen.

21 |           MR. AVITABILE: Sure. So if we could bring maybe the  
22 | presentation. And Brian, do you want to speak a little bit to  
23 | sort of -- again, sort of how we end up with sort of that being  
24 | a blank space? And then perhaps David Roberts you want to speak  
25 | to what happens if that entertainment news doesn't happen.

1           MR. PILOT: Great. And I'll just go ahead and start  
2 before we pull that up, but -- and Commissioner May, and you know  
3 what you're thinking. I think is right in line with, you know,  
4 how we address that. You know, much of that facade there would  
5 back up to spaces that do not require and would not want  
6 transparency.

7           MR. AVITABILE: Brian, one second.

8           Mr. Barron, if we could go to page, I think, 21 of the  
9 presentation, that's the ground floor plan, that's probably the  
10 best for this.

11           Sorry, Brian. Go ahead.

12           MR. PILOT: It's great. It'll be helpful to have that  
13 up.

14           MR. AVITABILE: Perfect.

15           MR. PILOT: So yeah, that area towards the plan, you  
16 know, it's towards the east but plans south here. Those areas  
17 are programmatic areas that do not require daylight, frankly,  
18 don't want daylight, just given the uses that are there. You  
19 know, as Tim showed, we're looking at -- and part of this is  
20 because of the easement below as well, you know, bringing up the  
21 landscape there to allow for trees, creating some topography on  
22 a street that's relatively flat. Our intent is to add quite a  
23 bit of masonry detailing there as well as a mural. But what's  
24 driving that opacity is the intended and anticipated program  
25 that's beyond.

1           And David Roberts, you want to speak to how that might  
2 change?

3           MR. ROBERTS: Sure. This is -- yeah, I think the  
4 challenge that we had with ground floor -- well, I should say,  
5 the opportunity that we have with ground floor is being next to  
6 a stadium and obviously, that's a demand driver. But unlike that  
7 stadium or even, you know, downtown with the Capital One Center,  
8 which has 82 games, you know, or more, there's really 20 games  
9 here. So I think the challenge with that was having something  
10 that could sort of draft off of the demand drivers that are there,  
11 but also can really be a destination in its own right. And so,  
12 you know, the most viable use for that was this entertainment  
13 platform.

14           There are, you know, there's probably a pretty, you  
15 know, small consideration set of sort of tenants that can come  
16 in and pull that off. And so I think the alternate plan, if the  
17 entertainment tenant cannot materialize, is to have retail  
18 fronting on both 1st Street and Half Street. On both sides would  
19 be where we are going and so that's why we were seeking the  
20 flexibility to do so.

21           COMMISSIONER MAY: So if that happens, then presumably  
22 that would happen before you're getting the occupancy, right?

23           MR. ROBERTS: Yes.

24           COMMISSIONER MAY: You'll have a successful lease  
25 negotiation with the entertainment provider before that time,

1 right?

2 MR. ROBERTS: That's correct.

3 COMMISSIONER MAY: It won't be the sort of circumstance  
4 where you build it all out and you put in the mural, and then  
5 you decide, oh, we can't do it. We've got to take out the mural  
6 and put in windows.

7 MR. ROBERTS: That's correct.

8 COMMISSIONER MAY: All right. Well, it certainly seems  
9 reasonable. It's, I mean, I guess, with that column layout, you  
10 can make bowling work. I'm not sure what kind of live  
11 entertainment venue would do well with that many columns but --

12 MR. ROBERTS: You can kind of see here, Commissioner  
13 May, they're on the right-hand side, there's a little bit more  
14 column free area.

15 COMMISSIONER MAY: Yeah.

16 MR. ROBERTS: So I think, you know, there are some  
17 transfer girders that would take place above to create that space  
18 there. And then yes, it is a pretty complicated (indiscernible),  
19 but it has been tested to ensure that you could get, you know,  
20 about 14 full size bowling lanes in that space.

21 COMMISSIONER MAY: Okay. And if you -- if it winds up  
22 being more of a live entertainment venue, you've got enough clear  
23 space to have a couple hundred people standing or whatever it's  
24 going to be, a few hundred?

25 MR. ROBERTS: Yes. We've actually tested this. This

1 can -- has a viewable capacity of about 1,200.

2 COMMISSIONER MAY: Really? Wow. That's a pretty  
3 substantial venue. Okay. All right. Yeah. I don't think I  
4 have any other questions or comments. I don't think the other  
5 -- the rationale for the other flexibility that you're requesting  
6 certainly makes sense. And I appreciate what you've done to sort  
7 of shape the building into the site and create something that's  
8 interesting and gets you, you know, gets you the floor place that  
9 you need on the lower level and the floor place that you need in  
10 the apartments. So I think it's coming together fairly well. I  
11 don't have a whole lot of concern about it. I mean, again, I'm  
12 not -- I don't love the idea of having a ground floor or mural  
13 wall, but I understand the necessity of it. And it's -- I  
14 appreciate the fact that you are doing a lot with the landscape  
15 there to make it less obvious that it's just a blank wall. So  
16 the activation happens in the -- in that little park area rather  
17 than -- depending on the retail storefronts. I mean, I think  
18 the S Street façade, you also have an issue with the blank facade,  
19 but you're always going to -- I mean, we're across the street  
20 from the transformer station, largely on that site, right? So  
21 there is going to be -- or you're going to have retail on both  
22 sides of the street there anyway.

23 MR. ROBERTS: That's right. There's a blank wall and  
24 actually another mural across the street. And that's part of the  
25 reason why we didn't go the mural route on S Street to do

1 something a little bit different with the idea of the lighting.

2 COMMISSIONER MAY: Yeah. Well, yeah, blank walls are  
3 never a favorite thing, but sometimes it's necessary. All right.  
4 Thank you very much.

5 CHAIRPERSON HOOD: All right. Thank you.

6 Commissioner Shapiro.

7 COMMISSIONER SHAPIRO: Thank you, Mr. Chair.

8 Just a few quick questions. First of all, I didn't  
9 understand how the alley is being programmed, if at all. If you  
10 could talk a little bit about that. And you kept them free  
11 because it was a private alley, that's because it's privately  
12 maintained. But as I'm reading the design, it's sort of a public  
13 access space, right? Or fill me a little bit about that.

14 MR. AVITABILE: Yeah. It is -- it's privately owned,  
15 privately maintained, but it will be publicly accessible. And I  
16 guess, I don't know if maybe that ground floor plan is the right  
17 image to bring up, maybe we'll start there. And I don't know if  
18 David Roberts, you want to start by talking a little bit about  
19 sort of how you all envision that being used. The other image  
20 that might be a good one is the rendering that gives you a view  
21 of that alley, which also gives a sense of how it will be used  
22 and programmed. We can speak to that.

23 MR. ROBERTS: Yeah. So I think on the north side of  
24 the alley, we are going to --

25 COMMISSIONER SHAPIRO: Do you want Mr. Barron to pull

1 this up?

2 MR. AVITABILE: Yeah. I think that would be helpful.  
3 Mr. Barron, if you could pull back up the presentation.

4 Maybe -- I don't know if you want that image, David,  
5 or you want the rendering?

6 MR. ROBERTS: No, I think the -- either one, I think  
7 that's fine. Right there. Yeah. Just --

8 MR. AVITABILE: Okay. Great.

9 MR. ROBERTS: You can see on the north side, we do have  
10 retail space there that's going to -- that is going to, you know,  
11 sort of, I think, be interesting and sort of bring people around  
12 the corner. And then we have the, you know, there's the loading  
13 area, which is for the operations for the north side of the  
14 building.

15 COMMISSIONER SHAPIRO: But let me, Mr. Roberts, let me  
16 jump in. That's what I'm trying to get at. I have no sense of  
17 what that experience is going to be like for the pedestrians. So  
18 what -- I guess, what I'm looking for is something that shows  
19 your intention, you know, in a physical way.

20 MR. AVITABILE: Well, then let's go to page 17 of the  
21 presentation, I think that'll help. So, I mean, I think, the  
22 idea is it'll be operating as one-way traffic so that the trucks  
23 can come in and access the loading dock. But primarily, it will  
24 also serve as a pedestrian space, very much expected that  
25 pedestrian traffic will flow through that alley to get over to

1 | the retail spaces on the other side of the stadium. You know,  
2 | not unlike some of the spaces that you get in other projects  
3 | where alleys are used. And you can see there's, you know, an  
4 | effort to sort of animate the underside of the building as well  
5 | and sort of create -- use those sorts of devices to activate it.

6 |           And I think this is an area where -- also in the ANC's  
7 | report, they've sort of suggested continuing to work on measures  
8 | to address how circulation goes through that, and that's  
9 | something that we'll continue to work on with them. The right  
10 | measures to sort of delineate where the pedestrians are and --  
11 | as well as the vehicles. It's going to be a wide space. I mean,  
12 | it's 25-feet wide. It's going to feel pretty generous. It's  
13 | not going to feel tight.

14 |           COMMISSIONER SHAPIRO: I appreciate that. And I think,  
15 | you know, I think what I'd like to see is some kind -- some more  
16 | detail about how that's going to be lit, what other design  
17 | features there are. I mean, I imagine it's going to be quite  
18 | well used. And so it feels more like a design opportunity and  
19 | we're just not seeing any detail around it at all. That's it  
20 | for that, unless you have other thoughts about that that you want  
21 | to share.

22 |           Okay. So next is around parking. And you talked about  
23 | this a bit, and I appreciate the complexity of this.

24 |           Mr. Pilot, when you first started talking about how  
25 | complex project this is and Commissioner May built on that too.

1 I really get that. But I'm thinking about the implications of  
2 that for parking, and if you could help me make sense of this,  
3 what you're planning to do to manage the parking that you have  
4 because you've got this -- like for instance, it's not clear to  
5 me whether if -- whether some of this is public parking because  
6 you have retail. But then, you know, are you segregating in some  
7 way? Or, you know, then you've got game day, which are you  
8 cutting off game day parking for the retail? I mean, yeah. I  
9 don't even begin to know how you're going to manage this, but  
10 share with me a bit.

11 MR. ROBERTS: Yeah. I think at a high level -- and we  
12 haven't worked out all of the operational details, but the plan  
13 is that 200, roughly 225 residential spaces would be nested. So  
14 those would be, you know, separate. They would need key fob  
15 access to get into those. There are 40 spaces that are for the  
16 office, for the Volunteers of America office. And I think those,  
17 to some degree, would also be nested. So that leaves us with 40  
18 spaces as a public garage that, as we had mentioned earlier,  
19 during weekdays, five of those spaces would be available to  
20 caregivers for the senior. But those 40 spaces are essentially  
21 available, you know, to those visiting, either visitors of the  
22 residential buildings or their retail and entertainment uses.

23 COMMISSIONER SHAPIRO: Okay. I mean, I'm usually not  
24 a fan of a lot of parking, but I kind of get why the ANC would  
25 think this might be a bit under parked. And I think in part,

1 | it's because you're proximate to the stadium, which throws  
2 | everything off kilter. I'll leave it at that because I actually,  
3 | I'm -- it's problematic, but I wouldn't want more parking. So  
4 | it's just the nature of it, so we'll let that go.

5 |           One other thing, the pocket park for the seniors, that  
6 | amenity, is that going to be a restricted access in some way or  
7 | is that just yeah, how are you managing that?

8 |           MR. ROBERTS: We don't -- it's not gated per se. I  
9 | didn't -- I don't think we wanted to create that type of feeling  
10 | where it's gated in or it needs to be, you know, key fobbed in.  
11 | I think the treatment of the perimeter, you know, provides for  
12 | this to feel like a secluded area. I think the proximity to the  
13 | senior entrance also gives that strong cue that this is for the  
14 | seniors. And then we -- the way, and I think Brian alluded to  
15 | this, was the way we've reconfigured the lobby, provides an  
16 | opportunity for there could be, you know, someone who is sitting  
17 | in the lobby that has, you know, eyes on --

18 |           COMMISSIONER SHAPIRO: Eyes on the patio.

19 |           MR. ROBERTS: -- the space to be able to, you know, to  
20 | keep their eyes on, you know, making sure that that is maintained  
21 | well for just the seniors.

22 |           COMMISSIONER SHAPIRO: Right. And then I guess if it  
23 | came down to it -- if it became a problem, you could sign it in  
24 | some way just to try to make it clear who's supposed to be there  
25 | and who's not?

1 MR. ROBERTS: Yes.

2 COMMISSIONER SHAPIRO: Okay. And that sort of builds  
3 on my bigger question that I have about the sort of the  
4 intergenerational nature of this whole project. And I'm curious  
5 about what kind of conversations, if any, you've had about that  
6 and maybe VOA even had some thoughts about that as well. But it  
7 just feels like such an opportunity to make sure that it's not  
8 too segregated. You know, that the seniors and the rest of the  
9 folks feel like they're part of one development and --

10 MR. ROBERTS: One kind of thing.

11 COMMISSIONER SHAPIRO: -- so talk a bit about that.

12 MR. ROBERTS: Yeah. One thing that we specifically  
13 worked with the ANC on, and they had, you know, I think some  
14 comments about more inclusive areas that came later which was,  
15 you know, the genesis for the pocket park. But the Half Street  
16 Park itself, we made, you know, significant changes there. That  
17 originally had been a bit cut off from the -- both the senior  
18 and the office lobby. We've actually pared that back and we're  
19 calling that, you know, a multi-generational linear park there.  
20 It's programmed with tables. So that is -- it's publicly  
21 accessible, but it's programmed with tables. The way that we  
22 have done the landscaping in that area as well is supposed to  
23 appeal to, you know, seniors, if they're there, if they have  
24 visitors as well that are younger, if grandchildren are coming  
25 to visit them, that it is well programmed to, you know, appeal

1 to both. So that is certainly, you know, one area where we tried  
2 to address that.

3 Sorry. I was having a hard time.

4 COMMISSIONER SHAPIRO: I was muted. I'm sorry. What  
5 I was saying is that the plan is to have the seniors kick the  
6 butts of the young people in jest; is that the plan?

7 MR. ROBERTS: Yes, we do. I mean, yes. We have a  
8 picture of that somewhere in here, but --

9 COMMISSIONER SHAPIRO: So is there any physical -- is  
10 there any other physical connection between the senior building  
11 and the rest of the project? Or are they at any level beyond  
12 the ground floor?

13 MR. ROBERTS: No. To enter the senior affordable  
14 building, you go through the entrance and there's an elevator  
15 core that takes you up to -- their first floor would be the fourth  
16 floor.

17 COMMISSIONER SHAPIRO: Okay. All right. That's fine.  
18 And that does make sense. I just wanted to be clear about how  
19 you all were designing it. Okay. That's all I have, Mr. Chair.  
20 Thanks for the questions. And building on Commissioner May's  
21 original point and Chairman Hood's, I love how much work you've  
22 put into this with the ANC, and I think it's a pretty creative  
23 design and I love it.

24 CHAIRPERSON HOOD: Okay. Commissioner Imamura, any  
25 questions?

1 COMMISSIONER IMAMURA: Yes. Thank you, Mr. Chair.

2 I will echo Commissioner Shapiro and Commissioner May.  
3 As Commissioner May pointed out, that it's not the norm to have  
4 this level of collaboration with the ANC. But as we can see, it  
5 really does make the design outcome much better. So I know there  
6 are a lot of things that keep you all up at night, and it's clear  
7 that this is a well thought out and informed design solution, so  
8 I appreciate that. And as Commissioner May also pointed out,  
9 there's a lot of moving parts. So that's perhaps why I always  
10 feels like my comments are a little scattershot following  
11 Commissioner May and Commissioner Shapiro. So I'll try to  
12 organize my thoughts here in a couple categories.

13 I share Commissioner Shapiro's thoughts about parking.  
14 I do appreciate the 20 dedicated senior parking close to the  
15 elevators, and certainly, can understand the request for  
16 additional parking spaces near the elevator. Certainly, your  
17 concession for the caregiving parking is appreciated.  
18 Architecturally -- and I try not to show or be repetitious with  
19 my comments and show too much affinity for architecture and  
20 design, but it's hard not to. I think the way Mr. Pilot, you  
21 described the design in terms of the plan and the verticality,  
22 expression use of materials. Clearly, there's a lot of movement  
23 in the façade, especially for the residential building. And a  
24 more simplified articulation with the senior residents, yet I  
25 noticed there's some relief in terms of the way you're treating

1 the brick, and so I certainly appreciate that as well. Those  
2 sorts of subtle designs I think are important. I also appreciate  
3 the focus on universal design. I saw a whole sheet dedicated to  
4 that, those principles. That's something we should always strive  
5 for, no matter what project of course, but it's nice that you  
6 all highlighted that.

7 I also appreciate the high focus on the pedestrian  
8 experience. And I think that was best seen in the illustration  
9 at the southwest corner of S Street and Half Street. So that  
10 was a really great perspective that you all showed. I would ask  
11 -- I guess, I don't often have very many questions, but this  
12 illustration here that we all see, the black brick. I think,  
13 Mr. Pilot you had mentioned that you wanted to make a statement,  
14 and I certainly think you have with this. It certainly pops.

15 I'm curious -- and to me, it's kind of interesting  
16 juxtaposed to what Commissioner Shapiro had said, that there's  
17 this design opportunity through the private alley there, and I  
18 would agree. So you have like this really well thought out design  
19 solution, this intentional entryway. And then I guess -- all of  
20 it is a very strong design -- but if I were to say there's a  
21 weaker moment or something that maybe hasn't been thought through  
22 yet, it's what that experience is through the private alley. And  
23 so I'm kind of curious how you arrived at this black brick and  
24 what other options you had considered before arriving at this  
25 solution?

1 MR. PILOT: Yeah. I think that -- I mean, this was an  
2 important component, I think, for the entire design team. And  
3 definitely understand the importance of this experience moving  
4 through the private alley. It's one thing that we studied quite  
5 a bit in volume as well. You know, we were looking at this  
6 material turning the corner. We have two additional arches as  
7 you move into that space, you know, with retail, ideally,  
8 anchoring this corner.

9 It's nice that the setback in the courtyard happens  
10 within this volume. So that space, you're actually moving under  
11 is actually not that deep. It's not as deep as the entire east-  
12 west dimension. And it's also we're about, you know, a good two  
13 floors, so we're almost at 30-feet to the underside of that. And  
14 we envision a really sort of well designed, and you can see sort  
15 of a nod to that, with a well-designed lighting installation.  
16 And then a continuance of that iron spot brick on the left.

17 I think, you know, to get specifically to your question  
18 on the material selection here. I think our goal was to have  
19 these really large openings as well, which becomes the dominant  
20 part. So as we thought about an overall palette, and we liked  
21 the contrast that was happening with the different brick  
22 materials. We have that warmer French gray, which is the  
23 dominant, and really the dominant material as you look at the  
24 north and the west facades that comes down, so that has more of  
25 a sort of matte quality. And we really got interested in thinking

1 | about contrast and the different masonries in both sort of these  
2 | different tones of gray, from sort of a warmer French to the sort  
3 | of more specular iron spot that I think is dominant in the south  
4 | podium, the sort of richer red brick on the senior affordable.

5 |           And then doing something that has even a higher  
6 | reflective quality that we know is going to capture the light at  
7 | different times and sometimes seem quite bright, and other times  
8 | really just embrace the contrast here and then offset that with,  
9 | you know, a sort of more lighter bronze metal that emphasizes the  
10 | larger glass openings. It was -- we did go through a lot of  
11 | different studies here, and I think we landed here because of  
12 | these things that I've mentioned. But, you know, that was the  
13 | collective design team decision here.

14 |           COMMISSIONER IMAMURA: I like the touch of the bronze  
15 | metal. I think that will be nice. I noticed on the next slide,  
16 | Mr. Barron, in slide 18.

17 |           Mr. Pilot, it doesn't quite show in the illustration,  
18 | that perspective. Maybe were -- or is that the same arch there  
19 | that we're talking about the black or -- it's actually on the  
20 | other side?

21 |           MR. PILOT: Those are the same three series of arches  
22 | here. And, you know, the rendering here where we have the sun  
23 | is really, I think, capturing the brightness along that façade,  
24 | so the brick above is looking very bright. And then you're  
25 | getting the reflective quality of that glazed brick which, you

1 know, does create a lighter impression when the sun hits it in  
2 the right angle.

3 COMMISSIONER IMAMURA: Okay. That's what I thought so  
4 -- and I thought Commissioner May might have made a comment about  
5 the color palette here being a little light. But I think your  
6 description, Mr. Pilot, of a French gray was articulate. So  
7 thank you for those answers and responses.

8 I think what excited me most, Mr. Pilot, the  
9 architecture is terrific. I think there's obviously not a lot  
10 to comment on because it's very complete. But what excited me  
11 most about this was Mr. Bragan's landscape solutions. I think  
12 those -- it's very exciting at the pedestrian level.

13 So I want to say that the -- well, I'm not sure that I  
14 fully understand the paving pattern. I understand the intent to  
15 kind of stitch that together with the existing streetscape. What  
16 I do really appreciate is the Half Street Park. I think that's  
17 probably your biggest success there with the mounted area and the  
18 variety of moments and experiences in that, so I really do  
19 appreciate that. And I thought that was pretty successful. The  
20 Potomac Street Park, I think it's slide 51, was also equally  
21 good. I appreciate the 1st Street dining zone that you called  
22 out. I think that was quite nice. And I think that'll be well  
23 utilized. Your acknowledgement of S Street, and yes, that's a  
24 terrific image there, I think, just -- I envision this being an  
25 active space, so certainly, I appreciate your description.

1           Back to S Street. Your attempts to, you know, do a  
2 little more lighting studies to enhance that experience, that's  
3 probably, I would say, the area that might need the most focus  
4 because you've certainly nailed the other three sides of this.  
5 So those are, I think, the last of my comments, Mr. Chair. So  
6 again, to the applicant, a really nice solution. And again, all  
7 that is, you know, we know design is a process. It's not easy  
8 doing a group design, groupthink and working through that, but I  
9 think you all been very successful on it. So thank you very much  
10 for your time. That's all I have, Mr. Chair.

11           CHAIRPERSON HOOD: Okay. Thank you.

12           Let's go to Vice Chair Miller.

13           VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank  
14 you to the applicant's team: David Avitabile, Brian Pilot, the  
15 others for your presentation this evening. It seems like it's  
16 still afternoon, but it's dark at 4:30, so it's this evening.

17           And for all of your engagement and responsiveness to  
18 comments, particularly from ANC 6D, which is always a very  
19 actively engaged, smartly engaged ANC, and to the comments that  
20 were made previously by others including the Office of Planning  
21 and DDOT. And I concur with -- as often as the case when you  
22 speak No. 4, the Chairman will speak No. 5, although, he already  
23 did some comments. So in addition to his credit -- his  
24 introductory comments, I concur with all the comments of my  
25 colleagues, which is often not always, not always, and you'd hear

1 about when it's not always the case.

2           So I'll try not to be repetitive and maybe just ask  
3 about different things, which I might have missed because -- I  
4 might have missed. I know it's in the record, but if you could  
5 just state it here in response to any questions I have. And I  
6 appreciate again, this is a large project adjacent -- I'm very  
7 -- I'm generally supportive of the modification of significance,  
8 the PUD modification of significance in 16-02C and the design  
9 review project in 16-02D adjacent to Audi Field, which was a big  
10 project, which had a lot of issues itself and this is a big  
11 project next to it. And I think it's going to enhance that whole  
12 Buzzard Point.

13           Do have a new name for that neighborhood yet? We  
14 probably do, but I don't remember what it is. But it's going to  
15 enhance that -- it's going to enhance this whole neighborhood and  
16 that's great. And this -- the all-affordable senior housing by  
17 -- that you're partnering with, the Volunteers of America. I'm  
18 not sure I'm stating their name correctly. But it is a great  
19 component of this project, the 110 senior affordable -- all  
20 affordable units, which I think they're only all affordable for  
21 50 years, because that's the financing situation, maybe you can  
22 confirm that. And just on the affordable house -- and in your  
23 response to that, if you could also include what exactly of those  
24 110 units -- well, what's the size of them? Are they mostly just  
25 one bedroom? Are the seniors 55 and over or 65 and over, what

1 are they? And what's the affordable breakdown? I think I thought  
2 -- I think I saw that the overall project including the all-  
3 affordable senior plus the market rate with IZ component project,  
4 345 units, or the overall 30 percent of affordable. And I think  
5 I saw affordable at 30 percent median family and 50 percent median  
6 family and 60 percent median family. But can you say in the  
7 senior building, what the level of affordability is for the  
8 seniors and what the size of those units are?

9 MR. AVITABILE: Certainly. So maybe we can start by  
10 going to page 2 of the presentation because that has some of  
11 those breakdowns. And I'll start sort of with the overall  
12 affordable housing regime we're under while we get there. So  
13 we're in the Anacostia Waterfront Development Zone. And that  
14 zone has a statutory requirement to set aside for 50 years, 30  
15 percent of the units, half at 30 percent AMI and half at 60  
16 percent AMI.

17 So we are setting aside for a minimum of 50 years, 30  
18 percent of the units as affordable, half at 30 percent AMI. And  
19 actually, a large number at 50 percent rather than 60 percent,  
20 so we're actually exceeding the statutory requirement in that  
21 way. And you can see here of the senior units, you know, nearly  
22 70 of them are at 30 percent AMI. The rest of them are at 50  
23 percent. So that's not just affordable, those are deep levels  
24 of affordability, which we know are of importance here. And then  
25 the affordable units in the apartment building are your sort of

1 typical IZ 60 percent AMI. They are -- all the senior building  
2 units are one-bedroom units.

3 I'll turn it over to -- maybe to either Sharon or Lee  
4 from VOA to talk a little bit about the specifics on the age  
5 restriction and perhaps a little bit on -- and also the duration  
6 of the affordability and how that statutory requirement of 50  
7 years relates to sort of financing, where we'd end up in terms  
8 of affordability.

9 VICE CHAIR MILLER: Okay. Thank you. Yeah. I would  
10 like to hear that.

11 MR. GOLDSTEIN: Sure. This is Lee Goldstein with  
12 Volunteers of America.

13 The building for the seniors will be at 55 plus  
14 independent living and the affordability, as Dave Avitabile  
15 mentioned, it's covenanted for 50 years. But Volunteers of  
16 America National Services is a national, nonprofit affordable  
17 housing developer with close to 15,000 units across the country,  
18 and we're really a have and hold owner. So we frequently  
19 recapitalize our own projects using the Low Income Housing Tax  
20 Credit Program. In so doing, we often put another covenant on  
21 that property or use restriction, either through the tax credits  
22 program or another financing source.

23 And so we fully anticipate to, you know, maintain the  
24 affordability at this project, you know, beyond the 50 years when  
25 that time comes. I think from our financing, we, you know,

1 solicit for debt and equity on these projects and, you know,  
2 those -- the terms of those loans have exactly terms. And so,  
3 those terms just need to coincide with the affordability  
4 covenants. And it's just a, you know, a way to finance our  
5 properties most effectively.

6 VICE CHAIR MILLER: Thank you, Mr. Goldstein, and thank  
7 you for all the good works of your VOA organization.

8 I think you do have projects in D.C. already that you  
9 are operating or managing or partnering. I don't know. I seem  
10 to recall that my -- some of them might have -- one of them might  
11 have come before our Zoning Commission, but can you just quickly  
12 refresh our -- all of our recollection what projects you might  
13 have in the city?

14 MR. GOLDSTEIN: Sure. So probably referencing some  
15 projects we may have with our affiliate. So VOA has 30 affiliates  
16 around the country that are geographically based. The affiliate  
17 here in the DMV region is Volunteers of America Chesapeake & the  
18 Carolinas. And they provide a number of human services related  
19 programming throughout the region. And so they may have some  
20 services around homelessness or group homes in the area, that's  
21 quite possible.

22 I know Sharon Wilson-Geno, our chief operating officer  
23 is on the line as well, who might be able to speak more  
24 specifically to the programs that are existing, Commissioner.  
25 But I will say, part of this move for Volunteers of America

1 | relocating not only building and operating the senior affordable  
2 | housing, but relocating our national office, our national service  
3 | center from currently, where I am sitting right now in Alexandria,  
4 | Virginia, to the District, will really -- is a really big move  
5 | for us to double down our work in the District of Columbia. And  
6 | so, you know, we see the Mayor's vision and what you all have  
7 | been working on in D.C. to bring to bear more affordable housing  
8 | units faster, especially affordable housing services along with  
9 | the housing, critical supportive services, as well as healthcare  
10 | services. So we see -- we collectively, Volunteers of America,  
11 | see this as an opportunity to further expand our service directly  
12 | in D.C. even though we're a national organization. So I hope  
13 | that kind of colors a bit of context for why we're making this  
14 | move to the District.

15 |           VICE CHAIR MILLER: Yes, it does. And I applaud and  
16 | thank you for your move of your, if I heard you correctly, your  
17 | national headquarters. Even though, we'd like to be one region  
18 | that works collectively with our neighbors, but we're  
19 | competitive. We applaud you, if I heard correctly, correct me  
20 | if I'm wrong, that you're moving your national headquarters from  
21 | Alexandria, Virginia, to the District of Columbia to this site?

22 |           MR. GOLDSTEIN: That's correct.

23 |           VICE CHAIR MILLER: Fantastic. And that's 40,000  
24 | square feet of office space, I think, is part of the site. How  
25 | many employees --

1 MR. GOLDSTEIN: Actually, 110 to 120, as well as  
2 numerous. I mean, that's just the employees who will probably  
3 be there on a regular basis, but we expect to be able to also  
4 host, you know, employees from our 30 affiliates around the  
5 country that will come, you know, to attend board meetings to  
6 have functions and conferences. And so we see this not just as  
7 an inward facing office, but really as the service center that  
8 is outwardly expanding to the District and partnering with other  
9 advocacy and policy organizations in healthcare and housing.  
10 And, of course, also Volunteers of America is quite active on  
11 Capitol Hill moving forth and advocating on behalf of federal  
12 policy initiative.

13 VICE CHAIR MILLER: Well, we welcome your headquarters  
14 location in the District of Columbia. That's fantastic. And  
15 that would be a great asset for the city and the neighborhood, I  
16 think. The daytime traffic, the daytime -- well, the daytime  
17 economic activity, that's great.

18 So the seniors that are eligible are 55 and over. My  
19 way -- I've gone way beyond when I was -- would be eligible for  
20 that, although their income probably restrictions that I might  
21 not meet.

22 So at this time, I don't have any questions for you,  
23 Mr. Goldstein. But for others, the ANC -- there was the back  
24 and forth on the balconies on the (indiscernible) for the senior  
25 affordable building. I don't know where you ended up. I think

1 he ended up with no balconies. I think it's 30 -- was it 30  
2 percent or 50 percent overall balconies on the private apartment  
3 building? I guess 30 percent overall, in the overall project;  
4 is that correct? But are there zero balconies for us old people?

5 MR. AVITABILE: I'll start with the numbers and then I  
6 think again, Lee, either you or Sharon to speak to the senior  
7 building. Yeah. You have the numbers right; 50 percent of the  
8 apartment building, it has either balconies or private terraces.  
9 There are none on the senior building, that blends to 38 percent  
10 of the overall project has balconies or terraces. And VOA folks,  
11 if you want to sort of speak to why we landed on the solutions  
12 we did in terms of open space for the senior building the way  
13 it's done, I think that would be helpful.

14 VICE CHAIR MILLER: I think the open space, the terraces  
15 that you provided, the rooftop, the terraces, the other spaces  
16 you provided. But yeah, I would want an explanation as -- for  
17 our record here that you might -- you may have already given to  
18 the ANC in your meetings with them as to why you just don't think  
19 you can do a balcony for an old person like myself.

20 MR. GOLDSTEIN: I'm not sure if Sharon, our chief  
21 operating officer, is on the phone. So I'm not sure if someone  
22 can unmute her. Otherwise, I'm happy to answer and respond,  
23 Commissioner, to the question. Her phone number is 202-679-9139.

24 CHAIRPERSON HOOD: Yeah. Let's see if we can unmute  
25 the COO.

1 MS. SCHELLIN: Mr. Barron, that's call-in user 3.

2 CHAIRPERSON HOOD: Okay. Because she's -- she  
3 mentioned that in the chat. And we don't want to keep the COO  
4 muted for sure.

5 MS. WILSON-GENO: I think I am there.

6 MR. GOLDSTEIN: There she is.

7 CHAIRPERSON HOOD: There you go.

8 MS. WILSON-GENO: Okay. Great. Hi, everyone. I'm  
9 Sharon Wilson-Geno. I'm the Chief Operating Officer for  
10 Volunteers of American National Services. Sorry, I can't join  
11 you on video. I'm traveling and having a little bit of a  
12 connectivity problem, but I can hear you and I can see you, which  
13 is also helpful.

14 We've built senior housing for more than 50 years and  
15 have a lot of experience, particularly with the affordable  
16 population. And our experience has been that we really want this  
17 to be their forever home. We want them to be able to age in  
18 place. And our service setup for this building is to ensure that  
19 we can support them for as long as possible independently in  
20 their buildings. Balconies we've seen in properties can be  
21 somewhat hazardous as people become more frail. It's hard to  
22 move the sliding doors sometimes. They forget and open the  
23 windows. They can also slip and fall sometimes.

24 And what we've done instead is create outdoor spaces  
25 where we can have eyes on folks at all times. The over -- the

1 12-floor roof deck, where we're going to have our service  
2 coordinators there, so they can see the seniors enjoying the  
3 outdoor space. The fourth-floor balcony, which is a communal  
4 space, also so we can see them. Our leasing office will be there.  
5 And then again, the first-floor pocket park which we mentioned,  
6 our partner on the design side has expanded the vision of that  
7 lobby, so our concierge and reception people can see those seniors  
8 and ensure that they are safe in those outdoor spaces.

9           Our experience -- we've had a few buildings that have  
10 had balconies because we bought them, or we have not typically  
11 developed them ourselves, has been the seniors really don't like  
12 to sit outside on a balcony by themselves. They much prefer to  
13 enjoy the outdoors with others.

14           VICE CHAIR MILLER: Okay. Thank you. I appreciate  
15 that response, which is a reasonable response. Although, I don't  
16 necessarily agree with all of it as a senior, that's 11 years  
17 beyond your age eligibility. Because I think you could give me  
18 -- you've shown on the private apartment building how you made  
19 that integrate in, you know, you have a great -- it's a big  
20 project. It's a lot of -- as the architect presentation said,  
21 it has a lot of facade articulation, material differentiation,  
22 colors, depth, warm colors, that really break it up and make it  
23 not seem as big as it really is.

24           And while thinking about it, even though this isn't  
25 relatable to what I was talking about, the retail component, the

1 activating retail component will be very -- could be very  
2 exciting. The whole performance, bowling alley thing, if it  
3 works out, could be very exciting for this neighborhood. But I  
4 think -- I mean, you're the ones who are in this business, so  
5 you know, but I don't think you're only -- in this particular  
6 type of project, you're not only catering to seniors that need  
7 assisted living or assistance, so it seems that you could reserve  
8 at least a small amount that would be eligible for those who  
9 might be interested and totally able to participate in the private  
10 outdoor experience, which I've said many times before, which  
11 everybody acknowledges, it's so important, especially as we've  
12 all discovered during this pandemic period, so I don't know if  
13 we're taking action tonight. But if there is not an action  
14 tonight, I would urge you, as the ANC did, to reconsider that  
15 issue, at least to consider a small amount. I don't think it  
16 would hurt the design. I think you've shown on the other building  
17 how it enhances the design. Although, there's always symmetry  
18 about having a smooth 100 percent non-balcony thing. But anyway,  
19 I think I've said enough about that.

20 I also appreciate this last thing, Mr. Chairman, sorry  
21 to delay this. I don't think anybody has commented yet. The  
22 LEED Gold, the solar, the green, the park spaces are all very  
23 commendable parts of this project as well and that's great. And  
24 all the responses that you've done for the -- in response to  
25 community concerns on that issue, I think it will make for a

1 great project. So thank you for bringing this forward tonight.  
2 That's it, Mr. Chairman. Thank you.

3 CHAIRPERSON HOOD: Thank you. And to the team, again,  
4 I want to thank you for all your collaboration that you all had  
5 with your partners, Volunteers of America and everybody who's  
6 been involved with it. I also want to thank Mr. Goldstein, who  
7 has continued his great work, who now, I guess, moved to the  
8 national level. He used to be here in the city working right  
9 here in D.C. And I'm also glad to hear the COO and Mr. Goldstein  
10 said moving to post -- moving to D.C., which I think is great.  
11 And I know the Point is down there and I know there's a lot of  
12 stuff that's happening in that area, which is bringing viability  
13 and pedestrian walkway, a lot of things that are going there. So  
14 I want to commend you for this partnership. I will tell you one  
15 thing that I'm not going to do -- I'm not going to undo the work  
16 of this Commission, the ANC Commission.

17 And I want to thank Chairman Daniels, Commissioner  
18 Hamilton. I think Vice Chair Kramer, Commissioner Litsky,  
19 Commissioner Collins and Commissioner Weiss, for all of their  
20 work. Because when I look at this letter, a lot of thought went  
21 into that letter. And what better group of people to know what's  
22 going on in the area than the people who live there. So I don't  
23 have anything. I don't even have any questions, other than to  
24 say I do love that darker, real dark color brick. It's  
25 spectacular to me. I'm really fascinated by it. I think it's

1 really going to pop out. I think that discussion has already  
2 been had. So I don't have anything to say.

3 I do want to echo the Vice Chair about -- I'm glad he  
4 brought up the balcony issue, because the ANC has brought it up  
5 as well, so I don't have to try to bring that up. But again,  
6 he's asked you to look at it. If not, I can tell you it's not a  
7 showstopper for me. But I do know that the Vice Chair likes  
8 balconies. When I saw that, his name popped up in my mind  
9 immediately. So I don't have anything else to say. I don't have  
10 anything to add because the ANC Commissioners and the applicant,  
11 you all have done all the work. I really appreciate it. We've  
12 had some questions, some very thoughtful and great questions. I  
13 don't have anything to add and that's very unusual, so I will  
14 leave it at that.

15 Let me see if there's -- Mr. Barron, can you take the  
16 PowerPoint presentation down, please? So that way, I can see  
17 everybody. Thank you.

18 Commissioners, any follow up questions or comments?

19 Commissioner May.

20 COMMISSIONER MAY: So I mean, I know we're not jumping  
21 into deliberations, but I just want to say that I completely  
22 accept the applicant's explanation of why they don't want to have  
23 balconies in the senior building, and I would completely support  
24 it. So we'll get to the point where we decide whether we're  
25 going to take any kind of action tonight, I guess later on. But

1 | yeah, I'm not convinced that we hold up this project for the sake  
2 | of trying to insert balconies. I mean, this is someone who is  
3 | operating thousands of senior apartments across the country, and  
4 | they say it's not a good idea, I think that we should accept  
5 | that, but I'll leave it at that and maybe we can get into it more  
6 | later on.

7 | CHAIRPERSON HOOD: Okay. And I'm just going to opine  
8 | on that. My last statement was -- and I know you weren't just  
9 | --

10 | COMMISSIONER MAY: Oh, no. I heard that. Yeah.

11 | CHAIRPERSON HOOD: Right. But my last statement, it  
12 | ain't a showstopper.

13 | COMMISSIONER MAY: Right. Exactly.

14 | CHAIRPERSON HOOD: Not for me. All right. So anybody  
15 | else?

16 | (No audible response.)

17 | CHAIRPERSON HOOD: Okay. Let's go to -- so give me a  
18 | two minute -- two minutes. Let's take a two-minute break.

19 | (Whereupon, the above-entitled matter went off the  
20 | record and then resumed.)

21 | CHAIRPERSON HOOD: Okay. Thank you.

22 | As I mentioned at the very beginning, I was going to  
23 | have a call that I needed to take. And I knew it was going to  
24 | be when I was having my questions, but I was hoping that didn't  
25 | happen, but, you know, how things work out. So thank you all

1 for --

2 VICE CHAIR MILLER: I thought that was what was  
3 happening, and I did not interrupt your call.

4 CHAIRPERSON HOOD: Yeah. It was important. So thank  
5 you all for your indulgence.

6 Okay. So let's go to the Office of Planning -- and  
7 Commissioner May, I appreciate your comments about the balconies  
8 and Vice Chair, I just was trying to be supportive, but again,  
9 it's not a showstopper for me. This is too many --

10 VICE CHAIR MILLER: Not from me either.

11 CHAIRPERSON HOOD: I do have one question. With all  
12 of this -- and I'm not a soccer fan. I'm being very -- trying  
13 to be funny. So my wife always says I think I'm a comedian. But  
14 let's help our soccer team win. I understand they already a good  
15 soccer team but, you know, with all this is going on down here,  
16 it's going to help us with a zero record. No, I just threw that  
17 out there. I'll leave it alone. All right.

18 MS. SCHELLIN: We need to do a cross by the ANC.

19 CHAIRPERSON HOOD: Oh. Cross. Do we have ANC or --

20 MS. SCHELLIN: Uh-huh. Ms. Kramer is here.

21 CHAIRPERSON HOOD: Oh, Ms. Kramer. Okay.

22 MS. SCHELLIN: Ms. Kramer.

23 CHAIRPERSON HOOD: The Vice Chair, Ms. Kramer. Let's  
24 bring Ms. Kramer up and see if she has any cross-examination.

25 There she is.

1 COMMISSIONER KRAMER: I am here. Thank you very much.  
2 I prepared testimony for this session, and I assumed I  
3 was going to do that. Would you like me to cross before that?

4 CHAIRPERSON HOOD: Yes. I'd like for you to cross.  
5 But Ms. Kramer, I think we're going to have to do -- you have to  
6 cut your camera off because we're having problems with your video.  
7 I mean, with your sound, with your audio. Just --

8 COMMISSIONER KRAMER: Okay.

9 CHAIRPERSON HOOD: -- go now, you can do your cross-  
10 examine now, cross-examination.

11 COMMISSIONER KRAMER: Okay. I appreciate that.

12 I guess, let me start out with the question of whether  
13 it will -- whether the -- this comes up with the balconies, it  
14 comes up with the question of, you know, the affordable population  
15 and whether you want or can or cannot sustain balconies. It's a  
16 sort of general question of what -- first of all, is this a  
17 different population? Let me ask you that. Is this a different  
18 population that you're targeting? This is to VOA, the VOA folks,  
19 than you would generally target in a senior -- in the senior  
20 building. We have had, as you know, we have balconies on  
21 Westminster. This is the balcony issue. And I know it's not a  
22 showstopper. It's not a showstopper for us because we see this  
23 whole project as a real plus for how we've worked. And I'll get  
24 to that when I do my testimony.

25 But what populations are you targeting in this and how

1 do you see that as different from a normal cross-sectional senior  
2 population? We understand the two -- yeah.

3 MS. WILSON-GENO: This is Sharon again.

4 I think that's a great question. And I think that  
5 that's an important thing to consider when we look at balconies.  
6 This is a very low-income senior population. There's a hundred  
7 percent low income. What happens? Typically, especially in a  
8 community like the District of Columbia, where our low-income  
9 population, there has been a lot of health disparities. Many of  
10 these people come to us with chronic conditions that they've  
11 lived with for periods of time and other things.

12 So we know this population tends to be more frail than  
13 the population of that age group as a whole. So we do take our  
14 duty very seriously. While we're providing housing care, we're  
15 also providing care. These people are trusted to our care. So  
16 we want to be sure that we have the ability to keep eyes on them  
17 and make them as safe as possible in their homes. There's weather  
18 conditions on balconies. We've talked about the fact that we'd  
19 like to keep eyes on them with balconies, closing doors, things  
20 like that. Sometimes balconies -- in a few buildings we've bought  
21 that have had balconies in this population, sometimes they get  
22 used for access storage and then you have things out on the  
23 balconies that aren't really things that you want people's  
24 laundry, and mops and things on the balconies. So it really is  
25 not something that we've seen used effectively with this

1 particular population.

2 COMMISSIONER KRAMER: Thank you. I guess I'll visit  
3 it again when I get to discuss it as the ANC has discussed it.

4 Let me ask also, because we are talking about -- we  
5 have been focused on trying to expand the congregate areas. I  
6 see that you've expanded them somewhat. But I'm wondering what  
7 you have discussed at all in terms of expanding the congregate  
8 areas to game rooms, library, computer and so forth, which I will  
9 return to. But we have nothing of that sort and because the  
10 units appear to be quite small, we have a problem with the level  
11 of just the space in which these folks will be able to recreate,  
12 live and recreate.

13 MS. WILSON-GENO: This is Sharon again. I think your  
14 comments in this area were very good. We have already looked  
15 with the architects, and we need to do some more planning with  
16 them on expanding the lobby area in the senior building into the  
17 office lobby area and creating some additional space. In which  
18 case, we could create a room with sliding doors that could be a  
19 library, a computer room, something of that nature.

20 COMMISSIONER KRAMER: Thanks. You also talked about  
21 -- this is a design review, and I think what I'd like some clarity  
22 on what you -- what kinds of services you are actually delivering,  
23 what kinds of staffing services, because that obviously affects  
24 the kind of space that you'll need to devote to them.

25 MS. WILSON-GENO: Sure. And really, this is an area

1 | where we had a lot of experience and really pioneered the use of  
2 | what we call "service-enriched senior housing", which means that  
3 | we will have one or two social workers on the property that are  
4 | called "service coordinators." And they really handle almost on  
5 | a case management basis -- and it's voluntary, people don't have  
6 | to accept the service, but almost all of them do -- and help them  
7 | coordinate their needs, transportation needs, other things within  
8 | that property. Their offices are located on the 12th floor.  
9 | They also do social activities, they do preventative health  
10 | activities, they do holiday meals. They do all sorts of things  
11 | depending on what the community desires and the needs of that  
12 | population.

13 |           You'll see that we've also included in the design on  
14 | the 12th floor, an interior medical office/exam room, which if  
15 | we had the service provider and there was a demand in the  
16 | building, we could use for more private screenings, podiatry,  
17 | things like that, and that does happen in some of our buildings.

18 |           COMMISSIONER KRAMER: I appreciate that. We'll have  
19 | to get some more drawings because it's not clear from what we've  
20 | gotten exactly what -- where these fit in and that would be very  
21 | helpful.

22 |           Let me switch to the applicant, the architect, talking  
23 | about the mural on the blank wall on 1st Street and this sort of  
24 | blank facade. What's the thoughts -- what are the thoughts at  
25 | this point on perhaps putting a mural there as well if the

1 entertainment space becomes realized as it is now? We've never  
2 discussed that.

3 Did I lose everybody?

4 MR. ROBERTS: No, Rikki, I think we were processing.  
5 Is your question, do we have any additional thoughts on what the  
6 design of the mural will be?

7 COMMISSIONER KRAMER: No. What my question was,  
8 because it came up only this evening in this hearing, concerns  
9 about the blank wall, not the mural wall on Half Street, but  
10 there is blank space on 1st Street as I understood it. And it  
11 came up in the discussion of whether the entertainment space  
12 would be there and what you would do with that. Am I not  
13 understanding that piece?

14 MR. ROBERTS: Yeah. There's no blank --

15 COMMISSIONER KRAMER: Oh. Okay.

16 MR. ROBERTS: -- like facade on 1st Street. That will  
17 (indiscernible).

18 COMMISSIONER KRAMER: Okay. All right. No question.  
19 All right. Well, those -- that's what I've got at the moment.  
20 Thank you. Thank you, Mr. -- Chair Hood.

21 CHAIRPERSON HOOD: Okay. Thank you, Chairperson  
22 Kramer. I appreciate, again, you and all the work. And we will  
23 hear from you -- we will hear your presentation shortly.

24 Let's go to the Office of Planning and District  
25 Department of Transportation.

1 MS. SCHELLIN: Ron, that's it. Elisa Vitale.

2 CHAIRPERSON HOOD: Ms. Vitale and Ms. Vacca. Let's  
3 bring them up.

4 MS. SCHELLIN: And Kimberly Vacca.

5 CHAIRPERSON HOOD: All right. Ms. Vitale, you may  
6 begin whenever you're ready, and then we'll hear from Ms. Vacca,  
7 and we will ask our questions in that order.

8 You may begin.

9 MS. VITALE: Great. Thank you so much.

10 Good evening, Mr. Chair, and members of the Commission.  
11 Elisa Vitale with the Office of Planning.

12 OP is recommending approval of Zoning Commission Case  
13 16-02C. This is the PUD modification and finds that it would be  
14 not inconsistent with the maps and written elements of the  
15 Comprehensive Plan. We did have some back and forth with the  
16 applicant prior to this hearing regarding the proposed condition  
17 language that would need to change in that final PUD order, and  
18 we were able to work with the applicant and the Office of Zoning  
19 Legal Division. And I think we're, you know, in a good place  
20 with respect to that condition language, so I just wanted to  
21 mention that this evening. We hadn't talked -- we've been focused  
22 primarily on the design review case, so I just wanted to mention  
23 that in my testimony.

24 The Office of Planning is also recommending approval  
25 of the design review application. That's Case 16-02D. This

1 would include the requested special exception relief for the  
2 bowling alley use, as well as flexibility from the preferred use  
3 requirements in K509 as well as the guardrail setback  
4 requirements in C1500.

5 OP notes that the applicant has addressed the three  
6 items that we've -- we raised in our report that was filed on  
7 December 10th with respect to S Street. We appreciate the  
8 proposed lighting. We do want to ensure that S Street fulfills  
9 the goals of the Buzzard Point vision framework. We really do  
10 want to make sure that S Street continues to draw visitors to  
11 Buzzard Point, all the way through, from the stadium entry gate  
12 there to the water. I think this can be accomplished with the  
13 lighting that's being proposed. I do think that adds an element  
14 of safety, and we look forward to seeing this more fully developed  
15 as the applicant works on refining the S Street façade.

16 COMMISSIONER KRAMER: (Indiscernible) to wrap up their  
17 balconies, that's what they wanted, and they want -- treating  
18 them --

19 MS. VITALE: With respect --

20 CHAIRPERSON HOOD: Commissioner Kramer, you might --

21 COMMISSIONER KRAMER: Sorry.

22 CHAIRPERSON HOOD: -- you are on mute.

23 MS. SCHELLIN: I think it's Ms. Kramer, yeah.

24 CHAIRPERSON HOOD: Yeah. Commissioner Kramer. Okay.

25 MS. VITALE: Great. With respect to Half Street, the

1 applicant has provided the additional renderings and elevations  
2 showing the mural in context, that was helpful to see. And the  
3 applicant has also, you know, more fully described a process by  
4 which they would identify an artist. In addition to their  
5 proposal to work with the ANC in the selection of the artist and  
6 design for that mural, we'd love to see them work with local arts  
7 organizations and coordinate, you know, with Districts --  
8 District arts entities with respect to that mural selection,  
9 artist selection and design process.

10           With respect to sustainability and resilience, we  
11 understand that this will be an all-electric building. We applaud  
12 the applicant for that. And for the LEED Gold level of  
13 certification, as well as the use of the roof and building solar,  
14 the electric vehicle charging stations in the garage and bike  
15 charging portals for electric bikes. So we think those are all  
16 commendable design components of the project.

17           We would, however, request the ability to work again  
18 with the Office of Zoning Legal Division and the applicant on  
19 some of the proposed design flexibility language. I think they're  
20 -- the applicant has proposed some flexibility language for the  
21 final order. I think, OP and OZLD has, in the past, had some  
22 standard language. I think there is some deviation from the  
23 standard language, and we would just like the opportunity to  
24 continue to refine that language.

25           OP reviewed both applications, both the PUD

1 modification as well as the design review through a racial equity  
2 lens, and we found that the proposals would not result in  
3 displacement. They would provide jobs as well as housing  
4 including affordable senior housing. They would also address  
5 ongoing environmental justice concerns in the community through  
6 the cleanup and remediation of parcel B. So I wanted to include  
7 that in my testimony this evening.

8           OP also held an interagency meeting on November 5th,  
9 and we received great feedback at that meeting. We heard from a  
10 number of agencies including DPR. And we've also gotten comments  
11 from the Department of Aging and Community Living. So I think  
12 the applicant has incorporated items from both of those, you  
13 know, from all of those comments and discussions in the  
14 application, including some of the refinements to the play space  
15 on Half Street, providing seating for the seniors that has backs,  
16 you know, small considerations like that. Also, things as it  
17 relates to the senior tower with universal design, the dedicated  
18 caregiver parking, those -- in addition to responding to ANC  
19 concerns, were some items that were raised by DACL.

20           And with that, I think I will wrap up my testimony  
21 there, but I am available to answer any questions that the  
22 Commission might have. Thank you.

23           CHAIRPERSON HOOD: Okay. Thank you, Ms. Vitale. Let's  
24 go to Ms. Vacca and we'll come back with our questions.

25           MS. VACCA: Thank you, Mr. Chair.

1           For the record, my name is Kimberly Vacca with the  
2 District Department of Transportation. DDOT is supportive of the  
3 requested approval for both the Planned Unit Development  
4 modification of significance and design review applications. The  
5 proposed development is expected to generate 90 inbound and  
6 outbound A.M. peak hour trips, 121 P.M. inbound and outbound peak  
7 hour trips, and 239 inbound and outbound Saturday peak hour trips.

8           As such, the applicant was required to submit a  
9 comprehensive transportation review, CTR study. The CTR  
10 indicated that one of this study intersections would unacceptably  
11 degrade in level of service due to the addition of site-generated  
12 vehicle trips and trigger the need for mitigation. Therefore,  
13 an enhanced transportation demand management plan was requested  
14 by DDOT. The TDM plan proposed in the November 2nd, 2021, CTR  
15 is sufficiently robust to encourage non-auto travel and offset  
16 the congestion impacts of the mixed-use development with the  
17 revisions and additional strategies agreed to by DDOT and the  
18 applicant noted at the end of DDOT's report.

19           The applicant is also proposing a loading management  
20 plan to facilitate truck movements from and potential conflicts  
21 in the alley network and on the private segment of 1st Street.  
22 Overall, DDOT supports the projects and welcome any questions.  
23 Thank you.

24           CHAIRPERSON HOOD: Okay. Commissioners, do we have any  
25 questions of either the Office of Planning or District Department

1 of Transportation? Commissioner May saying no. Commissioner  
2 Shapiro, Commissioner Imamura, and Vice Chair Miller?

3 VICE CHAIR MILLER: I just wanted to thank Ms. Vitale  
4 and Ms. Vacca for your reports and say that I agree with  
5 everything in the reports. I have just an additional question  
6 before we move on to the applicant, but I'll wait to do that.

7 CHAIRPERSON HOOD: Okay. And I, too, have no questions.  
8 I want to thank both DDOT and OP for your reports, Ms. Vitale  
9 and Ms. Vacca.

10 Let's go to the applicant. Does the applicant have any  
11 cross or either one of those agencies, Mr. Avitabile?

12 MR. AVITABILE: No, Chairman Hood. We do not.

13 CHAIRPERSON HOOD: Okay. It's funny because I have to  
14 look around and find out where people are moving around on the  
15 screen.

16 Commissioner Kramer, do you have any questions of  
17 either OP or DDOT?

18 COMMISSIONER KRAMER: I don't. Thank you.

19 CHAIRPERSON HOOD: Okay. Again, thank you both. We  
20 appreciate your reports.

21 Okay. Now, I believe we go to Commissioner Kramer.  
22 You can give us your report, your ANC report.

23 COMMISSIONER KRAMER: Okay. Do you want me to try it  
24 with the video or not?

25 CHAIRPERSON HOOD: Sure. Let's try and see how the

1 sound works now.

2 COMMISSIONER KRAMER: Okay. All right.

3 Good evening. My name is Fredrica Kramer. I live at  
4 387 O Street, Southwest. I'm Commissioner for ANC 6D-05, which  
5 is where this building is, and Vice Chair of ANC 6D. I'm  
6 testifying on behalf of ANC 6D and our Commission's report, which  
7 was submitted to the Zoning Commission on December 17th. Before  
8 I get going, I want to speak to -- not to dampen any of the  
9 collaboration, which has been quite spectacular between the ANC  
10 and the applicant -- I want to say that -- what I'd like to cover  
11 is the benefits of this project to the community and still raise  
12 some of the concerns that we've put in the report.

13 On the benefits, Parcel B is directly east of Audi  
14 Field, south of Potomac Avenue and is in fact a central link  
15 between the greater community of Southwest and the newly  
16 developing community of Buzzard Point. As such, we expect that  
17 the project will serve both the community of high-rises and  
18 townhomes across the demographic spectrum to the north and the  
19 new residents to the south.

20 There are exceptional -- two exceptional community  
21 benefits. The first is the project promises this all-affordable  
22 senior building of 110 apartments at deeply affordable 30 percent  
23 of MFI and 50 percent of MFI for seniors 55 and up. This is a  
24 scarce community -- commodity in southwest and indeed across the  
25 District. ANC 6D is committed to ensuring the current residents

1 | can age in place and contribute to the iconic diversity of our  
2 | community. And this is a real additive.

3 |           Volunteers of America, VOA, is a long-term affordable  
4 | housing operator, as you've heard, will be moving its  
5 | headquarters to the building. They promise funding for 50 years  
6 | using LIHTC renewable increments and will provide staff to  
7 | deliver direct services to the residents. They also propose to  
8 | have either -- and I'm not sure where we are now, but in the  
9 | materials that we had so far, to have either an onsite full time  
10 | resident service coordinator or community health worker to do  
11 | assessments and perhaps a wellness -- a nurse, the  
12 | (indiscernible) has changed.

13 |           Staff can also provide help with transportation setup,  
14 | rideshares, Senior MedExpress and Metro access appointments. And  
15 | VOA has promised to put a digital notice board for real time  
16 | information on public transportation. VOA assures us the senior  
17 | building will be designed according to the current universal  
18 | design principles for senior living. And you've seen that very  
19 | long list of accommodations for both common areas and individual  
20 | units that ensure that all seniors at varying levels of  
21 | infirmities and over time can live in and navigate safely  
22 | throughout the building. We are delighted that VOA has  
23 | provided that list that reflect these universal principles. We  
24 | also note that washers and dryers are going to be provided in  
25 | each unit, which is a benefit, that as this Commission knows has

1 not been common in other below market rate units. While the  
2 proposal has not indicated in fact that it's targeting any  
3 population other than those that meet income and age eligibility,  
4 we've assumed the building is designed to serve all comers,  
5 particularly those who wish to age in place within Southwest.

6 This is a design review. Service implications have  
7 -- services have implications for physical design such as  
8 staffing related to congregate spaces and the populations they  
9 intend to serve. So we expect that both the extensive list of  
10 physical accommodations -- I think this has already been attested  
11 to -- will be -- and the specific services will be clarified by  
12 the applicant and included in the final order.

13 The market rate building, with 345 units of studios to  
14 three bedrooms, 8 percent affordable at 28 units at 60 percent  
15 of MFI is for the life of the building. D.C. law requires in  
16 D.C. owned property that 30 percent of the units be affordable  
17 at 30 percent and 60 percent for 50 years. And the two towers  
18 are being proffered as one building and so 30 percent will be  
19 available for at least 50 years and then return to 80 percent  
20 affordable for the life of the whole.

21 As our ANC has requested of other projects, we're eager  
22 to understand the potentials -- the potential options for  
23 expanding broad affordability for the life of the senior building  
24 based on VOA's experience in other projects. And this discussion,  
25 we hoped would be part of the applicant's proposal. They've

1 suggested extending broad affordability, and we've just heard  
2 from Mr. Goldstein about some of this. They can recapitalize the  
3 building and so forth.

4           But what we -- even if it is a design review, what we  
5 would hope is that they would -- to the extent the discussion  
6 can be offered on continued affordability, it sounds like they  
7 do have the expertise to have this happen in other units. And  
8 it will be very helpful for ANC and others to consider the options  
9 as redevelopment of this community continues.

10           The second exceptional benefit is the new park on  
11 Potomac Avenue and potentially the green spaces on Half Street.  
12 ANC actually suggested, and the applicant pursued an agreement  
13 with DDOT, to extend the park at the north end of the site to  
14 include the adjoining space that's owned by the District. The  
15 applicant has now agreed to design, landscape and maintain this  
16 additional portion of open space that runs the length of the  
17 north property line. And as a result, the park will be nearly  
18 doubled in size from what we started with -- that's a real park  
19 -- and a meaningful response to the extreme loss of green and  
20 common space that historically defined Southwest.

21           ANC has been working with the applicant, as you've  
22 heard, on the final design of this new park, which will now have  
23 predominantly green space rather than hardscape. Details of the  
24 design, as reviewed by the ANC, we hope will be part of the final  
25 order. Similarly, the long brick wall at ground level on Half

1 Street will have a mural and be fronted by the smaller green  
2 spaces for seating and leisure use as you've seen. While the  
3 area is described as a pocket park, ANC expects -- ANC 6D expects  
4 further community input into the design of the mural and the  
5 green leisure space. We appreciate very much the commitment to  
6 identifying the local artists through a competitive process and  
7 selection in consultation with ANC reps.

8 On a related but important point, the outdoor  
9 congregate spaces for seniors is still limited -- I want to come  
10 back to this later -- and ANC expects to work with the applicant  
11 to make the Half Street green space accommodating to seniors  
12 especially, as well as the general public. Specifications for  
13 the design of the green spaces on Half Street as developed in  
14 consultation with ANC 6D should be part of the final order.

15 I now want to not put a damper on the good feelings and  
16 the almost love fest between the ANC and the applicant and what's  
17 been so recognized by the Zoning Commission, but I wanted to  
18 identify the concerns that we hope the Commission will still  
19 consider and use and specify in the final order.

20 The first is the outdoor, the communal spaces for  
21 seniors. The limited communal spaces even with the improved --  
22 the small extensions that they've described with implications for  
23 who the building is designed, may be our top concern. ANC  
24 requested balconies for seniors that were added to the original  
25 design and then removed on the recommendation of VOA. As a

1 result, outdoor and congregate spaces for seniors is limited to  
2 the overlook terrace about 30 by 60, 70 feet, what it looks like,  
3 as a guess, and adjoining indoor amenity space, a narrow terrace  
4 with three seating areas adjoining the fourth-floor leasing  
5 office, and a small lounge, and the small ground floor corner  
6 patio.

7           ANC 6D has four Commissioners, seniors among us, and  
8 we find the limited spaces inadequate for congregate  
9 opportunities for seniors, particularly in the area with little  
10 public space and not easily accessible to other community  
11 facilities such as Southwest parks and public library. Further,  
12 the individual units, while they're very well fitted with  
13 appropriate accoutrements for senior living as I've referenced,  
14 appear to be extremely small.

15           We don't have the specifications, but the living,  
16 dining room and bedroom each looked to be as small as 10 by 10.  
17 We trust VOA has built commodious spaces for seniors in other  
18 projects. But in this one, we can't figure out how these rooms  
19 -- where you'll put a couch, a couple of chairs for a visitor or  
20 two, and a dinette set in that kind of space. With small units,  
21 common spaces become even more important, but there's no space  
22 for limited exercise to keep seniors moving, one of the most  
23 important aspects of longevity. No craft or game room, or library  
24 or computer room, or other space that is specifically resourced  
25 to support senior activities.

1           We find the fourth, the small fourth floor terrace,  
2 even as it's described under the watchful eye of the adjoining  
3 leasing office, may potentially support the staff rather than the  
4 handful of seniors who are able to wend their way to the space.  
5 VOA insists this is not assisted living, and we absolutely agree.  
6 That said, we still hope the building can support some balconies  
7 as other seniors -- senior buildings have done. I point to  
8 Westminster, which has balconies on the senior building. We had  
9 problems because they didn't put any balconies on the market rate  
10 building in that project, but the senior building does have  
11 balconies. Greenleaf Senior building is ringed with balconies.  
12 So it clearly is possible, and we hope that you can reconsider  
13 that.

14           The other point is that since the VOA promises staff  
15 for a variety of assessments, which we are very grateful for,  
16 they can also assess, we hope, the suitability for residents to  
17 be able to live safely with a balcony and others not, and to move  
18 residents around as circumstances change. So we've asked that  
19 the removal of all the balconies be reconsidered, that some be  
20 restored; that unit floor plans and dimensions be reconsidered,  
21 perhaps creating some studios; even moving the kitchen and living  
22 area, reversing them, all various strategies to achieve more  
23 space.

24           Our Commission would also consider -- this is a very  
25 important point, which we talked about -- our Commission would

1 | also consider giving up some small number of units to allow for  
2 | a few additional congregate spaces both inside and out to  
3 | accommodate the over a hundred households that will make the  
4 | building their home. Detailed plans with dimensions should be  
5 | included in the final order.

6 |           The second point is around the retail space. Nearly  
7 | all of the south podium ground floor, the 40,000 square feet will  
8 | be the entertainment space. The applicant has requested the  
9 | special exception for the 14-lane bowling alley and music venue,  
10 | which in fact will seat around 1,200 we are told. Though other  
11 | options miniature golf, ping pong maybe remain possibilities. We  
12 | appreciate -- very much appreciate that the sound engineers who  
13 | designed The Anthem will be used here to ensure that the building  
14 | will be isolated -- they'll be isolated from upstairs, offices  
15 | and residences.

16 |           Nothing in the original PUD dictated -- the DC United  
17 | PUD dictated the use of possibly the adequate (audio  
18 | interference) space, but the large space could, and our  
19 | Commission could still. and our Commission hopes will play a role  
20 | in serving the community north and south across demographics. In  
21 | the negotiations for Audi stadium, a detailed community benefits  
22 | agreement was crafted and continues to serve our residents. As  
23 | the community did for Audi, mechanisms to serve the whole  
24 | community, family days, discounts for birthday parties for  
25 | locals, other approaches should be on the table as the applicant

1 negotiates with the prospective tenant.

2           Details of the design of this large mixed-use space,  
3 how the soundstage relates to the bowling areas, which came up  
4 earlier in the hearing tonight. Design of the eating and drinking  
5 spaces and in particular, how the large operation will be made  
6 attractive to and usable by a broad demographic remains to be  
7 shared and should become -- we hope would become part of the  
8 final order.

9           Apart from the entertainment space, there's 8,000  
10 square feet on the north and west ground floor proposed for  
11 eateries and about 1,700 square feet available for other uses.  
12 ANC is concerned that Buzzard Point is still devoid of  
13 neighborhood-serving activities including basic public safety  
14 facilities, as it readies to serve over 6,000 new residents and  
15 tens of thousands of visitors. One option for the 1,700 square  
16 feet would be a government tenant to provide dependable and  
17 sustained rent. That was how the community actually was able to  
18 get a commitment to specific neighborhood-serving uses in the  
19 commercial spaces in our 4th Street Town Center.

20           Since there continue to be no plans for maintaining  
21 public safety in Buzzard Point, one possibility would be an MPD  
22 substation. We understand the applicant has not committed to a  
23 specific provider in any of the commercial spaces or to subdivide  
24 any of the large ground floor entertainment space. We ask, at a  
25 minimum, the 1,700 square feet on the corner of the north podium

1 | be committed to any one of -- a number of neighborhood serving  
2 | options that the Commission can specify and can be included in  
3 | the final order.

4 |           We also ask the applicant explore government interest  
5 | in leasing space, and if a government tenant can be identified  
6 | for the corner space, additional retail space might be freed up  
7 | for some of the square footage proposed for eateries, which then  
8 | could be included in the final order.

9 |           Transportation. Number three, traffic and parking will  
10 | only get worse, we all know that in Buzzard Point because of the  
11 | extremely constrained ingress and egress that we'll have to  
12 | handle increasing residents and visitors. The applicant has  
13 | agreed, as you've heard before, to reserve 20 spaces closest to  
14 | the elevator for the seniors; residents of the non-residential  
15 | spaces, 40 for the VOA staff, 40 for visitors; and of that last  
16 | 45, reserved for senior caretakers for weekdays and daytime, thus  
17 | limiting the actual general public spaces to 35.

18 |           The applicant explains that visitor parking will not  
19 | be specifically advertised as game day in order to discourage  
20 | soccer fans taking up precious spaces. ANC 6D questions the  
21 | allotment of the 40 spaces for VOA staff, while as a matter of  
22 | policy, the ANC and District authorities collectively are  
23 | encouraging use of public transportation. In any case, staff  
24 | parking should be returned to residential, and caretaker use in  
25 | the evening, we hope.

1 Further, caretaker parking -- those five spaces which  
2 we feel should not be limited to weekday or daytime. And  
3 although, the number might be reduced on weekends, medical  
4 appointments and other needs for caretaker assistance is not  
5 exclusively limited to weekdays and daytime. Finally, ANC 6D  
6 believes that disclaimer that retail parking will not be  
7 advertised as game day is not adequate to prevent that kind of  
8 use. So in all, stricter mechanisms need to be in place to ensure  
9 more than 35 spaces for the commercial establishments including  
10 the large entertainment performance venue. So we requested that  
11 the caretaker and VOA staff allocations be adjusted, that  
12 adequacy parking for the entertainment venue and the retail  
13 customers be clarified with comparable parking plans for like  
14 uses elsewhere, and that procedures to ensure that visitor spaces  
15 are not used for game day parking, pricing mechanisms and so  
16 forth be specified, and that options for shuttle service between  
17 the senior building and public transportation be considered.  
18 Additional parking is consistent we read with DDOT  
19 recommendations.

20 With respect to pedestrian safety -- safety, ANC 6D  
21 expects that curbside management will reflect the different uses  
22 of 1st Street facing Audi Field and times of pedestrian wall and  
23 Half Street. Clear plans for how traffic will be handled on  
24 other than game days and major events and the entertainment sites  
25 need to be addressed in the final order. We understand that

1 final pickup and drop off is subject to DDOT approval and it will  
2 happen over time.

3           On the 20-foot-wide private alley, which we've heard  
4 some about already, connecting Half Street and 1st Street, while  
5 only one-way traffic is going to serve the loading dock  
6 pedestrians and some cars, and will become an attractive pass  
7 through to activities on 1st Street. This was raised by  
8 Commissioner Shapiro earlier. To ensure that pedestrian safety  
9 in the alley, we ask that a clear pedestrian sidewalk be  
10 demarcated by both surface treatment and installation of some  
11 sort of bollards around the loading dock so the trucks cannot  
12 mistakenly back into pedestrians passing through. This is  
13 something we've asked for and gotten in another project that we  
14 just recently reviewed. The shared loading dock on the southeast  
15 corner may also warrant safety measures. Specifications for  
16 pickup and drop off on Half and S Street and pedestrian safety  
17 throughout will -- should be part of the final order, and I  
18 believe our recommendations track closely with DDOT, conditions  
19 regarding the loading management plan and the update of the  
20 traffic operations parking plan, the TOPP for Audi Field.

21           The last point is environmental cleanup. I don't need  
22 to spend much time on it. The applicant has agreed for voluntary  
23 cleanup plan and also agreed for a floor plan to control fugitive  
24 dust generated by soil remediation. The only thing that I would  
25 stress on this is the two air monitors, which they've also

1 committed to, are especially important to our community having  
2 endured years of dust pollution coming from the two concrete  
3 plants in Buzzard Point and the trucks that travel to and fro to  
4 service the redevelopment of Southwest. So we expect the  
5 environmental remediation plans will be -- are included in the  
6 applicant's proposed conditions of approval including the air  
7 monitoring at the 2.5 parts per million level, which is important.  
8 The other issues are described.

9 In sum, we have been working very, very productively  
10 with the applicant, as I tried to say at the outset, on all of  
11 these issues. We've not stated them as explicit conditions for  
12 support. Rather, we expect that both the applicant and the Zoning  
13 Commission will consider carefully the points that were bulleted  
14 in our report that we've provided and that they will be addressed  
15 in the final order. And we thank everybody for what clearly has  
16 been an extraordinarily productive exchange leading up to the  
17 point we are now. I look forward to your questions. Thanks very  
18 much.

19 CHAIRPERSON HOOD: Okay. Thank you, Vice Chair Kramer.  
20 And let's see if we have any follow up questions or comments.

21 Commissioner May?

22 COMMISSIONER MAY: I don't think so. I mean, the report  
23 was so thorough. I think everything is pretty clear for what  
24 you testified to. I don't really have any follow up questions.  
25 I'll be interested in hearing what the applicant has to say when

1 we circle back to them. Thank you.

2 CHAIRPERSON HOOD: Okay. Commissioner Shapiro?

3 COMMISSIONER SHAPIRO: I agree with Commissioner May.  
4 Just that, you know, as I often, I'm just quite impressed with  
5 how much work and effort has gone into this, and I appreciate  
6 your time and energy.

7 CHAIRPERSON HOOD: And Commissioner Imamura.

8 COMMISSIONER IMAMURA: I have nothing further to add,  
9 Mr. Chair.

10 CHAIRPERSON HOOD: And Vice Chair Miller.

11 VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank  
12 you, Vice Chair Kramer for your testimony and all your work on  
13 this case and all the other many projects in ANC 6D. It's  
14 overwhelming. And you're -- it's a volunteer job, which we're  
15 -- because we're kind of in a volunteer job here too.

16 So I agree -- I share. I think all of the issues that  
17 you -- I share all the support that you've represented tonight,  
18 and the appreciation for the engagement by the applicant. But  
19 also, the concerns that you continue to have and hope that there  
20 can -- maybe be some accommodations to some of those additional  
21 concerns going forward, you know, whether it's reflected in a  
22 final order that we do, or just working as the Chairman has often  
23 said, as a good neighbor policy with the neighbors in Southwest  
24 to make it a project that works for everybody. So thank you.  
25 Thank you for all of your good work.

1 COMMISSIONER KRAMER: Thank you.

2 CHAIRPERSON HOOD: And I don't have anything to add.  
3 Again, I want to commend you, Vice Chair Kramer and others, I  
4 named all of the Commissioners. I believe even though everything  
5 might not be succinct here at this level, I'm sure the way the  
6 collaboration has been going on, I'm sure that that will continue  
7 even after this Commission has done its due diligence as far as  
8 moving ahead. I'm sure that while we're going to hear from the  
9 applicant and see their responses, we're going to help be a part  
10 of it, but I'm sure that that collaboration will continue, so  
11 thank you.

12 Let's see. Mr. Avitabile, do you have any questions  
13 or cross?

14 MR. AVITABILE: No, Chairman.

15 CHAIRPERSON HOOD: Okay.

16 Well, thank you Vice Chair Kramer. We will continue  
17 to move through this process. And we appreciate again all the  
18 work that you all have done and continue to do.

19 COMMISSIONER KRAMER: Thank you.

20 CHAIRPERSON HOOD: All right. Thank you.

21 Ms. Schellin, do we have anyone who's here to testify  
22 either in support or opposition or undeclared?

23 MS. SCHELLIN: No, sir. There was no witnesses signed  
24 up in any of the three categories.

25 CHAIRPERSON HOOD: Okay. Let's go to rebuttal and

1 closing, Mr. Avitabile.

2 MR. AVITABILE: Thank you, Chairman Hood. Thank you,  
3 members of the Commission. Thank you, Ms. Vitale and Ms. Vacca  
4 and, of course, thank you, Commissioner Kramer and all the members  
5 of the ANC.

6 We have worked on this project extensively with the  
7 ANC, many meetings over the last six months and they will  
8 continue, I'm sure. I think that many of the issues that  
9 Commissioner Kramer raised in her testimony and in the report,  
10 we sort of tried to address in our presentation and speak to or  
11 address in our filing. I think you can see their responses sort  
12 of changes in the documents we filed in the supplemented  
13 conditions, we've submitted as well.

14 And on, you know, some of these other items, I expect  
15 we'll continue to work with the ANC. If there's -- rather than  
16 sort of rehash things, we probably talked about already, I thought  
17 what might make more sense is for us to sort of see if there's  
18 any particular area where the Commission might like a little bit  
19 of further information from us, because I do think we spoke to  
20 just about everything.

21 And I do think a number of the items that Commissioner  
22 Kramer has raised are exactly the types of things that we will  
23 work on as we continue to sort of develop the project. Things  
24 like figuring out ways for the VOA parking to be used on evenings  
25 and weekends to accommodate senior residents and caregivers. You

1 know, working out further details on the alley and how it will  
2 operate, the curbside management as well. That's all stuff that  
3 typically does happen during the permitting stage.

4 And, of course, also further enhancing the  
5 collaborative spaces, the common spaces within the building for  
6 the seniors. So anyway, with that, we appreciate everyone's time  
7 this evening. And I think what we'd like to do is really focus  
8 on answering the questions that are still in your minds,  
9 Commissioners, after sort of hearing everything.

10 CHAIRPERSON HOOD: Okay. Let's see if we have any  
11 follow up questions. There's a lot of moving parts, a lot of  
12 things going on. Again, I'm confident that we will -- they will  
13 continue to work together even after our actions.

14 Let me see if any other follow up. Commissioner May?  
15 You're on mute, Commissioner May.

16 COMMISSIONER MAY: Sorry about that.

17 Yeah. There were a couple of things that you mentioned  
18 that were -- I don't recall you addressing in your submissions  
19 like the suggestion about the size of units, possible  
20 reconfiguration to make some bigger units, some smaller units,  
21 eliminate some use to make congregate spaces. Do you have  
22 comments on those sort of reconfiguration of the unit comments?

23 MR. AVITABILE: Sure.

24 COMMISSIONER MAY: I will admit also that I'm not sure  
25 that that's really something that -- I don't remember us getting

1 | into things like that in previous design review cases, so I'm not  
2 | even sure that it's really something that we should be concerned  
3 | about, but it's a concern of the ANC. So therefore, it would be  
4 | good to (indiscernible).

5 |           MR. AVITABILE: I appreciate that. And I don't ever  
6 | like to suggest that things maybe are within or not within the  
7 | jurisdiction of the Commission on a particular case, because I  
8 | know how the Chairman feels about that. But I do think that some  
9 | of those items do get into a level of detail that, you know,  
10 | design review is really focused more on the external design.  
11 | With that said, look, I think generally speaking, the  
12 | configuration and design of this is largely driven by meeting the  
13 | requirements of the Anacostia Waterfront Development Zone, the  
14 | amount of affordable housing we need.

15 |           And maybe what would make sense, I don't know if Sharon  
16 | or Lee, you want to speak a little bit further about sort of the  
17 | size of the units, the configuration and how this sort of lines  
18 | up with the market, and as well as sort of your experience, and  
19 | the same with the congregation spaces as well. I think that  
20 | would be helpful that sort of context of how this project stacks  
21 | up against other projects.

22 |           MS. WILSON-GENO: Lee, do you want to take that?

23 |           MR. GOLDSTEIN: Sure. So I think that, you know, we  
24 | design units that we think are even above average for new  
25 | construction for one bedrooms in this market. We have a market

1 study that's sort of proving that out, if you will, or at least  
2 on par with sizes and we'd be happy to share that with -- share  
3 some of that market analysis with the ANC.

4 In addition, I would say these amenities are really  
5 much on par with what we've developed throughout the country, if  
6 not more so, especially in an urban environment. So a lot of  
7 VOA's properties throughout the country are in more rural  
8 suburban settings, you know, whereby congregate space really  
9 comes a lot easier, a lot cheaper, I should say. Part of the  
10 benefit, I think, of locating at this site in Buzzard Point is  
11 not only what we're going to provide inside the building for the  
12 seniors, but also the fact that we're locating in this newly  
13 developing burgeoning neighborhood where they'll have access to  
14 a lot of amenities in close proximity to them.

15 But for the space itself, in addition, it's important  
16 to realize like all the sort of soft amenities you provide,  
17 utilizing technology. So we've -- we're providing broadband  
18 Wi-Fi throughout the building at no cost to the residents. That's  
19 a commitment we've made. And in addition, we hope to provide  
20 through partnerships, technology to allow residents to really  
21 utilize broadband in an efficient manner from things like tablets  
22 from Amazon Alexas or Google Nest, whatever the next one will be  
23 in four-and-a-half years when this project delivers, again that  
24 allowed them to feel that both social connectivity as well as  
25 access to telehealth services and other services, whereby you may

1 not need that same level of physical space on site. That being  
2 said, we're pretty confident in both the three main levels of  
3 space we're providing between that ground level, that's sort of  
4 more secure, and then seniors can flow out to that larger space  
5 along Half Street, as well as that fourth-floor terrace, again  
6 with eyes on the seniors from property management, and then the  
7 12th floor communal space that we think of really as a flexible  
8 space. So we want that space to be able to transition to four  
9 or five different types of spaces that might be soft recreational  
10 classes like a Zumba or yoga, with movable furniture that you can  
11 then rearrange and create more of a classroom space, that you can  
12 create potentially space for viewing movies or entertainment.  
13 And so we really like the idea of multi-dimensional flexible  
14 space.

15 COMMISSIONER MAY: Thanks. So the -- just to hit on a  
16 few other things that were not, again, that I don't recall you  
17 specifically addressing. There is the suggestion that for a  
18 portion of the retail space that you seek a government tenant,  
19 maybe even an MPD substation. I mean, have you had discussion  
20 of that? Is that something that you are willing to pursue? And  
21 that could be a pretty quick answer.

22 MR. AVITABILE: Yeah. The answer to that, I think is  
23 no. But David Roberts, do you want to give a little bit -- just  
24 a little bit of color on that?

25 MR. ROBERTS: Yeah. I mean, I think the -- especially

1 that 1,700 square foot space, that is probably the space that  
2 ends up getting -- going out to market probably last, when the  
3 other pieces are in place. So we're -- that could be 12 to, you  
4 know, 18 months from now. I think what we've obviously  
5 experienced in the last 18 months is so much volatility when it  
6 comes to the retail space. So I think the concern from our side  
7 is getting in -- locked into one very specific use and just not  
8 something that we could commit to at this time.

9 COMMISSIONER MAY: But are you willing to consider it,  
10 I mean, if there is a demand for it? I don't know how much. I  
11 don't remember how much the District would pay.

12 MR. ROBERTS: We are -- yes. That's a good point. We  
13 are, you know, we'd be willing to put it in the consideration  
14 set along with neighborhood serving retail for that space.

15 COMMISSIONER MAY: Okay. That's -- I think that's  
16 helpful. Other issues. So there seems to be concern about the  
17 management of parking that is not fully addressed. I mean, I  
18 don't know what more you can do, but it seems to me that there's  
19 -- some of the suggestions like making sure that the day use for  
20 office workers, that those spaces could be available to the many  
21 people who do try to park in the neighborhood, you know, during  
22 soccer games or during, you know, for whatever might be happening  
23 at the entertainment venue or things like that. So, I mean, I  
24 know you don't want to try to sell it as a soccer parking place.  
25 But I know from having been to many soccer games, that parking

1 is a real challenge down there, and it's a real inconvenience to  
2 the people who live there. Maybe if you can talk a little bit  
3 about that, that might be helpful.

4 MR. AVITABILE: So, again, David Roberts, maybe you  
5 want to start on this one. I think one thing I'll start with  
6 -- because this was a concern the ANC brought up and I'm not sure  
7 whether this is quite where you were going, Commissioner May.

8 One thing is the residential parking in the project,  
9 that will be limited to just the residents. So yeah, okay. Okay.  
10 Good. I just want to make sure. Okay.

11 David, you want to speak a little bit more to the rest  
12 of the parking, and maybe part of this goes to VOA as well.

13 COMMISSIONER MAY: It's the 40 VOA spaces, I think,  
14 that's --

15 MR. ROBERTS: Yeah. I think I would maybe ask, Sharon,  
16 just in terms of what, you know, what you guys are thinking in  
17 terms of flexibility because I don't want to overcommit you guys  
18 on anything there.

19 MS. WILSON-GENO: Sure. Basically, we're in a  
20 situation where we've met the zoning requirements for parking.  
21 Again, we're -- we've designed this building and the office space  
22 in a -- in the middle of COVID. So we anticipate that we'll be  
23 using those spaces during business hours, but we know that the  
24 future work is going to be where not everyone is going to be in  
25 the office at all times. As we get closer to the delivery date,

1 | which is going to be four years from now, we'll have a much better  
2 | sense of how those spaces will be used on any given day. And  
3 | certainly, we'll be flexible in how we use those and allocate  
4 | them for caregiver space and visitor space, and other things like  
5 | that. Keep in mind, we are the owner-operators of this building.  
6 | It's critically important for us and the senior building to work.  
7 | So we're going to be sure that we do everything we can to make  
8 | that happen.

9 |           COMMISSIONER MAY:    So I guess my question is more  
10 | specific to the evening use of those spaces that are used for  
11 | your headquarters. Are you flexible about that, or is there some  
12 | component of what you do that's 24/7 or what?

13 |           MR. GOLDSTEIN:    We will need those for the late night  
14 | Zoning Commission hearings. Go ahead, Sharon.

15 |           MS. WILSON-GENO:   And the office use in that particular  
16 | space is going to be our national service center, so that's really  
17 | much more of a 9 to 5 (indiscernible). So it would be very rare  
18 | that you would need overnight space in that location.

19 |           COMMISSIONER MAY:    So there is the potential, going  
20 | into the future, that there could be some more flexible use of  
21 | that?

22 |           MS. WILSON-GENO:    Yes. Yes.

23 |           COMMISSIONER MAY:    Yes. Okay. Thank you. It took a  
24 | long time to get the answer, but I appreciate getting to it.

25 |           And then the last thing, there were suggestions about

1 | having a dedicated sidewalk and some bollards to ensure safety  
2 | in the alley, which is -- and I understand the pros and cons of  
3 | that, but is that something that you're entertaining? I'm not  
4 | advocating for it, believe me. I'm just asking whether you were  
5 | -- when you were thinking of that.

6 |           MR. ROBERTS: I can take that. Yeah. I think we  
7 | certainly want to examine what the right balance of delineating,  
8 | you know, a pedestrian area. And given the loading in that area,  
9 | what's the right balance of protection without, you know, sort  
10 | of overloading that space with bollards and other things, which  
11 | may create other issues. But we are certainly open, as we  
12 | continue to design, to have an open dialogue with the ANC about  
13 | coming up with the right treatment for that.

14 |           COMMISSIONER MAY: So that seemed -- that would have  
15 | implications for our decision-making, I think, because this is a  
16 | design review that, you know, if you are going to wind up  
17 | introducing bollards in an area that's visible, that's something  
18 | that we would probably want to see or at least give you  
19 | flexibility to do. So I think before we get to decision on that,  
20 | coming up with the right language. I mean, I really don't want  
21 | to be, you know, sort of nitpicking the placement of bollards in  
22 | an alley or things like that. But I think giving you some  
23 | flexibility to do what you think you need to do to strike that  
24 | balance, I think is probably smart. And again, having some  
25 | language that indicates that gives you flexibility, can help you

1 address the ANC. And that's like one of the ones where I really  
2 think we do have a say given this (audio interference).

3 MR. ROBERTS: Okay.

4 COMMISSIONER MAY: I think that's it for the ones that  
5 stood out for me from the ANC testimony. Thank you.

6 CHAIRPERSON HOOD: Okay. Thank you.

7 Does anybody have anything else? Commissioner Shapiro?

8 COMMISSIONER SHAPIRO: No, sir.

9 CHAIRPERSON HOOD: Okay. Commissioner Imamura?

10 COMMISSIONER IMAMURA: No, sir. I'm satisfied with  
11 questions asked and questions answered.

12 CHAIRPERSON HOOD: Okay. Vice Chair Miller.

13 VICE CHAIR MILLER: Thank you, Mr. Chairman.

14 Yeah. This is a very commendable project that's going  
15 to do a lot for that neighborhood and for the city. I just did  
16 have, you know, the balconies wasn't a showstopper for me. And,  
17 you know, the other -- and the ANC said that as well. I just  
18 had another question about another issue that I think they raised  
19 about the size of the units. They're all one-bedroom units, I  
20 think, so confirm that, you know, as is -- you know, we all bring  
21 our own diverse experiences. I'm now a 22-month grandfather. So  
22 I've had a lot of sleepovers here. I wouldn't want my grandchild  
23 in my room. He wouldn't want to be in my room. He wouldn't  
24 sleep in my room. Did you consider having a couple dens? Are  
25 there one bedroom with dens? Is there a place to put the

1 grandchild in that unit, in those 110 units, other than in the  
2 bedroom of the senior, 55 year and older beyond that? I'm just  
3 curious.

4 MR. AVITABILE: They are all one-bedroom units. I  
5 guess maybe Lee or Sharon, do you want to speak to sort of -- in  
6 your experience, how that works with grandchildren and the like?

7 MS. WILSON-GENO: It really just depends on the  
8 building and the population and the location. These units are  
9 designed though as one-bedroom units. That's a pretty typical  
10 setup in many of our buildings. We have a number of buildings,  
11 actually, that are set up as studios. So this is somewhere in  
12 between. We have some buildings that have some two-bedroom units,  
13 but that is more uncommon for senior buildings and in the way  
14 they're financed.

15 VICE CHAIR MILLER: You're not allowed, under this  
16 financing, to have grandchildren be there on a guest basis? I  
17 just want to understand what's happening here.

18 MS. WILSON-GENO: Grand -- as a restricted senior  
19 building, certainly, grandchildren can spend the night, but they  
20 cannot live there on a permanent basis.

21 VICE CHAIR MILLER: Okay. Right. But you're saying  
22 -- yeah, okay. But there's not any units that have more than  
23 the studio or one bedroom for the (audio interference).

24 MS. WILSON-GENO: These are all one-bedroom units.

25 MR. GOLDSTEIN: Yeah, they're all one bedroom. They

1 all at least have that separate bedroom from living room. So  
2 conceivably, a grandchild could sleep on a couch or could sleep  
3 on a cot pulled out into the living room. That's still a separate  
4 door from the bedroom. So no studios, if you will.

5 VICE CHAIR MILLER: So there is the -- so there could  
6 be a living room that has that. Okay. Well, that's important  
7 to know. Okay. You have a lot more experience doing this for  
8 senior buildings than I do, so I respect that experience.

9 MS. WILSON-GENO: From personal experience, my  
10 grandparents lived in a one bedroom, and I slept on the fold out  
11 in the living room, and I thought it was really cool.

12 VICE CHAIR MILLER: And you turned out okay, so far  
13 right?

14 MS. WILSON-GENO: I don't know. Ask my family.

15 VICE CHAIR MILLER: Thank you, Mr. Chairman.

16 CHAIRPERSON HOOD: Okay. Thank you.

17 Mr. Avitabile, did you do your closing? I think you  
18 did.

19 MR. AVITABILE: I did. I don't have anything else to  
20 add.

21 CHAIRPERSON HOOD: Okay. I want to thank everyone.

22 Commissioners, I don't know if you -- I heard some  
23 design issues to ask for. I'm not sure where we are on that, or  
24 what would you like to see? So if you have things you'd like to  
25 see, let me know now and then we will ask Ms. Schellin to do the

1 scheduling. Anybody have anything they would like to see?

2 COMMISSIONER SHAPIRO: Mr. Chair.

3 CHAIRPERSON HOOD: Yes.

4 COMMISSIONER SHAPIRO: I think a little more detail  
5 around the private alley, the lighting, other sort of design  
6 pieces would be helpful. So some kind of perspective on that  
7 would be helpful.

8 CHAIRPERSON HOOD: Okay.

9 And Ms. Schellin, I think this a one vote case, right?

10 MS. SCHELLIN: (No audible response.)

11 CHAIRPERSON HOOD: Okay. So let's -- yeah. So some  
12 of the other things that -- I know Commissioner May and others  
13 have asked for Mr. Avitabile, if we could kind of do a sum up of  
14 all those things and where we are of the outstanding things. I  
15 think something -- whether they're going to do the bollards or  
16 not do the bollards, things of that nature.

17 MR. AVITABILE: Yeah. I think was going to say Chairman  
18 Hood, I think those are the two items that I have on my list as  
19 outstanding items from the Commission.

20 CHAIRPERSON HOOD: Okay. Well, if that's all you have,  
21 that's all we'll look for.

22 All right. Everything else?

23 (No audible response.)

24 CHAIRPERSON HOOD: All right. Ms. Schellin, could you  
25 come up with some dates, please?

1 MS. SCHELLIN: Yes. Mr. Avitabile, how much time do  
2 you want?

3 MR. AVITABILE: I think we'd like to move. I don't  
4 know that it will take terribly long for us to pull together the  
5 details on the alley design. We can work that relatively quickly.  
6 So I believe the Commission has a meeting at the end of January;  
7 is that correct?

8 MS. SCHELLIN: We have one on the 13th and the 27th.

9 MR. AVITABILE: Well, backing up on the third -- from  
10 the 13th, I don't know whether there's enough time, given the  
11 time of year it is, but maybe there are other dates. Let's see.

12 MS. SCHELLIN: Well, if you guys provided it, if you  
13 have two weeks, say, you provided it by the 31st, the ANC would  
14 have almost two weeks, which typically they just have one week.  
15 But with the holiday and they're -- giving them until the 10th  
16 to respond if they choose to do so, we could still make it work  
17 for the 13th.

18 MR. AVITABILE: Okay.

19 MS. SCHELLIN: Will that work for the applicant?

20 COMMISSIONER MAY: I don't know, I mean --

21 MR. AVITABILE: David Roberts?

22 COMMISSIONER MAY: I think Mr. Pilot deserves to have  
23 some Christmas holiday, don't you?

24 (No audible response.)

25 COMMISSIONER MAY: I don't know. I'm just --

1 MS. SCHELLIN: I just see Mr. Pilot.

2 COMMISSIONER MAY: I'm just joking. It's all up to you  
3 guys.

4 MS. SCHELLIN: Oh, there he is.

5 COMMISSIONER MAY: It's all up to you guys.

6 MR. AVITABILE: Yeah. The timing certainly works for  
7 me.

8 MS. SCHELLIN: Oh.

9 MR. AVITABILE: I think the Commissioner raises a good  
10 point. This is probably taxing Brian more than, you know, than  
11 anyone else. I'm sure under normal circumstances, we could get  
12 it turned around. But Brian, what do you think?

13 MR. PILOT: I mean, you know, given the, you know, the  
14 benefits that this project is, you know, I think has, I think  
15 we'll do what's needed to make that that time frame happen, so  
16 -- and we have a big collective team here and I think, we'll --  
17 we can get it done.

18 MS. SCHELLIN: Okay. So we'll go with that then. If  
19 we could get the submissions by 3 p.m. on the 31st. I'm not  
20 going to say 31st, that's a holiday for most people. But if you  
21 need to work on the 31st, I'll give you until the 31st. Will  
22 give you that day too.

23 MR. AVITABILE: Wonderful. And is that also when the  
24 draft order is due as well?

25 MS. SCHELLIN: The draft order, I'll give you a little

1 -- well, yeah, no. You can give me that order then too. If  
2 Brian has to work, you have to work.

3 MR. AVITABILE: That's fine. I look forward to it.  
4 This will be a recurring theme I get to submit draft orders on  
5 my birthday, so I'm looking forward to it.

6 MS. SCHELLIN: Oh. Okay. Well, then you can celebrate  
7 that evening. If you get it done by three o'clock, you have  
8 until midnight.

9 MR. AVITABILE: Perfect. Perfect.

10 MS. SCHELLIN: Okay.

11 MR. AVITABILE: Be happy to do it.

12 MS. SCHELLIN: All right. That works. And we'll put  
13 it on for January 13th at four o'clock p.m.

14 MR. AVITABILE: Excellent.

15 CHAIRPERSON HOOD: Okay. Good.

16 Do we have anything else tonight, Ms. Schellin?

17 MS. SCHELLIN: (No audible response.)

18 CHAIRPERSON HOOD: All right. I want to thank everyone  
19 for their participation. And again, happy holidays. Have a safe  
20 and enjoyable New Year with your friends and your family and all,  
21 whatever you want to do and however you celebrate. Enjoy  
22 yourselves. Stay safe. Wear your mask here in the District of  
23 Columbia. Anyway, I hope you all have a great New Year. And we  
24 will see -- the Zoning Commission will meet again next year,  
25 which is only a couple of weeks.

1           January 2nd, I'm sorry, January the 6th, 2022, the case  
2 is 12-01E, this is The Catholic University of America case. So  
3 we will be on these same platforms at the same time. So with  
4 that, thank you everyone for their participation tonight and all  
5 their diligent work. And with that, I'll see you all next year.

6           COMMISSIONER MAY: Happy holidays.

7           MR. AVITABILE: Happy holidays.

8           MR. PILOT: Happy holidays.

9           MR. ROBERTS: Thank you.

10          MR. AVITABILE: Thank you. Happy holidays.

11          MS. SCHELLIN: Thank you, everyone.

12          (Whereupon, the above-entitled matter went off the  
13 record at 7:01 p.m.)

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This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 12-20-21

Place: Teleconference

was duly recorded and accurately transcribed under my  
direction; further, that said transcript is a true and  
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\_\_\_\_\_  
GARY EUELL