

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: :
: :
Phi Beta Sigma Fraternity, Inc. : Case No. 22-14
Voluntary Design Review :
145 Kennedy Street, NW :
@ Square 3390, Lot 812 :
-----:

MONDAY

JUNE 27, 2022

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
JOSEPH IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON, Associate Director

DISTRICT DEPARTMENT OF TRANSPORTATION

SAYRA MOLINA, Transportation Planner

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS LIU, ESQUIRE

The transcript constitutes the minutes from the Public Hearing held on June 27, 2022.

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

2 (4:00 p.m.)

3 CHAIRPERSON HOOD: Good afternoon, ladies and
4 gentlemen. Today's date is June the 27th, 2022. We are convening
5 and broadcasting this public meeting by video conferencing. My
6 name is Anthony Hood. I'm joined this afternoon by Vice Chair
7 Miller and Commissioner Imamura. Also joined by the Office of
8 Zoning staff, Ms. Sharon Schellin who is working a number of hats
9 today and also handling all of our virtual operations, as well
10 as her regular duties. And then also we have our Office of Zoning
11 Legal Division, Mr. Dennis Liu. I will ask all others to
12 introduce themselves at the appropriate time.

13 The virtual public hearing notice is available on the
14 Office of Zoning's website. Tonight's subject is Phi Beta Sigma
15 Fraternity, Inc. Voluntary Design Review at Square 3390 at Lot
16 812, 145 Kennedy Street, Northwest. Again, today's date is June
17 the 27th, 2022.

18 This proceeding is being recorded by a court reporter,
19 and the platforms used are webcast live, Webex, and I don't think
20 we're using YouTube this evening, so hopefully everyone can join
21 on those other platforms. The video will be available on the
22 Office of Zoning's website after the hearing.

23 All persons planning to testify should have signed up
24 in advance and will be called by name at the appropriate time.
25 At the time of sign up, all participants will complete the oath

1 or affirmation required by Subtitle Z, 408.7.

2 Accordingly, all those listening on Webex or by phone
3 will be muted during the hearing, and only those who have signed
4 up to participate or testify will be unmuted at the appropriate
5 time. When called, please state your name and home address before
6 providing your testimony. When you are finished speaking, please
7 mute your audio. If you experience difficulty accessing Webex
8 -- we understand what's going on with YouTube -- or Webex or with
9 your telephone call-in, or have not signed in -- signed up, then
10 please call the OZ hotline number at 202-727-0789.

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

14 The hearing will be conducted in accordance with
15 provisions of 11-Z DCMR, Chapter 4, as follows: preliminary
16 matters; Applicant's case. The Applicant has up to 60 minutes.
17 I think we can do it in 15 and have discussion; report of the
18 Office of Planning and Department of Transportation; report of
19 other government agencies; report of the ANC. In this case, I
20 believe ANC 4B and ANC 4D is across the street, which is an
21 affected ANC. Testimony of organizations five minutes and
22 individuals three minutes. And we will hear in the following
23 order for those who are in support, opposition, and undeclared.
24 And then we'll have rebuttal and closing by the Applicant.

25 Again, the Office of Zoning hotline number is 202-727-

1 0789 for any concerns during this proceeding.

2 At this time, the Commission will consider any
3 preliminary matters.

4 Does the staff have any preliminary matters?

5 MS. SCHELLIN: Very quickly, as you stated it's ANC 4B.
6 ANC 4D, as in David, is also an affected ANC across the street.
7 I don't believe we've received anything from them. Expert
8 witnesses, both have been received as experts, are accepted as
9 experts by the Commission before. Katie Wagner from Gorove Slade
10 in Transportation Engineering, if the Commission would consider
11 her, and Sean Pichon -- Pichon from PNG Architects as an expert
12 in architecture if --

13 CHAIRPERSON HOOD: Okay. And we are --

14 MS. SCHELLIN: -- the Commissioner would consider him.

15 CHAIRPERSON HOOD: We are familiar with Mr. Pichon. I
16 don't think anyone, unless we want to change. I'm not sure. You
17 said Ms. Wagner is already on our list?

18 MS. SCHELLIN: She has been accepted before, yes.

19 CHAIRPERSON HOOD: All right. Well, unless I hear in
20 the objections of my colleagues, we will continue that status.

21 (No audible response.)

22 CHAIRPERSON HOOD: So would -- okay. Ms. Schellin,
23 we'll continue that status.

24 MS. SCHELLIN: And no other preliminary matters that I
25 have.

1 CHAIRPERSON HOOD: Okay. Well, let's bring --
2 Ms. Hottel-Cox, I believe, is presenting.
3 MS. SCHELLIN: Yes. Let me bring --
4 CHAIRPERSON HOOD: Okay. Let's bring them up.
5 MS. SCHELLIN: Yes.
6 CHAIRPERSON HOOD: And, Ms. Schellin, let me commend
7 you on doing dual roles tonight. Let's see how it goes though,
8 before I --
9 MS. SCHELLIN: Ms. Hottel-Cox, am I missing someone
10 else on your team?
11 MS. HOTTEL-COX: I believe we also have -- yes, we
12 should also have Neil Mutreja, and Chris Rey.
13 MS. SCHELLIN: Okay. I see Neil. Okay. And who else?
14 I'm sorry.
15 MS. HOTTEL-COX: Chris Rey.
16 MS. SCHELLIN: Chris Rey. Okay. Got him. And anyone
17 else?
18 MS. HOTTEL-COX: Jeff Utz from Goulston is also with
19 us.
20 MS. SCHELLIN: Oh, Jeff. How could I forget Jeff? I
21 thought maybe he was letting you handle this all by your lonesome.
22 Okay. Is that it?
23 MS. HOTTEL-COX: Yes, that's it.
24 MS. SCHELLIN: Okay. All right. I will bring up the
25 PowerPoint presentation.

1 CHAIRPERSON HOOD: Ms. Hottel-Cox, you or whoever is
2 going to present, either you or Mr. Utz, whenever you all are
3 ready, we're ready for you. So you may begin whenever you're
4 ready.

5 MS. HOTTEL-COX: Excellent. Thank you.

6 Good afternoon, Commissioners. Again, my name is
7 Meghan Hottel-Cox and I, along with my colleagues, Jeff Utz and
8 Jen Bisgaier are attorneys with Gholston and Storrs.

9 We're excited to be here today presenting Phi Beta
10 Sigma's design review case at 145 Kennedy Street Northwest. Phi
11 Beta Sigma Fraternity was founded over 108 years ago at Howard
12 University, and its international headquarters has been located
13 at 145 Kennedy in D.C. since 1976. The fraternity is in need of
14 a new, updated international headquarters building. Through its
15 commitment to its mission and the District, we are here today
16 presenting the fraternity's plan for not only a new, beautiful
17 headquarters, but also a 36-unit, all affordable housing
18 component, that will be part of this high-quality design along
19 the Kennedy Street corridor.

20 This property, located at the corner of Second and
21 Kennedy Streets, is in the MU-4 zone. We're bringing the project
22 to you today through a voluntary design review to achieve the
23 additional height allowed pursuant to Subtitle X, Section 603.3.
24 The project will be constructed to a maximum height of 60 feet
25 three inches. In the MU-4 zone, a matter of right height of

1 50 feet is allowed, and through voluntary design review, the
2 Commission may grant a height of up to 65 feet in this zone.

3 The project meets or exceeds all of the other zoning
4 requirements in the MU-4 zone. Additionally, we believe that the
5 record makes clear that the project's design is superior,
6 including through attractive facades, high-quality materials and
7 streetscape improvements; it does not create adverse impacts on
8 and is contextual to neighboring properties; and most critically,
9 it provides 36 new units of affordable housing, with eight units
10 reserved for very low-income families earning 30 percent of the
11 area median family income, with the remaining units reserved for
12 those earning up to 60 percent MFI.

13 We are pleased to be here today with support from the
14 Office of Planning and ANC 4B and no objection from DDOT. I
15 would note that we're in agreement with the conditions in DDOT's
16 report, as our transportation consultant will detail in her
17 testimony. Additionally, we greatly appreciate ANC 4B's time and
18 their support for the project. We're committed to continuing to
19 work with the ANC, moving forward on the project, including on a
20 control plan for Second Street during the public space process
21 and continuing to improve the safety of the alley and the parking
22 lot adjacent to the property, both through this project and
23 through the fraternity's ongoing work.

24 With that, we have four witnesses today. Chris Rey is
25 the international president of Phi Beta Sigma, and will give a

1 background on the fraternity and its mission. Neil Mutreja will
2 testify on behalf of the development team regarding the project.
3 Sean Pichon, the project architect with PGN, will walk through
4 the plans, and Katie Wagner with Gorove Slade, will address the
5 project's transportation plans. We plan to keep our presentation
6 short so we can answer any questions you might have. And with
7 that, I will turn it over to President Rey.

8 MR. REY: Thank you so much, Meghan. And good
9 afternoon, everyone. Again, I'm Chris Rey, and I get the honor
10 and the privilege to serve as international president of the Phi
11 Beta Sigma Fraternity, Incorporated.

12 For those of you who are not familiar with our
13 fraternity, as stated earlier, we are 108 years old,
14 service-oriented fraternity, of course, founded on the campus of
15 Howard University on January 9th, 1914. You know, for over a
16 century, we have provided countless community service hours to
17 various communities around the world, where we boast over 600
18 chapters and over 300,000 members. We have raised millions of
19 dollars in scholarships for deserving students, and we have been
20 on the front lines of social justice issues from the very
21 beginning and at the inception of our organization.

22 As we continue to build in our second century of
23 service, we recognize that it is time for us to be even more bold
24 with our vision and our community engagement. We recognize that
25 with our growing membership that we needed a new international

1 headquarters. But having the privilege to serve as international
2 president, it was my job to push them just a little bit more and
3 to say that it's not just about the headquarters, but why not
4 let's have a conversation around affordable housing? And how can
5 the men of Phi Beta Sigma get into this conversation?

6 We recognize that affordable housing over the years,
7 through our community engagement, has been one of the biggest
8 challenges for the people that we continue to serve around this
9 nation. And so Phi Beta Sigma recognizes that this is a place
10 that we need to continue to serve individuals.

11 We are committed to this particular project because we
12 believe that it is going to be the catalyst for us to replicate
13 it around the nation. We know a little bit of something about
14 helping people and engaging individuals and changing lives for
15 the better. And we know that this project will send a strong
16 message to our community that we are here to make sure that we
17 address the needs of the people in the communities that we serve.

18 We've assembled a great team of folks that have been
19 working tremendously hard for us to have not only a project that's
20 going to look great for the 145 Kennedy Street corridor, but it
21 will be the staple for, hopefully, other opportunities along that
22 corridor in the coming years. And Phi Beta Sigma, us being there
23 for over 40 years, recognizing that we expect to be in that
24 community for a lot longer. And this project is going to allow
25 us to be the anchor for the work that we're going to do around

1 the world.

2 So I hope and pray that you all will seriously consider
3 the information that we will be presenting to you today and look
4 forward to answering any questions that you all have. And again,
5 we thank you for this opportunity to meet with you and to talk
6 about this project.

7 MS. HOTTEL-COX: I'll turn it over to Neil now.

8 MR. BELLAMY: Thank you, Meghan.

9 And thank you, President Rey.

10 Good afternoon, Chairman Hood and distinguished
11 Commissioners of the Zoning Board. My name is Neil Mutreja, and
12 I'm the developing consultant for Phi Beta Sigma on the
13 redevelopment of 145 Kennedy Street. When discussions began in
14 2018-2019 to redevelop Phi Beta Sigma, and to reiterate
15 President Rey's words, there was a clear indication from the
16 onset that they wanted to not only redevelop their headquarters,
17 but also give back to the community that they have resided in
18 for decades in the most meaningful way possible. As a result,
19 they envisioned achieving this goal by providing affordable
20 housing and supportive services, along with the redevelopment of
21 their headquarters.

22 This development will consist, again, of 36 units
23 comprising of 18 one-bedrooms, seven two-bedrooms, and 11
24 three-bedroom units, with 22 percent of the units being
25 designated for permanent supportive housing, which is targeting

1 the chronically homeless population of D.C. A combination of
2 conventional debt, owner equity, low-income housing tax credit
3 financing, and an extremely generous land donation by -- of over
4 \$2 million by the Fraternity has allowed this project to be
5 financially feasible, and otherwise could not be achieved.

6 Additionally, not only did Phi Beta Sigma want to
7 provide affordable housing, but made great efforts to promote
8 minority businesses, and as such, reached out to myself and Legacy
9 Real Estate Development, both minority-owned business development
10 -- developers as well as other consultants and engineers that are
11 minority-based and CBE companies in the District of Columbia.

12 So again, I want to keep it short, and, you know, we
13 thank you again for this opportunity for the voluntary design
14 review. And I'm happy to answer any questions the Board may
15 have.

16 MR. PICHON: I think it's my turn now. Thank you,
17 Neil.

18 Good evening, Board. We are here to present the 145
19 Kennedy Street Phi Beta Sigma new headquarters. My name is
20 Sean Pichon, and I'm a partner with PGN Architects.

21 Next slide, please.

22 The site is situated along the corner of Second Street
23 and Kennedy Street in the northwest neighborhood of D.C.

24 Next slide.

25 The vehicular traffic flow is along Missouri Avenue for

1 the main traffic and Kansas Avenue are the main arterial networks,
2 around Second Street and Kennedy Street at this point are
3 secondary streets to the artery that run through. The main
4 transportation bus traffic is along Missouri Avenue, which
5 connects through to Georgia Avenue and Riggs Road and other
6 transportation hubs along the corridor.

7 Next slide, please.

8 The site is situated along the Kennedy Street mixed-use
9 corridor. It is a medium density -- or moderate density,
10 residential and low-density commercial mixed-use corridor per the
11 Future Land Use Map.

12 Next slide.

13 As Meghan mentioned before, we are here to talk to you
14 about the voluntary design review, which allows for us to increase
15 the amount-of-right height from 50 feet to 65 feet. And we have
16 targeted 60 feet three inches as our required height to fit our
17 program. All other aspects of the zoning are being met. As
18 noted in this chart, the only highlighted one is the height,
19 which is listed in yellow.

20 If you could go to the next slide.

21 And the reason for that, is our site, it has, along
22 both Kennedy and Second Street, a 15-foot building restriction
23 lines, which restricts the structure of our building going above
24 grade to the footprint towards the rear of the site. We are
25 essentially losing over 3,000 square feet of land area that would

1 normally be developable. So in order to reach our density that
2 the Fraternity is looking for to create the maximum amount of
3 housing units, we were required to add an additional floor at the
4 footprint that we established.

5 And on the ground floor, we have a bay, which will
6 house the new headquarters for Phi Beta Sigma, and then the
7 residential entry, which will be along Second Street. There are
8 existing improvements along Kennedy Street that were done as part
9 of the D.C. Water upgrades. Those similar treatments will be
10 continued around Second Street for the length of our property as
11 far as public space improvements.

12 Next slide, please.

13 And as you go up the building, we are, as Neil
14 mentioned, we have 36 units of housing spread throughout five
15 floors and a penthouse. Those -- four floors and a penthouse
16 -- and those units are a mixture of studios, one-bedrooms,
17 two-bedrooms, three-bedrooms of family-sized units. We do have
18 some outdoor space that is associated a amenity space that is for
19 public use. And it is separated from the residential units by
20 some planting buffers and privacy walls to separate out the
21 private from the public areas.

22 Next slide, please.

23 And as the building goes up, this is a typical floor,
24 you can see the balconies that are surrounding the Kennedy and
25 Second Street facades. We'll get into that a little bit more on

1 the facade slides. But we do have outdoor space associated with
2 some of the individual units. And due to the building restriction
3 lines that -- what we would normally see on projects of this
4 type, would be some bay projections, which are promoted by DDOT
5 as part of their public space and building code. But in this
6 case, we would be required to calculate that within our FAR,
7 because it's within the building restriction line and within our
8 property. So in this case, we're having to not articulate the
9 facade with bay projections.

10 Next slide, please.

11 And then on our penthouse level, we have an amenity
12 space which has a outdoor space connected to it, and then three
13 additional units, all with outdoor space associated with those
14 units, along with a green roof that covers the remainder of the
15 roof area.

16 Next slide, please.

17 Then on our penthouse rooftop, we have a mechanical
18 area, screened-in mechanical area, roof hatch and additional
19 green roof area to -- in order to meet our stormwater management
20 requirements.

21 The next slide.

22 And then on the lowest level, we are providing 22
23 parking spaces of the required 13 spaces, 11 for residential and
24 two for -- three for the commercial space. We are providing 22
25 total spaces, which exceeds the minimum requirement, as well as

1 bike parking, where we are providing 16 long-term bike spaces for
2 residential and two for the office use.

3 Next slide, please.

4 As far as our exterior design, we really look at this
5 project as a signature project for the corridor. There has been
6 a tremendous amount of development along Kennedy Street. A lot
7 of modern materials have been used. In this situation, we really
8 wanted to focus in on using some more traditional materials, but
9 in a modern palette. So the majority of our facade is -- consists
10 of brick material, a red brick for the main facade and a gray
11 brick for the brick -- I mean for the base.

12 And there is a certain level of detail that's being
13 incorporated into the brick patterning that we'll go through in
14 a little bit more detail further in the slides. And then the
15 penthouse level is a panel -- panelized system in a lighter tone
16 of a gray to beige color. And then on top of that, the mechanical
17 screen.

18 The next slide, please.

19 As you can see here, we are building the four floors,
20 as I mentioned, the residential plus the penthouse all above a
21 ground floor, commercial level and over top of a underground
22 parking level.

23 Next slide, please.

24 And so the patterning that we've created along the
25 facade has -- is a mixture of different brick textures that will

1 provide an interest level across the entire facade that has a
2 resemblance back to the Phi Beta Sigma's shield that they've had
3 for a number of years since their inception. At the ground floor
4 with the gray brick material and the storefront, since we are
5 looking at having an office use there, we thought that in order
6 to activate some of the ground floor space, we would add some
7 public art. So the gray mesh screens are there to provide space
8 for art to exist and still allow for light to stream into the
9 interior of the space. But this would allow us to activate the
10 ground floor public realm through the public art installations.

11 Next slide, please.

12 And that continues around Second Street. Our main
13 entry for the commercial space is at the corner of Kennedy and
14 Second at the very corner. And then the residential entry is
15 all to -- all the way to the end along Second Street, separating
16 the residential and the commercial entry space, both marked with
17 canopies and signage.

18 The next slide, please.

19 Then along the alley, the material continues around
20 with the gray base and some smaller windows allowing light into
21 the ground level. But from a security standpoint, we are
22 providing security lights along the alleyway. We are providing
23 a bit less glazing along there and more solid at the base. And
24 then our main parking entrance will be off the alley down to the
25 parking garage.

1 Next slide, please.

2 And as I mentioned, there is a level of brick detailing
3 that we have pursued here to provide a sort of a visual legacy
4 to the Phi Beta Sigma Fraternity. These are some examples of
5 brick patterning that was inspirational to that sort of thought
6 process here as precedent images.

7 Next slide.

8 As we looked to incorporate those into the facade, we
9 started with the shield of the Phi Beta Sigma Fraternity and
10 pulled from that some of the lines and the imagery that then went
11 into the detailing of the masonry facade. So vertically we --
12 we're incorporating some column light patterning which
13 incorporates a rotated brick colonnade that is capped at the top
14 and a base at the bottom. And those -- and it ties into a square
15 emblem which has a horizontal pattern that hearkens back to the
16 to the shield. And then those are connected by horizontal bands
17 that go around the facade. So this is sort of our basis of our
18 design and all that wraps around a field of masonry, red brick.

19 Next slide, please.

20 And that continues around. We do have balconies and
21 expansive balconies off of several of the units. Those balconies
22 are -- will be covered in a wood-like fiber cement material to
23 give a warmth to the facade that's -- and matching with the brick
24 material in terms of color and texture. And then the base, as I
25 mentioned before, there are some examples of the mesh that we'll

1 build to cover up some of the storefront material that will allow
2 light to continue through but provide some space for public art
3 to exist.

4 Next slide, please.

5 And these are some details just showing how the
6 entryway will be provided with a canopy of -- a modern take on a
7 canopy with some signage for the entry of the residential and
8 then the cornice at the top of the building, where we're providing
9 some corbeling, that sort of finishes off the top band of the
10 building.

11 Next slide, please. And then this is a canopy marking
12 the entry of the commercial entrance with the vestibule leading
13 into Phi Beta Sigma headquarters.

14 Next slide, please.

15 We're looking to provide a state-of-the-art new office
16 space. As you see here, these are some sort of precedent images
17 of interior office space of modern techniques playing off of some
18 of the colors of the fraternity of the blue and white. We will
19 incorporate a lot of that into the interior space.

20 Next slide, please.

21 This is -- gives you a feel of the quality of the space
22 at the ground floor, which will house a main entry lobby with a
23 conference center directly off the main entry lobby and a museum,
24 which will house many of their artifacts of their history in that
25 entry space, and then the to the rear will be the office cubicles.

1 Next slide.

2 Here you see a rendition of the exterior of the building
3 looking from Missouri Avenue back towards Kennedy and Second
4 Street and really shows -- displays the high-quality materials
5 that we're proposing as well as you can see some of the imagery
6 of the public art on the facade of the building.

7 Next slide, please. Again, here this shows in the
8 daytime view and a little bit more detail, that same imagery
9 showing the public space improvements along Second Street and the
10 existing public space improvements along Kennedy Street. And I
11 believe that concludes our presentation. So I'll be here for
12 questions. So if you have some, I'll pass it on to Gorove Slade.

13 MS. WAGNER: Hi, I'm Katie Wagner with Gorove Slade,
14 and I'll just be briefly going over the transportation aspects
15 of the project.

16 Next slide, please. Next slide.

17 This graphic here shows the circulation for
18 pedestrians, bikes and people walking to and from this site. On
19 the right -- on the left, and then on the right shows the garage
20 circulation. There will be bike storage with all bikes placed
21 horizontally in the lower left-hand corner within the parking
22 garage.

23 Next slide, please.

24 The trips -- we calculated the trip generation for the
25 project. The site will generate a very low number of vehicular

1 trips, less than 25 peak hour trips in each peak hour.

2 Next slide, please.

3 The project satisfies the parking requirement for the
4 vehicular parking. No loading facilities are required for the
5 project. All parking -- all loading activities for the
6 residential component of the project will occur curbside and
7 trash will be picked up within the alley. The parking garage
8 entrance is located off Saab's alleyway along the east side of
9 the building, and --

10 Next slide, please.

11 There is access to transit near the site with the Fort
12 Totten Metro Station just about a 15-minute walk away. This site
13 is well-served by bus routes. And then as part of the TDM
14 program, the project will provide a SmarTrip card to each new
15 resident and employee as part of the TDM plan.

16 Next slide, please. The site details the TDM program
17 that was contemplated for the project and worked out with DDOT.
18 The project is going above and beyond the baseline TDM providing
19 a Capital Bikeshare station, as well as SmarTrip cards and
20 offering a discounted Capital Bikeshare membership for each
21 resident for the first year after the building opens. The
22 building will also provide a bicycle repair room, located in the
23 bike's -- long-term bike storage room and exceeds the
24 requirements for bicycle parking.

25 Next slide, please.

1 We received the DDOT report with two conditions to work
2 out with DDOT, and the Applicant agrees to both of the conditions
3 that DDOT requested. The first one was specifying the number of
4 horizontal bike parking spaces located in the long-term bike
5 storage. We -- DDOT has a requirement that 50 percent of the
6 bikes be located horizontally. The way the bike room is designed,
7 all of the bike parking spaces will be located horizontally.
8 There will be at least two bike parking spaces designed with
9 electrical outlets, as well as there will be two long-term bike
10 storage -- bike spaces for larger tandem cargo bikes in the bike
11 repair room.

12 And then the second condition DDOT requested was noting
13 how many electric vehicle charging stations will be provided.
14 There will be one electric vehicle charging station being
15 provided within the parking garage.

16 Next slide. I think that's all. So I will be here
17 also for questions. Thank you.

18 MS. HOTTEL-COX: And that concludes our presentation.
19 As all of the witnesses have said, we are happy to answer any
20 questions that the Commission has.

21 CHAIRPERSON HOOD: And thank you all very much for
22 being so succinct in your presentation.

23 I was going to ask Ms. Schellin to take it down, but
24 Ms. Schellin, we probably better leave it up. Okay, whichever
25 oner is easy, because my colleagues may have some questions. But

1 anyway, let's start off with some of our questions and comments.

2 Commissioner Imamura.

3 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

4 And thank you to the Applicant for your presentation.

5 Mr. Mutreja and Mr. Pichon, thank you for sort of teeing this
6 up.

7 Ms. Schellin, if we can go to slide six. Most of my
8 questions are for Mr. Pichon.

9 This is a laudable project, and I think there's some
10 real value and benefit in it. And there are just a few questions
11 that I have regarding some of the design. And as Ms. Schellin
12 pulls this up, it might be slide number six. Yes. All right.

13 So Mr. Pichon, you had mentioned some security lighting
14 along -- outside this alley. Can you describe in a little more
15 detail what sort of lighting you have planned on the residential
16 entrance on Second Street as well as on Kennedy Street? I didn't
17 see any in the plan or in any of your elevations.

18 MS. HOTTEL-COX: I think Mr. Pichon had to switch
19 devices, so I believe he is in, again as Sean P.

20 Ms. Schellin, would it be possible to pull him in again
21 as a witness?

22 COMMISSIONER IMAMURA: As we wait for Mr. Pichon,
23 Ms. Wagner, thank you also for your part of the presentation.

24 MS. SCHELLIN: All right. Who did you want to bring
25 back in?

1 MS. HOTTEL-COX: Sean Pichon. I believe he's in as an
2 attendee under Sean P.

3 MS. SCHELLIN: Yeah. Okay. And anyone else?

4 MS. HOTTEL-COX: No.

5 MS. SCHELLIN: That's it. Okay. He should be back.

6 MR. PICHON: Thank you. Sorry for that, guys. I had
7 to switch real quickly.

8 So to answer your question, the security
9 lighting -- well, we -- we've provided security lighting around
10 the alley side as a response to a concern from the Office of
11 Planning. The lighting along Kennedy Street and Second Street
12 will be primarily focused in on the entryways as -- as sconce
13 lighting up and down lighting at the entryway focused, and then
14 some lighting along the storefronts that will be focused in on
15 the seating areas and the planting areas that we have along the
16 facade.

17 COMMISSIONER IMAMURA: Okay. Great. I appreciate
18 that, Mr. Pichon. I noticed that the only streetlight on Second
19 Street is on the west side of that. Any reason why those didn't
20 make it into your plans yet, or when do you plan to put those
21 in?

22 MR. PICHON: Yeah, the elevations just were not updated
23 to show the exterior lighting that we're going to eventually have
24 as part of our entryways on the building.

25 COMMISSIONER IMAMURA: Okay. I appreciate that. I

1 also thought I saw a note about the cherry trees along Kennedy
2 Street. While they're not very large caliber, I think I saw a
3 note mentioning that they may be removed during construction. Is
4 there any chance that those can actually be protected?

5 MR. PICHON: Yeah. Those were advice from our
6 landscape architect that the joint construction, that the amount
7 of construction that we're doing, the placement of those will
8 probably be damaged just because of the location of them. But
9 if we're able to preserve them, we will. We'll do everything
10 within our power to do that. But right now, we're planning for
11 the worst-case scenario that those would have to be replaced with
12 additional or new plantings.

13 COMMISSIONER IMAMURA: Okay. I can certainly
14 understand that. And with your landscape architect on board, I
15 didn't see any details to the bioretention area that you have in
16 the ground floor plan here as shown. Any details on those? I
17 didn't see that in the plan set.

18 MR. PICHON: Well, that is an existing bioretention.
19 All of that streetscape that's along Kennedy Street has already
20 been put in place by D.C. Water. So that's an existing facility.

21 COMMISSIONER IMAMURA: Good. All right. Well, that
22 makes sense also.

23 Ms. Schellin, if we can go to slide seven.

24 So here, it's a little difficult to see, Mr. Pichon,
25 but because you have a landscape architect on board, I want to

1 help you out. It says here, something to the effect of "buffer
2 bushes. Please refer to them as shrubs." And I think your
3 landscape architect would really appreciate that. So to maybe
4 just identify those a little more clearly.

5 I also wanted to ask a little bit about the privacy
6 fence. You went into great detail about the commercial canopy
7 and residential canopy, but I didn't see any details about the
8 privacy fence and what that might look like and whether that's
9 just -- is that completely wrapped around the communal terrace,
10 or is that just north and south on that and the views that are
11 into the adjacent property?

12 MR. PICHON: Yeah. So they -- the privacy fence will
13 be just adjacent to the terraces and the space looking towards
14 the unit, towards the adjacent private terrace areas. The space
15 out towards the alleyway will be left open for views out --
16 outward of the deck area.

17 COMMISSIONER IMAMURA: Okay. And do we know what -- I
18 assume those are probably in line with the second-floor windows
19 on the adjacent property?

20 MR. PICHON: Yes. Of the neighboring building?
21 Correct.

22 COMMISSIONER IMAMURA: Okay. And you determined that
23 that's not an issue for --

24 MR. PICHON: No, across the -- there is a 15-foot-wide
25 alley there. We didn't see that as a hindrance on or an issue

1 with their ability to function their building versus ours.

2 COMMISSIONER IMAMURA: Okay. A question about the
3 units, specifically sort of the breakdown of the 27 units that
4 are 60 -- available at 60 percent MFI and 30 percent MFI. Are
5 those marked anywhere on the plan? How are those distributed?

6 MR. PICHON: I believe Neil may have a breakdown of the
7 actual units. We have not located where they are dispersed
8 throughout the building, but they will be equally dispersed via
9 floor and via unit types.

10 MR. MUTREJA: That's exactly correct. And the only
11 misinterpretation I have is some of our one-bedrooms have now
12 gone to studios. But we had a combination of 18 one-bedrooms
13 and studios. And I believe it was seven two-bedrooms and 11
14 three-bedrooms. And so the permanent supportive housing, the
15 eight units were being evenly dispersed between those three --
16 the one-bedroom, two-bedroom, three-unit types.

17 COMMISSIONER IMAMURA: Okay. Maybe if we could have
18 that somewhere in the record, that would be helpful.

19 MR. MUTREJA: Absolutely.

20 COMMISSIONER IMAMURA: Ms. Schellin, if we could slide
21 down to -- I think it's maybe slide 10. Yes. Right there.
22 Perfect. Thank you. All right.

23 So Mr. Pichon, the -- I think you -- there's a privacy
24 fence or screen around the canopy. I think it was on your
25 elevation or your section that showed that that privacy fence or

1 that screen is about six feet, two inches; is that right?

2 MR. PICHON: That is correct. Six feet. Two inches.

3 COMMISSIONER IMAMURA: Any reason why? Because those
4 mechanical units are so far inboard, is there any reason why that
5 we think we need that six-foot-tall fence?

6 MR. PICHON: That's a requirement from Zoning that
7 anything over four feet in height has to be screened. So
8 that's -- we're meeting the zoning requirement with that.

9 COMMISSIONER IMAMURA: And the six foot two, where --
10 I guess that's what I'm getting at. The six foot two, is a reason
11 why --

12 MR. PICHON: Oh, that's the anticipated height of the
13 mechanical equipment that will be up there.

14 COMMISSIONER IMAMURA: Okay. And I saw that there's
15 at least some sort of a -- there's some porosity to it, right?
16 It's just sort of this horizontal fencing that's going around it.

17 MR. PICHON: It's a -- it will be a metal screen that's
18 a corrugated metal screen.

19 COMMISSIONER IMAMURA: Okay. Different than what's on
20 the ground floor; is that right?

21 MR. PICHON: Yes. Different from the -- yes.

22 COMMISSIONER IMAMURA: Okay.

23 MR. PICHON: Different from the ground floor.

24 COMMISSIONER IMAMURA: And then the other questions
25 were on sort of the green roof here. I also noticed in the record

1 somewhere that this will be solar ready. Can you go into some
2 detail as to either what the decision was why we didn't -- why
3 you chose not to install solar panels now or what the thought
4 processes is in the future?

5 MR. MUTREJA: Joe, I'm happy to answer that question.
6 Yeah, again, our intention is to provide solar. I think just
7 given the level of where we're at in detailing, still figuring
8 out mechanical systems, and the amenities space on the roof, we
9 just weren't able to commit. We have been talking to several
10 companies. (Indiscernible) Solar is one of them. And we have
11 Pando on board. That's why we went with the solar ready -- with
12 the anticipation that, hopefully, we could be providing solar and
13 what that looks like. And again, I think it's just more of a
14 function of, you know, we are not as far as long as we had hoped
15 to be able to commit, but it is absolutely something we want to
16 do.

17 COMMISSIONER IMAMURA: And then, Mr. Mutreja, can you
18 describe a little bit about sort of the other sustainability
19 elements? I guess maybe I might have missed. Is there a LEED
20 component to this at all?

21 MR. MUTREJA: There's not a LEED component. This is
22 going to be Enterprise Green Communities 2020. The project is a
23 little under 50,000 square feet, so we were not required to go
24 ECG Plus. But we are meeting all the requirements of the Green
25 Communities standards.

1 COMMISSIONER IMAMURA: Okay. Thank you.

2 And then, MS. Schellin, could we slide down one more
3 slide? There we go. Okay.

4 Okay. So here, I'd like to draw a little closer
5 attention to the trash room. It doesn't look awfully large,
6 Mr. Pichon, with more than 50 residents. We know that every
7 person, on average, generates about four and a half pounds of
8 trash per day. So we have about 50 trash bags per week generated
9 here. That seems like an awfully small trash room. Can you talk
10 a little bit about the refuse program and what that might look
11 like and the collection?

12 MR. PICHON: Yeah. That's a great point. I believe
13 the sizing of that trash room has not been finalized yet. We do
14 have space down there, enough space to enlarge that. The -- all
15 that yellow space that's labeled as a lobby is a little oversized.
16 So we've allowed ourselves some flexibility to grow that if need
17 be. But we will consult with a trash removal company to get that
18 right size prior to permitting.

19 COMMISSIONER IMAMURA: I think that would be great.
20 That's, you know, obviously something that a lot of projects
21 struggle with, and certainly it comes at the end, and so don't
22 want to lose sight of that critical element there.

23 I also noticed in the, I guess, the southwest part of
24 the footprint here is the bike. Is that what that is, the bike
25 storage?

1 MR. PICHON: That is correct. That's bike --

2 COMMISSIONER IMAMURA: Okay.

3 MR. PICHON: -- storage.

4 COMMISSIONER IMAMURA: I thought I -- all right. And
5 perhaps I -- earlier I thought I saw a bike storage actually
6 around the core and storage identified, just strictly storage
7 there. Let's, as it now that this is -- the storage now has
8 become the bike storage. I didn't notice any other space for
9 storage for a building such as this. And, you know, you can
10 never have enough storage, but I didn't identify or see any
11 storage in this building.

12 MR. PICHON: Again, I think the space that we've
13 identified around the core as lobby, our lobby is very much
14 oversized. So a lot of that program space will go into that area
15 around the core.

16 COMMISSIONER IMAMURA: Okay. I think those are the
17 areas where I think may need some more refinement, some additional
18 thought, just sort of in your trash and refuse; and storage, it
19 is going to be important for the bulk of this; to flush out sort
20 of the security lighting on Second and Kennedy; and then just
21 some additional detailing on what that privacy screen is on the
22 second floor; and maybe just updating some of the nomenclature
23 to the -- what shrubs instead of bushes.

24 All right. With that, I think, in general, again, I
25 think this is a laudable project. There's a lot of detail in

1 the brickwork, a lot of detail in the brickwork. I'm not sure
2 that I fully picked up on sort of the connection back to the
3 shield. So there may, you know, this is entirely up to the
4 Applicant, you know, for maybe simplifying that a bit. And I
5 don't know, certainly that's a conversation for you all, but just
6 for somebody that's external to the project, that was really
7 difficult for me to pick up on.

8 So with that, I don't think I have any other questions,
9 Mr. Chair. And I yield my time back to you and Vice Chair Miller.

10 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
11 Imamura.

12 Vice Chair Miller?

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

14 And thank you, Commissioner Imamura, for your
15 questions, which covered a couple of the environmental and other
16 issues I was going to ask about.

17 So thank you to the Phi Beta Sigma team here for
18 bringing forward this, as Commissioner Imamura said, very
19 laudable, all-affordable housing and fraternity headquarters
20 project in this neighborhood in Ward 4. It's a very attractive
21 design. The materials, I think, are very attractive, and I
22 appreciate the Applicant's responsiveness to design and other
23 informational requests from the Office of Planning, as well as
24 the -- a couple of the issues that the ANC, in unanimously
25 supporting this project, raised. I think they raised -- they

1 asked that there be lighting, which Commissioner Imamura touched
2 on with you, and security cameras, as well as a traffic control
3 plan.

4 I think your TDM plan might have been developed after
5 their January meeting, or maybe more fully developed after their
6 January -- your January meeting with the ANC. So -- but maybe
7 you can just address how you have responded to -- well, you
8 responded to Commissioner Imamura's question about the lighting.
9 If you could just, again, you may have said this previously, but
10 what security cameras you have, and is your TDM plan responsive
11 to the ANC concern about traffic control or reduction on Second
12 Street Northwest?

13 MS. HOTTEL-COX: Sure I can start just with kind of the
14 timeline and general responsiveness to the ANC, and then Katie
15 might have some additional comments on the TDM.

16 So the TDM and the full kind of transportation report
17 was developed after that ANC meeting and in response and kind of
18 in coordination with the questions that they had raised. We also
19 understood their comment to address some of the kind of curbside
20 management piece that will be done through the public space
21 process. And so we really, you know, anticipate and plan on
22 continuing to work with the ANC moving forward on the project,
23 not just for the voluntary design review, but moving forward with
24 public space and some of the other items on permitting.

25 And then as you noted and as we discussed with

1 Commissioner Imamura, they have had the questions about the alley
2 side lighting and security there. And the -- as related to the
3 project, I think you saw that lighting on the alley side. And
4 then they were also talking about a central parking lot that's
5 within the square and making sure that that's secure. And we're
6 going to continue to work with them on making sure that that area
7 and the operations there are secure and well-lit.

8 Katie, am I missing anything on the Second Street
9 traffic control that you wanted to add?

10 MS. WAGNER: No. There was nothing else to add. Thank
11 you.

12 VICE CHAIR MILLER: So how many security cameras do you
13 intend to have, and where will they be located?

14 MR. MUTREJA: Commissioner Miller, I'm happy to try to
15 answer that. We're working with Castle Security to implement
16 security cameras, and we just haven't fully vetted that out as
17 of yet. But I think that's something that we can absolutely
18 respond to with and reach out to our consultants there and get a
19 more clear idea of what that plan is going to look like.

20 VICE CHAIR MILLER: Okay. Thank you. I appreciate
21 that. So let me just, again, compliment or commend, I mean, the
22 Phi Beta Sigma, well, for all of your community service -- mission
23 -- the projects that are part of your mission, and including this
24 all-affordable housing, which includes -- correct me if I'm
25 wrong, Ms. Hottel-Cox or anyone -- but include -- it's 36 units,

1 not 35 units, which is what, I think, was referenced in the Office
2 of Planning and DDOT reports. So you're at 36 now. I guess you
3 reconfigured the sizes. You had -- you got rid of -- I
4 guess -- there was one four-bedroom originally. That's no longer
5 there, I think. But -- so you've got an additional unit.

6 So you've got 24 units at 60 percent median family
7 income, I believe, and 12 at 30 percent or below median family
8 income which is very commendable, meeting a need in this
9 neighborhood and in the City as a whole. So I -- and that's way
10 beyond our minimum inclusionary zoning requirements, both in
11 terms of the amount that's being set aside and the level of
12 affordability -- the deep level of affordability. So I assume
13 they -- that there are other subsidies that are being sought for
14 from the City for those 30 percent and below MFI units. Can you
15 just briefly touch upon that, just so we have a context there?

16 MR. MUTREJA: Yes, sir. Commissioner Miller, yes,
17 that's absolutely right. There is a -- this is going to be a
18 combination of federal low-income housing tax credit financing,
19 conventional financing. As I noted earlier, there's also a very
20 large donation from the fraternity in the land that they
21 contributed, which is a little over \$2.5 million of their own,
22 as well as owner equity. And then for the permanent supportive
23 housing, we are seeking the vouchers for those specific units and
24 then a combination of Housing Production Trust Funds as well.

25 VICE CHAIR MILLER: Okay. Thank you for that

1 information. And thank you for providing the level of -- the
2 deep level of affordability again, and the larger units, the
3 two- and three-bedroom units. That certainly meets a desperate
4 need in the City. And thank you for the responsiveness on, as I
5 said before, the design and other changes that the Office of
6 Planning requested, including the -- increasing the number of
7 balconies or outdoor terrace space. How -- so is it -- how many
8 units of the 36 have balconies or terraces? Is it about half?

9 MR. PICHON: Yes. I believe we're -- might be a little
10 over half of the total units.

11 VICE CHAIR MILLER: Okay. Well, that's always a plus
12 from my perspective and I think most tenants' perspectives as
13 well, so thank you for that.

14 There was another question I was going to ask. Oh, on
15 the penthouse, since Peter May is not here, this is my Peter May
16 question. Although I -- I'm sure he would have a lot more
17 questions, because he's got a lot more architectural expertise
18 than I do. But the one thing that I've -- one of the things that
19 I learned from Commissioner May was the color of the top space,
20 the penthouse space, and he has said for many years that a darker
21 color, he says it's counterintuitive, but a darker color at the
22 top actually fades away more than -- is less visible than a
23 lighter color. I don't know if the architect here agrees with
24 that, Mr. Pichon. But that's Commissioner May's perspective.

25 And I think I -- most of us have kind of bought into

1 that as we go around the City and look at what's been developed,
2 the darker does seem to fade away more than the lighter into the
3 light sky for some reason. So I just -- can I get your reaction
4 to the -- or rationale for the lighter color that you're currently
5 proposing for the penthouse?

6 MR. PICHON: Yeah. I would say, in general, that we
7 we've heard that comment from Peter May before, and we tend to
8 agree with him when we're dealing in hues of gray. But in this
9 case, we're playing off of the red brick color. So a darker
10 reddish color, I think, would be more distracting than the color
11 that we've selected here.

12 VICE CHAIR MILLER: Okay. Well, I appreciate that
13 explanation. I appreciate all the work and community engagement
14 with ANC 4B that you've done on this project. And I look forward
15 to the further information that's been requested. Thank you very
16 much to the Applicant's team. And I turn it back to you,
17 Mr. Chairman.

18 CHAIRPERSON HOOD: Thank you.

19 Ms. Schellin, I'm going to ask if you could take the
20 PowerPoint down so I can see everybody. Thank you. I'm -- Vice
21 Chair Miller, I'm glad that you asked about the penthouse. I
22 was going to ask about it. But I really appreciate Mr. Pichon's
23 response to your questions. I think he's exactly right when I
24 look at that. I'm at this -- I look up quite a bit. Sometimes
25 you have to watch where you're walking in this City. Can't look

1 up all the time, but you kind of see what we've done with
2 materials and stuff. I still say we -- it's good that we do
3 that, because I think we made a mistake on one of these streets,
4 and I'll let you all find out where it is.

5 So let me just ask Ms. Hottel-Cox one question. The
6 racial equity lens, which we are required to look at in every
7 case. Could you tell me something, are we causing a displacement?
8 I know this -- as the Vice Chair has already mentioned, we're
9 looking at a lot of affordable -- affordability projects here,
10 but -- so I can kind off fill in the blanks myself, but I'm not
11 allowed to do that. So fill them in for me, Ms. Hottel-Cox.

12 MS. HOTTEL-COX: Thank you, Chairman Hood. So there
13 is no displacement through the project and instead it will be a
14 net addition of all of the residential units, and in addition,
15 repurposing the existing headquarters with the new headquarters
16 that's going to be upgraded for the fraternity. So overall, we
17 believe on the displacement front, which I know is one of the
18 kind of key questions that the Commission looks at as part of
19 the racial equity analysis, we believe this is directly in line
20 with what the Comprehensive Plan is looking for, in addition to
21 all of the other things that Mr. Mutreja talked about, but then
22 also that President Rey talked about, in terms of the community
23 service and the overall mission that the fraternity itself has
24 and how that serves the community, but we think also furthers
25 those racial equity goals that the Comprehensive Plan is looking

1 for.

2 CHAIRPERSON HOOD: And now for my bad news on this
3 project. I like everything I've heard about it, but the
4 presentation -- where's President Rey? President Rey, I know,
5 and I shouldn't do this. I'm digging at you really. The Alphas
6 and the Kappas would have probably showed -- the Kappas would
7 have probably danced for us and show us something, and the Alphas
8 would have sung. Actually, they did one time. I'm not going to
9 say anything about their singing, but I was disappointed I didn't
10 see any paraphernalia; no hats. When I saw Phi Beta Sigma, I
11 said, oh, man, we're going to have a good hearing tonight. But
12 I haven't seen any of that. Can you tell me how come I haven't
13 seen anything like that?

14 MR. REY: Well, let me be clear that, you know, we
15 are -- this project is all about the business, and, you know,
16 we're not going to be like the other organizations to just give
17 you a lot of smoke and mirrors. You know, Phi Beta Sigma tends
18 to come to the table focused on making a difference, not, you
19 know, just having fun and playing games. And so -- and then on
20 top of that, too, I've been moving, so I don't have anything on
21 me now, because I'm literally living out of boxes right now. So
22 -- but, you know, we're just super excited about this project,
23 and we know that this will spur the other organizations to step
24 up to the plate to do this as well. Because we all watch each
25 other, and I think that this being a catalyst project will

1 encourage other organizations similar to us to do it in their
2 community.

3 So, you know, we just, you know, when you're a
4 trailblazer, you tend not to do all the other stuff.

5 CHAIRPERSON HOOD: Yeah, well, I'm glad to know that.
6 And I will tell you this, President Rey, I'm no refrigerator. I
7 have a lot of friends who are Alphas. My father was Alpha. I
8 have a lot of friends who are Kappas. And I have a lot of friends
9 who are Phi Beta Sigma as well. So I will relate that. I won't
10 tell them where I got it from.

11 On a serious note though, I really appreciate that. I
12 really like the design of this project, and I appreciate all the
13 comments from my colleagues, Commissioner Imamura and Vice Chair
14 Miller mentioned. I really like the design of the project. I
15 like what you're trying to achieve, and I think it goes without
16 saying the work that you all have done, not just in this city,
17 but abroad. So thank you very much. And am I was really just
18 digging at you and having a little fun, because I, you know --
19 not that they would have come and sing, even though I think they
20 did one time some years back. Anyway, I don't have any other
21 -- any follow up questions, Commissioners?

22 Commissioner Imamura?

23 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Not
24 to cut into the fun here, but I do appreciate President Rey's
25 response that they're all about business.

1 Ms. Schellin, if you could just pull up the slide deck
2 one more time? I think it's slide 25. This is a question for
3 Mr. Pichon. I just want to make sure that we're pretty thorough
4 in the record. There was -- it's actually a perspective that
5 gave me a little trouble reviewing. It's from the street view.

6 And, Mr. Pichon, you might know what I'm talking about.
7 It's actually -- it's a perspective of your east elevation. But
8 it showed the south elevation.

9 Yes, that's the one. Great. Thank you.

10 It shows the south elevation there along Kennedy Street
11 in shade, and I was curious what sort of shadow studies have been
12 done to take a look at the impact of the volume for 5511 Second
13 Street, the property that's immediately north adjacent to this
14 project? And so, that's why I was a little confused, because I
15 think even on your elevations, it looks like the sun shadows are
16 coming from the north. And so that's what gave me a little bit
17 of pause and made me think about this, in terms of your sun angles
18 and where the shadows are being cast on the back side of the
19 building.

20 MR. PICHON: Yeah. So this perspective is looking (audio
21 interference).

22 CHAIRPERSON HOOD: Did we lose him?

23 COMMISSIONER IMAMURA: Mr. Pichon, you're breaking up.

24 CHAIRPERSON HOOD: If you can hear us, Mr. Pichon, I
25 think -- we're not able to hear you, so you may have to reboot.

1 Can you all hear me? Or maybe I need to reboot. Okay.

2 MR. MUTREJA: I just texted Mr. Pichon as well to let
3 him know we can't hear him.

4 CHAIRPERSON HOOD: All right. Tell him don't do too
5 much of his presentation. He's going to have to repeat it.

6 MR. MUTREJA: If we do lose Sean, I think that's
7 something that we can look into and provide a response back for.
8 Absolutely.

9 COMMISSIONER IMAMURA: I appreciate that, Mr. Mutreja.
10 Just some of the elevations -- just the -- some of these
11 photographs of these illustrative images are really a little
12 misleading, so I just want to make sure that we get the solar
13 study into the record if we can.

14 MR. MUTREJA: No, absolutely. And I think, to your
15 point, Commissioner Imamura, I'm not sure we've done a full study
16 as to what those shadows and what effects the building height
17 will have. And I think that's something we would need to look
18 into a little bit more in detail. So I'm not even sure if Sean
19 would be able to provide the response at this time.

20 COMMISSIONER IMAMURA: All right. I appreciate that.
21 That's -- I'm (audio interference) with that answer.

22 So with that, Mr. Chairman, I have no other questions.
23 And again, I just to compliment the Applicant and project team,
24 in terms of just the overall design and use of materials and
25 level of effort behind this work with the community, so.

1 CHAIRPERSON HOOD: Okay. All right. So thank you. I
2 know Commissioner Imamura has asked for some things. I'm not
3 sure if the Vice Chair has asked for some things. I have not
4 asked for anything. So I believe that Commissioner May may opine
5 in this case. I'm not sure yet, depending upon his schedule. So
6 let's go to -- any other --

7 Vice Chair, any other follow up questions?

8 VICE CHAIR MILLER: Yes. Just one, Mr. Chairman, to
9 the Applicant. Obviously, you sent notice to everyone within 200
10 feet. Was there any -- I may have missed it in the record. So
11 it -- was there any response from the adjacent rowhouses along
12 that street to the -- to your notice or in the record?

13 MS. HOTTEL-COX: So there are no additional letters or
14 anything filed in the record. There has been a lot of
15 coordination with the community, and I know that the Commission
16 saw the report in support from the ANC. And there have been
17 outreach to the neighbors to the north and they, to my knowledge,
18 haven't objected to anything, and they definitely haven't filed
19 anything in the record. But they haven't, you know, requested
20 any kind of -- stated any concerns or major issues that they
21 wanted us to address.

22 VICE CHAIR MILLER: Right. And I realize that you're
23 within the development standards largely of this zoning district,
24 so thank you.

25 MR. REY: Just really quickly, Commissioner, I just

1 also wanted to say that I did have the -- I did take the time,
2 as, you know, as a representative of the organization, knocked
3 on every single door next to our headquarters to not only
4 introduce myself, but to also talk with each of them about what
5 the project is, what it's going to be for the community, and what
6 we're trying to achieve. And I will tell you, there was no
7 negative feedback from not one individual that I interacted with.
8 And I knocked on every single door, just to make sure that they
9 understood what we were getting ready to do. And of course,
10 with, obviously, the ANC in making sure that we engaged those
11 relationships as well, so.

12 VICE CHAIR MILLER: Well, thank you, Mr. Rey, for that
13 outreach and effort. You've been in that neighborhood for a long
14 time. And you're going to be there for a long time. You're an
15 anchor, and now you're providing all-affordable housing, which
16 will help an underutilized lot. So that's all commendable. So
17 thank you very much.

18 CHAIRPERSON HOOD: Okay. Thank you both. Let's move
19 on.

20 Let's go to ANC 4B. Does Commissioner Brooks has any
21 cross-examination of questions? Commissioner Brooks.

22 Ms. Schellin, if you could help me.

23 MS. SCHELLIN: I do not see Commissioner Brooks on.

24 CHAIRPERSON HOOD: Okay, so. All right. Let's go to
25 the Office of Planning and DDOT.

1 MS. SCHELLIN: Okay. Let me bring them in.

2 CHAIRPERSON HOOD: Okay. Ms. Schellin, you're doing
3 a pretty good job. I have to commend you.

4 MS. SCHELLIN: I'm glad I'm doing something real big.

5 COMMISSIONER IMAMURA: I second that, Mr. Chairman.

6 MS. SCHELLIN: Thank you.

7 CHAIRPERSON HOOD: Okay. So Ms. Molina, I believe, is
8 going to be DDOT. And -- oh, Mr. Lawson, are you -- oh, okay.
9 Okay. Mr. Lawson is from Office of Planning. You can go first,
10 Mr. Lawson, then we'll go to Ms. Molina.

11 MR. LAWSON: Okay. Thank you, Mr. Chair. My name is
12 Joel Lawson with the Office of Planning, and I'm filling in for
13 Karen Thomas this evening.

14 This Applicant is proposing to redevelop this property
15 with a five-story mixed-use building with ground floor office
16 use. That includes 36 all-affordable units on the upper floors
17 and below grade parking. They request a voluntary design review
18 to achieve the proposed height. No additional density or change
19 in permitted use is proposed.

20 The Applicant has already provided, of course, a really
21 detailed description of the proposal in their presentation, so
22 I'll get straight to the OP analysis. As noted in our report at
23 Exhibit 14, OP recommends approval of this case. We also
24 recommend approval of the flexibility to allow the requested
25 additional building height of up to 60 feet, three inches. As

1 discussed in our report, the application meets the requirements
2 for a voluntary design review and the building height
3 flexibility. The Applicant has adequately addressed the relevant
4 review criteria, and that is also detailed in our report.

5 As you noted in initial discussions with the Applicant,
6 OP had noted a number of areas that we felt required some
7 additional information or refinement from the Applicant. These
8 included things like improvements to the building and public
9 space design, the provision of balconies, the provision of
10 additional privacy for units from communal recreation space and
11 a few other items. The Applicant responded to these items in
12 supplemental filings at Exhibit 12, and OP feels that they have
13 been adequately addressed.

14 The proposal is not inconsistent with the Comprehensive
15 Plan. The property is within the Neighborhood Conservation Area
16 on the General Policy Map and is designated for mixed-use moderate
17 density, residential/low-density commercial on the Future Land
18 Use Map.

19 The project would include a mixed-use building with Phi
20 Beta Sigma office use on the ground floor and residential units
21 above. Both of these are appropriate for a mixed-use designation.

22 With regards to analysis of the Comprehensive Plan
23 for -- through a racial equity lens, the proposal would provide
24 36 new residential units where none currently exists, so there
25 would be no direct displacement of existing residents. All of

1 the units would be affordable at 60 to -- 30 to 60 percent MFI,
2 helping to meet citywide and the area goals for both new housing
3 and new affordable housing. The current plans for the project
4 appear to show seven three-bedroom units as well as two-bedroom,
5 one-bedroom and studio units providing housing diversity and
6 options to local area residents.

7 The site is well served by transit and is close to
8 public education and recreation facilities. The project intends
9 to meet the 2020 Green Enterprise Community Standard, and the
10 Applicant has agreed to continue discussions with DOEE regarding
11 building sustainability.

12 In summary, the proposed project would result in a
13 development that would be superior to a matter of right
14 development on the site. It features a more sensitive design.
15 It is set back from the property line at residential levels at
16 the rear adjacent to the residential building across the alley.
17 And it would provide greater affordability for its housing -- for
18 housing units. Thank you. I think that's all I need to say at
19 this point. So thank you, and we are, of course, available for
20 questions.

21 CHAIRPERSON HOOD: Thank you, Mr. Lawson.

22 Let's go to Ms. Molina. And I think I've been
23 pronouncing your name incorrectly, so I'm sorry about that. But
24 Ms. Molina, if you could give us your report.

25 MS. MOLINA: Thank you, Mr. Hood. Good evening,

1 Chairman Hood and members of the Commission. For the record, my
2 name is Sayra Molina with the District Department of
3 Transportation.

4 DDOT is supportive of the project -- of the proposed
5 project, as you heard in the Applicant's presentation, and they
6 have agreed to the minor TDM plan revisions we requested in our
7 June 17th, 2022, report.

8 What the revised TDM plan included as a condition in
9 the final zoning order, DDOT has no objection to approval of this
10 voluntary design review application. I'd be happy to answer any
11 questions. Thank you for your time.

12 CHAIRPERSON HOOD: Ms. Molina, I do have a question for
13 DDOT right quick. Were we looking at one charging station or, I
14 think 50 per every 50 spaces? Was that agreed upon? It may have
15 been mentioned and I just didn't hear it.

16 MS. MOLINA: Yes, sir. So DDOT suggested at least one
17 per 50 spaces. Before this project, we suggested one space and
18 they did include it.

19 CHAIRPERSON HOOD: Okay, great. Okay, thank you.

20 Let's see if we have any questions of either Office of
21 Planning or DDOT.

22 Commissioner Imamura?

23 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

24 Mr. Lawson, thank you for filling in for Ms. Thomas
25 this evening, and thank you for always providing a thorough and

1 detailed report. I have no questions for Mr. Lawson.

2 Ms. Molina, thank you very much for your report as
3 well. Great job.

4 CHAIRMAN HOOD: And Vice Miller?

5 VICE CHAIR MILLER: No questions.

6 Thank you, Mr. Lawson and Ms. Molina for your reports.

7 CHAIRPERSON HOOD: I have no questions as well. So
8 thank you both for your reports.

9 Let's see. Does the Applicant have any questions of
10 either? Ms. Hottel-Cox or Mr. Utz? Should I be calling
11 Ms. Hottel-Cox or Mr. Utz, or both?

12 MS. HOTTEL-COX: I think you can call on me. I'll make
13 sure to reflect anything that Mr. Utz may have to add --

14 CHAIRPERSON HOOD: Okay.

15 MS. HOTTEL-COX: -- but we have no questions at this
16 time.

17 CHAIRPERSON HOOD: Thank you very much.

18 Okay. Again, Ms. Schellin, we have no one from ANC 4B
19 as of yet, so we will continue --

20 MS. SCHELLIN: That's right.

21 CHAIRPERSON HOOD: -- unless I hear from you. Okay.

22 So thank you both, Mr. Lawson and Ms. Molina. We really
23 appreciate your reports.

24 MS. MOLINA: Thank you. I appreciate you.

25 CHAIRPERSON HOOD: Thank you. Let's go to the ANC

1 report. And again, I guess I'm going to give it. But let me
2 kind of cut to the chase.

3 Ms. Hottel-Cox, you reviewed the ANC letter. I think
4 you all -- I think you mentioned this earlier. You're all in
5 agreeance with everything that the ANC says. You are all on the
6 same page?

7 MS. HOTTEL-COX: Yes, we are.

8 CHAIRPERSON HOOD: Okay. I will take it as that, and
9 just note that the ANC says, "by voice vote at a regular public
10 meeting (notice of which was properly given, and which a quorum
11 of eight members were present) on January 24th, 2022, by a vote
12 of eight yes, zero no and zero abstentions," that was unanimous.
13 And this is from hair, I believe Ms. Brooks is the chair.

14 Is Ms. Brooks the chair, I believe?

15 (No audible response.)

16 CHAIRPERSON HOOD: Okay. Yes. All right. All right.

17 So let's move on. Let's go to other government reports.
18 We did talk about DOEE, and I think we had an expert from the
19 DCSEU. She talked about solar. I'm not really sure of anything
20 else. I think those -- that will cover other government reports,
21 at least of what I have, unless my colleagues see something that
22 I may miss -- may be missing. That happens too, quite frequently,
23 actually. All right. This looks --

24 MS. SCHELLIN: There was a DOEE report included in OP's
25 comments and --

1 CHAIRPERSON HOOD: I believe -- I think I said DOEE,
2 didn't I?

3 MS. SCHELLIN: Did you see -- I'm sorry. And the DHCD,
4 also. Did you get that one?

5 CHAIRPERSON HOOD: Oh, no. That's the one --

6 MS. SCHELLIN: That was also included in OP's --

7 CHAIRPERSON HOOD: Yeah, I missed that.

8 MS. SCHELLIN: -- via email.

9 CHAIRPERSON HOOD: Okay. I missed the DHCD, so thank
10 you. I definitely don't want to miss DHCD.

11 MS. SCHELLIN: Yes. So --

12 CHAIRPERSON HOOD: It was DHCD. Thank you so much.

13 All right. So those reports and all of which were in
14 support of recommendations. All right.

15 Let's go to the public. Do we have any organizations
16 or persons, Ms. Schellin, who are in support, opposition, or
17 undeclared?

18 MS. SCHELLIN: No witnesses signed up.

19 CHAIRPERSON HOOD: No witnesses --

20 MS. SCHELLIN: -- in any category.

21 CHAIRPERSON HOOD: Okay. Let's go to Ms. Hottel-Cox.
22 I don't believe you have any rebuttal. So let's just go to
23 closing and, we'll go from there. Thank you.

24 MS. HOTTEL-COX: Excellent. Well, thank you. We don't
25 have much in the way of closing, other than we heard the comments

1 and some of the outstanding questions that we know we need to
2 address in the post hearing submission to make sure that the
3 record is complete, and we're happy to do so and address. I
4 think we have everything well documented that we need based on
5 the questions that the Commission had.

6 CHAIRPERSON HOOD: Okay. Thank you, Ms. Hottel-Cox,
7 and Mr. Utz and the team and Phi Beta. I look for, again,
8 President Rey, I look for a presentation or a song, but I -- I'm
9 just joking.

10 So I think for me, I was actually prepared to move
11 forward tonight. But this is one vote. We have some things that
12 need to be kind of plugged in. And it will also give Commissioner
13 May the opportunity, if he chooses, to participate. So this is
14 a one vote case.

15 So we're going to have to -- Ms. Schellin, I'm doing
16 to ask you to put this -- I think it's pretty straightforward
17 for the most part, except for some of the things that Commissioner
18 Imamura and others have asked for. Let's try to -- we'll close
19 the record except for what we've asked for. And if we could do
20 this as fast as possible. But I'll leave it up to you,
21 Ms. Schellin, if you could take over at this point.

22 MS. SCHELLIN: Sure. I would just ask Ms. Hottel-Cox
23 how much time she thinks they need to submit the requests that
24 were asked for.

25 MS. HOTTEL-COX: So I think based on the requests that

1 we heard, I think we would just need a couple of weeks. I know
2 that the Commission has a late July public meeting. I don't know
3 if it would be possible to kind of work backwards from that date
4 --

5 MS. SCHELLIN: Sure.

6 MS. HOTTEL-COX: -- of course, making sure that there's
7 time in case any responses need to come in. But I think that
8 would give us ample time to pull together everything that the
9 Commission has asked for.

10 MS. SCHELLIN: Okay. So could you -- okay. So the
11 ANC is the only party. So I think we could get their report even
12 the week of our meeting, and we could give you as late as
13 July 18th to make those submissions as well as --

14 MS. HOTTEL-COX: That's perfect.

15 MS. SCHELLIN: -- draw findings of facts and
16 conclusions of law would be also due at 3:00 p.m. on that same
17 day. And then we could give the ANC until 7/25 to provide their
18 responses, if they have any. So if you would reach out to them,
19 and let them know that, and then we can put it on for 7/28.

20 COMMISSIONER IMAMURA: Ms. Schellin, I won't be here
21 on --

22 MS. SCHELLIN: I know that Mr. Imamura is out. So if
23 he would like to weigh in by absentee ballot, he can do that,
24 because he'll need to, since Commissioner May did not weigh in.

25 CHAIRPERSON HOOD: Yeah, he's definitely going need to

1 weigh in. Yeah, so if he doesn't --

2 MS. SCHELLIN: So if we could get an absentee ballot
3 from you, Mr. Imamura, that would be great. I'll send you one
4 if you need it.

5 CHAIRPERSON HOOD: Okay. I think we have a plan laid
6 out. Any questions or comments? I want to thank you. Thank
7 you everybody for putting that together.

8 Let me see. The Zoning Commission will be meeting
9 again June the 30th, and it's our regular meeting, so join us on
10 these same platforms at 4:00 p.m.

11 So with that, I want to thank everyone for their
12 participation tonight and this meeting is adjourned. But
13 everything -- the record is closed with the exception of things
14 that we asked for All right. So I want to thank everybody. You
15 all have a great evening. Good night.

16 (Whereupon the above-entitled matter went off the
17 record at 5:27 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

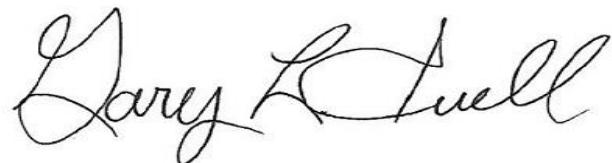
In the matter of: Public Hearing

Before: DCZC

Date: 06-27-22

Place: Teleconference

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GARY EUELL