

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ZONING COMMISSION

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PUBLIC HEARING

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IN MATTER OF:

AMERICAN PHARMACISTS
ASSOCIATION

Case No. 04-01

Thursday
June 3, 2004

Hearing Room 220 South
441 4th Street, NW
Washington, DC

The Public Hearing of Case No. 04-01 by the
District of Columbia Zoning Commission convened
at 6:30 p.m. in the Office of Zoning Hearing Room
at 441 4th Street, Northwest, Washington, D.C.,
Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice Chairperson
KEVIN HILDEBRAND	Commissioner
GREGORY JEFFRIES	Commissioner
JOHN G. PARSONS	Commissioner (National Park Service)

OFFICE OF ZONING STAFF PRESENT:

ALBERTO P. BASTIDA	Secretary, ZC
SHARON SCHELLIN	Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

ELLEN McCARTHY	Deputy Director
JENNIFER STEINGASSER	Office of Planning
KAREN THOMAS	Office of Planning

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

2 6:45 P.M

3 CHAIRPERSON MITTEN: This is a public
4 hearing of the Zoning Commission of the District
5 of Columbia for Thursday, June 3rd, 2004. My name
6 is Carol Mitten and joining me this evening are
7 Vice Chairman Anthony Hood and Commissioners'
8 Kevin Hildebrand and Greg Jeffries. And we're
9 expecting to be joined by Mr. Parsons shortly.

10 The subject of this evenings hearing
11 is Zoning Commission Case Number 04-01. This is a
12 request by the American Pharmacists Association
13 for approval of Planned Unit Development and MAP
14 amendment for part of the property from part of
15 the property located at 2215 Constitution Avenue
16 Northwest from un-zoned to SP2 and it includes
17 lots 19810, 814, 815 and part of lot 813 and
18 square 62.

19 Notice of today's hearing was
20 published in the DC Register on April 16th, 2004
21 and copies of that hearing announcement are in the
22 wall bin near the door.

23 Please be advised that this proceeding
24 is being recorded by a court reporter and is also
25 being web cast live. Accordingly we ask that you

1 refrain from making any disruptive noises or
2 actions in the hearing room.

3 When presenting information to the
4 Commission please turn on and speak into the
5 microphone on the table in front of us, first
6 stating your name and home address. When you are
7 finished speaking please turn off your microphone
8 so that the microphone is no longer picking up
9 sound or background noise.

10 This hearing will be conducted in
11 accordance with the provisions of Eleven DCMR
12 Section 30-22, which are the orders of procedure
13 for contested cases.

14 The order of procedure will be as
15 follows. Preliminary matters followed by the
16 presentation of the applicant's case, the report
17 by the Office of Planning, reports of any other
18 government agencies, report of the Affected
19 Advisory Neighborhood Commission in this case it's
20 AMC 2A, organizations and persons in support,
21 organizations and persons in opposition.

22 The following time constraints will be
23 maintained in this hearing: We ask that the
24 applicant make a somewhat abbreviated presentation
25 in about twenty minutes. Our organizations will

1 have five minutes. Individuals will have three
2 minutes.

3 The Commission intends to adhere to
4 these time limits as strictly as possible in order
5 to hear the case in a reasonable period of time.

6 The Commission reserves the right to
7 change the time limits for presentations if
8 necessary and notes that no time shall be ceded.

9 All persons appearing before the
10 Commission are to fill out two witness cards.
11 These cards are located on the table near the
12 door. Upon coming forward to speak to the
13 Commission please give both cards to the reporter
14 who is sitting to our right.

15 The decision of the Commission in this
16 case must be based exclusively on the public
17 record. To avoid any appearance to the contrary,
18 the Commission requests that persons present not
19 engage members of the Commission in conversation
20 during a recess or at any other time.

21 Staff will be available throughout the
22 hearing to answer any procedural questions and you
23 can direct those to Mr. Bastida.

1 Please turn off all beepers and cell
2 phones at this time so as not to disrupt these
3 proceedings.

4 Now, Mr. Bastida do you have any
5 preliminary matters?

6 MR. BASTIDA: Yes, Madam Chairman. The
7 applicant has provided me with a maintenance of a
8 posting and it seems to be in order so the staff
9 believes that the applicants are complying with
10 the regulations and recommend that the Commission
11 go ahead with the hearing.

12 CHAIRPERSON MITTEN: Thank you.

13 MR. BASTIDA: Can I have another - I am
14 alone tonight and if you have any submissions that
15 you are going to be - any written statements and
16 so on, I would rather have it now, all of them so
17 I can provide them to the Commission in an orderly
18 manner.

19 CHAIRPERSON MITTEN: Thank you Mr.
20 Bastida. Mr. Quin do you have any preliminary
21 matters?

22 MR. QUIN: No preliminary matters.

23 CHAIRPERSON MITTEN: All right. And,
24 I'd ask at this time for all those individuals who
25 plan to testify this evening please rise now to

1 take the oath. And, raise your right hand and Mr.
2 Bastida will swear you in.

3 MR. BASTIDA: Do you solemnly swear or
4 affirm that the testimony that you are about to
5 give in this proceeding will be the truth the
6 whole truth and nothing but the truth?

7 PEOPLE WHO WILL BE TESTIFYING: I do.

8 MR. BASTIDA: Thank you.

9 CHAIRPERSON MITTEN: Thank you and let
10 the record reflect that we've now been joined by
11 Mr. Parsons. And Mr. Quin whenever you're ready.

12 MR. Quin: Thank you Madam Chairperson
13 and members of the Commission. This application
14 will permit the American Pharmacists to build an
15 acutely needed addition at the rear of the John
16 Russell Pope building to replace a noncontributing
17 annex structure.

18 The building will in part be built on
19 surplus property presently owned by the United
20 States of America and under the jurisdiction of
21 GSA and the property as you've indicated is
22 proposed for SBZ zoning which is an adjacent zone
23 today.

24 You have our detailed statements, the
25 pre-hearing statements, a supplemental pre-hearing

1 statement, and this has been a long process for
2 us. Eleven years we've been working on this case,
3 believe it or not, and we believe that this is the
4 last major agency that we come before going for
5 our approval.

6 A few points before proceeding with
7 our witnesses. The Pope building was constructed
8 in 1934 pursuant to a joint resolution of
9 Congress. And under the deed of conveyance of the
10 property to the American Pharmacists, the
11 additions were required to be approved by both the
12 Commission of Fine Arts and the National Capitol
13 Planning Commission.

14 In 1956, the annex structure and
15 exchange of lands was also approved by Congress
16 and the annex was completed in 1958 under
17 legislation. Indeed, the Commission of Fine Arts
18 and NCPC continued with their design approval
19 jurisdiction.

20 The annex has been deemed to be a
21 noncontributing building to the historic landmark
22 by the Historic Preservation Review Board.

23 And, in addition to the approvals that
24 are in the record from the Commission of Fine Arts
25 and National Capitol Planning Commission, all

1 agencies that have reviewed this project,
2 especially as we have dealt with various issues
3 and comments, have approved in substance all of
4 this addition.

5 And, just to refer to those agencies
6 quickly -- these include not only GSA, which of
7 course has made the property available and has
8 been designated as the agency to determine the
9 surplus, but the National Park Service. We've been
10 working with the National Park Service as well.
11 The Historic Preservation Review Board, the
12 Mayor's agent, the Office of Planning, Department
13 of Transportation, and last and certainly not
14 least, the Foggy Bottom ANC.

15 And, I would submit that that's no
16 small feat. Especially when you hear the
17 representative statement tonight.

18 We've also completed an environmental
19 assessment with an extensive review under the
20 National Environmental Policy Act as well as the
21 National Historic Preservation Act. Both GSA and
22 NCPD have found no significant impact.

23 So, this is the last leg of our
24 journey. I really want to point out one other
25 thing and that is that this PUD is unusual in the

1 sense that it's before you not for deviations from
2 the regulations or for increases in height or any
3 variance from zoning. Rather, it's primarily here
4 for process reasons because, what we present to
5 you today and what is in the file is below matter
6 of right SP2 zoning both as to height and as to
7 FAR.

8 But, as we considered what alternative
9 we should precede, the other alternative would be
10 to go in for a MAP amendment first and then go for
11 a BZA. That seemed awfully cumbersome to us and we
12 decided we would look at the - read carefully the
13 PUD regs.

14 And we determined that under the PUD
15 regs, one: we could get an approval in one
16 hearing, in one zoning hearing.

17 Two: the historic landmark aspects and
18 landscape aspects could be presented in a way that
19 you can be assured that those conditions would be
20 what you get by virtue of a covenant. And that, we
21 thought, was a plus. And it gives a broad
22 participation by the public.

23 And we finally, and this may be the
24 most important, we met all the tests and we
25 believe that we meet all the tests of the PUD

1 regulations and are well within the guidelines of
2 the Comprehensive Plan.

3 So in light of the extensive favorable
4 reviews by all of the agencies and the depth and
5 the expertise expressed in our submitted
6 documents, we would like to proceed with our
7 witnesses unless there are questions at this
8 point.

9 CHAIRPERSON MITTEN: Please proceed.

10 MR. QUIN: First call as our witness,
11 Mr. Roger Browning representing the American
12 Pharmacists Association.

13 MR. BROWNING: Thank you, Whayne, and
14 my thanks to the Commission for setting our case
15 down for a hearing tonight. My name is Roger
16 Browning, I'm the Vice President and Chief
17 Financial Officer of the American Pharmacists
18 Association.

19 The name may sound unfamiliar. To
20 some, we were for a hundred and fifty years known
21 as the American Pharmaceutical Association with a
22 name change last year to more clearly delineate
23 who we represent. We are targeted for the two
24 hundred thousand American pharmacists and we have
25 over fifty thousand pharmacy members and as such

1 is the largest organization of pharmacists in the
2 United States.

3 We'll make every effort to comply with
4 your request for an abbreviated version but we may
5 be whisking through a couple of slides. It may
6 look a little peculiar. Your indulgence, please.

7 Let's go ahead and let's do that.

8 We have a very long and rich heritage
9 in the Washington, DC area and in particular at
10 the West End of Constitution Avenue where we are.

11 The slide you see here is one that is
12 dated 1868 from our archives. There is a small
13 piece of property, of marshland called Kidwell's
14 Meadows, which was owned by our seventh president,
15 John Kidwell.

16 John Kidwell was known as the quinine
17 king. He had a practice on New York Avenue.
18 Quinine during the Civil War was a drug of choice,
19 if you will. It was a medicine used for malaria
20 and other fevers. He controlled the property and
21 it ultimately became the property of the U.S.
22 government and actually is the property where West
23 Potomac Park and the Lincoln Memorial now sits.
24 Okay.

1 This picture shows the 1933
2 construction of our original building designed by
3 John Russell Pope and moving on to the next slide,
4 two slides. This shows moving forward the West end
5 of the monumental corridor at that time was still
6 light commercial in character through the mid-
7 fifties we see Conger's Laundry here.

8 And, we proceeded after that to
9 continue to build out our little square. This is a
10 picture taken within the last ten years --
11 actually the addition built in 1962 -- and as
12 viewed from the State Department.

13 Our connection with the District is a
14 strong one we believe. For example twenty-one
15 percent of our employees are District of Columbia
16 residents. Virtually all of our temporary
17 workforce employees are District residents.

18 The slide we have here is a program
19 which we sponsored with industry funding here in
20 Washington, D.C., which provided -- at no charge -
21 - specific training gear toward the asthma disease
22 state for the underserved population and was done
23 last year in September and October of 2003. It's
24 our intent to continue that program in the fall of
25 this year.

1 You can go ahead with that.

2 Basically, I'll just move it ahead. We
3 -- as Whayne had said, we are interested in
4 meeting our very, very long term needs solidifying
5 our position and building out the square where we
6 live for a very, very long time. That's basically
7 what we're planning to do.

8 It's something we will be building
9 some current capacity beyond what our current
10 requirements are. But, we are growing rapidly and
11 we view this as a long-term investment by the
12 Association.

13 So, basically our request tonight is
14 to certainly consider our application favorably
15 and to give consideration to what you hear
16 tonight.

17 I'd like to next turn it over to our
18 architect on the plan. Just one comment: Hartman
19 Cox Architects, our architects, are in our opinion
20 the preeminent firm with respect to historic
21 properties here in the District and that was the
22 reason that we selected that firm.

23 At this time I would like to introduce
24 Graham Davidson of Hartman Cox who will provide
25 the architectural details of our plan. Thank you.

1 MR. GRAHAM DAVIDSON: Good Evening.
2 Excuse me. My name is Graham Davidson, partner
3 with Hartman Cox Architects here in Washington
4 D.C.

5 I'm going to move up here so that I
6 can point at the screen. It will go a lot faster
7 for you.

8 CHAIRPERSON MITTEN: I need to have you
9 on the mike so you'll need to use this or move the
10 one off the table.

11 MR. GRAHAM DAVIDSON: Do I need to push
12 a button?

13 CHAIRPERSON MITTEN: Yes.

14 MR. GRAHAM DAVIDSON: This is the
15 building that were going to build on. The American
16 Pharmacists Association.

17 CHAIRPERSON MITTEN: Hold on a second.
18 Are you getting him? Okay.

19 MR. GRAHAM DAVIDSON: Some of our
20 projects in the District of Columbia most of you
21 probably know. We have been responsible for a lot
22 of design in the historic districts as well as
23 historic modes including the renovation of
24 Archives at the other end of Constitution -

1 MR.BASTIDA: I wonder if I could ask
2 you to use the mic.

3 MR. GRAHAM DAVIDSON: Is that better?

4 MR.BASTIDA: Yes sir.

5 MR. GRAHAM DAVIDSON: Okay. Can we all
6 hear now? No. I'll speak as loudly as I can then.

7 The site that we're talking about is
8 at 23rd and Constitution Avenue, 22nd and C Street.
9 This is the State Department. This is the original
10 building by John Russell Pope. And, this is the
11 building site behind currently the site of the
12 annex and a vacant parcel owned by the GSA.

13 We're going to look at the existing
14 building, the context and go through the design of
15 the existing building and how it relates to that
16 context both that of the Mall and the historic
17 building itself as part of this slide show.

18 His original genesis came from this
19 building designed many years before. This is John
20 Russell Pope's drawing for the building and as you
21 can see, it looks just like that today except that
22 the landscaping has grown in quite well on either
23 side. This is really what we remember when we look
24 at the building, I think, is the white building on
25 the hillside with lawn and green to either side.

1 On the inside, it's a very ceremonial
2 building. This is the main lobby space with
3 William Proctor, the founder of American
4 Pharmaceutical seated in the apse.

5 We're going to look now at the
6 building itself. This again, is the building from
7 22nd and Constitution Avenue. On each side, this is
8 the east and west sides of the John Russell Pope
9 Building built of white marble.

10 The annex behind of Alabama limestone
11 built in 1962. On either side is the parking lot.

12 This is the C Street elevation of the
13 addition. The annex that was built in '62. This is
14 the GSA parcel in the front.

15 The rear of the addition is clad with
16 not marble but brick. It was always meant to be
17 added on to. We don't have drawings for that
18 addition but it's presumed that it was to be a
19 laboratory of some sort.

20 And again, to either side we have
21 parking lots currently located for the people who
22 work in the building.

23 This is worth a little bit of time in
24 that it describes the landownership. This is the
25 current parcel owned by American Pharmacists.

1 Constitution Avenues is, of course, here. The
2 green parcel is that owned by GSA. And, the green
3 parcel actually includes at this point the blue
4 strip here. GSA owns all of this color.

5 What we're proposing to do is purchase
6 this parcel from GSA. The green part would become
7 part of APHA's lot. And, the blue will be given to
8 the National Park Service to continue the
9 seventeen-foot strip of land along 23rd Street,
10 which effectively increases the width of 23rd
11 Street. So that seventeen-foot strip now would be
12 continuous throughout the whole block.

13 We're going to look quickly at these
14 buildings along Constitution Avenue in context.

15 Department of Interior, originally
16 Atomic Energy Commission. Long, low, white,
17 monumental.

18 Federal Reserve right next to it to
19 the West by Paul Cray. Again, white building,
20 strip classicism.

21 Bertram Goodhugh's American Academy of
22 Sciences right next to us. Again it's a white
23 building, monumental windows.

24 All these buildings are basically
25 office buildings in nature.

1 Then, American Pharmacists' is a very
2 solid building, a very ceremonial, and somewhat
3 smaller than all the other buildings.

4 And finally at the end, this is the
5 proposed Institute for Peace, which is to go on
6 the parking lot to the West of our site in front
7 of the Naval Hospital.

8 This is the State Department, behind.

9 This view from looking to the West on
10 C Street, you can what characterizes this street
11 are the lower buildings to the south and the very
12 much taller buildings to the north.

13 The cornice lines which continue and
14 which we will continue along the south side of the
15 street.

16 The State Department is the dominant
17 building along the street on the north at about
18 one hundred and five feet and of course also the
19 same height as the addition to the Federal
20 Reserve.

21 Lastly, in context, looking south on
22 23rd toward the Lincoln memorial. This axis formed
23 by the hillside of the Naval Hospital, the State
24 Department and the trees; our building will align
25 with the State Department to continue this axis.

1 Our building mass is formed by
2 carrying the west line of the State Department,
3 symmetrically disposing that on the east, holding
4 the building line along C Street and building to
5 the south or the north wall of the addition. This
6 forms our building footprint.

7 This is the existing building here,
8 the rear wall. We have mediated between the
9 majority of the addition, the taller piece of the
10 addition, and the original building with a smaller
11 piece setting the mass of the addition back twenty
12 feet. This hyphen we call it or arcade actually as
13 you see in elevation carries not only the height
14 of the smaller portion of the main building
15 through but also the cornice line. So, it extends
16 the influence of the original building through the
17 site and mediates between the larger addition and
18 the original building.

19 That larger mass then is pushed back
20 all the way to C street and it is covered with a
21 wrapper of a five-story piece which shields the
22 mass of this building from most vantage points
23 along the Mall and Constitution Avenue. This is
24 the original building.

1 This diagram, we originally did for
2 the Commission of Fine Arts who were particularly
3 concerned with the view from Constitution. What
4 this illustrates primarily is that from
5 Constitution Avenue looking above the original
6 building, that the original building stands proud
7 of the addition and you see that and not the
8 addition behind it as you are standing in front of
9 the building on Constitution Avenue.

10 As illustrated in this rendering from
11 the corner of 23rd and Constitution, the original
12 building is standing proud of the addition behind.
13 Here you can see the one story piece extending the
14 influence of the original building to either side
15 in an arcaded fashion.

16 This is the inspiration for that-
17 Okay. An elevation. The Constitution Avenue
18 elevation, existing building, building behind, the
19 mediating piece to either side.

20 As we turn around the building to the
21 east. This is the east elevation. Existing
22 building. Building up to the taller mass on C
23 Street.

1 The C Street elevation and here our
2 main entrance for the northern, the addition in
3 the middle of C Street.

4 COMMISSIONER HILDEBRAND: Can I ask one
5 question quickly?

6 MR. DAVIDSON: Sure.

7 COMMISSIONER HILDEBRAND: The
8 elevations that you're showing now aren't the
9 elevations that are in my package. Are the ones in
10 my package less current than those?

11 MR. DAVIDSON: You should have a copy
12 of a supplemental pre-hearing statement that was
13 submitted on May the 14th and they are the same.

14 They were submitted as part of the
15 package.

16 COMMISSIONER HILDEBRAND: I've got it.

17 MR. QUIN: Okay. Good. Thank you.

18 MR. DAVIDSON: The material difference
19 between the two is shown by this slide here. This
20 is the original DAR Constitution Hall and John
21 Russell Pope himself did an addition to that
22 building which is shown back here. This is
23 obviously a white marble building. And, he added
24 to the building in a very soft colored stone,
25 which makes it recede and makes it clear that it's

1 very definitely an addition to the building
2 although it's a wonderful work of architecture in
3 its own right.

4 We are proposing to do the same thing
5 in terms of material. The original building is a
6 very white Vermont marble. The building in the
7 back will be softly colored, darker and slightly
8 more brown to make it recede and be clearly
9 different in conformance with the Department of
10 Interior standards as well as following the
11 recommendations of the Commission of Fine Arts.

12 In terms of circulation around the
13 site, the original main entrance will remain open
14 to the existing building. We have another main
15 entrance onto C Street.

16 Our primary parking entrance will be
17 off of 22nd Street in this location allowing plenty
18 of back up here for the light at 22nd Street and
19 also to keep it away from the cul-de-sac that is
20 currently in place at the north end of 22nd Street.

21 We have a secondary parking entrance
22 on 23rd Street, in this location and our service
23 entrance is back under the building here at the
24 northern end of 22nd Street.

1 Those are shown in elevation here.
2 This is the parking entrance diving underneath the
3 terrace down into the parking garage and the
4 service doors are located there in the elevation.

5 We'll quickly go through the plans
6 going down into the parking. We have two parking
7 levels providing one hundred and forty-three self-
8 park spaces. A lower level of office space and the
9 main entrance level of office at the same level,
10 floor level as the existing building so there is a
11 direct connection between the two, making these
12 floors very much a part of the same function.

13 The upper office floors. And you can
14 see here the building stepping back as it gets up
15 to the sixth floor and the mass of the building
16 again is pushed back toward C Street along here.

17 Looking at the landscaping. The
18 landscaping really is a key component as I've
19 mentioned of this site. We remember not only the
20 white box, but the fact the white is bordered by
21 very nice green shrubbery, lawns and to either
22 side evergreen trees which are very nicely grown
23 in. It's a very nice framework.

24 We're going to continue to follow this
25 basic idea. Framing the white building with

1 greenery keeping these trees in tact, maintaining
2 them, and adding to the street trees on either
3 side.

4 The darker circles here are trees that
5 will remain in place. These will also remain in
6 place and be maintained. We're adding new trees
7 in-filling in this location, and in this location
8 where the trees are in poor health. We're also, of
9 course, going to rework C Street in coordination
10 with the State Department in designs for this
11 area.

12 We're also adding above where the
13 current parking lots are to either side of the
14 existing building, we're placing terraces for
15 pedestrians, which will also have medicinal
16 gardens to further the mission of American
17 Pharmacists Association.

18 Our gross floor area in this building
19 in the total building is one hundred seventy-five
20 thousand two hundred sixty-six square feet which
21 is an FAR of 2.14 well under the allowable of 3.5.
22 And our building height above the measuring point
23 is sixty-five feet five-inches.

24 So we think that we have designed this
25 through the past few years as a responsible

1 response to both the context of the avenue,
2 Constitution Avenue, which was designed as a
3 framework for the Mall as well as a response to
4 the historic building in front.

5 We hope that you all agree and approve
6 of our plans. Thank you.

7 CHAIRPERSON MITTEN: Thank you.

8 MR. QUIN: Madam Chairperson, we had
9 two witnesses more but we think that the first was
10 Marty Wells, transportation consultant. You have
11 his complete updated report that's dated May 11th
12 and you also have a DOT report that has been
13 filed. I don't know if you've been able to see it
14 or not but that's a favorable report as well. So
15 we do not intend to call Mr. Wells. If you have
16 any questions, he is here to answer them.

17 CHAIRPERSON MITTEN: Thank you.

18 MR. QUIN: Our last witness, and normal
19 clean-up hitter whose time has lapsed at this
20 point and he can answer any questions. I would
21 urge you to look at the beginning of page 8 if you
22 need to reference it again where he goes through
23 how this plan meets the requirements of the PUD
24 regs.

1 And, unless there are questions, that
2 completes our direct presentation. I think we did
3 it in almost twenty minutes.

4 CHAIRPERSON MITTEN: Yes. Thank you.

5 MR. QUIN: Your welcome.

6 CHAIRPERSON MITTEN: Thank you. All
7 right. Questions from the Commission?

8 COMMISSIONER HILDEBRAND: First, let me
9 say that I appreciate you pointing out to me that
10 I missed the supplemental package because I was
11 curious as to how the building morphed from this
12 neoclassical piece to more of an art deco façade
13 on the backside and I think that the improvements
14 that you have shown there are really nice. I think
15 you've done a great job.

16 In looking through the package though,
17 I had just a couple of questions. And, I noticed
18 that there are areaways around the base of the
19 building and I didn't understand what your intent
20 was there for railings to protect from drop off.
21 Have you done any design concepts on that?

22 MR. DAVIDSON: We have not done any
23 design work on the railings for those areas. We've
24 not actually thought about it quite frankly. I
25 think though if we were to - it could be that the

1 railings would actually be a fairly minimal amount
2 of railing so that it would disappear in the
3 landscaping in the building and have landscaping
4 in front of it so that one would not tend to be up
5 against the railing. In any case, we have not
6 designed it.

7 COMMISSIONER HILDEBRAND: It does
8 appear as though it might become a fairly
9 significant part of your C Street elevation and
10 your 23rd Street elevation. Although on the 23rd
11 Street probably less so because there's so much
12 landscaping in front of it.

13 The next question I had is on the roof
14 terrace. In looking at your sections, it doesn't
15 appear the parapet height that you're providing
16 with the stone is adequate for a guardrail. Is
17 there an intent to use that terrace for public
18 access and will there be a parapet rail of some
19 kind and if so, what is the design for that?

20 MR. DAVIDSON: The intention is to use
21 that terrace for public access. The parapet is not
22 intended as a guardrail. We wanted to keep the
23 apparent height of the building as low as
24 possible. There will be a guard rail made of metal
25 and set back from that parapet about six or eight

1 feet therefore, keeping people back from the edge
2 so they don't get vertigo and also keeping the
3 railing out of sight as much as possible.

4 COMMISSIONER HILDEBRAND: It would be
5 nice to see the design of that at some point.

6 I guess the other question that I have
7 is just sort of a general statement. I think your
8 designs are beautiful. I was curious. You said
9 you've been working on this for eleven years?

10 MR. QUIN: Yes.

11 COMMISSIONER HILDEBRAND: Has there
12 been any change on the GSA's part on this property
13 becoming surplus considering the sort of era that
14 we're in now of security set-backs and maintaining
15 security buffer zones. I mean the concept of
16 building another seven story or six-story building
17 across from the State Department. I'm surprised
18 that the State Department hasn't weighed in a bit
19 more about security concerns.

20 MR. QUIN: I think we can say that the
21 GSA has not changed its position but we've been
22 very conscious of the possible need for security
23 and we have coordinated and have been in
24 discussions with the State Department.

1 COMMISSIONER HILDEBRAND: Okay. Have
2 you prepared for us a material sample board
3 showing us the precise materials that you're using
4 for the exterior of the building?

5 MR. DAVIDSON: I can show you a sample
6 of the marble that's currently used on the
7 existing building.

8 COMMISSIONER HILDEBRAND: And that's
9 what you're using for the sides?

10 MR. DAVIDSON: As well as the somewhat
11 darker material that we would use for the addition
12 itself.

13 COMMISSIONER HILDEBRAND: And the roof
14 material is that going to be copper?

15 MR. DAVIDSON: Yes. The existing
16 building is a Vermont marble. If the building were
17 really polished, it would look like this but acid
18 rain has washed it so it really has a very
19 somewhat much more diminished quality and it
20 really looks more like this today.

21 The addition will be this or something
22 very similar to this in color. I hope you can see
23 the relationship of these two materials to the
24 slide that we showed of DAR Constitution Hall and

1 John Russell Pope's addition to that white
2 building.

3 Again, the attempt is to be different
4 but be sympathetic and recede from the very white
5 building in front.

6 COMMISSIONER HILDEBRAND: And, is that
7 a natural stone product or is that a man-made
8 stone.

9 MR. DAVIDSON: This is a pre-cast. It's
10 a pre-cast panel.

11 COMMISSIONER HILDEBRAND: Okay. Have
12 you given consideration to doing an actual stone
13 façade as opposed to the pre-cast?

14 MR. DAVIDSON: It is a constant topic
15 of conversation with all buildings almost. We
16 prefer pre-cast for many buildings including this
17 one for a number of reasons. One is that we can
18 actually control the color and the texture whereas
19 with natural stone you get what you get when it
20 comes from the ground. So, if you actually want a
21 stone that's a little bit lighter or a little bit
22 darker you can make it that way.

23 Second, we prefer pre-cast because you
24 can add a great deal of detail to buildings; bell
25 courses, cornices, dentals, the things that we

1 think are important to a reading of the building.
2 All that work can be done in pre-cast so that the
3 people who actually have to pay for this can
4 afford it. And, if we were to build it out of
5 limestone, they couldn't afford it. We've got to
6 have the detail.

7 COMMISSIONER HILDEBRAND: I know
8 sometimes, stone can surprise you though;
9 sometimes it can actually be too prim in pre-cast
10 depending on what you're doing.

11 MR. DAVIDSON: That's true, especially
12 in the smaller building.

13 COMMISSIONER HILDEBRAND: Are you
14 contemplating natural stone for that hyphen as you
15 call it, the connection between the Pope building
16 and the bigger mass of the building to sort of
17 make that transition at grade more pleasant?

18 MR. DAVIDSON: We've waffled on this
19 one a couple of times trying to figure out whether
20 it really should be a lighter color to go with the
21 addition or a darker color to go with - a lighter
22 color to extend the influence of the front
23 building or a darker color to be with the
24 addition.

1 I was currently thinking that it was
2 going to be a part of the addition so that the
3 Pope building really did stand alone as the white
4 solid box, and the original building and its
5 influence was extended only in terms of height in
6 the cornice but the material really did changed at
7 the back of the original Pope building.

8 COMMISSIONER HILDEBRAND: You might
9 consider offering the natural stone products more
10 toward the grade. You mentioned in your drawings
11 that there was a granite base and that's the thing
12 that you are closest to when you approach the
13 building is the materials at grade. So perhaps you
14 could look at using that hyphen as a place to
15 provide more of a natural product and then
16 transition to the cast stone as you move back.
17 Because one of the things I think you'll need to
18 commit to your material selections at least in
19 spirit as part of the PUD process. You need to
20 identify the materials for us.

21 But, thank you very much.

22 MR. DAVIDSON: Sure. Thank you.

23 COMMISSIONER HILDEBRAND: Beautiful job
24 by the way.

1 CHAIRPERSON MITTEN: Thank you Mr.
2 Hildebrand. Anyone else have questions for the
3 panel? Mr. Jeffries?

4 COMMISSIONER JEFFRIES: Yes. Mr.
5 Davidson, just a couple of questions. One, I look
6 at the site plan and could you take a look at the
7 site plan? It's a pretty strong center axis going
8 through that and I was just wondering, had there
9 been any thought given to some level of reflection
10 of that axis on that C Street elevation?

11 Yes. You see. Right there. Center axis
12 going- Yes. Absolutely. And, I'm just wondering on
13 the C Street elevation of the addition, had there
14 been any thought been given to maybe some more
15 articulation of the entrance level or -

16 It's just a question - just a general
17 question.

18 MR. DAVIDSON: Yes. We actually
19 originally did not have the entrance on C Street.
20 We had it on we had it on the two sides and at the
21 urging of NCPC we moved it onto C Street and I
22 think it was a very good move to help to work a
23 number of things out. So it's a relatively late
24 addition into the process. I think it is a little
25 understated on this addition and I think one of

1 NCPC's intentions I think in moving the entrance
2 to the north was to help the elevation. And I
3 think that if we did in fact make more out of the
4 entrance here, it would help the elevation. I
5 think that's a worthwhile detail to pursue.

6 COMMISSIONER JEFFRIES: Okay. And the
7 other question is if you could take me back to the
8 slide that showed the Institute of Peace. I would
9 just like to - Could we take a look at that?

10 MR. DAVIDSON: Whatever -

11 COMMISSIONER JEFFRIES: Oh no. You
12 flipped through it so quickly that I just wanted
13 to see it again. Do you know where they are in the
14 process in terms of? I mean is it?

15 MR. DAVIDSON: I don't know where they
16 are in the process. These pictures we got off the
17 net. So, you can go to their Web site and maybe
18 get more information and also see more photographs
19 of what they propose.

20 COMMISSIONER JEFFRIES: Okay. Who was
21 the architect?

22 MR. DAVIDSON: Moshe Softi.

23 COMMISSIONER JEFFRIES: Okay. Thank
24 you.

1 CHAIRPERSON MITTEN: Anyone else have
2 questions? Mr. Parsons?

3 COMMISSIONER PARSONS: I wanted to
4 focus on the east elevation which is A-302 and
5 maybe we'll need Mr. Wells' help here. The
6 proposal now contains two parking garage entrances
7 and maybe you could help me point this one out.
8 It's on the left end of the -- Thank you Mr.
9 Davidson.

10 And, there's another parking garage
11 entrance on the west elevation which as I
12 understand it is a right-in-right-out situation.
13 And, with one hundred and fifty cars in this
14 parking garage, which is not a lot of cars. Why is
15 it that we need two entrances to this parking
16 garage and could this one be eliminated
17 specifically? In that although you've built
18 terraces out from the historic building, it still
19 has the feeling of entering beneath the historic
20 structure which is not true of the one in the west
21 elevation which is in the addition I'd say 3.04
22 and wanted to have a better understanding of why
23 we can't eliminate this entrance.

24 MR. DAVIDSON: I think there's a two-
25 part answer to this and I'm going to do the first

1 part and let Mr. Wells, our traffic consultant do
2 the second part.

3 The first part of the answer is that
4 architecturally the west entrance off of 23rd
5 Street is really meant to be a secondary entrance
6 and it goes through a portion of the building that
7 limits its width to about sixteen feet. That's
8 really not enough width for a regular use of a
9 hundred and fifty cars in and out as the only in
10 and out entrance to a parking garage.

11 That entrance is meant only as a
12 secondary entrance and exit in the event that 22nd
13 Street as frequently happens or Constitution
14 Avenue as frequently happens is blocked up by an
15 event of some sort.

16 So that we have a main entrance and
17 exit on 22nd because that is clearly accessible by
18 all locations by automobile and we can provide
19 enough width architecturally to easily access the
20 garage.

21 23rd Street is very much meant as a
22 secondary access but architecturally is limited in
23 its width.

1 COMMISSIONER PARSONS: So, why then
2 couldn't we move - I'm now looking at the west
3 elevation - Could you help me with that? A-304?

4 UNIDENTIFIED PERSON: Just a minute Mr.
5 Parsons.

6 COMMISSIONER PARSONS: Yes. So could we
7 move this secondary entrance and make it a primary
8 entrance by moving it into the body of the
9 addition, the larger building off of 23rd? In other
10 words, move it up the street into the new
11 building.

12 MR. DAVIDSON: Again, I think that's a
13 two-part answer and most of it is Mr. Wells.
14 Architecturally, of course, we can make everything
15 work. Moving it up the hill on this particular
16 street is somewhat more difficult for us because
17 23rd Street is of a much higher elevation than 22nd
18 Street.

19 So, as we move to the north on 23rd our
20 elevation relative to the parking garage gets such
21 out of sync with the parking garages that we have.
22 Our ramp system within the building gets very long
23 and it essentially takes away all of our lower
24 level to get down to the parking. As we move up
25 the street it requires greater and greater ramp

1 and also screws up the circulation such that I
2 can't figure out how to make it work. Although,
3 sooner or later I guess I would.

4 COMMISSIONER PARSONS: You mean you've
5 tried to do this?

6 MR. DAVIDSON: Yes.

7 COMMISSIONER PARSONS: So. Help me. The
8 lower level then is on this elevation are the
9 windowed -

10 MR. DAVIDSON: Yes.

11 COMMISSIONER PARSONS: You got two
12 levels of parking. Correct?

13 MR. DAVIDSON: Yes. There is a level of
14 parking here and here. Then this is the lower
15 level of office space.

16 COMMISSIONER PARSONS: People are
17 actually going to work there?

18 MR. DAVIDSON: I think it is meant for
19 the same type of office space that we find in most
20 contemporary office buildings. The lower level
21 below the first floor, which is usually back-of-
22 house space; mailrooms, printing, storage. A great
23 deal of that kind of space seems to be very
24 popular in this town.

1 COMMISSIONER PARSONS: So, penetrating
2 that façade and trying to get down two levels,
3 you're chewing up as it were the LL level or lower
4 level.

5 MR. DAVIDSON: Correct.

6 COMMISSIONER PARSONS: With ramps.

7 MR. DAVIDSON: Correct. But I think the
8 other reason which Mr. Wells needs to express is
9 simply one of traffic movement. I think that's
10 also a very significant consideration.

11 COMMISSIONER PARSONS: Well, maybe we
12 could hear a little bit about that then.

13 MR. WELLS: If we could go back to the
14 circulation diagram. Here we are. As Graham has
15 mentioned, the site has two driveways. In fact, it
16 has two driveways today.

17 The 22nd street is the primary entrance
18 and appropriately so because it is served by the
19 traffic signal here at Constitution and 22nd
20 Street. In fact, this signal has a dedicated left
21 turn phase which allows traffic approaching the
22 building from the west to turn on its own green
23 signal indication to get into this parking.

24 So, you can get in and out of this
25 building with the aid of a traffic signal.

1 23rd Street, that driveway is not
2 signal-controlled. The closest signals are here
3 and I believe up at D Street. C Street is
4 unsignalized. It is very difficult to make a left
5 turn either in or out of that driveway off of 23rd
6 Street because of the heavy traffic volumes and
7 the driveway not being signalized.

8 People do it today. They rely on the
9 courtesy of other drivers to do that.

10 So, the need for two driveways is
11 really one of safety and security. 22nd Street
12 today, which used to run continuously between
13 Constitution and C Street as a through street.

14 It in-fact is a cul-de-sac today. This
15 cul-de-sac head is where taxicabs drop off
16 visitors to the State Department. It is controlled
17 by the State Department.

18 We pray this never happens but in the
19 unlikely but possible event that 22nd Street would
20 be closed for some security reason that I can't
21 imagine that we would have a second way out of
22 this building on 23rd street.

23 Safety and security is the reason for
24 the two driveways.

1 COMMISSIONER PARSONS: So with a
2 hundred and fifty cars is all we're trying to
3 serve here.

4 MR. WELLS: It is a modest volume.
5 That's correct. In our report that would generate
6 conservatively high number about eighty /eighty-
7 five peak hour trips.

8 COMMISSIONER PARSONS: And, traffic
9 controls at Constitution and C. How is it that
10 people couldn't get in and out of this garage on
11 the left? On the west?

12 MR. WELLS: Well, making a right turn
13 in--

14 COMMISSIONER PARSONS: - Other drivers
15 when there is a traffic control device. The
16 traffic is stopped at C on occasion and on
17 Constitution why isn't there adequate passage if
18 you will to get in and out of this garage?

19 MR. WELLS: These streets carry between
20 four and five thousand cars an hour. These are
21 very heavily traveled streets. You really need the
22 signal to interrupt the flow of traffic to control
23 the flow of traffic in this case at 22nd Street to
24 allow a driver to turn in or out of that street.

1 You really need that signal to do that
2 safely and conveniently with a minimum of hassle.

3 COMMISSIONER PARSONS: So if a signal
4 was provided, this would work. Except for Mr.
5 Davidson's problem that it's not wide enough.

6 And that's my next question. Why isn't
7 sixteen feet wide enough for what is essentially a
8 commuter parking lot? I mean it's an in at eight,
9 out at five situation -

10 MR. WELLS: It is highly questionable
11 that that driveway alone would justify a traffic
12 signal. The argument or the position you are
13 mentioning about the light traffic volumes really
14 works against you for signaling this driveway.

15 It is simply too few cars to justify a
16 traffic signal at this location. You'd be holding
17 up thousands of cars an hour using 23rd street for
18 a very light volume of traffic entering and
19 exiting that driveway.

20 22nd Street on the other hand, serves
21 this building. It serves the State Department. It
22 serves the National Academy of Sciences so there's
23 much higher volume of traffic wanting to use 22nd
24 Street.

1 I mean if one were to argue, I mean
2 follow the line of reasoning, isn't one driveway
3 enough to process the volume of traffic? One is
4 enough. If I had to choose one or the other, I
5 would choose 22nd Street for the traffic arguments
6 I've made.

7 We are requesting retaining two
8 driveways, one on 22nd, one on 23rd for safety and
9 security - for the ability to get in and out of
10 this building if 22nd Street were to be closed for
11 some reason by the State Department or others.

12 COMMISSIONER PARSONS: So, if I follow
13 your logic, the 23rd street entrance would never be
14 open unless there is an emergency.

15 MR. WELLS: It could be open.

16 COMMISSIONER PARSONS: Well, it's
17 unsafe.

18 MR. WELLS: For right-turns-in and
19 right-turns-out those are easy movements. Those
20 are easy movements. You just need a gap in the
21 northbound traffic on 23rd Street.

22 For left turns, you need a gap both on
23 northbound and southbound. That's difficult.

24 COMMISSIONER PARSONS: So, is it
25 unusual for office buildings in this city to be

1 confronted with a right-turn-in, right-turn-out
2 such as K Street? Service Roads? I mean there are
3 other locations where only right-turn-in -

4 MR. WELLS: Certainly, there is
5 precedent for that. Yes. There is precedent for
6 that. I think in these circumstances, I think the
7 safest most efficient thing is to have both
8 driveways.

9 COMMISSIONER PARSONS: Oh, sure. Three
10 would be better, right?

11 MR. WELLS: Well, I have seen
12 driveways, I don't like. But I think in this case
13 the 22nd and 23rd Street driveways makes a lot of
14 sense.

15 COMMISSIONER PARSONS: I'm really sold.
16 I'm --

17 MR. WELLS: 22nd is the primary, 23rd is
18 principally a back up for safety and security, the
19 ability to evacuate this building is 22nd street
20 were to be closed for whatever reason.

21 COMMISSIONER HILDEBRAND: Is the curb
22 cut on 23rd Street there now. Are you putting it
23 back in exactly the same spot? You're not moving
24 it at all. So, that's where you enter the current
25 parking lot.

1 MR. DAVIDSON: Correct. The curb cut is
2 in that location. We're maintaining it in that
3 location.

4 COMMISSIONER PARSONS: And how many
5 parking spaces does that serve? About thirty or
6 forty?

7 MR. DAVIDSON: Both of the ramps enter
8 the same garage and serve the same spaces.

9 COMMISSIONER PARSONS: No, how many
10 existing?

11 MR. DAVIDSON: Oh. How many existing? I
12 believe there's about thirty-five spaces to either
13 size.

14 MR. WELLS: I believe that's correct.

15 COMMISSIONER PARSONS: Have you got any
16 accident statistics of people trying to get in and
17 out of there?

18 MR. WELLS: We have no accident
19 statistics nor do we have the lore that suggests
20 that it is unsafe. There are no urban legends that
21 declare this to be inherently unsafe.

22 COMMISSIONER PARSONS: I'm still
23 troubled by that east elevation and struggling of
24 course to see if there is a way we could solve

1 this. But in both of your professional opinions,
2 that's impossible or impractical.

3 MR. WELLS: Impractical.

4 MR. DAVIDSON: Impractical.

5 MR. WELLS: Also that the Department of
6 Transportation has suggested the two driveways as
7 well. So -

8 COMMISSIONER PARSONS: The two way?

9 MR. WELLS: No. The DDOT agrees with
10 this design and they --

11 COMMISSIONER PARSONS: Oh, I understand
12 that. Yes. I'm coming at it from a little
13 different perspective I guess.

14 MR. WELLS: And, I appreciate that.

15 COMMISSIONER PARSONS: Thank you. Mr.
16 Wells.

17 CHAIRPERSON MITTEN: Anything else? Any
18 other questions? Anyone else have any follow-up
19 questions? Kevin?

20 COMMISSIONER HILDEBRAND: Have we
21 talked about the paving material on the plazas and
22 the entrance drives and the new sidewalks that
23 you're doing? What are you proposing for those
24 materials?

1 MR. DAVIDSON: If I could, I'd like our
2 landscape architect, James Urban to address that
3 issue or those issues.

4 MR. URBAN: Good evening. My name is
5 Jim Urban. I'm a landscape architect for the
6 project.

7 The sidewalks would remain poured-in-
8 place concrete. We are moving the location of the
9 sidewalk on 23rd Street to align with the sidewalk
10 coming up from the Lincoln Memorial so that the
11 tree-planting wall between the curb and the
12 sidewalk would be much wider.

13 So you can see on the drawing. The two
14 plaza areas would be either pre-cast concrete or
15 poured-in-place scored concrete.

16 The current existing plaza around the
17 building is poured-in-place concrete. But, we may
18 make those two garden spaces a little more
19 refined, the pre-cast concrete.

20 CHAIRPERSON MITTEN: Thank you. Anybody
21 else have any follow-up questions? All right.

22 Thank you for the presentation.

23 MR. WELLS: Just one other point on the
24 - Mr. Parsons - the State Department. I was
25 mistaken. It's not the Department of

1 Transportation; it's the Department of State that
2 had recommended two access points to the building
3 for security reasons. I don't know whether that
4 helps you or hurts you but basically that's --

5 COMMISSIONER PARSONS: Does the
6 Department of Transportation agree?

7 MR. WELLS: Yes. That's correct.

8 COMMISSIONER PARSONS: Have they closed
9 the street from Constitution North in recent past?
10 We know it's a dead end but have they closed the
11 street precluding you access to your facilities?

12 MR. WELLS: Well, actually they did it
13 last weekend for the rolling thunder but I don't
14 think that's what you're driving at.

15 COMMISSIONER PARSONS: No. Probably
16 not.

17 MR. WELLS: Everybody had to get out of
18 the way.

19 COMMISSIONER PARSONS: Right. All
20 right. Thank you.

21 CHAIRPERSON MITTEN: Thank you.

22 MR. QUIN: That completes our direct
23 presentation. If there are questions, we'll be
24 here.

1 CHAIRPERSON MITTEN: Well, we should
2 ask Mrs. Miller if she has any questions on behalf
3 of the ANC on cross-examination.

4 MRS. MILLER: I don't have any
5 questions but I wish Mr. Parsons would come down
6 and visit 23rd Street. It's a nightmare.

7 COMMISSIONER PARSONS: I'll try that
8 tomorrow morning, Ms. Miller.

9 MRS. MILLER: Well, don't try it by
10 car.

11 (Laughter)

12 CHAIRPERSON MITTEN: All right. Then
13 we're ready for the report by the Office of
14 Planning. Ms. Thomas?

15 MS. THOMAS: Good Evening Madam
16 Chairman, members of the Commission. We have
17 nothing more substantial to add except to say that
18 as outlined in our reports we believe that the
19 density and use proposed in this development is
20 not inconsistent with the general themes of the
21 comprehensive plan as well as some of its
22 objectives and it insures that new construction in
23 this historic landmark is compatible with the
24 architectural character of this existing Pope
25 structure.

1 We believe it complements the features
2 of the existing structure and those in the
3 immediate vicinity to which it will be visually
4 related and with respect to the design, height,
5 mass configuration, texture and color.

6 We reviewed the application with
7 respect to elements of site planning and design of
8 traffic and parking and the benefits and amenities
9 proposed by the applicant as stated in our report.

10 The applicant has since revised the
11 height of this structure by two feet and this
12 revision has been to Finance and NCPC and both
13 agencies recommended approval of the height
14 increase.

15 Therefore, briefly based on review of
16 the application, the Office of Planning believes
17 that its proposed PUD is not inconsistent with
18 elements of the Comprehensive Plan and is
19 consistent with the comments of the Zoning
20 regulations and we recommend approval of the
21 application as submitted.

22 Thank you.

23 CHAIRPERSON MITTEN: Thank you. Any
24 questions for Ms. Thomas on the Office of Planning
25 Report? Any questions?

1 COMMISSIONER HILDEBRAND: No questions.

2 CHAIRPERSON MITTEN: Any questions?

3 COMMISSIONER JEFFRIES: No questions.

4 CHAIRPERSON MITTEN: Any questions?

5 COMMISSIONER PARSONS: No questions.

6 CHAIRPERSON MITTEN: Any questions Mrs.

7 Miller? No? All right. Great. We're doing good

8 now.

9 Are there any other government
10 agencies represented here tonight?

11 Mr. Quinn mentioned the DDOT report
12 but I don't have that in my materials. Do we have
13 a report from DDOT? Mr. Bastida? If you could look
14 for that and we'll just keep going.

15 MR. BASTIDA: Yes, Madam Chairman. Let
16 me make additional copies.

17 CHAIRPERSON MITTEN: All right. We'll
18 try to keep going with you not on the dais with us
19 to keep us straight. Mrs. Miller. We're ready for
20 your report. This is quite something.

21 I wish I had a camera so that I could
22 just get you and Mr. Quin sitting at the table
23 smiling.

24 MRS. MILLER: Agreeing on you know.
25 This is something new for me and I want to remind

1 Mr. Parsons, the Park Service has been closing one
2 of 23rd Street between the memorial and
3 Constitution which creates another problem because
4 you come off of Roosevelt Bridge and you can't
5 make a right too easily. Just thought you'd like
6 to know that too.

7 COMMISSIONER PARSONS: Thank you very
8 much.

9 MRS. MILLER: Good evening. I'm Dorothy
10 Miller, Advisor Neighborhood Commissioner for
11 single member district ANC-2A05 and Chair of ANC-
12 2A. The above project is located in ANC-2A05 but
13 the Commission has voted that tonight I will speak
14 for ANC 2A.

15 The applicant for the above titled
16 project appeared before the Commission on May the
17 19th of 1904 and a regularly scheduled and properly
18 noticed public and with a quorum present, made a
19 presentation of the changes that had been
20 requested by the Historic Preservation Review
21 Board and the Commission on Fine Arts and had
22 received approval from both agencies.

23 The ANC liked the changes and
24 unanimously approved the resolution 04-5B which
25 were filed in time for all of you to receive.

1 It should be made clear that this is
2 an association for maintaining the quality,
3 training and standards of the pharmacists of this
4 country and with the security alert for the
5 possibility of a biological threat to this country
6 now and in the future, it is essential that this
7 group that shoulders the responsibility be given
8 all the help and assistance necessary to meet the
9 need.

10 In addition, some members of the ANC-
11 2A made a tour and I was one of them of the
12 current quarters and the mish-mash mess to the
13 north of C Street created by the State Department
14 is atrocious by the way and long been a sore point
15 for that area.

16 This is the street that runs between
17 the Association of Pharmacists and the State
18 Department. What APA is requesting is a positive
19 improvement for this area and people at the
20 Commission of Fine Arts agreed with me on that
21 point.

22 The members of the Commission must be
23 aware that this is out-of-character for ANC-2A to
24 testify in favor of development because the State
25 Department is planning to close C Street and the

1 Institute of Peace is moving through the system to
2 be build across 23rd Street. And, if the traffic
3 changes currently planned for the Lincoln memorial
4 at 23rd Street, they're going to get a turning
5 light.

6 And the next request is even more out-
7 of-character. ANC-2A would like to request that
8 this project be approved by a bench decision.

9 CHAIRPERSON MITTEN: We can all die
10 happy now.

11 (Laughter)

12 MRS. MILLER: I want you to know the
13 Institute for Peace was supposed to come down and
14 see me. I explained to them the problem of the
15 wind off of the river with that lovely curtain
16 they're going to have on top? And I explained to
17 them that the turn to the Roosevelt Bridge where
18 they're going have a gatehouse to stop people
19 coming in. That's going to be a joy on 23rd Street
20 also.

21 Now that's going up and with all the
22 other changes, I just think the sooner this gets
23 going, the less problem we'll have in that area
24 and the less problem the commuters from Virginia

1 and Maryland and the President and anybody else
2 will have in our area.

3 CHAIRPERSON MITTEN: Thank you very
4 much. Any questions for Mrs. Miller?

5 COMMISSIONER HOOD: Mrs. Miller, I know
6 it's hard to say, but it is refreshing though to
7 see this woman affiliate herself and I'm glad that
8 you all have been working on her for I guess a
9 thousand years or maybe eleven years.

10 MRS. MILLER: As long as I've been
11 working for the agency.

12 COMMISSIONER HOOD: It looks like it's
13 very profitable so. Just wanted to say about you.

14 CHAIRPERSON MITTEN: Thank you Mr.
15 Hood. Mr. Quin did you have any questions?

16 COMMISSIONER QUIN: No questions.

17 CHAIRPERSON MITTEN: All right. Thank
18 you very much.

19 MRS. MILLER: My joy.

20 CHAIRPERSON MITTEN: We'll remember
21 this evening.

22 All right. Now we're ready for any
23 organizations and persons who would like to
24 testify in support. Anyone who would like to come
25 forward now, just take a seat at the table.

1 State your name for the record.

2 DR. HOGUE: Good evening. My name is
3 Valerie W. Hogue. I am an associate professor in
4 the Department of Clinical and Administrative
5 Pharmacy Sciences at Howard University School of
6 Pharmacy.

7 I would like to thank the Zoning
8 Commission for allowing me to speak on behalf of
9 the American Pharmacist Association in
10 consideration of its application for the
11 construction of the building.

12 I'd like to briefly discuss my
13 association with APHA and describe the capacity in
14 which I've worked with the association.

15 I am a pharmacist and an educator both
16 of patients and students. I currently practice as
17 a clinical care coordinator and health educator at
18 CVS Health Connection located at 845 Bladensburg
19 Road in Northeast. I provide individualized and
20 group education for adults and children with
21 diabetes, asthma, hypertension, and other chronic
22 disorders.

23 As a result of the works that myself
24 and my colleagues have been doing to address some
25 of the health education needs in our community, I

1 was asked by the American Pharmacists Association
2 last year to serve as a program speaker for
3 continuing education program for pharmacists and
4 you were shown a brief slide about that particular
5 program. It was titled "Pediatric Asthma:
6 Identifying and Managing Underserved Patients".

7 This program was co-sponsored with the
8 DC Pharmaceutical Association. During that
9 program, I discussed how asthma is a physically
10 and emotionally debilitating disease that affects
11 approximately five million in the United States
12 and has been increasing in prevalence. Minority
13 children who live in inner-city communities like
14 the District of Columbia are at particularly high
15 risk for having poorly controlled asthma. And,
16 this a lot of times will translate into increased
17 hospitalization in emergency department visits as
18 well as exacerbations of the disorder and even
19 death.

20 So educating patients and their
21 families about the importance of asthma therapy
22 and appropriate management skills can greatly
23 reduce the burden of the disease.

24 Because pharmacists are the most
25 accessible health care providers, they can assist

1 in the identification of children who suffer from
2 asthma and guide patients and their caregivers in
3 seeking the appropriate treatment.

4 And I might add that the District has
5 a rather significant prevalence statistics with
6 regard to asthma in that it's 9.1 percent of the
7 District of Columbia adults report as having
8 asthma in 2002 compared to 7.5, which is the
9 national rate.

10 According to results of the program,
11 the particular symposium that was held. It was
12 well received by the pharmacists who actually
13 attended it and who responded to the survey.

14 But, more importantly, sixty-six
15 percent of the respondents reported that they had
16 implemented some or a lot of the information
17 presented during the program into their current
18 practice.

19 And some of those changes included
20 updating their clinical practice materials,
21 becoming more comfortable with working with the
22 pediatric population as well appreciating the
23 importance of adherence to specific asthma
24 medications and treating these patients with more
25 mindfulness.

1 So, in my opinion, the program has
2 provided critical information to improve the care
3 of pediatric asthma patients by pharmacists in the
4 District of Columbia.

5 These reasons indicate why this
6 program, which is sponsored by APHA, is an
7 important one for our community and has the
8 potential to have a positive impact on the
9 therapeutic outcomes of these patients.

10 So, approving the zoning application
11 would allow APHA to expand its operations enabling
12 it continue to work with us for the benefit of the
13 District's residents and potentially allow for us
14 to expand in its participation with our particular
15 program.

16 So, I would like to express my
17 strongest support on behalf of the American
18 Pharmacist Association and I hope that the Zoning
19 Commission will approve this construction
20 application. And, thank you for allowing me to
21 communicate my support.

22 CHAIRPERSON MITTEN: Thank you. Any
23 questions for Dr. Hogue? Any Questions? No
24 questions? Mr. Quinn, any questions?

1 Thank you very much for coming down
2 tonight.

3 DR. HOGUE: Thank you.

4 CHAIRPERSON MITTEN: Anyone else who
5 would like to testify in support? Any one who
6 would like to testify in opposition? Okay. Mr.
7 Quin.

8 MR. QUIN: We really agree with Ms.
9 Miller.

10 I would like. Well actually it may
11 surprise you but the last three cases that we have
12 handled in the ANC we've had support for. We've
13 worked with Ms. Miller and she's been very
14 constructive so thank you.

15 CHAIRPERSON MITTEN: Good.

16 MR. QUIN: As I said we do favor her
17 approach and what we have done to try to make your
18 life easier if it is at your disposition to do so,
19 we have prepared a draft decision that has
20 conditions in it which of course you don't have to
21 consider tonight at all but I just wanted to call
22 to your attention one specific area which I think
23 goes to some of the questions Mr. Hildebrand was
24 asking.

1 At any rate, I just wanted to submit
2 this because we would like to get a decision as
3 early as possible. If it's not appropriate
4 tonight, we understand. But we would certainly
5 like to do that if that is possible.

6 CHAIRPERSON MITTEN: Okay. Why don't
7 you just give us - We're really going to take a
8 two-minute break. It's not a two-minute break that
9 turns into a ten-minute break. It's a two-minute
10 break and we'll be right back in and we'll let you
11 know if we'll decide this tonight or put it off.

12 MR. QUIN: Thank you.

13 CHAIRPERSON MITTEN: Thank you. We'll
14 be right back.

15
16 [Whereupon, the proceedings went off
17 the record for five minutes.]

18
19 CHAIRPERSON MITTEN: All right. I think
20 we're ready to move forward this evening and in
21 that spirit, I would move approval of Case Number
22 04-01 as proposed action leaving the record open
23 for the material samples and the rendering of the
24 railings as Mr. Hildebrand had raised that issue.
25 And, I would ask for a second.

1 COMMISSIONER JEFFRIES: I second.

2 CHAIRPERSON MITTEN: Thank you. Any
3 discussion?

4 COMMISSIONER HILDEBRAND: Can I just
5 clarify that that was two railings. The rooftop
6 railing for the roof terrace and the landscaping
7 railings that are on the C Street and areaways.

8 CHAIRPERSON MITTEN: Thank you. Mr.
9 Parsons?

10 COMMISSIONER PARSONS: As I expressed
11 earlier, I have a great deal of difficulty with
12 the two entrances to the parking garage on this
13 building and was frankly not persuaded by the
14 traffic expert and the architect so I'll be voting
15 against this only for that reason.

16 I think the project has matured
17 nicely. It was another story higher than this when
18 it was first proposed which we felt was obtrusive
19 and it's a fine project.

20 I just still have this concern about
21 this parking garage underneath these storage
22 structures and don't understand the necessity for
23 two entrances.

24 CHAIRPERSON MITTEN: Thank you. Anyone
25 else? Mr. Hood?

1 COMMISSIONER HOOD: No. I'm just ready
2 to roll.

3 CHAIRPERSON MITTEN: All right. Then,
4 we have the motion and the second to approve Case
5 Number 04-01 again leaving the record open for a
6 few additional submissions.

7 CHAIRPERSON MITTEN: All those in favor
8 please say, "Aye."

9 COMMISSIONERS: Aye.

10 CHAIRPERSON MITTEN: All those opposed
11 please say no.

12 COMMISSIONER PARSONS: No.

13 CHAIRPERSON MITTEN: Mr. Bastida, did
14 you record the vote.

15 MR. BASTIDA: Yes Madam Chairman. The
16 staff will record the vote four to one to zero.
17 Miss Mitten moved it. Mr. Jeffries seconded. Mr.
18 Hildebrand and Mr. Hood voted on the affirmative.
19 Mr. Parsons voting on the negative.

20 I would like to also establish a
21 deadline for the submission of the materials
22 requested and I would like the applicant to tell
23 me when do they think that they would be able to
24 provide it within a reasonable time.

25 MR. QUIN: Ten days.

1 MR. BASTIDA: That is fine. So that
2 means that we can have it June 15th, which is a
3 Tuesday by three o'clock, no later than three
4 o'clock? Yes? Yes. Thank you Madam Chairman.

5 CHAIRPERSON MITTEN: Thank you, Mr.
6 Bastida. And then, we have to make the NCPC
7 referral and when all that is taken care of then
8 it will be on the agenda for final action as soon
9 as possible after that.

10 I'd like to thank you all for joining
11 us tonight and this nice all this good feeling
12 we're just going to go out on a nice little cloud.

13 Thanks again. This hearing is
14 adjourned.

15

16 (Whereupon, the foregoing matter
17 was concluded at 8:05 p.m.)

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