

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

This transcript constitutes the minutes from the public hearing held on Thursday, September 9, 2004.

The Public Hearing of the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room at 441 4th Street, N.W., Washington, D.C., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice Chairperson
KEVIN L. HILDEBRAND	Commissioner
GREGORY N. JEFFRIES	Commissioner
JOHN G. PARSONS	Commissioner

OFFICE OF ZONING STAFF PRESENT:

ALBERTO P. BASTIDA	Secretary,
SHARON SCHELLIN	Office of Zoning

OFFICE OF PLANNING STAFF PRESENT:

MAXINE BROWN-ROBERTS	Office of Planning
JENNIFER STEINGASSER	Office of Planning

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

CALL TO ORDER:

Carol Mitten 3

APPLICATION OF HOWARD UNIVERSITY

CASE NO. 04-20 - ANC-1B: 3

WITNESSES:

Cynthia Giordano 6

David Edge 9

Nathan Gross 11

OFFICE OF PLANNING:

Maxine Brown-Roberts 16

ANC-1B:

Laurence Guyot 22

MOTION TO APPROVE APPLICATION: 23

VOTE TO APPROVE APPLICATION: 24

ADJOURN:

Carol Mitten 24

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

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

6:34 p.m.

CHAIR MITTEN: Good evening, ladies and gentlemen. This is a Public Hearing of the Zoning Commission of the District of Columbia for Thursday, September 9, 2004. My name is Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioners Kevin Hildebrand, John Parsons and Greg Jeffries.

The subject of this evening's hearing is Case No. 04-20. This is a request by Howard University for special exception relief, pursuant to Section 210, 2108 and 3104.1 of the Zoning Regulations, for approval to allow interim use of a vacant existing building for grants management offices, and a special exception for a reduction in required parking spaces in an R-4 Zone District at premises 1840 7th Street, N.W., which is comprised of Lots 42 through 46, 553 and 822 in Square 417.

Copies of today's hearing notice was published in the D.C. Register on July 16, 2004 and copies of that hearing announcement are available in the wall bin near the door. Please, be advised that this proceeding is being recorded by a Court Reporter and is also being webcast live. Accordingly, we ask

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

(202) 234-4433

1 that you refrain from making any disruptive noises or
2 actions in the hearing room. When presenting
3 information to the Commission, please, turn on and
4 speak into the microphone, first, stating your name
5 and home address. When you are finished speaking,
6 please, turn your microphone off, so that the
7 microphone is no longer picking up sound or background
8 noise, and those are the microphones at the table.

9 This hearing will be conducted in
10 accordance with the provisions of 11 DCMR Section 3117
11 and the order of the presentations will be as follows:

12 First of all, we'll take up any preliminary matters;
13 the applicant will present their case; we will hear
14 the report by the Office of Planning, any other
15 Government agencies, the report by the Advisory
16 Neighborhood Commission that is affected by this case,
17 which is 1B; organizations and persons in support;
18 organizations and persons in opposition.

19 The following time constraints will be
20 maintained in this hearing. The petitioner will have
21 20 minutes or less, if they feel inclined to be
22 particularly succinct. Organizations will have five
23 minutes and individuals will have three minutes. The
24 Commission intends to adhere to these time limits as
25 strictly as possible in order to hear the case in a

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

(202) 234-4433

1 reasonable period of time. The Commission reserves
2 the right to change the time for presentations if
3 necessary and notes that no time shall be seeded.

4 All persons appearing before the
5 Commission have to fill out two witness cards. These
6 cards are located on the table by the door. Upon
7 coming forward to speak to the Commission, please,
8 give both cards to the reporter, who is sitting to our
9 right.

10 The decision of the Commission in this
11 case must be based exclusively on the public record.
12 To avoid any appearance to the contrary, the
13 Commission requests that persons present not engage
14 the Member of the Commission in conversation during a
15 recess or at any other time. Staff will be available
16 throughout the hearing to discuss any procedural
17 questions and you can direct those questions to Mr.
18 Bastida or Mrs. Schellin.

19 Please, turn off all beepers and cell
20 phones at this time, so as not to disrupt the hearing.

21 At this time, we will consider any preliminary
22 matters. Mr. Bastida, any preliminary matters?

23 SECRETARY BASTIDA: Yes, Madam Chairman.
24 The applicant has complied with the posted
25 requirements, that's the only preliminary matter the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 Staff has. Thank you.

2 CHAIR MITTEN: Thank you, Mr. Bastida.
3 Then I would now ask all individuals planning to
4 testify this evening rise now to take the oath and
5 Mrs. Schellin will administer that.

6 (Whereupon, the witnesses were sworn.)

7 CHAIR MITTEN: All right. Then let me ask
8 Ms. Giordano and the applicant to come forward.

9 MS. GIORDANO: Good evening, Madam Chair
10 and Members of the Commission. This evening's
11 applicant is Howard University. We have three
12 representatives with us tonight from the university,
13 Mr. Carey Baldwin, who is the Executive Director for
14 physical facilities is seated in the audience, along
15 with Brian Quarles, who is the building manager for
16 the building, which is the subject of this evening's
17 application. To my right is David Edge, who is the
18 Director of Architectural Engineering Services for the
19 university, and then, of course, from Arnold and
20 Porter, along with me, is Nate Gross, who is a planner
21 and has been accepted by this Commission as an expert
22 in planning and D.C. Zoning previously, and we ask
23 that he serve as a planning expert on this case this
24 evening.

25 CHAIR MITTEN: Does anybody have any

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 objection to accepting Mr. Gross as a planning expert?

2 All right.

3 MS. GIORDANO: Okay. We're going to make
4 this presentation very brief. I have passed to you,
5 these are just some posters that the university has
6 put up around the campus soliciting applications for
7 faculty, who would like to utilize some of the space
8 in this building, and it just gives you a little idea
9 of what the university's mission is for this building.

10 As described in our application, the use that the
11 building would be put to is for research space, for
12 faculty and students who are doing research, which is
13 grant-based, at the university, and for also managing
14 grants.

15 The idea is to get a building where all
16 those functions are consolidated. A number of
17 universities do that. Right now, most of this work is
18 conducted in faculty's individual offices and
19 scattered throughout the campus, and the university
20 has a lot of visitors who are basically monitoring the
21 grant-based research activities at the university.
22 The university would very much like to have a
23 signature building where these monitors can visit and
24 oversee what the university is doing.

25 So that's the purpose. The building

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 happens to be located across from a Metro Station,
2 which is certainly an advantage, and the university
3 has owned this building for some time. They purchased
4 it a couple of years ago from PIC. The building was
5 originally built as a nursing home and some of you may
6 know that there was an empty hole there for many
7 years. It took a while for that building to get under
8 construction and then fortunately for the university,
9 once it was constructed, apparently, there wasn't the
10 need for it and PIC eventually sold the building.

11 The university, at first, purchased it
12 thinking it would be swing space for dormitory space
13 that they needed, at that time, but that demand
14 leveled off, so now they have found this other
15 function for it. So the idea is that this building
16 would be used by the university for office space. We
17 are utilizing the provision in the Zoning Regulations
18 which permit an interim university use outside the
19 campus plan boundaries.

20 Eventually, I think, the property will be
21 rezoned. The Office of Planning has recommended that
22 it be rezoned to commercial. So five years is what
23 the Office of Planning is recommending for that time
24 period and we expect that we will rezone it within
25 that time.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 CHAIR MITTEN: Okay.

2 MS. GIORDANO: So that's the essence of
3 our case and I'm going to ask Mr. Edge to speak more
4 directly to the university mission.

5 MR. EDGE: Thank you.

6 CHAIR MITTEN: There you go. Turn on your
7 microphone. There you go.

8 MR. EDGE: Thank you. Good evening, Madam
9 Chair and Members of the Commission. I'm David Edge,
10 the Director of Architectural Engineering Services at
11 Howard University with the general oversight over and
12 responsibility for university facility design and
13 construction. The property that is the subject of
14 this Zoning application, of course, as you know, is
15 1840 7th Street and is located two blocks south from
16 the university. It is also directly across from the
17 Metro Station at Shaw-Howard University Metro.

18 The property actually consists of about
19 50,000 square feet. This is a building that was
20 constructed, approximately, five years ago by People's
21 Involvement Corp. It was intended, as you know, to be
22 a nursing home, but nevertheless that didn't happen.
23 It was never occupied due to funding problems. Howard
24 University purchased the property a little over two
25 years ago to use it as a swing space for students,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 temporarily, who were displaced while certain dorms
2 were renovated or constructed.

3 However, we met that particular need by
4 other means. We now have a very, very urgent need for
5 this facility that has been spoken about. The offices
6 would grant management, that is the professors and
7 others involved, applying for and managing Federal
8 Government grants and private grants for academic
9 research. This is a very urgent need for the
10 university, as there are some dangers of the
11 university losing a number of grants due to the lack
12 of space to perform necessary work.

13 The university greatly appreciates the
14 fact that you allowed this early September Public
15 Hearing date for this application given the
16 commencement of our academic year and the urgent need
17 for our space. This building is a very handsome
18 building. It is well-designed, well-constructed. It
19 is in pristine condition. It was a great purchase,
20 because it is close to the Metro and the main campus.

21 One point I want to make is that many of
22 the staff and faculty who will work here already have
23 parking spaces reserved on campus, because they also
24 teach on campus and so forth. So we don't really see
25 a parking problem. We don't foresee any adverse

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 affects on the neighborhood, of course, only the
2 benefit of a long vacant building being occupied
3 finally.

4 Our meeting with the Advisory Neighborhood
5 Commission 1B was very extremely positive in tone
6 meeting and it resulted in an actual unanimous vote
7 for their support. I guess that's about all I need to
8 say right now, and I will leave the other details
9 about the application to any subsequent witnesses.
10 Thank you very much for your consideration.

11 CHAIR MITTEN: Thank you.

12 MS. GIORDANO: Mr. Gross is going to speak
13 to the special exception criteria.

14 CHAIR MITTEN: Okay.

15 MR. GROSS: Good evening, Madam Chair and
16 Members of the Commission. I'm Nathan W. Gross, City
17 Planner at the Law Firm of Arnold and Porter. The
18 Section 210 is what governs campus uses as a special
19 exception and for the interim use within the vicinity
20 of the campus. On page 5 of our statement, we have
21 the relevant provision which is 210.5, which states
22 "Within a reasonable distance of the college or
23 university campus, and subject to compliance with
24 Section 210.2, the Commission may also permit the
25 interim use of land or improved property with any use

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 that the Commission may determine as proper college or
2 university function."

3 Responding to those criteria and the other
4 special exception criteria elsewhere under the campus
5 plans, I would briefly comment as follows: As Mr.
6 Edge said, it's only two blocks south of the nearest
7 boundary of the main campus, so that's a pretty
8 reasonable distance, and this is actually about 1,000
9 to 1,200 feet, and easy walking distance.

10 Also, the university operates a shuttle
11 bus service up and down Georgia Avenue and 7th Street
12 down to the Metro and also the Howard University
13 Welcome Center, which is diagonally across the street
14 from the subject building. So as he said, many of the
15 occupants, probably most of them, will actually have a
16 reserved parking space on campus and can either walk
17 or take the shuttle to the building.

18 Also, the nature of the use is that it can
19 operate fairly independently of the campus itself.
20 There is no student functions or teaching that will be
21 in the building, so there is no need for students to
22 be able to have a real short walking distance to the
23 next class to make a schedule and all that kind of
24 thing. So we believe it is a reasonable distance from
25 the campus. Is there a property or university

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 function? Mr. Edge spoke about the urgency of it and
2 universities, of course, depend heavily on obtaining
3 and managing grants of all kinds and conducting
4 research and so forth.

5 As he said and Ms. Giordano said, that the
6 consolidation of space sprinkled around the campus and
7 creating a place, a signature kind of building for
8 this function. The other criteria is focused on
9 whether there would be any adverse effect on
10 neighboring buildings or property. As to noise, which
11 is referenced in the regulation, this will be a quiet
12 office use, no processing inside that will generate
13 noise. Directly across the street from Metro. It's
14 on a busy section of 7th Street with nearby retail use
15 and generating a fair amount of pedestrian traffic,
16 and, of course, an increase in activity here is
17 actually desirable under the comprehensive plan and
18 planning principles generally.

19 The parking situation, we have already
20 mentioned, so we don't anticipate any parking or
21 traffic problems. No student functions and again, the
22 benefit of converting a long vacant building to active
23 and productive use. Regarding the requested parking
24 reduction, I would mention that we have a parking
25 requirement that is unusually high, because of kind of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 an anomaly.

2 The Zoning is R-4 and there is no
3 specified parking ratio for an office building in an
4 R-4 Zone, because normally it isn't an allowed use.
5 And so we're thrown into the 1 to 600 square foot
6 category, one parking space for every 600 square feet,
7 which is a high standard. It's higher than office use
8 would normally be. So we have a requirement of 84
9 spaces and we're requesting 50 spaces. The criteria
10 are addressed in the statement. If you want, I can
11 respond to questions on that, but other than that, I
12 think I would just stand on that in the interest of
13 time, and I think we would all be glad to respond to
14 questions. Thank you.

15 CHAIR MITTEN: Okay. Thank you.

16 MS. GIORDANO: And I just wanted to say in
17 conclusion that we are requesting an expedited Bench
18 decision this evening. When the university first
19 approached us about the Zoning approvals needed for
20 this project, we had recommended a rezoning and then
21 they asked us how long that would take, and we've said
22 nine months maybe, and they gasped and they said well,
23 we really need this space before that.

24 So we looked at the Zoning Regulations
25 again and that's why we are approaching it as this

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 special exception interim use. We told them that
2 there was a possibility that they could actually get a
3 Bench decision if there wasn't any opposition and that
4 made them feel a lot more comfortable about the
5 prospects of trying to coincide with the opening of
6 the academic year.

7 CHAIR MITTEN: Okay.

8 MS. GIORDANO: Thank you.

9 CHAIR MITTEN: Thank you. Any questions
10 for the applicant? Any questions? I just have one
11 question, which is, given that you are sort of
12 advertising for, I guess, professors to come to the
13 building, do you have a sense that they are ready to
14 move or they are willing to leave their existing
15 offices and come to this location?

16 MR. EDGE: Madam Chairman, yes, there are
17 many, several requests already in. This application
18 process was a process formed by the provost so that we
19 could organize in an organized fashion and allow
20 people to come to the building.

21 CHAIR MITTEN: Okay.

22 MR. EDGE: So, yes, there are.

23 CHAIR MITTEN: But no lack of demand?

24 MR. EDGE: Oh, no, no.

25 CHAIR MITTEN: Okay.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 MR. EDGE: Definitely not.

2 CHAIR MITTEN: Okay. Okay. Thank you.
3 Anybody else? Okay. We're ready to move then, thank
4 you all, to the report by the Office of Planning. I
5 just need to ask if there is any objection to waiving
6 our rules to accept the late filing of the Office of
7 Planning report, which I understand is through no
8 fault of their own, but it's a technicality. Is there
9 any objection? All right. Ms. Brown-Roberts?

10 MS. BROWN-ROBERTS: Thank you, Madam
11 Chairman, and good evening to you and the Members of
12 the Commission. The building for the proposed grant
13 administrative offices is in the R-4 District and the
14 Zoning Regulations in Section 210 permits colleges and
15 universities as a special exception in residential
16 zones. Specifically, Section 210.5 allows the
17 university use outside of a campus boundary on a
18 temporary basis.

19 The subject property meets the criteria of
20 the section as it is approximately 1,000 to 1,200 feet
21 south of the campus and can be easily accessed by
22 walking or through the use of the university shuttle
23 between the main campus and the Metro Station located
24 opposite the property. These administrative offices
25 would be independent of the main campus and would not

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 support any classroom functions for the main campus.
2 The faculty and staff would not generate any more
3 noise than would be expected from the office building.

4 The utilization of existing parking of the
5 main campus, the use of the university shuttle service
6 and the ability to walk between the campus and the
7 subject site minimizes the need for additional parking
8 over the 50 provided. Further, traffic to and from
9 the site should not result in staffers using their on-
10 street parking or parking within the neighborhood.

11 The Office of Planning does not believe
12 that the proposed office building would produce any
13 objective conditions that would affect the surrounding
14 neighborhood. In fact, the proposal would add some
15 activity on the site, since it has been unoccupied
16 since construction. The generalized land use map and
17 comprehensive plan calls for a mixed use development
18 on the subject property, including low density
19 commercial and moderate density residential uses. The
20 site is specifically referenced in the recently
21 drafted Uptown Destination District Development
22 Framework Plan, which recommends that the site is to
23 be a mixed use development, including ground floor
24 retail.

25 The request of parking reduction is less

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

(202) 234-4433

1 than the 50 percent. It's less than 50 percent and
2 the building is located along a corridor that is well-
3 served by public transportation, including the Metro
4 Station. The majority of the staff already has on-
5 campus parking privileges and would access the
6 proposed location either through walking or shuttle
7 bus service. Minimal exit and entry is expected
8 beyond the normal office use. The convenience of the
9 Metro Station provision of the shuttle service and on-
10 campus parking for faculty and staff would satisfy a
11 significant part of the parking needs for this
12 building and mitigate the necessity to park on
13 neighborhood streets.

14 The shuttle bus service could be
15 considered a Ride-Share Program. The requested office
16 use would accommodate much needed office space
17 required by the university's Grant Management Program.

18 The use would allow building that is currently
19 unoccupied to become functional in the community.
20 Since the use would serve existing faculty and staff,
21 who are already provided with reserved parking, the
22 proposed number of parking on the site would be
23 sufficient to accommodate visitors and delivery
24 service.

25 The Office of Planning finds the request

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 is in conformance with the Zoning Regulation and
2 recommends the proposed campus plan amendment and the
3 parking reduction request for the subject site be
4 approved with the condition that approval be for a
5 period of five years. Thank you, Madam Chairman.

6 CHAIR MITTEN: Thank you, Ms. Brown-
7 Roberts. Any questions for Ms. Brown-Roberts?

8 VICE CHAIR HOOD: Madam Chair?

9 CHAIR MITTEN: Mr. Hood?

10 VICE CHAIR HOOD: I just have a quick
11 question for Ms. Brown-Roberts or Ms. Steingasser. I
12 know, I believe, I heard that that area is under a
13 different plan, a study, and I guess you called it
14 Uptown Development Plan? Is that what it's called?

15 MS. BROWN-ROBERTS: Uptown Destination
16 District Development Framework Plan. It's in the
17 trial stage right now.

18 VICE CHAIR HOOD: Okay. It's in the draft
19 stage.

20 MS. BROWN-ROBERTS: Yes.

21 VICE CHAIR HOOD: Is that also the one
22 that's including the Howard Theater?

23 MS. BROWN-ROBERTS: That's exactly it,
24 yes.

25 VICE CHAIR HOOD: Okay. So I guess it's

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 real preliminary then now. I thought they were almost
2 finished with it. So it's real preliminary?

3 MS. BROWN-ROBERTS: There is a draft out
4 for general review.

5 VICE CHAIR HOOD: Okay.

6 MS. BROWN-ROBERTS: Currently, yes.

7 VICE CHAIR HOOD: And this use and
8 everything was included in there?

9 MS. BROWN-ROBERTS: Yes, it was part of
10 the discussion.

11 VICE CHAIR HOOD: And that's how we got to
12 the point of knowing it?

13 MS. BROWN-ROBERTS: One thing, you said
14 "this use." Yes, I think that it did. The
15 conversation, I was not a part of that process. But
16 it did, as far as I was informed, it was a part of the
17 discussion.

18 VICE CHAIR HOOD: Okay. All right. Maybe
19 that's not appropriate for this. Okay.

20 MS. BROWN-ROBERTS: Okay.

21 VICE CHAIR HOOD: Well, let me ask it
22 anyway.

23 MS. BROWN-ROBERTS: Yes.

24 VICE CHAIR HOOD: How long is it going to
25 be before that study is up and, I guess, running? I

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 know it's in draft stages now. Is there a time frame?

2 How long is that going to take?

3 MS. BROWN-ROBERTS: Do you know?

4 MS. STEINGASSER: The draft is being
5 circulated among the Steering Committee and Task Force
6 this week, and they expect to have it before council
7 later this fall.

8 VICE CHAIR HOOD: Okay. So before the
9 resolving takes place, which I have heard from Ms.
10 Giordano before, it's presented as eight or nine
11 months, so all that will be taken care of before the
12 eight or nine months?

13 MS. STEINGASSER: It should be adopted and
14 provide additional guidance to the Commission
15 regarding those land use.

16 VICE CHAIR HOOD: Okay.

17 MS. STEINGASSER: The site is called out.
18 It was called out for a mixed use, non-residential
19 use, so this interim use as office is not inconsistent
20 with the plan.

21 VICE CHAIR HOOD: Okay. Good. Thank you.
22 Thank you, Madam Chair.

23 CHAIR MITTEN: Yes, thank you, Mr. Hood.
24 Anyone else have any questions? All right. We don't
25 have any other Government reports that I'm aware of.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 We have a letter in the record from the ANC-1B that
2 meets our requirements for great weight and as Mr.
3 Edge noted, they voted unanimously in favor of the
4 project. Is there anyone else who would like to
5 testify in support of the project? In opposition to
6 the project? All right.

7 We have a request for a Bench decision.
8 Did you want to say anything else before we move
9 ahead? All right. Oh, Mr. Guyot, would you like to
10 testify now? You came just at the right time.

11 MR. GUYOT: I would love to.

12 CHAIR MITTEN: Okay. I somehow thought
13 you would.

14 MR. GUYOT: Good evening.

15 CHAIR MITTEN: Hello. You need to turn on
16 the microphone for us. There you go.

17 MR. GUYOT: I'm Laurence Guyot. I reside
18 at 507 U Street and our ANC voted unanimously to
19 support this. Never have we seen a project that could
20 be so well timed. As you know, the Uptown Destination
21 District is being formed. That includes that area on
22 both sides of the street and down the block. I want
23 to take this opportunity to congratulate the Office of
24 Planning. This Designation District process has been
25 the most inclusionary, the most involving and the most

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 empowering.

2 Now, previously, I had referred to the
3 Office of Planning as the Office of the Planned. This
4 breaks the mold and I want to congratulate you on it.

5 Our letter is very clear. We are unanimous in our
6 support. It is timely. It means the difference
7 between the non-utilization of a building and its
8 utilization by Howard University. We see it in no way
9 interfering with the Uptown Destination District. We
10 feel it is consistent with what was -- a social use
11 was originally planned for that building, as we all
12 know. Now, it will be used for research. We
13 unequivocally support it. I know of no opposition.
14 And I hope you all will vote accordingly.

15 CHAIR MITTEN: Thank you, Mr. Guyot. I
16 know the Office of Planning is happy that you arrived,
17 so with that endorsement, thank you. All right. We
18 have a request for a Bench decision.

19 VICE CHAIR HOOD: Madam Chair, I would
20 move approval of the interim use of a vacant existing
21 building for grants management offices and the special
22 exception for reduction of required spaces in the R-4
23 Zone District at 1840 7th Street, and also that the
24 interim office use be approved for a period of no more
25 than five years.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1 CHAIR MITTEN: I'll second that and I
2 would just like to maybe clarify that both the interim
3 use and the special exception for the parking would
4 have the five year limit, not just the use, because I
5 think if there is a rezoning, at least, at that point,
6 it may just all go away, but if not, that's an issue
7 that should be revisited.

8 VICE CHAIR HOOD: That's fine. With this
9 case, whatever gives them what they ask for.

10 CHAIR MITTEN: Okay. Okay. All right.
11 Is there any discussion? All those in favor, please,
12 say aye.

13 ALL: Aye.

14 CHAIR MITTEN: Aye. There is none
15 opposed. Ms. Schellin?

16 MS. SCHELLIN: Yes, Staff would record the
17 vote 5-0-0 to approve Zoning Commission Case No. 04-
18 20. Commissioner Hood moving, Commissioner Mitten
19 seconding, Commissioners Jeffries, Parsons and
20 Hildebrand in favor.

21 CHAIR MITTEN: Thank you. And thank you
22 all for coming down this evening and I look forward to
23 seeing the building finally put to some use. This
24 hearing is adjourned.

25 (Whereupon, the Public Hearing was

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

adjourned at 7:01 p.m.)