

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON
MATT JESICK

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF
PRESENT:

JAMIE HINSON

The transcript constitutes the
minutes from the Public Hearing held on
January 10, 2013.

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T-A-B-L-E O-F C-O-N-T-E-N-T-S

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

6:35 p.m.

CHAIRMAN HOOD: Good evening,
ladies and gentlemen. This is a public
hearing of Zoning Commission for the District
of Columbia for Thursday, January 10, 2013.

My name is Anthony Hood. Joining
me this evening are Vice-Chair Cohen,
Commissioners Miller, May, and Turnbull. We
are also joined by Office of Zoning Staff Ms.
Sharon Schellin. Also the Office of Planning
staff Mr. Lawson, Mr. Jesick, and also the
District Department of Transportation Mr.
Hinson.

This proceeding is being recorded
by a court reporter. It is also webcast live.
Accordingly, I must ask you to refrain from
any disruptive noises or actions in the
hearing room.

The subject of this evening's
hearing is Zoning Commission Case No. 09-08B.
This is a request by DC Wheel Productions,

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1 Inc./DBA Dance Place for approval of a second-
2 state PUD for property located in Square 3832.

3 Notice of today's hearing was
4 published in the D.C. Register on October 19,
5 2012. Copies of that announcement are to my
6 left on the wall near the door.

7 The hearing will be conducted in
8 accordance with the provisions of 11 DCMR 3022
9 as follows; preliminary matters, Applicant's
10 case, report of the Office of Planning, report
11 of other government agencies, report of the
12 ANC, in this case old 5C, organizations and
13 persons in support, organizations and persons
14 in opposition, rebuttal and closing by the
15 Applicant.

16 The following time constraints
17 will be maintained in this meeting; the
18 Applicant has requested 25 minutes,
19 organizations five minutes, individuals three
20 minutes.

21 All persons appearing before the
22 Commission are to fill out two witness cards.

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1 These cards are located to my left on the
2 table near the door. Upon coming forward to
3 speak to the Commission, please give both
4 cards to the reporter sitting to my right
5 before taking a seat at the table.

6 The decision of the Commission in
7 this case must be based exclusively on the
8 public record. The staff will be available
9 throughout the hearing to discuss procedural
10 questions. Please turn off all beepers and
11 cell phones at this time so not to disrupt
12 these proceedings.

13 Will all individuals wishing to
14 testify please rise and take the oath.

15 Ms. Schellin, would you please
16 administer the oath.

17 MS. SCHELLIN: Please raise your
18 right hand.

19 (The witnesses were sworn.)

20 CHAIRMAN HOOD: Ms. Schellin, do
21 we have any preliminary matters?

22 MS. SCHELLIN: We do have one. In

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1 this case the Applicant filed a request for a
2 waiver regarding the posting of the property.
3 It's Exhibit 15. They posted the property, I
4 believe, a few days late.

5 As you know, the advertisement is
6 posted in the Office of Zoning, published in
7 the D.C. Register, sent to the ANC, sent to
8 property owners within 200 feet. All of that
9 was done. I would leave it to the Applicant
10 as far as discussion as far as when they
11 posted the property and how many days they
12 were late.

13 CHAIRMAN HOOD: Okay.

14 MS. RODDY: Hi. Christine Roddy
15 from Goulston & Storrs. I believe they posted
16 it eight days late if that is correct. We
17 have an affidavit from posting.

18 I would also just like to note
19 that we started meeting with the ANC a year in
20 advance of the filing so the community was
21 well aware that the application had been filed
22 and that there was a public hearing coming up

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1 on this matter.

2 CHAIRMAN HOOD: Okay. Thank you,
3 Mr. Roddy.

4 Commissioners, I don't necessarily
5 have an issue unless someone has one. We will
6 waive our rules on the eight days of being
7 late. As Ms. Schellin has mentioned, there
8 are other ways of notification and that was
9 handled in that matter.

10 Okay. Ms. Roddy, are you going to
11 -- do we have any other preliminary matters?
12 Two experts? Ms. Roddy, let's go through your
13 experts.

14 Mr. Andres, we don't need to go
15 through him. I don't mean it like that.

16 MS. RODDY: We have Holly Lennihan
17 with Hickock Cole Architects. We would like
18 to offer her as an expert in architecture. We
19 submitted her resume with the prehearing
20 submission.

21 CHAIRMAN HOOD: And she has not
22 been proffered before? We have not accepted

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1 her previously?

2 MS. RODDY: That is correct.

3 CHAIRMAN HOOD: Okay.

4 Commissioners, any objection?

5 Okay. No objections. We will accept her as
6 an expert witness.

7 Anything else, Ms. Schellin?

8 Ms. Roddy, you may begin.

9 MS. RODDY: Thank you. As you
10 know, I am Christine Roddy and I am here
11 tonight with the Dance Place team. I have
12 Carla Perlo of Dance Place with me, as well as
13 Holly Lennihan. We also have Mr. Andres here
14 with Gorove Slade.

15 He'll be available for questions
16 in the event you have any questions regarding
17 traffic. We are pleased to be before the
18 Commission this evening for the second-stage
19 approval of this PUD. Some of you may recall
20 that we were last here for this project in
21 2009 for the first-stage approval.

22 This parcel is part of a larger

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1 PUD. It includes the lot to the north. The
2 PUD includes the lot to the north which in
3 2009 the Commission approved a consolidated
4 PUD for that site and then approved the first
5 stage for this site. At the same time it
6 approved a map amendment from the industrial
7 zoning of CM1 to C2B for both of those
8 properties.

9 We are happy tonight to report
10 that the 41 artist live/work spaces known as
11 the Brooklyn Art Space Lofts to the north have
12 been constructed and are available to artists
13 with an annual income no greater than 60
14 percent of the area annual median income.

15 They are live/work units and I
16 think that really creates a dynamic atmosphere
17 for that part of the city. I think it's a
18 part of the city that is strengthening its
19 name as a cultural center in the District.

20 The project was also a 100 percent
21 affordable project which is one of the great
22 beauties of this amenity. The other great

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1 amenity was the iconic cultural center known
2 as Dance Place which we are here for this
3 evening.

4 When the Commission approved the
5 Dance Place application the first-stage
6 approval was conditioned on filing the second
7 stage by February 11, 2013 which we have
8 obviously done.

9 The first stage contemplated a new
10 building that would have a height of about 50
11 feet and would be about 20,000 square feet in
12 size. As you have seen from the materials
13 that we've submitted and from our presentation
14 this evening, Dance Place is no longer
15 proposing to raise the existing building but
16 is instead proposing an addition to the
17 existing building.

18 The addition will include another
19 studio bigger, dressing rooms. It will also
20 provide for larger office spaces. It will
21 also have exterior alterations that will
22 create a visual uniformity with the Brooklyn

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1 Art Space Lofts to the north so that there
2 will be a real campus between the two
3 buildings.

4 Another change from the original
5 PUD is that Dance Place is no longer proposing
6 to close Kearny Street which was part of the
7 initial application. It intends to use Kearny
8 as an outdoor plaza. However, in
9 conversations with DDOT they have agreed to
10 work with them through the public space
11 process rather than through the PUD process.

12 You'll note that condition No. 7
13 of the first-stage approval requires the
14 Commission to address the implications of
15 removing Kearny from the PUD property. In
16 reality there really are no implications.

17 The effect in the end will be the
18 same that it will be part of this campus.
19 But, again, as I said, that would be through
20 the public space process. We understand, and
21 Mr. Hinson can obviously testify, that DDOT
22 has plans of its own for Kearny and they don't

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1 want to privatize that road.

2 It's going to act as an access
3 point to the Metropolitan Branch Trail so they
4 would like to keep that right-of-way open but
5 they said that they would work with us to
6 create the plaza area that Dance Place is
7 intending. I should note that that stretch of
8 Kearny dead-ends into the railroad tracks and
9 really serves no vehicular purpose at this
10 point.

11 The project is consistent with the
12 comprehensive plan and the small area plan
13 which call for cultural uses as well as
14 transit-oriented development. The renovation
15 of Dance Place also enjoys tremendous
16 community support. It has unanimous support
17 of the ANC. It has the support of the Office
18 of Planning as well as the support of DDOT.

19 DDOT did note in their report
20 three outstanding issues: closing the curb cut
21 along 8th Street and constructing sidewalks;
22 working, as I mentioned, on the Kearny Street

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1 improvement; and the inclusion of bike racks
2 near the Dance Place property.

3 I would note that each of these
4 issues is actually a public -- they are all on
5 public space and so we'll be working with DDOT
6 on an ongoing basis in that process. But I'm
7 happy to report tonight that Dance Place is
8 happy to work with them on each of those.

9 As you will see in our testimony,
10 and from the materials that we submitted in
11 December, they will be closing that curb cut,
12 providing that sidewalk, providing the bike
13 rack, and working with DDOT on the plaza.

14 Similarly, I would note that the
15 Office of Planning had an issue in their -- a
16 comment from WASA in their report. Our
17 December filings as well as our presentation
18 tonight will show that we've addressed those
19 concerns as well in our revision to the plan.
20 That will give them the access that they
21 needed.

22 With that, I would just say that I

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1 think this project is consistent with the
2 first-stage approval. We have addressed the
3 concerns that we'll go through this evening
4 that DDOT and OP had noted in their report.
5 I will turn to Ms. Perlo to give you some more
6 background on Dance Place and the need for
7 these renovations.

8 MS. PERLO: Thank you very much.
9 First of all, I want to thank Christine Roddy,
10 Allison Prince, Holly Lennihan, Erwin Andres,
11 Judy Estey, Sharon Schellin, the staff of the
12 Zoning Commission, the Office of Planning, and
13 DDOT for their assistance in this application
14 process.

15 I'm a dancer. I'm a
16 choreographer. I'm a teacher. I'm an artist.
17 This has been a very, very challenging task.
18 Harder than doing a double pirouette and
19 landing in arabesque. These people have been
20 -- everyone has been tremendous in helping us
21 get to this very special moment in time for
22 Dance Place so I thank them.

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1 I also want to thank you for
2 allowing me to tell you my story because
3 that's what it is. I'm going to tell you
4 about how I got here today and where we hope
5 to go in the future with your support.

6 I founded DC Wheel Productions,
7 Inc. in 1978 with Steve Bloom who became my
8 husband, husband No. 1, as a touring and
9 educational performing arts company and we
10 performed in the public schools all throughout
11 the greater Metropolitan area.

12 In 1980 DC Wheel Productions, Inc.
13 established itself as a studio theater in
14 Adams Morgan as Dance Place and we've been
15 doing business under that name every since.

16 You might note that Adams Morgan
17 has just been named one of the 12 most vibrant
18 communities in the United States by an
19 organization called Art Place. Dance Place
20 was part of that revitalization of that area
21 and I personally was there 10 years of my life
22 every single day dancing and bringing people

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1 to that neighborhood when people were afraid
2 to go into that neighborhood.

3 Under my direction for five years
4 from 1980 to 1985, which is when I met the co-
5 director of Dance Place now, Deborah Riley,
6 the building thrived and we had a rich
7 artistic community there.

8 In 1985 in August the building was
9 sold for \$1.5 million. I was given a phone
10 call that said, "Your rent will not quadruple
11 from \$1,500 to \$6,000." I knew that Dance
12 Place could not afford \$72,000 a year in rent
13 in 1986 and we knew we would have to move.

14 Like many artists that move into
15 an area and are part of the revitalization and
16 then moved out, it is disastrous. For me
17 personally, I was the major breadwinner of my
18 family. My husband also made his living there
19 and we had a two-year-old son. It was a
20 disaster for me personally and financially.

21 Not knowing what to do, we decided
22 that the only way we could stay in Washington,

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1 D.C. was to purchase a building. There were
2 only two buildings that would work for Dance
3 Place because of the width that we need
4 uninterrupted by pillars. That was where the
5 Studio Theater is and where Dance Place is
6 now.

7 The Studio Theater was not for
8 sale. I could only lease it for 10 years and
9 so I knew that would not work. It also was
10 not close to a Metro. Looking ahead I
11 decided, with the help of our Board, to
12 purchase the warehouse that we are now in,
13 3225 8th Street, N.E.

14 It was a bold move because there
15 were no other cultural institutions in N.E.
16 except the Harthy Theater. People thought I
17 was crazy and that I had "bitten off more than
18 I could chew and that people would never come
19 to N.E. for culture." Of course, 8th Street
20 at that time was totally vacant of any
21 activity past 5:00 in the afternoon and it was
22 primarily warehouses.

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1 So we turned this financial
2 disaster into a great opportunity and with
3 great vision we decided this is where we would
4 be and this is where our home would be.

5 Thankfully Department of Housing
6 and Community Development, and very
7 specifically our wonderful beloved late Victor
8 Selman believed in us. Along with the
9 National Bank of Washington made us grants and
10 loans so that we could purchase the building
11 and begin to renovate the building.

12 We've been through two zoning
13 hearings already; one to establish as a studio
14 and the second to establish ourselves as a
15 theater. The Board would not let me purchase
16 the building until we had the second zoning
17 hearing.

18 We had exactly 12 months to get
19 through the second stage of zoning to make it
20 into a theater. We purchased the building
21 with a lease option to buy. On the very last
22 day, December 31, 1986, we purchased the

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1 building so we could make it into a theater.

2 For 26 years our organization has
3 been bringing artists, students, audiences,
4 children, families into the neighborhood for
5 education, employment, performances, and
6 community engagement.

7 Dance place has nurtured people of
8 all ages, provided employment for hundreds of
9 people, inspired other not-for-profit and for-
10 profit entities to create their homes in the
11 Brookland Edgewood community.

12 Two examples are Excel Movement
13 Studios that's directed by Lesa Mclaughlin, a
14 state-of-the-art Pilates studio that started
15 inside Dance Place. When it outgrew that
16 facility, she became an anchor tenant in the
17 Printing by Yazge Building just down the
18 street at 3407 8th Street.

19 That property has been purchased
20 by the Menkiti Group and she will remain there
21 as an anchor tenant. Unfortunately for Lesa
22 she doesn't own it so now her rent has just

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1 doubled. The other example, many of you might
2 know of Byte Back Computer Training Center.
3 It's on the corner and I personally helped it
4 start its not-for-profit residency there.

5 I helped them buy their building
6 and they have modeled their intern program
7 after Dance Place's intern program.
8 Fortunately for us, people began to move into
9 our area. Now our neighborhood enjoys five
10 charter schools just down the street from us.

11 As you've heard from Christine,
12 the wonderful Brookland art space loft is
13 fully occupied with a waiting list. Now down
14 the street from us with Abdo and Bozzuto's
15 development and the Menkiti Group there will
16 be a thousand new residencies and 80,000
17 square feet of retail.

18 Today Dance Place's campus has two
19 training centers, rehearsal studio, 160-seat
20 theater, two offices, a children's center,
21 housing for artists and interns. Our rich
22 history of innovative programming has earned

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1 the organization a national and international
2 reputation for building the field of dance and
3 providing model out-of-school time programs
4 for youth.

5 Dance Place has been named the hub
6 of dance activity of Washington, D.C. by our
7 late Washington Post Pulitzer Prize winning
8 dance critic Alan Kriegsman. In 2011 we were
9 awarded the D.C. Mayor's Arts Award for
10 outstanding contribution to arts and
11 education.

12 Dance Place provides a home for
13 the following resident dance companies; Coyaba
14 Dance Theater, African dance, REVISION Dance
15 Company, modern dance, the Dance Place Step
16 Team, DC Castanetas for Salsa, ClancyWorks for
17 contemporary, Culture Shock for Hip Hop, and
18 my own new venture called People and Objects
19 in Play. It's a young-people's program that
20 will do performances outside on the plazas.

21 The Dance Place theater provides
22 home seasons annually for all the major dance

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1 local dance companies such as KanKouran West
2 African Dance Company, Daniel Burkeholder, The
3 Playground, Dana Tai Soon Burgess, Daniel
4 Phoenix Singh, and many more that I don't have
5 time to name tonight.

6 Dance Place has provided young and
7 emerging artists important support at the
8 beginning and throughout their careers. I'm
9 sure most of you have heard of The Blue Man
10 Group. Did you know that they started at
11 Dance Place? It was their first performance
12 outside of New York City.

13 Most of you have also probably
14 heard of Savion Glover and he performed at
15 Dance Place in the beginning of his career.
16 Also other national treasures like Rennie
17 Hariss or Garth Fagan, Ron Brown, Eiko & Koma
18 and many, many more.

19 This past year Dance Place was
20 selected by the U.S. Department of State as
21 the D.C. Theater for their Center Stage Tour
22 which is international companies coming to

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1 D.C.

2 We've been selected by the
3 National Performance Network to be a lead
4 presenter in the Performing America's Exchange
5 Project and we hope to bring a company from
6 Brazil next season. Dance Place is a vital
7 center for dance locally, nationally, and
8 internationally. We are truly a jewel in the
9 crown of D.C.'s cultural life.

10 The mission of Dance Place is to
11 build a community of dance artists, audiences
12 and students through high-quality
13 performances, commissions, training,
14 educational programs for people of all ages.

15 We are committed to enriching the
16 field of dance locally, nationally, and
17 internationally. Our thriving arts campus
18 serves as an anchor in the development of the
19 Brookland neighborhood in Washington, D.C.

20 The mission of our young people's
21 program is to assist youth in meeting the
22 challenges they face through childhood and

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1 adolescence by providing a nurturing community
2 and programs that include innovative life
3 skills, academic enrichment, career
4 preparation, cultural experience, and arts
5 education.

6 Now is the time for Dance Place to
7 expand and renovate its facilities. After 26
8 years the building is very worn out and no
9 longer meets proper building codes. The
10 neighborhood has advanced and our quality
11 programs deserve the kind of facility that can
12 help them do their best artistically and to
13 move the neighborhood forward to be in line
14 with all of the rest of the renovations that
15 are happening in the neighborhood.

16 Our facility is used seven days a
17 week, 12 hours a day, 48 weeks a year. We
18 bring over 40,000 visitors to Brookland
19 annually. The proposed expansion is modest;
20 3,500 square feet but it includes very
21 important expanded offices, backstage area,
22 our new studio that will serve our overcrowded

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1 children's classes, rehearsals, and a green
2 room for performers. Of course, it will also
3 provide improved interiors and exteriors.

4 As was stated earlier, DDOT is
5 very involved with our project. We look
6 forward to collaborating with you on the
7 beautification of the entrances of the
8 building on the Kearny Street alley that we
9 hope will be a beautiful pedestrian friendly
10 arts plaza with plenty of bike racks
11 encouraging urban biking.

12 We also will be working with DDOT
13 on installing the correct type of bike racks
14 that they hope to have in front of the
15 Brookland Lofts. And our youth program will
16 be beautifying the neighborhood in all of the
17 planters with perennial plants and herbs. We
18 also have a garden that is a garden-to-table
19 program on our campus.

20 The expansion and renovation
21 addresses the following important concerns for
22 our organization. When the organization moved

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1 to 8th Street the staff totaled three
2 administrators and now we have 15. As the
3 program has grown so has our staff.

4 The backstage area is small and
5 overcrowded with one bathroom, lack of air
6 conditioning, and no place for performers to
7 warm up. That is absolutely the most
8 challenging thing for our performers.

9 Our studio that houses our young
10 people -- Judy Estey behind me is actually one
11 of the ballet teachers and one of her classes
12 has 26 in it and we want to break those
13 classes up so that we have a better teacher-
14 to-student ratio. The young people deserve to
15 have more space to move and to grow and to
16 learn.

17 As I've mentioned, the young
18 people will be working on the beautification
19 of the neighborhood not only on our campus but
20 throughout the neighborhood to make it
21 environmentally more clean and uplifted.

22 Audiences have been complaining

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1 for years about the uncomfortable seats at
2 Dance Place. Finally we'll have a theater
3 that can be much more graceful and inviting.
4 Our neighbors are tired of looking at the worn
5 out warehouse and they are very anxious for us
6 to have a new vibrant entrance to uplift the
7 neighborhood as well.

8 For me personally, I've been
9 directing Dance Place for 32 years. As you
10 can see, my hair is graying. I'm 61 years old
11 now and I'm beginning to think about the new
12 chapter in my life when Deborah Riley, the co-
13 director, and I will hand over this building
14 and this wonderful program to the young people
15 like Judy Estey.

16 We want to make sure that they
17 have the building that they can carry this
18 project forward. We want to raise the rest of
19 the money. We want to go to construction
20 August 15th. We want to be done with the
21 construction in five months and open up with
22 a grand facility. We hope that you'll support

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1 us in that. We hope you'll come to the grand
2 opening. Then we will create a succession
3 plan because in five years from now there
4 needs to be new leadership. This is our time.
5 I thank you for your time.

6 MS. RODDY: And now I'll move to
7 Ms. Lennihan who will go over the proposed
8 design and the addition.

9 MS. LENNIHAN: Good evening. I'm
10 Holly Lennihan. I'm an associate with Hickock
11 Cole Architects and I've been project manager
12 for the project since the outset.

13 Obviously we got a description
14 from Carla of their goals so it was our task
15 to essentially help them transform their
16 existing warehouse building.

17 We have always seen it as a campus
18 in conjunction with Art Space Lofts which we
19 designed and we knew there would always be the
20 Kearny Street Plaza to work with in order to
21 create this really as a performance center.
22 For that transformation, in addition we had to

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1 with really very little footprint enlargement
2 make sure that we could do all that they
3 needed to do.

4 I'm just very quickly going to run
5 you through the boards because I'm sure it's
6 pretty clear from the materials you already
7 had. The existing first-floor plan now
8 includes this small one-story addition and
9 that is the portion of the building that is
10 being removed.

11 That is where we are essentially
12 making the largest addition, this two-story
13 piece here, and then this space along the
14 front. This allows them to have the backstage
15 area that they need, the new code-compliant
16 stair to the second floor, and then some
17 additional storage. In addition, there's a
18 better access to their existing lower level
19 which is not changing but which they do use
20 for storage.

21 The second level this is that new
22 studio space that they need so much, that

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1 stairwell. Here again this is that office
2 space that is going to allow them to have more
3 interns, more employees. Then this area will
4 actually be further developed as sort of a
5 warm-up area for their studio.

6 There's not much changing in the
7 office space but we are giving them three new
8 offices. On the first floor this is actually
9 the place in the plan that shows the most
10 clearly how we are really changing its
11 orientation. There are new doors to the plaza
12 with the box office here and then the cafe has
13 been rearranged. This essentially now gives
14 them a sort of dual-direction entrance.

15 In terms of massing, we really
16 focused on the corner. We thought they needed
17 street presence. It's a relatively small
18 building at two stories but we wanted them to
19 hold a place in the street fabric so we
20 developed this corner element. We are calling
21 it The Tower.

22 There was some concern that it

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1 would still look like the old brick building
2 so the entire front brick facade will be
3 parged and look like plaster. That will, in
4 turn, help that front facade blend with what
5 is the new side materials.

6 Those you can see on the board are
7 exactly the same ones that are used at Art
8 Space. That's why we have this sort of
9 campus-like concept. Then you can see this
10 rendering we did at night. We really do
11 imagine this to be sort of a lively lit
12 corner.

13 The other element that we would
14 like to call attention to is the canopy partly
15 because that for us is a marque for them, very
16 modern, very minimal but something that is
17 going to announce their presence on the
18 street.

19 Then, finally, I just want to
20 touch quickly on the concerns that were raised
21 from D.C. WASA and DDOT in terms of that
22 canopy. The issue is that there is an

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1 existing manhole on Dance Place property.
2 What we are showing is that the canopy over
3 the new entrance is retractable so completely
4 will go back to the building face.

5 The corner here is actually
6 demountable because that was another concern
7 they had. They literally circled that corner
8 so we think that addresses their comments that
9 we'll follow up with them during the permit
10 process.

11 With DDOT we did submit an updated
12 landscape plan that now shows the planters
13 along the front as part of the beautification
14 of the street, the new sidewalk. We are
15 currently showing three bike racks at the
16 front. I think they requested six.

17 The issue for Dance Place is just
18 trying to figure out what makes sense in terms
19 of that public space design so they will be
20 eventually placed. I'm trying to think if
21 there is anything else I've forgotten of their
22 concerns. The curb cut is gone so all of that

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1 has been taken care of.

2 Then the only final thing is just
3 to point out the relief that we are requesting
4 in terms of zoning. There is a court on this
5 side. These are essentially existing
6 conditions based on the site plan.

7 The addition at the back is to the
8 property line. It does not step back at the
9 second floor as it should because that is
10 where the studio is but it backs to the CSX
11 tracks so I think OP had no issue with that.

12 The only other thing is mechanical
13 penthouses. We are essentially using this
14 tower to hide the new equipment that will be
15 serving the office and the lobby. That means
16 that it's not just one penthouse. There is an
17 additional one for the equipment for the
18 theater but we think it works architecturally.

19 We would be happy to answer any
20 questions that you have.

21 CHAIRMAN HOOD: Ms. Roddy, are you
22 finished?

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1 MS. RODDY: That concludes our
2 presentation.

3 CHAIRMAN HOOD: Did you all
4 rehearse that earlier because you have five
5 seconds left if you want to use it. Thank you
6 very much for your very succinct presentation.

7 Commissioners, any questions?

8 COMMISSIONER MAY: I just want to
9 be very clear about this, Ms. Roddy. At the
10 very beginning you said they are working with
11 DDOT on all of these issues. That doesn't
12 mean that actually everything is resolved.
13 Does it?

14 MS. RODDY: They will provide the
15 sidewalk that DDOT is requesting, close the
16 curb cut that DDOT is requesting.

17 COMMISSIONER MAY: Right.

18 MS. RODDY: They will place the
19 bike rack. I think the exact location is
20 still to be determined. Then DDOT asked them
21 to work with them on the plaza materials. I
22 meant that they will be working with them

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1 because it's a public space so it's going to
2 be an ongoing relationship but they have
3 agreed to do those issues.

4 COMMISSIONER MAY: They have
5 agreed to do the things that DDOT wants them
6 to do.

7 MS. RODDY: Exactly.

8 COMMISSIONER MAY: Okay. Thanks.

9 CHAIRMAN HOOD: Anyone else? Any
10 questions?

11 Mr. Turnbull.

12 COMMISSIONER TURNBULL: Yes. I
13 just had a question. You talk about the tower
14 but there is also another structure behind
15 there which looks gray. We don't really have
16 a roof plan that shows any setbacks or
17 anything so I'm just curious what is the gray?

18 MS. LENNIHAN: It is a wall behind
19 the front tower wall. There should be a roof
20 plan in your set. If there's not, we could
21 provide it. The goal in placing that there
22 was to essentially make the tower stand out.

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1 The gray wall behind does, in fact, end up
2 shielding the equipment that's there. It was
3 essentially a way of articulating that corner.

4 COMMISSIONER TURNBULL: How high
5 is the wall behind it?

6 MS. LENNIHAN: I believe it's
7 about eight feet.

8 COMMISSIONER TURNBULL: Okay. I'm
9 just curious. I was just concerned about the
10 setback on the front of the building.

11 MS. LENNIHAN: It's meant to look
12 as though it is essentially a volume at the
13 corner. We are continuing the material around
14 the south and east side. It will be the same
15 cementitious fiber board so that as you walk
16 toward it, it will essentially appear as a
17 volume at that corner and be the backdrop for
18 that front piece that has the trapezoidal
19 glass and colored panels.

20 COMMISSIONER TURNBULL: Okay. How
21 demountable is that panel system or that
22 canopy?

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1 MS. LENNIHAN: It's bolted so you
2 couldn't take it down in a minute but we were
3 told that we should approximate 24 hours and
4 that is the assignment we gave to our
5 structural engineer. Someone would have to
6 show up with equipment to take it down but the
7 goal is that you could, in fact, take it down.

8 COMMISSIONER TURNBULL: So that
9 WASA could get out there.

10 MS. LENNIHAN: They would have to
11 contact the owner and there would be some
12 question about who would be the person to take
13 it down.

14 COMMISSIONER TURNBULL: Right.
15 The existing paving adjacent between this and
16 the new building, it's existing but you're
17 painting it. Is it fairly new or was that
18 done when the other building was done? That's
19 what I thought. I just wanted to be sure.
20 Okay. Thank you.

21 CHAIRMAN HOOD: Commissioner
22 Miller.

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1 COMMISSIONER MILLER: Thank you,
2 Mr. Chairman.

3 Thank you, Ms. Perlo, for all you
4 have done and your organization has done to
5 help revitalize the District of Columbia and
6 give so many public benefits to the community
7 all these years. It's very much appreciated.
8 This is a very exciting project.

9 I just had one question, Ms.
10 Lennihan. You said that the additional office
11 space -- maybe I misheard you -- would provide
12 room for more interns and employees. I
13 thought it was to provide more space for the
14 existing number of interns and employees. Is
15 there a plan to expand the number of interns
16 and employees? That's what I read in your
17 initial --

18 MS. PERLO: It's really not to
19 expand the staff.

20 COMMISSIONER MILLER: Just to get
21 rid of the overcrowding.

22 MS. PERLO: Unless someone gives

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1 us a huge endowment to hire more staff. Right
2 now the office is very overcrowded. Two
3 people are sharing desks. It's very hard to
4 negotiate.

5 COMMISSIONER MILLER: How many
6 employees?

7 MS. PERLO: Fifteen.

8 COMMISSIONER MILLER: How many
9 interns?

10 MS. PERLO: Ten. People are
11 always looking for a place to sit down and
12 often it's in the lobby or we have to have
13 meetings in the theater. Any space they can
14 find to have individual meetings. Fortunately
15 now with laptops it's a little easier but it
16 will be so much better to have a better laid-
17 out office for that.

18 COMMISSIONER MILLER: Thank you.

19 Thank you, Mr. Chairman.

20 MS. PERLO: Thank you for your
21 comment, too. I appreciate it.

22 CHAIRMAN HOOD: Thank you.

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1 Vice Chair.

2 VICE CHAIR COHEN: Thank you, Mr.
3 Chairman. I, too, want to join my colleague
4 in commending you. In fact, if I was on the
5 board of the Genius Awards I would actually
6 recommend you for one because the history of
7 this I wasn't fully aware of and Garth Fagan
8 is my favorite choreographer.

9 I would like to ask to be
10 submitted to the record both of the letters,
11 one from the Art Space Board, and one from --
12 I forgot the person's name. There was no real
13 signature or letterhead. Just for the record
14 if you can make sure we have that, I would
15 appreciate it.

16 Then I guess I have a question for
17 the architect. Why does WASA -- I mean, they
18 have this cover. Why do they need to go up?
19 I didn't understand that.

20 MS. LENNIHAN: They require 25
21 feet clear. They essentially explained that
22 they would have to be able to back a truck up

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1 right to the manhole so they were pretty
2 adamant that that portion of the canopy near
3 the manhole really be taken back to the
4 building face. We asked to what extent they
5 wanted it to be taken back and they literally
6 said collapsed to the building face.

7 VICE CHAIR COHEN: That's
8 interesting because I kind of, you know,
9 always observe their work and I never noticed
10 it before so that's why I was curious.

11 All right. I don't have any other
12 questions. I think the record is complete.
13 Thank you.

14 CHAIRMAN HOOD: I would also agree
15 with Commissioner Miller as well as the Vice
16 Chair. Dance Place has been in Ward 5 and
17 doing a lot for the city and making great
18 contributions.

19 One thing I noticed when you say
20 something to zoning here, you really better
21 make sure it's right because they will bring
22 it back to you and show it to you in writing.

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1 But I agree with it. I'm glad to see that
2 this is moving forward. I'm just glad the way
3 it happened because it really materialized.

4 Ms. Perlo, you have been out there
5 a long time. I've known you a long time.
6 You're doing a great job and have done a great
7 job as my colleagues already mentioned. I
8 won't go on with all of that because the work
9 you've done speaks for itself. I can sit up
10 here and talk all night about the work you've
11 done but the work you all have done in Dance
12 Place speaks for itself.

13 All right. Let's go to the report
14 of the Office of Planing. I'm suppose to ask
15 for cross-examination but I don't see the new
16 Commissioner Steiner, Debbie Smith-Steiner,
17 who I know is definitely an advocate for Dance
18 Place.

19 I don't see Chairman Edwards from
20 old 5C. I know the boundaries have changed.
21 We've done some shuffling around in the wards.
22 This letter will still stand and it requires

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1 great weight.

2 Let's go to the -- let me just
3 call for anyone. Anyone here from the ANC?
4 Okay.

5 Let's go to the Office of
6 Planning. Mr. Jesick.

7 MR. JESICK: Thank you, Mr.
8 Chairman, and members of the Commission. The
9 Office of Planning is pleased to support the
10 Dance Place second-stage PUD application. The
11 application is consistent with the first-stage
12 PUD as well as the comprehensive plan for the
13 area.

14 The flexibility being sought
15 through the PUD is extremely minor and OP has
16 no objections to that flexibility. In fact,
17 it is much less than the Commission already
18 granted through the first-stage PUD.

19 The benefits provided by the
20 expansion of the Dance Place facility are more
21 than commensurate with the amount of
22 flexibility sought through the PUD process so

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1 OP has no objection. We are happy to
2 recommend approval of the project. Thank you.

3 CHAIRMAN HOOD: Thank you, Mr.
4 Jesick.

5 Let's go right into DDOT. Mr.
6 Hinson.

7 MR. HINSON: Good evening. My
8 name is Jamie Hinson. I'm a planner with the
9 District's Department of Transportation. What
10 I'm going to do is basically highlight what we
11 have agreed to with Dance Place and that will
12 be our testimony. We have worked with Dance
13 Place for quite awhile now and we've come to
14 resolution with the concerns we had. I just
15 want to quickly itemize those.

16 Dance Place has committed to not
17 utilize the public space in front for vehicle
18 parking. They committed to closing the curb
19 cut. They have committed to constructing a
20 sidewalk and curb to match those on the
21 opposite side on the Art Space Loft.

22 They will work with DDOT and Art

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1 Space to create a pedestrian plaza between the
2 building. They will work to address long-term
3 and short-term bicycle parking. Four spaces
4 for long-term onsite parking and six public
5 space bicycle racks which DDOT has, I believe,
6 committed to working with the Applicant to
7 provide.

8 Then to segregate loading
9 movements and have those on the street and not
10 on Kearny Space -- I'm sorry, Kearny Place, I
11 believe. I'm sorry, Kearny Street. Excuse
12 me.

13 The only real request that we have
14 of the Commission is that you would enshrine
15 the utilization of the public space or the
16 closing of the curb cut in constructing a
17 sidewalk in the zoning order as well as the
18 commitment to build the plaza.

19 We are glad to work with the
20 Applicant through the public space permitting
21 process to give all the guidance, the location
22 of all the bike parking and all those issues

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1 that would be necessary.

2 With that, I'll pause.

3 CHAIRMAN HOOD: Thank you, Mr.
4 Hinson. And, also, Mr. Jesick.

5 Commissioners, any questions of
6 either OP or DDOT?

7 Mr. Turnbull.

8 COMMISSIONER TURNBULL: Well, Mr.
9 Hinson, I want to thank you for giving us --
10 raising our status to enshrining. I don't
11 think we've ever enshrined anything before but
12 it's a very interesting concept. Thank you
13 for the opportunity to do that.

14 MR. HINSON: A pleasure.

15 CHAIRMAN HOOD: So we'll be
16 enshrining from this point forward. We really
17 have moved up.

18 Any questions, Vice Chair?

19 VICE CHAIR COHEN: Enshrining
20 suits my ego. Yes, I do.

21 Mr. Hinson, when we ask
22 applicants, not-for-profit applicants, and we

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1 advise them and work with them, are there any
2 sources of funds for them to tap into to
3 implement some of your recommendations?

4 MR. HINSON: I wouldn't say there
5 is necessarily hard funds but what they do
6 have access to are soft funds which is the
7 expertise that we have in helping them design
8 and locate and helping them along the way so
9 that they don't necessarily have to employ the
10 level of design staff. The help that we can
11 provide is a little more on the soft cost. To
12 my knowledge we don't have a program to help
13 those.

14 As I mentioned, if I've understood
15 correctly, our bike program has offered the
16 bike racks for public space. We're working in
17 the best way possible to facilitate those
18 things and then, like I mentioned before, on
19 the soft cost with the design.

20 CHAIRMAN HOOD: So the bike racks
21 you're requesting, the city will pay for the
22 bike racks.

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1 MR. HINSON: Which is our habit of
2 doing with schools and institutional type uses
3 so we do this across the city.

4 CHAIRMAN HOOD: Oh, okay.

5 MR. HINSON: It's typically more
6 with schools but I think it's safe to say that
7 institutional uses qualify under that as well.

8 CHAIRMAN HOOD: I'm learning more
9 about bikes as we go along. I'm glad of the
10 knowledge I'm learning down here about
11 bicycles. Maybe eventually I can get Mr. May
12 to go with me and get me one.

13 Okay. Any other questions? Okay.

14 Again, no one is here from the
15 ANC.

16 Other government reports. I think
17 they've been flushed out and talked about.

18 Report of ANC-5C. Also the other
19 government reports, as noted in the Office of
20 Planning's report, Mr. Jesick always makes
21 sure that people respond to his request. That
22 is one thing I've noticed in his reports.

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1 I don't know if you all -- I know
2 you have but they always respond. I don't
3 know how you do it. I don't know whether you
4 email them or go down there and see them or
5 sit in their office but you definitely get a
6 response. Thank you for doing that.

7 Also, ANC-5C, Chairman Edwards.
8 It basically says, "Therefore, in
9 consideration of the above, on November 13,
10 2012, ANC-5C voted unanimously to support
11 Dance Place's application to renovate its
12 property. The Zoning Commission approved this
13 application." This meets the test. They will
14 get the great weight. So noted.

15 Do we have any organization or
16 person in support who would like to testify?

17 Any organization or person who is
18 here in opposition?

19 Ms. Roddy, I don't know how much
20 rebuttal you have but, if you have any, that
21 could be your closing.

22 MS. RODDY: We would just like to

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1 thank you for your time this evening. We
2 appreciate your consideration of this
3 application. We would ask that if it's
4 appropriate given the support this application
5 has from the community, as well as from DDOT
6 and OP, the Commission would consider a bench
7 decision to approve the application this
8 evening.

9 CHAIRMAN HOOD: Commissioners, any
10 follow-up questions?

11 Okay. Mr. Miller.

12 COMMISSIONER MILLER: Thank you.
13 I would be happy to move approval of Zoning
14 Commission Case 09-08B, Dance Place Second-
15 Stage Planned Unit Development and ask for a
16 second.

17 CHAIRMAN HOOD: I'll second.

18 COMMISSIONER TURNBULL: Second.

19 CHAIRMAN HOOD: Mr. Turnbull, I'll
20 yield to you.

21 It has been moved and properly
22 seconded by Mr. Turnbull.

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1 COMMISSIONER MILLER: I would just
2 like to make one additional positive comment.
3 Although it is a very modest increase in size
4 and a modest request for flexibility, I think
5 the improvement programmatically for the
6 organization and for the community that uses
7 the facility is dramatic. Aesthetically it's
8 a very dramatic improvement. I can't help but
9 say that only in Washington, D.C. would a two-
10 story structure be called The Tower.

11 CHAIRMAN HOOD: Okay. It's been
12 moved and properly seconded. Any further
13 discussion?

14 I'll just add that we do have some
15 letters of support which I want to mention in
16 the file.

17 Any further discussion?

18 Mr. May.

19 COMMISSIONER MAY: Mr. Chairman, I
20 do want to express my thanks to you bringing
21 the full presentation including the materials
22 board. Ms. Roddy, I trust you won't let

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1 anybody else know but I didn't actually ask
2 for the board to touch the materials as I
3 would normally do but I appreciate them being
4 there. Thank you.

5 CHAIRMAN HOOD: You may not say
6 anything but I sure will.

7 Any further discussion? All those
8 in favor aye.

9 COMMISSION MEMBERS: Aye.

10 CHAIRMAN HOOD: Any objections?
11 So ordered.

12 Staff, would you record the vote.

13 MS. SCHELLIN: Yes. Staff would
14 record the vote five to zero to zero to
15 approve proposed actions in Zoning Commission
16 Case No. 09-08B. Commissioner Miller moving,
17 Commissioner Turnbull seconding, Commissioners
18 Hood, May, and Cohen in support.

19 I think the record is left open to
20 receive signed copies of those letters in
21 support. If we could get those by February
22 4th. Is there a rush for final action,

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1 whether you get it on the 11th of February or
2 the 25th? We need a draft order really quick.

3 MS. PERLO: The 11th would be
4 terrific if we could get it.

5 MS. RODDY: That's not a problem.

6 MS. SCHELLIN: I need the draft
7 order even before the 4th. The 28th? Okay.
8 January 28th for the draft findings of fact
9 and conclusions of law and that will be it.

10 MS. PERLO: Thank you all so very,
11 very much. This is really an important step
12 for us. We hope that you'll come to Dance
13 Place and enjoy some of the rich performances
14 that go on there. You are welcome anytime.
15 Thank you.

16 CHAIRMAN HOOD: Ms. Schellin, do
17 we have anything else before us?

18 MS. SCHELLIN: No, sir.

19 CHAIRMAN HOOD: Okay. I want to
20 thank everyone for their participation. If
21 you stick around, Ms. Perlo will show us a few
22 steps and maybe we can join in.

NEAL R. GROSS

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With that, this hearing is
adjourned.

(Whereupon, at 7:24 p.m. the
hearing was adjourned.)