

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

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 IN THE MATTER OF: :
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 :
 AWA Holdings, LLC & the : Case No.
 District of Columbia - : 10-11
 Consolidated PUD & Related :
 Map Amendment :
 :
 :
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Thursday,
September 23, 2010

Hearing Room 220 South
441 4th Street, N.W.
Washington, D.C.

The Public Hearing of Case No. 10-11 by 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., 20001, Anthony J. Hood, Chairman, presiding.

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Board of Zoning Adjustment
District of Columbia
CASE NO. Transcript
EXHIBIT NO.null

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
GREG SELFRIDGE, Commissioner
PETER G. MAY, Commissioner (NPS)
MICHAEL G. TURNBULL, FAIA, Commissioner
(AOC)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

ARLOVA JACKSON
JOEL LAWSON

The transcript constitutes the minutes from the Public Hearing held on September 23, 2010.

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

2 6:32 p.m.

3 CHAIRMAN HOOD: We're going to go
4 ahead and get started. Good evening, ladies
5 and gentlemen. This is a public hearing of
6 the Zoning Commission of the District of
7 Columbia for Thursday, September 23, 2010. My
8 name is Anthony Hood.

9 Joining me this evening are
10 Commissioners Selfridge, May, and Turnbull.
11 We are also joined by the Office of Zoning
12 staff Ms. Sharon Schellin as well as the
13 Office of Planning Staff, Ms. Jackson and Mr.
14 -- that's why I don't like to call names --
15 Mr. Lawson.

16 Mr. Lawson, I've known you for all
17 these years and I got brain block.

18 Anyway, this proceeding is being
19 recorded by a court reporter and is also
20 webcast live. Accordingly we must ask you to
21 refrain from any disruptive noises or actions

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1 in the hearing room.

2
3 The subject of this evening's
4 hearing is Zoning Commission Case No. 10-11.
5 This is a request by AWA Holdings, LLC & the
6 District of Columbia for approval of a
7 Consolidated PUD and related Map Amendment for
8 property located at square 5148.

9 Notice of today's hearing was
10 published in the D.C. Register on June 15,
11 2010 and copies of that announcement are
12 available to my left on the wall near the
13 door.

14 The hearing will be conducted in
15 accordance with the provisions of 11 DCMR 3022
16 as follows; preliminary matters, applicant's
17 case, report of the Office of Planning, report
18 of other government agencies, report of the
19 ANC, which in this case is 7C, organizations
20 and persons in support, organizations and
21 persons in opposition, rebuttal and closing by
22 the applicant.

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1 The following time constraints will
2 be maintained in this meeting; the applicant
3 20 minutes if needed, organizations five
4 minutes, individuals three minutes. The
5 Commission reserves the right to change the
6 time limits for presentations if necessary and
7 notes that no time shall be ceded.

8 All persons appearing before the
9 Commission are to fill out two witness cards
10 upon coming forward. These cards are located
11 to my left on the table near the door. Upon
12 coming forward to speak to the Commission
13 please give both cards to the reporter sitting
14 to my right before taking a seat at the table.

15 When presenting information to the
16 Commission please turn on and speak into the
17 microphone first stating your name and home
18 address. When you are finished speaking
19 please turn your microphone off so that your
20 microphone is no longer picking up sound or
21 background noise.

22 The staff will be available

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1 throughout the hearing to discuss procedural
2 questions. Please turn off all beepers and
3 cell phones at this time so not to disrupt
4 these proceedings.

5 Would all individuals wishing to
6 testify please rise to take the oath.

7 Ms. Schellin, would you please
8 administer the oath?

9 MS. SCHELLIN: Yes.

10 (Whereupon, the witnesses were
11 sworn.)

12 CHAIRMAN HOOD: Thank you, Ms.
13 Schellin.

14 At this time the Commission will
15 consider any preliminary matters. Does the
16 staff have any preliminary matters?

17 MS. SCHELLIN: I don't think -- I
18 think we're good.

19 CHAIRMAN HOOD: Okay. Thank you,
20 Ms. Schellin.

21 Let me just ask. Is there anyone
22 here in opposition to this case? Anyone here

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1 in opposition?

2 Okay. Mr. Freeman.

3 MR. FREEMAN: Good evening,
4 Chairman Hood and Members of the Commission.

5 My name is Kyrus Freeman with the law firm of
6 Holland & Knight here on behalf of the
7 applicant. We are happy to be here to present
8 what we think is a very exciting and
9 affordable housing project which includes both
10 the support of many city agencies which we'll
11 talk about in a little bit more detail.

12 Basically we are here for two
13 approvals. One, approval of a planned unit
14 development. Secondly, approval of a map
15 amendment to rezone the property from C-2 and
16 C-1 to C-2-A.

17 Ms. Schellin is passing out a copy
18 of our PowerPoint presentation and some
19 updated sheets which show the project in
20 further detail. As you know, we submitted a
21 number of filings most recently on September
22 3rd which includes our final plans.

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1 We have a pretty full record which
2 indicates how we satisfy all the standards for
3 approval of a planned unit development. We've
4 gone through the comprehensive plan analysis
5 and all other applicable planning documents.
6 We also have tonight a full report from Mr.
7 Sher further confirming how we meet the
8 standards.

9 Since the case was initially set
10 down, as you'll see in the plans, we have
11 addressed all the comments that the Zoning
12 Commission raised at the set-down hearing. We
13 are happy to report, as you will see and as
14 you likely already know, that we have the
15 support of ANC-7C as indicated in the record.

16 We have three letters of support
17 from separate neighbors in the immediate
18 vicinity, in the same square as the subject
19 property. We have a letter of support from
20 our local council member, Yvette Alexander,
21 strongly supporting the project.

22 We also have the support and

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1 recommendations of approval from the Office of
2 Planning and DDOT. DDOT had some comments.
3 We submitted the information that DDOT
4 requested with respect to the pedestrian
5 analysis and the list of TDM measures. We
6 submitted that to DDOT. We have it here
7 tonight.

8 We do take issue with one of their
9 recommendations but, other than that, we're
10 happy that DDOT support our project and that
11 the Office of Planning supports our project.
12 I would just, again, like to thank the Office
13 of Planning on the record for all of their
14 support and diligence in their review of our
15 application.

16 What you have in front of you are
17 two minor sheets that incorporate some
18 comments that the Office of Planning asked us
19 to incorporate. I think they will agree that
20 we have fully addressed their comments.

21 With that, I think we are -- we
22 have a full panel. We are happy to take as

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1 much time or as little time as necessary or
2 just answer any questions the Zoning
3 Commission may have. That concludes my
4 opening statement. Thank you.

5 CHAIRMAN HOOD: Okay,
6 Commissioners. I guess this is being asked of
7 us. Would we like to just go into questions
8 or do we need a slight presentation?

9 MS. SCHELLIN: Excuse me, Chairman.

10 Mr. Freeman, were you going to
11 switch out the traffic experts? Did you bring
12 that up?

13 MR. FREEMAN: I'm sorry. Our
14 initially proffered expert was Erwin Andreas
15 of Grove Slate but Erwin had a family
16 emergency so our expert tonight would be Mr.
17 Rob Schiessel who appeared before the
18 Commission a number of times as an expert.

19 You have a copy of his resume in
20 front of you as well as the transportation
21 reports that Grove Slate has prepared. I have
22 a list of cases in which you've accepted --

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1 CHAIRMAN HOOD: I think we've seen
2 Mr. Schiessel. Mr. Schiessel and Mr. Sher are
3 your two people that you're proffering as
4 expert witnesses?

5 MR. FREEMAN: Yes, sir.

6 CHAIRMAN HOOD: I think we've seen
7 both of them quite a bit. Unless there's some
8 disagreement it's going to wait some more
9 time. I don't think we have a problem, right?
10 Okay. I'll tell you, colleagues. I've
11 actually asked Ms. Schellin to -- I didn't
12 think we needed a 45-minute presentation but
13 they have asked for presentations so if we can
14 keep it to within 15 to 20 minutes or less.

15 MR. FREEMAN: Let me say we can --
16 what we'll do then is we'll just have our --
17 we have Mr. -- the applicant here. We'll skip
18 him and go straight to the architect and she
19 will just hit the main high points, maybe
20 about five or six slides showing the floor
21 plans and the elevations.

22 CHAIRMAN HOOD: What I don't want

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1 to do is I know sometime applicants get their
2 speeches together. I don't want to deprive
3 him of that if he wants to. All right. Thank
4 you.

5 COMMISSIONER MAY: I would prefer
6 more than five or six slides in the
7 presentation of the project just to understand
8 it better.

9 CHAIRMAN HOOD: We hit the
10 highlights because you mentioned that DDOT --
11 I don't see, unless I missed something, DDOT
12 supports the project but it's conditional
13 unless something has changed since --

14 MR. FREEMAN: I can talk about that
15 now.

16 CHAIRMAN HOOD: I'm just saying as
17 we do this 20 minute presentation if we can
18 hit those kind of issues.

19 MR. FREEMAN: We'll do just that,
20 sir.

21 CHAIRMAN HOOD: Thank you.

22 MR. FREEMAN: Now we'll have

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1 Stephanie Farrell from Torti Gallas hit the
2 highlights.

3 MS. FARRELL: I'm Stephanie
4 Farrell. I'm representing Torti Gallas Urban.
5 I live at 1310 Belmont Street, N.W. Again,
6 I'm representing Torti Gallas Urban. We've
7 done many projects in the District of
8 Columbia.

9 The project is located in Northeast
10 D.C. We're within a 15-minute walk of three
11 different Metro stations and located on a
12 major bus corridor. Nannie Helen Burroughs
13 Avenue on which the project is located is part
14 of the D.C. Great Streets Initiative and there
15 are some planned improvements for the street.

16 This shows the site's location. We
17 feel that this project will be a gateway
18 project and a link between a lot of the
19 development on Minnesota Avenue and a
20 development that will be coming at the corner
21 of Nannie Helen Burroughs Avenue and Division
22 Avenue including the proposed Lincoln Heights

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1 Richardson Dwellings, New Communities Village
2 Center which is a mixed-use development of
3 four to six stories, and the proposed Deanwood
4 Hills development, residential five stories.

5 This shows the proposed site. We
6 are bounded to the west by 48th Street, to the
7 south Nannie Helen Burroughs Avenue, to the
8 east by 49th Street and to the north by Hayes
9 Street. It's located directly across the
10 street from a portion of the Watts Branch Park
11 including the Marvin Gaye Nature Center.

12 This shows some photos of the
13 existing site located here. There is an
14 existing two-story commercial building that
15 houses Mr. Wash's current office located on
16 the site. The rest of the site, as you can
17 see further down here, these are vacant lots.

18 Our immediate neighbor to the east
19 is a one-story church. The neighbor farther
20 to the east at the corner of Nannie Helen and
21 49th Street is an abandoned gas station.
22 Immediately across the street from us located

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1 here is an existing seven-story building.

2 Some more photos of the site.
3 There is a large change in grade from the
4 north side of the site to the street side.
5 This photo taken inside the site shows a lot
6 of that grade. This is a view up 48th Street
7 and this is a view looking east along 48th
8 Street where you see the existing two-story
9 commercial building and the other two
10 buildings on the street and you can get a
11 sense of the change in grade.

12 The site is split-zoned C1 for the
13 eight lots on the front and R2 for the two
14 lots on the back to be consolidated as part of
15 this PUD. There is an existing paper
16 unimproved alley that bisects the site which
17 we will be closing through an alley-closing
18 process as part of this project.

19 This shows our proposed site plan.
20 Again, this is 48th Street and Nannie Helen
21 Burroughs Avenue. The building is primarily
22 located along Nannie Helen Burroughs Avenue we

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1 have a mix of uses on the ground floor that we
2 feel will activate and enliven the project.

3 The vehicular entrance is here off
4 of 48th Street. We have commercial parking
5 spaces here. There is a secure entrance.
6 Then the residential parking is located in the
7 back corner of the site here.

8 MR. FREEMAN: Could you just note
9 the changes we made in response to OP on this
10 sheet?

11 MS. FARRELL: Yes. So this is a
12 detailed view of the ground floor. We have
13 the retail located at the most active corner
14 here. We have provided some outdoor cafe
15 seating area here. We also have, again, as I
16 mentioned the mix of uses that we feel will
17 activate and enliven this building at many
18 times during the day and provide a great
19 street environment.

20 The office use, the Adult
21 Enrichment Community Center and the
22 residential entrance. We do have two units

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1 that are located here on the ground floor.
2 They do have private unit patios here.

3 One change we made based on OP's
4 comments was that we did want to provide --
5 since the loading area is over here we did
6 want to provide a trash area immediately
7 outside the retail office for their use.
8 Another change that we made was separating
9 some of these backup house uses from the two
10 residential units that are on the ground
11 floor.

12 This shows a typical floor plan.
13 We have a mix of one, two, and three-bedroom
14 units. We do have some balconies that are
15 located on the back of the building here and
16 those are primarily located at the larger two
17 and three-bedroom units.

18 This shows our proposed unit mix.
19 One-third of our units are replacement units
20 for the Lincoln Heights Richardson Dwellings
21 new community and that's 23 units. The rest
22 of our units, which is 47, are affordable so

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1 we have a total of 70 units and 35 residential
2 parking spaces.

3 This is our roof plan. We are
4 proposing two separate penthouse structures
5 just to minimize their scale impact. We will
6 have a light-colored cool roof as part of this
7 project.

8 This is a east/west section showing
9 the mixed uses of the ground floor and the
10 four stories of residential above for a height
11 of 62 feet, 8 inches. This is the north/south
12 section through the site cutting through the
13 building. You're seeing a small portion of
14 the building beyond. Again, this section
15 shows the lower grade here at Nannie Helen and
16 then it rises in the back of the site.

17 These are our two primary street
18 facades. This is the Nannie Helen Burroughs
19 Avenue or the south elevation. Our concept
20 with this facade was to break down the length
21 of this building by providing two different
22 variations on the facade treatment where one

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1 is a plainer wall with projected bays, and the
2 other is a projected wall with recessed
3 openings.

4 The scale, the rhythm, and the
5 configuration of the fenestration is
6 consistent across the facade to provide some
7 consistency and cohesiveness. The entire
8 ground floor of the building is masonry with
9 store front and glass openings and canopies
10 which we feel, again, will activate the street
11 and provide a great pedestrian experience.

12 The four stories of residential
13 above are a cementitious panel. We have two
14 different treatments of the cementitious
15 panel. The light colors are cementitious
16 panel with aluminum trim. Then the darker
17 colors are cementitious panel in horizontal
18 boards. We've marked the residential entrance
19 with a tower element.

20 We also have bays here which,
21 again, help to break down the scale of the
22 building. The bays continue around the corner

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1 to the 48th Street elevation. We have a
2 trellis structure here which marks the
3 entrance to our building and also helps to
4 step down the scale to the neighboring
5 buildings.

6 For our rear and side east
7 elevations we've provided the same level of
8 materials and design that we have on the front
9 elevations because we understand this building
10 will be seen from all sides. Again, the
11 entire ground floor of the building up to this
12 level is masonry. Again, we have the two
13 different treatments of the cementitious panel
14 above.

15 This view of the north elevation is
16 as it would be seen from within our property.

17 This next slide shows how the north elevation
18 would be viewed from the adjacent properties
19 because, again, as the grade is much higher
20 from the adjacent properties and
21 we have a proposed fence, which I'll get into
22 a little bit later. This building really

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1 appears more as a four story structure from
2 the adjacent properties.

3 This shows our materials which we
4 have brought with us tonight. This is the
5 masonry at the ground floor with an accent
6 color. This is two different colors of the
7 cementitious panel. This is not the texture.

8 This is a wood grain but we are proposing a
9 smooth finish.

10 We have two different colors. This
11 is the aluminum trim and we also have an
12 accent color in the panel that is at these
13 spandrel panels. There are metal accents at
14 the base and these decorative sun shades.

15 This is a 3-D view of the corner of
16 the building at Nannie Helen and 48th. Again,
17 we have the store front openings with canopy,
18 the bays marching along, these decorative
19 sunshades which articulate the bays. The bays
20 provide a depth to the facade.

21 This is a view of the eastern end
22 portion of the building. Again, you see the

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1 cementitious panel with trim and these
2 recessed window openings with Juliet
3 balconies. Again, we've marked the
4 residential with a tower element.

5 Again, the back of the building has
6 the same materials as the front. We have
7 masonry up to this level and we've articulated
8 the facade with a mix of punched openings,
9 Juliet balconies, and recessed balconies.

10 This is just our zoning to show our
11 courts complying. This is a landscape plan.
12 The existing curb along Nannie Helen goes
13 straight along here. What we're showing here
14 is the proposed curb as part of DDOT
15 streetscape improvements for this area that
16 are imminently happening.

17 We have provided a cafe seating
18 area immediately outside the retail area. We
19 have provided 10-foot sidewalks in front of
20 the commercial portion of the building. We
21 provided additional landscaping area in front
22 of the residential portion.

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1 Here you see the trellis structure
2 and we do have a landscaped buffer at the
3 retaining wall which I'll get into a little
4 bit later. This is the children's playground
5 which is for use by children who are living in
6 the project.

7 We have a small landscaping area
8 outside those unit patios that I mentioned
9 before. Here in the parking area we have
10 pervious pavement -- I'll get into this a
11 little more in the next slide -- pervious
12 pavement and a bioswale in this area.

13 The next slide is about the paving
14 and bioswale that we provided. We are
15 committed to being a green and sustainable
16 project. We know that stormwater is very
17 important in this area so we provided a
18 bioswale in this area and pervious pavement
19 here. Half of our site that is not covered by
20 building is pervious at this point.

21 This is just showing some of the
22 landscape enclosure around the site and how we

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1 are dealing with the changing grade. Here is
2 the trellis structure. The site goes down to
3 the lowest point here.

4 This is the two-tired retaining
5 wall with landscape in between and the fence
6 here that is replacing an existing chain link
7 fence. The rest of the site just has a fence
8 with a flushed contition. We are pursuing the
9 green community standards as part of this
10 project.

11 MR. FREEMAN: I think that
12 concludes our architectural presentation. I
13 don't know if you want us to move to traffic
14 now or if you want to ask questions of --

15 CHAIRMAN HOOD: Let's go right on
16 into traffic. Let's just do the whole piece.

17 MR. FREEMAN: What our next three
18 slides are going to show are -- well, I'll let
19 Rob get to that.

20 MR. SCHIESSEL: As Kyrus said, I'm
21 Rob Schiessel with Grove Slade Associates.
22 I'll just quickly go over the traffic aspects

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1 of the site.

2 This is the site plan and I'll
3 quickly go over the vehicular and pedestrian
4 and transit. The blue colors in the back show
5 where the parking spaces are. The purple
6 colors are the two loading areas. There is a
7 30-foot loading area and a 20-foot loading
8 area.

9 There is just one curb cutout for
10 48th Street that serves all the vehicular
11 access. All the maneuvers can be made in and
12 out of the single access point, all the
13 parking and all the loading. The enhanced
14 pedestrian features on the sidewalk and an
15 easy connection to the two red rectangular
16 pieces they're showing, the two bus stops with
17 the crosswalk connecting those for a quick
18 transit access.

19 Just a quick summary shows there's
20 41 parking spaces total. Like I said, two
21 berths, one 30 foot and one 20 foot. We note
22 that the zoning requires a 50-foot but we feel

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1 in this case because of a scale, the size of
2 the units and the retail that providing access
3 for 50-foot berth is not needed.

4 The current loading that is shown
5 is fine. There are 24 bicycle parking spaces
6 on the plan, some on the streetscape and some
7 for the residents in the parking access off of
8 48th.

9 This is a trip gen table. I'm not
10 going to go over this but the focus here is on
11 the last item. The total net trips showing
12 that during a typical week day peak hours 32,
13 31 trips in the a.m. and p.m. respectively.
14 It shows there is going to be a low trip
15 generation for the site. It's around one car
16 every two minutes at the highest times of the
17 day.

18 Just to summarize quickly, the low
19 trip generation we showed from the number of
20 units, the placement of the replacement units
21 and the high transit accessibility is going to
22 keep the site traffic impact negligible. It

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1 will not be a negative impact to any of the
2 surrounding intersections.

3 Access from the 48th Street is
4 efficient. They will serve all the loading
5 and parking functions. The parking is an
6 adequate amount to serve the expected demand.

7 The pedestrian facilities and the streetscape
8 along Nannie Helen Burroughs Avenue will be
9 improved through the Great Streets Initiative.

10 Like I said, the loading for the
11 development is adequate without the 50-foot
12 berth as required and that the applicant has
13 proposed a transportation management plan with
14 TDM measures to help minimize the impacts of
15 the site.

16 As Kyrus mentioned, DDOT brought up
17 three concerns. The first was they did not
18 object to the access from the single curb cut
19 on 48th Street, but they did bring up how
20 there is a paper alley adjacent to the site.
21 They actually discuss in their letter how they
22 don't have an objection to the access as it is

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1 but I think it would be an amenity if the
2 alley were approved.

3 If this alley were approved, just
4 to point this out, it wouldn't be able to
5 replace the other access. It's a narrow
6 alley. It would probably have to be one way
7 in and one way out. We would only supplement.
8 Hence, it would be seen as an amenity.

9 Because of how the current access
10 off of 48th Street on actually the lesser
11 street on the classification, not on Nannie
12 Helen Burroughs Avenue itself, we believe that
13 is the proper place for a full curb cut and
14 that it serves the site efficiently for the 40
15 parking spaces and the two living areas.

16 The second thing they discussed was
17 the TDM measures. Like I said, the applicant
18 has now proposed a list and we submitted that
19 to DDOT a few days ago. In addition we also
20 submitted something that DDOT requested which
21 was the analysis of three additional
22 intersections along Nannie Helen Burroughs

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1 Avenue that were not included in our impact
2 study. They requested that and we have
3 supplied that to DDOT.

4 MR. FREEMAN: Thank you.

5 CHAIRMAN HOOD: Okay. I'm going to
6 open it up for questions. I'm going to tell
7 you I'm confused about this paper alley
8 whether it's being used as a mitigation method
9 or what, or whether they just wanted to
10 improve the circulation. That's contingent on
11 what things we can ask for so that's one of my
12 issues. I probably will ask that of Office of
13 Planning.

14 Mr. Freeman, if you know, that
15 would be good if you can answer that.

16 Also, the fire and emergency
17 services also had a issue about the security
18 gate. Has that been dealt with?

19 MR. FREEMAN: Yes. The Fire and
20 Emergency Management basically said the fence
21 needs to be able to -- there's a gate that
22 needs to be able to open in the event that

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1 there's a fire. That fence will be installed
2 electronically such that whenever a fire alarm
3 goes off that fence will unlock and
4 automatically open. That has been resolved.

5 CHAIRMAN HOOD: Okay. Did we
6 follow up with them or do we have something
7 that kind of rescinds this? Maybe I can ask
8 Ms. Jackson. It kind of rescinds what they
9 mention in their report.

10 Let's talk about this paper alley.

11 In your discussions with DDOT is that
12 something they were using to help with some
13 mitigation factors or what is that for? What
14 are they doing?

15 MR. FREEMAN: I'll let Rob chime in
16 whenever appropriate. DDOT basically says
17 that all of our -- and they concurred that all
18 of our loading, ingress and egress, can be
19 completely accommodated on our site. However,
20 there is a paper alley to the east that runs
21 northwest.

22 If you go to an aerial, the aerial

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1 site photo that shows our site, there's a
2 paper alley which, as you know, it's an alley
3 shown on paper but is not improved. It's not
4 paved or anything of that nature. DDOT has
5 suggested that as an amenity we pave the
6 alley. However, our position, again, is

7
8 (1) all of our ingress and egress
9 can be provided from 48th Street which states
10 that they support.

11 (2) Given the low-level of service
12 to be generated by the project there isn't
13 really -- at least we haven't seen a demand or
14 a need to pave the alley.

15 (3) Nothing we're doing prohibits -
16 - given that it's a city-owned alley nothing
17 we're doing prohibits the city from paving
18 that alley if the city decides to do that.

19 CHAIRMAN HOOD: So when DDOT puts
20 in their report on page 3, once the existing
21 paper alley is improved by the applicant, the
22 city would attend to the maintenance.

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1 Maintaining and improving the paper alley
2 would not materially impact the submitted
3 project design and would support further
4 redevelopment or revitalizations in the
5 immediate area. I've read the report. I just
6 wanted to see what your response was.

7 COMMISSIONER TURNBULL: I just want
8 to follow up. So they just want you to pave
9 it. They don't necessarily want you to use
10 it?

11 MR. FREEMAN: Right. They just
12 want the alley paved. We're not prohibiting
13 them from paving the alley. It's just that
14 this is a 100 percent affordable housing
15 project.

16 COMMISSIONER TURNBULL: Right.

17 MR. FREEMAN: There isn't a need
18 for us for the alley. The alley has been
19 unpaved for a significant amount of time. If
20 they want to pave the alley, we're happy to
21 support the city and encourage them to do
22 that.

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1 CHAIRMAN HOOD: One of my
2 colleagues is not here but at setdown he asked
3 the impact on a single family home immediately
4 adjacent. He asked whether the wall was a
5 retaining wall or is more than a landscape
6 wall. I think at that time OP did not know
7 how much of a retaining wall function it had.

8 MR. FREEMAN: I think it serves
9 both. There's a retainer function in there.
10 There's landscape to provide a visual buffer.
11 We have a sheet in the landscaping plan which
12 we added after setdown which helps to answer
13 that question, but it's both.

14 CHAIRMAN HOOD: All right. That's
15 all the questions I have.

16 Mr. Turnbull.

17 COMMISSIONER TURNBULL: Let me just
18 follow up on your question. I think I saw in
19 the plans piles. Did I see something about
20 piles or what was I reading?

21 MS. FARRELL: At the retaining wall
22 in order to construct this retaining wall

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1 without impacting the adjacent properties
2 there would be some piles to hold the --

3 COMMISSIONER TURNBULL: Screw type
4 going in? You're not really hammering at all.

5 MS. FARRELL: I think they can be
6 either driven or they can be bored.

7 COMMISSIONER TURNBULL: Okay.
8 That's your call but I'm just worried about
9 vibrations onto the neighboring homes. I
10 think that's what you were getting at when you
11 were talking about it, putting in a wall.

12 CHAIRMAN HOOD: Mr. Turnbull, you
13 want to continue?

14 COMMISSIONER TURNBULL: Sure. The
15 swale by the parking lot, which way does it
16 go? Does it drain? Is it at either end that
17 it's draining to or is it going to the middle
18 or where?

19 MS. FARRELL: I'll explain. Again,
20 the grade slopes from this portion. The grade
21 is sloping in this direction so water runoff
22 will -- it's much higher at the adjacent

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1 property so water will go in this direction
2 which is why we've located the pervious
3 payment here so more water will get to the
4 bioswale.

5 The bioswale is located at the
6 lowest portion of the site. The water will
7 come here and then there is a connection here
8 to a stormwater structure that we do have at
9 the end but the bioswale would reduce some of
10 the demand on that stormwater structure.

11 COMMISSIONER TURNBULL: Okay.
12 Thank you. The loading docks. You've got a
13 30-foot one right next to the parking lot.
14 Did you do any studies that showed turning
15 radiuses with a 30-foot truck?

16 MR. FREEMAN: Yes.

17 COMMISSIONER TURNBULL: Did you
18 submit anything for us to look at?

19 MR. FREEMAN: I think it may be in
20 a transportation memo that we included with
21 our application. I also know that Rob can
22 speak to that now and show how the vehicles

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1 could get in and out.

2 MR. SCHIESSEL: I mean, as part of
3 our work on the project we have done numerous
4 studies as the iterations have gone on to
5 planning out the loading. It does work with a
6 30-foot dock in and out of the point of access
7 on 48th Street. I cannot recall if a formal
8 submission on the latest site plans has been
9 shown showing those movements.

10 COMMISSIONER TURNBULL: If not,
11 could we get that?

12 MR. SCHIESSEL: Yes.

13 COMMISSIONER TURNBULL: Okay. On
14 the new 20-foot space there's a parking space
15 next to it. Is this primarily for like a
16 waste hauler?

17 MS. FARRELL: That's actually
18 the --

19 COMMISSIONER TURNBULL: Or delivery
20 --

21 MS. FARRELL: -- service space.
22 Right. Intended for smaller vans or

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1 deliveries.

2 COMMISSIONER TURNBULL: If you
3 could incorporate both areas in terms of
4 turning radiuses and how you get in and out
5 that would be good.

6 You've got a playground right by
7 the gates as you come in, the security gates,
8 and those gates are going to fail in the open
9 position when the fire alarm -- okay. There's
10 a follow-up back-up plan that if something
11 didn't work fire trucks can still get in?

12 MS. FARRELL: Right. They can have
13 a manual override.

14 COMMISSIONER TURNBULL: Okay. The
15 playground, is that fenced in? It looks like
16 -- I see gates.

17 MS. FARRELL: There is a low fence
18 around the playground.

19 COMMISSIONER TURNBULL: Okay. Let
20 me go down my list here. Bike storage. I see
21 a few bikes out at the back but how many bikes
22 are you actually planning to provide for, both

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1 outside and inside?

2 MS. FARRELL: Right. We have two
3 commercial bike spaces that are located in the
4 streetscape. We have eight bike spaces that
5 are located here which are actually under a
6 covered portion of the building so they are
7 covered from weather. Then we have an
8 interior bike storage which would be for
9 residents longer term.

10 COMMISSIONER TURNBULL: So the
11 outside is for commercial people going to --

12 MS. FARRELL: Right. To the retail
13 or the community center.

14 COMMISSIONER TURNBULL: When you
15 mention the retail, it sounded like with the
16 outside area you are leaning towards a
17 restaurant. That's what it sounded like.

18 MS. FARRELL: Yes. That's one of
19 the considerations.

20 COMMISSIONER TURNBULL: All right.
21 And you've got the sample board that we can
22 look at?

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1 MS. FARRELL: Yes.

2 COMMISSIONER TURNBULL: You've got
3 a bright aluminum finish for the metal on the
4 panels?

5 MS. FARRELL: Yes.

6 COMMISSIONER TURNBULL: You were
7 very clear on pointing out that the sunshades
8 are decorative. If you were really doing it
9 you would have little sunshades over every
10 window.

11 MS. FARRELL: We do have the
12 sunshades on the south portion of the facade
13 which is where you need them the most.

14 COMMISSIONER TURNBULL: Actually
15 when you look in your rendering it looks
16 better than your elevations. It looks very
17 prairie school like almost. It kind of
18 reminded me of a commercial project that Frank
19 Lloyd Wright did on the block the way it's
20 divided.

21 I like the way it's at the one end
22 on the darker hearty plank or the cementitious

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1 panel, as you so politely said. With the
2 vertical strips I think that added some relief
3 to it. Then it gets very flat and the whole
4 back is very flat, too. I'm just struggling
5 with how that's going to look. I'm not sure
6 whether you need something else there.

7 I thought the front of the building
8 on Nannie Helen Burroughs Drive -- I mean, the
9 perspective view looks so much different than
10 when you see it in elevation. Somehow looking
11 at it in that view it adds something.

12 Somehow it loses something when I
13 see it directly straight on. Maybe it's the
14 fact that your bumping out and that's reading
15 better from this angle and it loses it when
16 you're looking at it straight on.

17 I'll let my colleagues weigh in on
18 it. I'm sure my colleague at the end of the
19 dias will have some comments. I saw it on one
20 plan where you only had it in one area and now
21 you've got it on both sides and it's going to
22 be on both sides now?

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1 MS. FARRELL: Correct.

2 COMMISSIONER TURNBULL: Okay. I'm
3 going to let my colleagues talk but I may come
4 back with something else. Thank you.

5 CHAIRMAN HOOD: Okay. You said on
6 the other end of the dias? I wonder who that
7 might be. Mr. May?

8 COMMISSIONER MAY: Why, thanks.
9 I'll try to speak loudly. First of all, I
10 just want to say that I appreciate seeing the
11 shadow studies. I think that was requested at
12 setdown. It does show something of the issue
13 but I think given the spacing and the housing
14 in the vicinity it's not too bad. I mean, it
15 would be different if there were a row of
16 rowhouses or something like that but you're
17 just blocking everything out. You are
18 significantly affecting at least one property.

19 I also appreciate seeing the
20 context photos and seeing that there are some
21 other taller buildings, although none of them
22 seem to be quite as overall massive, as long

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1 as this, but it seems like that is the future
2 of this area may include more buildings along
3 the lines of what you're proposing.

4 I would say that overall generally
5 speaking I think the design is very
6 attractive. It's pretty simple and eloquent
7 and not overdone in any area. It's balanced
8 kind of all the way around. I think there is
9 a difference between the front and the back.

10 I don't find the back to be
11 particularly flat. Maybe it's just because
12 we've seen some projects where there's not
13 much money put into the front and there is no
14 money put into the back and so it's just a lot
15 of repetitive simple nail-them-up windows.

16 I think that you've got some
17 modulation with a little bit of in and out
18 with some -- I'm not sure what the right term
19 is but you've got railings in front of some of
20 the windows. I don't know if any of that is
21 operable or serves any purpose but it gives it
22 a little bit more texture than you often get.

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1 COMMISSIONER TURNBULL: Juliet
2 balconies.

3 COMMISSIONER MAY: Right. Okay.
4 The Juliet balconies.

5 COMMISSIONER TURNBULL: Yes.

6 COMMISSIONER MAY: Thank you. I
7 wasn't sure how far that term -- anyway, I
8 find it fairly attractive.

9 I do have a few questions about the
10 design. The section farthest to the right in
11 that photo -- whoa, you just lost it. The
12 windows there seem to be recessed fairly
13 deeply. How deeply are they?

14 MS. FARRELL: Currently it's two
15 feet.

16 COMMISSIONER MAY: Wow. Okay.
17 That gives you a lot of depth on the facade.
18 I hope it doesn't negatively impact the sense
19 of light in the units. I like that. You
20 usually see everything, you know, the glasses.
21 The whole surface is very flat so I like
22 seeing a little bit of play back and forth.

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1 The decorative sunshade seems to
2 imply that it's looking like a steel beam kind
3 of treatment on the outside. Am I reading
4 that correctly? Is it supposed to read that
5 way, sort of pseudo industrial?

6 MS. FARRELL: We have kind of like
7 a channel edge.

8 COMMISSIONER MAY: Yeah, channel
9 edge. Okay. I think that's fine, too. What
10 is the material of the penthouse?

11 MS. FARRELL: The penthouse would
12 be cemetitious panel, too.

13 COMMISSIONER MAY: Okay. Same
14 paneling. And it would be a similar color?
15 Same colors?

16 MS. FARRELL: Probably similar to
17 the light color of the cemetitious panel.

18 COMMISSIONER MAY: Okay. That's
19 appropriate. It looks from the elevations
20 that there is a slight different in the height
21 of the two. Are they the same height or am I
22 just missing it?

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1 MS. FARRELL: No. They are both
2 intended to be 12 feet.

3 COMMISSIONER MAY: Twelve feet.
4 Okay.

5 MS. FARRELL: Yeah, 12 feet.

6 COMMISSIONER MAY: Okay. I think
7 it was the way I was looking at that lower
8 elevation that seemed like there might be a
9 slight difference but they should be the same
10 height even if they don't necessarily have to
11 be.

12 I'm not a big fan of separating the
13 penthouses but in this circumstance they are
14 both so small it effectively makes them seem
15 three times the size when you try to connect
16 them so I guess that's okay here. What is the
17 module of the masonry on the front facade?
18 Are they 8 by 16?

19 MS. FARRELL: They are 8 by 16 and
20 then the accent pieces, which are the darker
21 color, are four by 16.

22 COMMISSIONER MAY: Four by 16.

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1 Okay. Did you look at anything other than
2 that? I mean, to me that conjures concrete
3 block.

4 MS. FARRELL: Yeah.

5 COMMISSIONER MAY: It doesn't have
6 the same sort of feel to it as something
7 that's a little bit longer or little bit
8 taller.

9 MS. FARRELL: We can relook at
10 that. We did look at brick and we just felt
11 like it didn't belong with this building. We
12 felt like that material was more appropriate
13 to this building but we could look at
14 different patterns of the coursing instead of
15 just a regular running bond.

16 COMMISSIONER MAY: I don't have a
17 problem with the running bond. It's just one
18 of my pet peeves is that the 8 by 16 conjures
19 cinder blocks. It's just not the most
20 eloquent. It can be done. It's done with
21 nicer materials now than it might have been
22 done 20 years ago.

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1 What you've chosen here I think is
2 very handsome but it's just that particular
3 size. I'm not going to make a big issue of it
4 but I wouldn't object if it were something
5 slightly different. I wouldn't try to do
6 anything drastic. I wouldn't go away from the
7 running bond and I wouldn't try to do anything
8 weird and I certainly wouldn't go to brick. I
9 think that was a good decision.

10 The east facade is on the property
11 line. I'm assuming that the units have been
12 designed so that they can function without the
13 windows in that facade?

14 MS. FARRELL: That's correct.

15 COMMISSIONER MAY: And the earlier
16 the statement was made that this development
17 is replacing units from another development?
18 Is that elsewhere?

19 MS. FARRELL: It's replacing units
20 from Lincoln Heights/Richardson Dwellings
21 which is located here. It's one of the new
22 communities initiatives.

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1 COMMISSIONER MAY: Okay.

2 MS. FARRELL: So some of the
3 residents from this project would be located
4 on our site.

5 COMMISSIONER MAY: I see. Okay.
6 Then the last thing is a parking question
7 which is the last parking space on the right.
8 How do you get out of that when you pull in
9 because it doesn't seem like there's enough
10 turn around room. Can you back straight out
11 and then kind of turn?

12 MR. SCHIESSEL: Yes. The answer is
13 yes. With caution you can do it. It depends
14 upon the type of car you're driving. We
15 tested that spot and if you are driving the
16 maximum pretty much legal size car you will
17 have to make a couple three-point turns to get
18 out.

19 COMMISSIONER MAY: Just a couple?

20 MR. SCHIESSEL: Yes. If you have a
21 mid-size or compact car and it's reserved you
22 won't have any difficulty getting it out.

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1 COMMISSIONER MAY: I see. Okay.
2 That's a note for management I guess.

3 MR. SCHIESSEL: I don't think it's
4 a big deal because the parking doesn't seem to
5 be a really big issue here.

6 Just out of curiosity are there
7 parking issues in the neighborhood? Are there
8 concerns with the neighbors about the number
9 of parking spaces and whether residents of the
10 building are going to be parking in the
11 streets? Is there a residential parking
12 permit area?

13 MR. WASH: Currently there is not a
14 residential parking area. The front of the
15 building because of the way it's located
16 across from the park anytime of the day you go
17 there, there's no parking there so there are
18 no parking issues in the area now.

19 COMMISSIONER MAY: So nobody has
20 any trouble parking?

21 MR. WASH: No.

22 COMMISSIONER MAY: Is it RPP

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1 controlled right now? Do you know?
2 Residential parking permit, is it signed for
3 permit parking?

4 MR. WASH: I don't know. That
5 issue hasn't come up. It's not.

6 COMMISSIONER MAY: Okay. I mean,
7 this is just a note for anybody who is
8 listening. That is the sort of information
9 that is just kind of baseline for me knowing
10 whether or not the parking is controlled.

11 I think it's always good to know
12 and maybe it's DDOT's responsibility to make
13 sure we know that. Just to know because
14 sometimes there is an issue. Thanks. I think
15 that's it for me.

16 CHAIRMAN HOOD: I think you bring
17 up a good point. It's good to know that
18 especially with this type of development. I
19 they're good right here. Actually, I don't
20 think it is but actually I think they're good.

21 Okay. Any other questions?
22 Commissioner Selfridge.

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

3 I just had a couple quick
4 questions. This building adjacent to the
5 east, that's the church?

6 MS. FARRELL: That's correct.

7 COMMISSIONER SELFRIDGE: And this
8 is the letter of support? That's Reverend
9 Teague's church and they weren't concerned
10 about the massing of the building on the west
11 side wasn't something they were concerned
12 about?

13 MR. WASH: No, they didn't have any
14 of those concerns.

15 COMMISSIONER SELFRIDGE: And then
16 just back on the alley. Have you guys done an
17 estimated cost to actually pave that paper
18 alley?

19 MR. FREEMAN: No.

20 COMMISSIONER SELFRIDGE: I would be
21 curious to know what the actual cost is from
22 DDOT's request.

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1 MR. FREEMAN: I don't know what the
2 cost is. I know with respect to kind of
3 current project budget whatever that cost is
4 is going to be beyond what we can afford quite
5 frankly.

6 COMMISSIONER SELFRIDGE: It would
7 be interesting to know what the cost was just
8 to understand the scope of DDOT's request.

9 That's all I have, Mr. Chairman.

10 CHAIRMAN HOOD: Thank you very
11 much.

12 Mr. Freeman, you're going to try to
13 get us the cost? You want to look into that
14 for us?

15 MR. FREEMAN: Yes.

16 CHAIRMAN HOOD: Okay.

17 Mr. Turnbull.

18 COMMISSIONER TURNBULL: Thank you,
19 Mr. Chair. I just want to go back to a
20 question on the block that Mr. May had brought
21 up. The sample shows it as very flat. Are
22 you looking at a hammered or a textured finish

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1 or is it basically strictly --

2 MS. FARRELL: We are looking at a
3 smooth finish.

4 COMMISSIONER TURNBULL: Um. I'm
5 just wondering getting back to what you were
6 saying. I don't know.

7 COMMISSIONER MAY: Yeah, the sort
8 of slit-faced kind of thing makes it worse to
9 me. I would prefer the smooth finish because
10 at least it gives you that feeling of
11 refinement. Too often that sort of pseudo-
12 stone face block to me it sort of speaks of
13 cheap retaining wall.

14 COMMISSIONER TURNBULL: You said
15 you were going to take a look at that. On the
16 cement panels are we looking at like a two by
17 four or two by three size?

18 MS. FARRELL: The standard panel
19 size is four by eight.

20 COMMISSIONER TURNBULL: Four by
21 eight. But you do have some smaller --

22 MS. FARRELL: We do have some

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1 smaller ones to work with the way we've laid
2 out the trim.

3 COMMISSIONER TURNBULL: Okay. The
4 access to the roof is primarily mechanical?

5 MS. FARRELL: Correct.

6 COMMISSIONER TURNBULL: Okay. Is
7 there a parapet along the top of the building?

8 MS. FARRELL: There is a parapet.
9 I believe it's about three feet.

10 COMMISSIONER TURNBULL: So
11 basically you can't see any of the condensing
12 units and their little farm?

13 MS. FARRELL: Right. The
14 condensing units will be four feet and we've
15 studied from far away and you cannot see them.

16 COMMISSIONER TURNBULL: Okay.
17 Lighting in the landscape area is all down
18 lighting? Again, we're looking at impact on
19 the neighborhood as far as a parking lot, an
20 attractive nuisance to the neighbors. I mean,
21 is it in the spirit of LEED certification?

22 MS. FARRELL: I'm going to ask our

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1 landscape architect.

2 MS. FOSTER: Hi. I'm Suzie Foster
3 with Parker Rodriguez. The lighting at the
4 front of the building is the District standard
5 lighting.

6 COMMISSIONER TURNBULL: Okay.

7 MS. FOSTER: The acorn fixture.
8 The lighting at the back of the building would
9 be sharp cutoff. It would be focused
10 downward.

11 COMMISSIONER TURNBULL: Focused
12 downward. That was my main concern. A lot of
13 cars late at night and people want to go to
14 bed. I just want to make sure that it's a
15 very -- it's safety. Obviously we're
16 concerned about safety but low-level impact on
17 the neighborhood. Okay. Thank you.

18 COMMISSIONER MAY: I just wanted to
19 ask one quick follow-up question. The
20 retaining wall in the back is going to have
21 the same surface finish?

22 MS. FARRELL: Yes. We were

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1 planning to use the same masonry block.

2 COMMISSIONER MAY: Okay. Thank
3 you.

4 CHAIRMAN HOOD: Quick question.
5 I'm trying to make sure I have more
6 orientation. This gas station, I think it was
7 a former Exxon gas station, what's to the west
8 of that? If I'm facing the gas station to the
9 left and there's a lot. Where is the Wendy's
10 and the McDonald's?

11 MR. WASH: Keep going to your left.

12 CHAIRMAN HOOD: Not that I'm
13 hungry. I just don't --

14 MR. WASH: If you're facing the gas
15 station it's further to the left.

16 CHAIRMAN HOOD: Okay. So it's not
17 that far from the gas station?

18 MR. WASH: No.

19 CHAIRMAN HOOD: Okay. I gotcha. I
20 know where we are. Okay.

21 Anything other questions? All
22 right. Do you see anyone here from ANC-7C?

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1 Not seeing anyone, we're going to go to the
2 Office of Planning.

3 Ms. Jackson.

4 MS. JACKSON: Good evening. For
5 the record my name is Arlova Jackson with
6 Office of Planning. I will be brief. I
7 wanted to highlight the areas of flexibility
8 because I don't think that was addressed in
9 detail earlier that the request includes a
10 request for flexibility from the number and
11 size of required loading and delivery spaces,
12 roof structure requirements.

13 An additional form of relief that
14 wasn't requested at setdown is a flexibility
15 from a requirement that regulates the grouping
16 of compact car spaces. That was an additional
17 one.

18 The other issues are relatively
19 minor. Variability for the number of dwelling
20 units, location of interior features. In our
21 report we addressed the need for additional
22 information for some of these issues which the

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1 applicant has responded to as evidence in the
2 drawings that have been presented today.

3 We are comfortable with the changes
4 that have been made in response to our
5 concerns. We are also fully supportive of the
6 project and the benefits and amenities package
7 that has been included.

8 It's not inconsistent with the
9 comprehensive plan in addition to two other
10 small area plans, the Deanwood Great Streets
11 Strategic Development Plan, and the Lincoln
12 Heights/Richardson Dwellings New Communities
13 Plan and we would recommend approval of the
14 map amendment and planned unit development.
15 We'll take any questions you have.

16 CHAIRMAN HOOD: Very good, Ms.
17 Jackson and Mr. Lawson. We appreciate it.
18 Any questions of OP?

19 Commissioner May.

20 COMMISSIONER MAY: Yes. Do you
21 take a position on the paper alley?

22 MS. FARRELL: If we're to view it

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1 as an amenity I think we find the amenities
2 that are already provided to be adequate so we
3 don't really have a position on that.

4 CHAIRMAN HOOD: Any other questions
5 of the Office of Planning?

6 COMMISSIONER MAY: No, thanks.

7 CHAIRMAN HOOD: Again, no one is
8 here from ANC so I'll proceed to cross-
9 examination. Does the applicant have any
10 cross-examination?

11 MR. FREEMAN: No, Mr. Chair.

12 CHAIRMAN HOOD: Okay. We have some
13 reports and a lot of them have already been
14 discussed. We have a report from DDOT which
15 we've talked about. Fire and Emergency
16 Medical Services we've already talked about.
17 We also have a letter stating the agreement
18 with the Department of Employment Services.
19 First source agreement, I believe. Am I
20 correct, Mr. Freeman?

21 MR. FREEMAN: Yes.

22 CHAIRMAN HOOD: Also we have a

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1 letter of support which gives us an analysis
2 breakdown from DHCD. That's behind the Office
3 of Planning's Report.

4 We also have a letter from the
5 Honorable Council Member Yvette Alexander,
6 Council Member Ward 7. Also resolution from
7 ANC-7C. Exhibit 34 and Exhibit 35, letters
8 from residents all in support of this
9 application.

10 Hopefully I've covered everything.

11 Also from Reverend Teague, I guess the church
12 which is right next to the proposed project,
13 also in support of the project.

14 Okay. Again, as I stated, the
15 report of ANC-7C, which is our Exhibit 29, and
16 it's a resolution in support of this project.

17 Do we have any organizations or persons here
18 who would like to testify in support? Any
19 organizations or persons who are here and
20 would like to testify in opposition?

21 Before I go to closing, normally
22 Mr. Sher gets a minute. Do we want to give

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1 Mr. Sher a minute tonight? Okay.

2 Mr. Sher, we'll catch you next
3 time.

4 COMMISSIONER MAY: Mr. Chairman.

5 CHAIRMAN HOOD: Commissioner May.

6 COMMISSIONER MAY: I was just
7 wondering if I could ask one more question of
8 the applicant, and this goes to the DDOT
9 report.

10 CHAIRMAN HOOD: Sure.

11 COMMISSIONER MAY: The report, of
12 course, mentions the paper alley and focuses a
13 lot on that, but it also mentions these other
14 intersections that require analysis. I saw
15 the analysis of the intersections but I don't
16 see a lot in the way of specific
17 recommendations to address each one of those.
18 Since I only got this now, I don't know if
19 there's --

20 MR. FREEMAN: Right.

21 COMMISSIONER MAY: -- if I'm
22 missing something or whether there are some

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1 specific things that are recommended to be
2 done. Not necessarily part of this project
3 but --

4 MR. FREEMAN: Rob can speak to this
5 after I do. DDOT basically asked us to do an
6 analysis of three intersections with respect
7 to pedestrian, how pedestrians use those
8 intersections.

9 Not to speak for DDOT but DDOT just
10 wanted us to study those intersections to see
11 what the existing conditions are at those
12 intersections such that when DDOT comes
13 through with the Great Street Initiatives that
14 they would be aware of perhaps things that
15 they should pick up as they go out and do
16 whatever improvements they were anticipating
17 would be done by the city in connection with
18 the Great Streets Initiative.

19 Our understanding was that, again,
20 DDOT just wanted to know what the existing
21 conditions were, not necessarily that they
22 were looking for us to do anything since, as

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1 that report concludes, our project does not
2 have any impact on those intersections from a
3 pedestrian perspective.

4 COMMISSIONER MAY: Yeah, it is
5 fairly vague. It seems sort of interesting
6 they just asked me to go out and do some study
7 and not say specifically that it should be
8 striped differently or that there should be
9 controls or anything like that.

10 MR. SCHIESSEL: The memo does
11 address the specific changes proposed through
12 the Great Streets Initiative. Determining the
13 impact from this application could be defined
14 as capacity. That's the traditional one. Due
15 to the low detritional and where people will
16 be coming to and from this site there really
17 isn't an impact at these intersections.

18 You would also look at impact being
19 -- because of the presence of this application
20 you would want to change any of the
21 recommendations made in the Great Streets
22 Initiative and the memo comes to the

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1 conclusion that no, what is proposed does not
2 need to be tweaked or adjusted based on this
3 application.

4 COMMISSIONER MAY: Thanks. That's
5 good enough.

6 CHAIRMAN HOOD: Well, we'll have
7 closing remarks. Hold on. Any other
8 questions? Okay. Closing remarks.

9 MR. FREEMAN: Thank you, Chairman
10 Hood, and members of the Commission. I think
11 what you've seen tonight is that we spend a
12 lot of time on what we think is a great
13 project. We spend a lot of time addressing the
14 comments that the Commission made at setdown,
15 addressing the comments that the Office of
16 Planning made and provide any information that
17 DDOT has requested.

18 You've heard how we meet all of the
19 standards. You heard how we provide
20 sufficient amenities to balance against what
21 additional flexibility we're asking for. With
22 that, I'm not sure what the Commission -- how

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1 you are inclined to move but we would ask for
2 your determination as soon as possible. Thank
3 you.

4 CHAIRMAN HOOD: Can we look at the
5 list of things that were asked for?

6 MS. SCHELLIN: I only have three
7 and Mr. Turnbull had asked that they provide a
8 truck turning diagram with regard to loading.
9 Commissioner May asked, and I believe Mr.
10 Turnbull also asked them to take a look at the
11 masonry on the ground floor. Commissioner
12 Selfridge asked them to provide the estimate
13 regarding the cost to pave the paper alley.
14 Is that everything?

15 CHAIRMAN HOOD: That's everything.

16 COMMISSIONER MAY: It's a pretty
17 short list.

18 MS. SCHELLIN: Right.

19 COMMISSIONER TURNBULL: It really
20 is a great project.

21 CHAIRMAN HOOD: I think if my
22 colleagues would agree that we could probably

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1 get that before final action. I would move
2 approval of Zoning Commission Case No. 10-11
3 with the things asked for that we received
4 them upon final action and ask for a second.

5 COMMISSIONER MAY: Second.

6 CHAIRMAN HOOD: Moved and properly
7 seconded. Any further discussion? Any
8 further discussion? Are you ready for the
9 question? All those in favor aye.

10 ALL: Aye.

11 CHAIRMAN HOOD: Not hearing any
12 opposition. Ms. Schellin, would you record
13 the vote and any abstentions or any people not
14 present.

15 MS. SCHELLIN: Sure. Staff would
16 record the vote four to zero to one to approve
17 proposed action in Zoning Commission Case No.
18 10-11. Commissioner Hood moving, Commissioner
19 May seconding, Commissioner Selfridge and
20 Turnbull in support. Commissioner Schlater
21 not present and not voting.

22 CHAIRMAN HOOD: The record is

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1 closed except --

2 MS. SCHELLIN: The record is closed
3 except for the three items. And if the
4 applicant would provide those he can see me
5 and we'll set up a schedule.

6 CHAIRMAN HOOD: Ms. Schellin, do we
7 have anything else before us?

8 MS. SCHELLIN: That's it.

9 CHAIRMAN HOOD: Okay. I want to
10 thank everyone for your participation in this
11 hearing tonight and this hearing is adjourned.

12 (Whereupon, at 7:34 p.m. the
13 hearing was adjourned.)

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