

**GOVERNMENT
OF
THE DISTRICT OF COLUMBIA**

+ + + + +

ZONING COMMISSION

+ + + + +

REGULAR MEETING

+ + + + +

MONDAY

APRIL 29, 2013

+ + + + +

**The Regular Meeting of the
District of Columbia Zoning Commission
convened in the Jerrily R. Kress Memorial
Hearing Room, Room 220 South, 441 4th Street,
N.W., Washington, D.C., 20001, pursuant to
notice at 6:36 p.m., Anthony J. Hood,
Chairman, presiding.**

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman

MARCIE COHEN, Vice Chair

**MICHAEL G. TURNBULL, FAIA, Commissioner
(AOC)**

PETER G. MAY, Commissioner (NPS)

ROBERT MILLER, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

**JENNIFER STEINGASSER, Deputy Director,
Development Review & Historic
Preservation**

JOEL LAWSON

STEPHEN MORDFIN

KAREN THOMAS

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

JACOB RITTING, ESQ.

**The transcript constitutes the
minutes from the regular meeting held on April
29, 2013.**

TABLE OF CONTENTS

I.	Preliminary Matters	
	None	.5
II.	Consent Calendar	
	Z.C. Case 07-26E (O Street Roadside, LLC)	.5
III.	Final Action	
	None	
IV.	Proposed Action	
	None	
V.	Hearing Action	
	A. Z.C. Case No. 05-28J (CI GD Parkside 7, LLC)	.7
	Vote to Set Down as a Contested Case	41
	B. Z.C. Case No. 13-05 (Forest City Washington)	43
	Vote to Set Down as a Contested Case	69
VI.	ZRR Guidance	
	None	
VII.	Correspondence	
	Z.C. Case No. 11-17 (Motion for Waiver to File Motion for Reconsideration submitted by Mary Owen)	70
	Vote to Deny	73
VIII.	Status Report	
	None	
IV.	Other Business	
	None	

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

6:36 p.m.

CHAIRMAN HOOD: This meeting will
please come to order.

Good evening, ladies and
gentlemen. This is the April 29th, 2013
public meeting of the Zoning Commission for
the District of Columbia.

My name is Anthony Hood. Joining
me this evening are Vice Chair Marcie Cohen
and Commissioners Robert Miller, Peter May and
Michael Turnbull.

We're also joined by the Office of
Zoning Staff Ms. Sharon Schellin, Office of
Attorney General Mr. Ritting, Office of
Planning Ms. Steingasser, Mr. Lawson, Mr.
Mordfin and Ms. Thomas.

Again, we are assembled here in
the Jerrily R. Kress Memorial Hearing Room.

Copies of today's meeting agenda
are available to you and are located in the
bin near the door. We do not take any public

1 testimony at our meetings unless the
2 Commission requests someone to come forward.

3 Please be advised that this
4 proceeding is being recorded by a court
5 reporter and is also webcast live.

6 Accordingly, we must ask you to
7 reframe from any disruptive noises or actions
8 in the hearing room.

9 Please turn off all beepers and
10 cell phones.

11 Does the staff have any
12 preliminary matters?

13 MS. SCHELLIN: No, sir.

14 CHAIRMAN HOOD: If not, let us
15 proceed with the agenda.

16 Okay. Let's go right into the
17 Consent Calendar item, Zoning Commission Case
18 Number 07-26E. This is an O Street Roadside,
19 LLC request for minor modification to a PUD @
20 Square 398.

21 Ms. Schellin.

22 MS. SCHELLIN: Yes, the Applicant

1 is requesting to modify conditions 9e and f of
2 the order because the entities to which the
3 donations were to be given are defunct or no
4 longer active in the Shaw neighborhood.

5 At Exhibit 4, we have an OP report
6 in support of the minor modification request.

7 CHAIRMAN HOOD: Okay. Thank you,
8 Ms. Schellin.

9 Commissioners, we have a request I
10 think of two statement which one, I think, is
11 not clear.

12 Ms. Schellin, did we receive
13 anything to clarify -- as noted in the letter
14 to clarify --

15 MS. SCHELLIN: We did not.

16 CHAIRMAN HOOD: We did not. In
17 that case, Commissioners, I would suggest that
18 we ask for clarifying language which was so
19 noted in the submission and maybe we put this
20 off to our May 13th hearing. Oh, not hearing.
21 Meeting.

22 VICE CHAIR COHEN: Mr. Chairman, I

1 would concur with that since there is some
2 confusion as to what's being requested.

3 CHAIRMAN HOOD: Okay. Ms.
4 Schellin, can you follow up with that --

5 MS. SCHELLIN: Yes, I will.

6 CHAIRMAN HOOD: Okay. Any other
7 comments, Commissioners? Okay.

8 So, we'll put this off to our May
9 13th public meeting.

10 I wanted to move correspondence
11 up, but I think what we're going to do is just
12 ahead with hearing action. Okay.

13 Let's go to hearing action.
14 Zoning Commission Case Number 05-28J is the CI
15 GD Parkside 7, LLC - 2nd-Stage PUD @ Square
16 5041. Mr. Mordfin.

17 MR. MORDFIN: Good evening,
18 Chairman and Members of the Commission.

19 The Applicant requests set down of
20 the 2nd-stage PUD application to construct a
21 100 percent affordable six-story multifamily
22 building with below-grade parking. The

1 application requests modifications to increase
2 the number of units, increase the gross floor
3 area, increase the floor area ratio, increase
4 the building height on the north side of the
5 building facing Parkside Place and provide 72
6 off-street parking spaces.

7 However, the overall PUD would
8 still be in accordance with the 1st-stage
9 approval for a floor area ratio, gross floor
10 area residential unit count and the total
11 amount of parking provided.

12 The application requires
13 flexibility from Section 2116 of Zoning
14 Regulations to permit parking within a
15 structure abutting a street to be located less
16 than 20 feet from the lot line when the
17 ceiling of that garage is above the grade of
18 the adjacent sidewalk.

19 Public amenities associated with
20 this application include construction of a
21 rental building that would be 100 percent
22 affordable at 60 percent AMI for 30 years,

1 participation in the First Source Employment
2 Program and as a part of the 1st-stage
3 approval, contribute toward the construction
4 of a new pedestrian bridge across Kenilworth
5 Avenue.

6 The application is consistent with
7 the comprehensive plan in that it would
8 provide a new in-fill multifamily affordable
9 housing building on a long vacant site within
10 close proximity to a Metro station that would
11 step down in height from the mixed-use
12 buildings proposed to be built across
13 Kenilworth Place to the proposed residential
14 rowhouses across Parkside Place.

15 The building would be designed to
16 LEED and be silver and would include a green
17 roof and permeable pavers to reduce stormwater
18 run off, a reflective roof to reduce heat
19 island effect and replacement street trees as
20 needed.

21 Therefore, the Office of Planning
22 recommends that the Commission set down the

1 application. OP also notes that the
2 modifications requested in this application --
3 excuse me. OP notes that the modifications of
4 the 1st-stage approval may be required for
5 this application.

6 Thank you.

7 CHAIRMAN HOOD: Okay. Thank you,
8 Mr. Mordfin.

9 Let me open it up. Colleagues,
10 any questions? The Vice Chair.

11 VICE CHAIR COHEN: Thank you, Mr.
12 Chairman.

13 Again, there seems to be a fairly
14 major change between the 1st-stage PUD and the
15 what is being proposed as pointed out by the
16 Office of Planning and I strongly believe that
17 it was really not elaborated on by the
18 Applicant.

19 So, I would suggest that we
20 discuss setting down, but not permit
21 advertisement until the modification request
22 is filed and then, you know, I mean we can

1 then proceed. But, right now, there is in my
2 experience and the way I view this project,
3 there is a significant -- there are
4 significant modifications.

5 CHAIRMAN HOOD: Okay.
6 Commissioners, any other comments?
7 Commissioner Miller.

8 COMMISSIONER MILLER: Thank you,
9 Mr. Chairman.

10 Yes, I would concur with the Vice
11 Chair. There does seem to be a difference in
12 terms. The number of dwelling units has been
13 increased. Gross floor area ratio, there's a
14 slight increase. Lot size. Off-street
15 parking.

16 So, I would concur with the Vice
17 Chair's recommendation that we set down this
18 project for 2nd stage, but not permit
19 advertisement until the modification request
20 is filed on the 1st stage so that we can then
21 consider them both together.

22 CHAIRMAN HOOD: Okay. And in

1 that, we will be -- if we all agreement, we
2 will be foregoing a second set down. Correct?
3 Okay. Am I right in the discussion?

4 COMMISSIONER MAY: Yes.

5 CHAIRMAN HOOD: We will not have
6 to have another set -- we will forego a second
7 set down. Am I correct?

8 COMMISSIONER MAY: We still have
9 to set down the 1st stage mod.

10 CHAIRMAN HOOD: But, I think --

11 COMMISSIONER MAY: We wouldn't
12 have to set this case down again if we went
13 ahead tonight. The 2nd stage.

14 CHAIRMAN HOOD: Okay. All right.
15 Well, does everybody agree with my colleagues?
16 What they said.

17 COMMISSIONER MAY: Mr. Chairman, I
18 mean I'm fine with proceeding along those
19 lines.

20 You know, I would want to register
21 a concern that this is a significant change in
22 the fact that it's been shown to us simply as

1 a -- you know, assumes a 1st-stage
2 modification when one is -- you know, a
3 modification of the 1st stage is clearly
4 necessary.

5 It frankly doesn't bode well for
6 this project to be completely ready for us
7 when we actually have the hearing and I hope
8 that, you know, the 1st-stage modification is
9 appropriately and thoroughly completed and
10 that the Office of Planning works hard with
11 the Applicant to make sure that this project
12 truly is ready.

13 I think we had a very difficult
14 time in a previous 2nd-stage application on
15 this 1st-stage PUD in part because it was not
16 as well prepared when it walked in the door
17 either at set down or at the hearing for us to
18 have a really productive and efficient
19 discussion and I'm fearing the same kind of a
20 circumstance here.

21 So, I just want to make sure that
22 the Applicant understands that and gets all

1 the ducks in a row before we hear the case.

2 CHAIRMAN HOOD: Okay.

3 COMMISSIONER MAY: I mean I have
4 other comments, too, but on a different topic.
5 So.

6 CHAIRMAN HOOD: Let me just say I
7 think from what I see and we don't normally do
8 this, but I think Mr. Feola may be a little
9 puzzled. So, I'm going to ask him to come up
10 and ask questions, but let us finish our
11 comments and then if you have any questions.

12 We don't typically do that. So,
13 let the record reflect that this is not
14 precedent setting.

15 So, I think -- I want to make sure
16 that he has the comments that he's heard from
17 the dais correct so we can come back and we'll
18 be all on the same page.

19 Okay. Any other comments? And
20 then I'll go back to Commissioner May. Any
21 other comments? Okay. Let's go back to
22 Commissioner May and I want to come to Mr.

1 Ritting about the set down issue. After --
2 well, if you can respond. Right. Because
3 that may be a little faster than Commissioner
4 May.

5 Got to pick on him when he's here.
6 So, Mr. Ritting, could you comment on the
7 second set down?

8 MR. RITTING: I sense the question
9 is are you going to have a separate set down
10 proceeding for the 1st-stage modification
11 application when you receive it?

12 I don't see any way that you could
13 avoid having a separate set down proceeding
14 for that application when you do receive it
15 since you don't even have the application
16 before you. So, there's really nothing to set
17 down this evening.

18 I mean I say that because the
19 alternative would be you would say you would
20 be foregoing a set down proceeding for the
21 modification request which would be somewhat
22 unprecedented.

1 CHAIRMAN HOOD: Okay.

2 MR. RITTING: A separate question
3 is whether you're going to have a separate set
4 down proceeding for this 2nd-stage application
5 that's before you and by agreeing to set that
6 down this evening, you'd be foregoing that
7 separate set down, second set down.

8 So, there would still be a
9 separate and it would be the second one. Set
10 down for the modification request that you
11 will eventually receive to modify the 1st-
12 stage application.

13 You would not be having a second
14 set down proceeding for this 2nd-stage
15 proceeding.

16 I hope that makes it clearer and I
17 could address it further if you have any other
18 questions.

19 CHAIRMAN HOOD: No, I think I'm
20 confusing -- I mean I think I got it.

21 MR. RITTING: Okay. Sorry if I
22 didn't --

1 CHAIRMAN HOOD: No problem. No, I
2 think I'm good.

3 Any other questions? Commissioner
4 May, did you want to get started? Okay.

5 COMMISSIONER MAY: Okay. So,
6 again, reflecting back on the previous stage-
7 two application that we heard for this case
8 and some of the concerns that were expressed
9 from the neighbors, I'm wondering if there has
10 been -- what, if anything, the Office of
11 Planning has heard from the community and from
12 some of the folks who were concerned about
13 traffic impacts and such at the last -- well,
14 similar to what we heard at the last stage-two
15 hearing. So.

16 MR. MORDFIN: OP hasn't heard
17 anything from the neighbors or the community
18 on this application.

19 COMMISSIONER MAY: Okay. And I
20 mean do you know if the Applicant has reached
21 out at all or followed up with the community?
22 I mean is there any kind of regular forum for

1 which the Applicant gets to speak to the
2 community about the further development of the
3 PUD?

4 MR. MORDFIN: I don't know if they
5 have a regular forum where they speak to the
6 community about the Parkside PUD.

7 COMMISSIONER MAY: Okay. Okay.
8 Well, I was hoping that you could put me
9 somewhat at ease about that. I would just
10 want to register that concern particularly
11 with regard to transportation impacts.

12 I mean we know how this is a
13 constrained location in terms of vehicle
14 access and this is a project that I don't
15 really understand why it works out this way,
16 but in stage one had no parking and now it has
17 parking. Is that right?

18 MR. MORDFIN: That's correct.

19 COMMISSIONER MAY: Yes. So, and I
20 don't know if that increases the overall
21 amount of parking or is it just taking some
22 parking that was otherwise in a different

1 location and moving it inside the building?

2 MR. MORDFIN: That's my
3 understanding. Is that it was going take --
4 that there were two buildings. The one on the
5 other side, it's kind of like its twin. That
6 they were going to put all the parking into
7 the building on the other side and those two
8 buildings would share the parking under one
9 building and now, they're just going to split
10 it between the two buildings. Half in one
11 building and half in the other.

12 COMMISSIONER MAY: Oh, I see. So,
13 now, they're kind of normalizing. Whereas,
14 before they were putting it all in one
15 building.

16 MR. MORDFIN: Yes.

17 COMMISSIONER MAY: Got it. Okay.
18 So, I'm concerned about that.

19 I'm concerned about how this --
20 you know, how this single building is a fully
21 affordable project, fits into the overall
22 scheme of things and, you know, I guess before

1 it was imagined -- if I understand what I read
2 in the reports, this was imagined to be a
3 mixed building before. Right?

4 So, I mean what does that mean for
5 the rest of the development. You know, does
6 that mean that we're going to see other
7 buildings that are going to be a lot more
8 market rate as a result presumably?

9 MR. MORDFIN: Presumably that
10 could happen depending on how they -- the rest
11 of it develops and how they build the rest of
12 the --

13 COMMISSIONER MAY: So, I hope that
14 would be clear on the 1st-stage modification.

15 So, now to the architecture of the
16 building which I do believe needs a
17 substantial amount of work. You know, other
18 than some very large windows and, you know,
19 the overall massing of the project, I like
20 those, you know, aspects of it. I mean I
21 think the site is straightforward enough and
22 the shape of the building is straightforward

1 enough.

2 But, some of the use of materials,
3 some of the colors questionable. The
4 treatment of the top of the building. You
5 know, the lack of any kind of cornice and then
6 you have these odd pop-up structures on the
7 roof that don't seem to be -- there doesn't
8 seem to be much logic behind it and, you know,
9 I could almost see those -- I don't know.

10 One drawing referred to them as
11 loft sections or something. The lofts as
12 having some role as architectural
13 embellishment, but they're set back and so,
14 they don't really look like an architectural
15 embellishment. They just look like, you know,
16 some extra space kind of randomly popped up
17 there and the roof plan is no help whatsoever
18 in trying to figure that out.

19 So, there needs to be some thought
20 put into the roof of this building and have it
21 make sense overall. I mean I can't even tell
22 what's in that.

1 Doesn't look like there's any kind
2 of or much in the way of mechanical penthouse.
3 There just seems to be a single elevator
4 overrun if I understand correctly.

5 So, the whole thing just needs a
6 whole lot of work. So, maybe my colleagues
7 will have some other suggestions as well.

8 I question the use of the
9 cementitious panel so broadly across the
10 entire face of the building. Using that in
11 certain locations or using it as part of the
12 facade is one thing, but it looks like
13 everything above the second floor is
14 cementitious panel except for where it's
15 corrugated metal.

16 So, we have to be very careful
17 that these materials don't just make the
18 building look overtly cheap in construction.
19 There are materials that can be used and can
20 be used nicely, but what I see so far doesn't
21 give me great confidence that this is going to
22 really pull it off. So, I'm just concerned

1 about that.

2 Yes, I mean I think -- the other
3 thing I wanted to mention was again to
4 reemphasize the transportation concerns and
5 making sure that DDOT and the Applicant and
6 the ANC and the neighbors all come to some
7 consensus over this by the time we get to the
8 hearing because I don't want to be hashing out
9 transportation issues on this project every
10 time we execute a 2nd-stage PUD.

11 So, those are it for my questions
12 I think. Thanks.

13 CHAIRMAN HOOD: Okay. Thank you.
14 Anybody else? Commissioner Turnbull.

15 COMMISSIONER TURNBULL: Thank you,
16 Mr. Chair.

17 I would echo, you know, the
18 concerns the of my colleagues regarding the
19 1st stage. The need for a modification on
20 this I think it's clear that we need this.

21 And Commissioner May touched on a
22 lot of the issues that I had I think. I think

1 the materiality of the building has some
2 issues for me. I mean these materials can be,
3 if done well, look well. But, I think that
4 I'm especially concerned about the corrugated
5 metal. So, I really need some architectural
6 blow ups of detail if they're going to go this
7 route along with the cement panels.

8 I think if those are handled
9 correctly, the building will look all right,
10 but a lot of times, they are not handled well
11 and the detailing suffers and the building
12 does not look well.

13 From a maintenance and from the
14 standpoint of having this building last
15 several years, I'm concerned about how -- the
16 workmanship on a project like this with these
17 materials in mind.

18 I'm also concerned about the roof.
19 I don't -- some of these things, I don't think
20 there's a one-to-one setback on some of these
21 issues. I don't have a clear roof plan and
22 the sections show that this thing is not one-

1 to-one. I mean these look like they are right
2 back from the front of the -- from the roof
3 like three feet or two feet.

4 There's no mention of relief. I
5 wouldn't grant it anyway, but to me, I think
6 Commissioner May brought up a point that
7 there's a problem with the roof and these
8 little things that are stuck on top. They're
9 not matching the zoning regs. I mean they
10 don't match the roof setbacks. So, I think
11 they need to take a whole look at how they're
12 really working with this roof.

13 I don't want to belabor this. We
14 can get into more when we actually see some
15 better drawings at the hearing. But, I just
16 echo Commissioner May's concern. There needs
17 to be some work architecturally on the
18 drawings.

19 CHAIRMAN HOOD: Okay. Any other
20 comments? Vice Chair.

21 VICE CHAIR COHEN: Thank you, Mr.
22 Chairman.

1 There are a couple of things that
2 I'd like to say that are positive about this
3 project and one of them is the fact that it's
4 in a so-called promised neighborhood. Now, I
5 know that promised neighborhoods provide a lot
6 of soft services, but I think it's important
7 that we acknowledge the fact that this is a
8 federally recognized neighborhood.

9 And then within the whole
10 neighborhood, there is a choice neighborhood
11 which is the Kenilworth Parkside Public
12 Housing neighborhood.

13 So, there's a lot going on. A lot
14 of federal dollars going into this area.

15 There have been a number of
16 projects or parcels that have been completed
17 and what I'd like to know is have the
18 completion of these parcels resulted in job
19 gains for the neighborhood. So, I'd like more
20 information on that. Meeting the job goals
21 especially for, you know, minority businesses.

22 I'd like to also see more of the

1 surrounding neighborhood. The, you know,
2 photographs of the homes across the street
3 from this project to see how -- if they do
4 relate in context.

5 I agree with my colleagues about
6 the roof and would like to see more detail of
7 a roof plan and I'm not as -- wasn't as
8 conscious as Commissioner Turnbull on the
9 setback, but I think that that is an issue as
10 well. It just didn't seem like it met the
11 setback requirement.

12 So, those are my comments, Mr.
13 Chairman. Thank you.

14 CHAIRMAN HOOD: Okay. Thank you.
15 Any other comments? Commissioner Miller.

16 COMMISSIONER MILLER: Thank you,
17 Mr. Chairman.

18 I would concur with the Vice Chair
19 that this -- in terms of her positive comment
20 that this specific project and the overall
21 Parkside project by City Interest has a lot
22 going for it. They're really creating a

1 mixed-income neighborhood where one had not
2 previously existed with a lot of services and
3 amenities and benefits which we should
4 acknowledge.

5 I think a lot of the comments and
6 concerns expressed by the fellow Commissioners
7 would be addressed by the additional
8 information which Office of Planning's report
9 has requested in their comments including --
10 I'm reading from page 12 of their report,
11 their table. "Examine alternatives to soften
12 the appearance of the wall and gates of the
13 transformer enclosure as viewed from the
14 proposed residential rowhouses across Parkside
15 Place." The was a point that the Vice Chair
16 just raised about how it looks from there.

17 Secondly, "Examine alternatives to
18 the Roosevelt Place street level facade to
19 soften its impact from the sidewalk."

20 Another one, this gets to a lot of
21 what Commissioners Turnbull and May were
22 talking about. "Provide additional drawings

1 including but not limited to a detailed roof
2 plan, more refined elevations and contextual
3 drawings depicting the surrounding, existing
4 and proposed development."

5 And just one personal comment
6 about the materials. I think the contrasting
7 color is interesting and I agree. I think the
8 more -- Mr. Turnbull, I think more detail if
9 it's done right, it can be done very well and
10 I'm looking forward to seeing that in the more
11 detailed drawings we'll receive.

12 CHAIRMAN HOOD: Okay. My only
13 comment is I'm just trying to understand the
14 scheme of the balconies and I can I guess hear
15 that at the hearing. I will ask a question
16 about what's going on with these balconies and
17 how they drop off and the scheme and how it's
18 working. So.

19 Any other questions?

20 COMMISSIONER MAY: Mr. Chairman, I
21 want to follow up on something that Mr.
22 Turnbull mentioned which was the details of

1 how these various materials are being used.

2 I just want to underscore that and
3 I would not -- I may wind up asking for this
4 at the hearing. So, I might as well give you
5 a heads up warning that actually seeing some
6 of those details would be important.

7 Because again, the use of the
8 cementitious panels and corrugated metal it
9 certainly can be done very successfully, but
10 if it's simply used as a replacement for brick
11 or something like that, not treated the way it
12 should be and if the details are not made the
13 right way, the corners -- the corner joints
14 are not made the same way, it just shows
15 itself as being an inexpensive material and
16 that's really not the look you're going for.
17 You want it to be detailed properly so that it
18 works.

19 And the second thing I want to
20 point out is that I really do not get this
21 corner piece that we see in the front of the
22 book where you have the one -- the very top of

1 it. Part of it is level and part of it is
2 sloped and to me, from the angle, I -- I had
3 to look at that a really long time and see is
4 that just a drawing error or am I not seeing
5 something properly. It just doesn't -- it
6 isn't doing anything. It needs to be, I don't
7 know, both angled or there needs to be a
8 different treatment. Something like that. It
9 just feels awkward and like it's not the right
10 treatment for that corner.

11 It does feel like a prominent
12 corner and so, it is calling out for something
13 special, but that's not doing it for me.

14 So, thanks.

15 CHAIRMAN HOOD: Okay. Any other
16 questions or comments? Okay. Vice Chair.

17 VICE CHAIR COHEN: Yes. No, I
18 just -- actually, I concur with Commissioner
19 May. I think again if we had more photographs
20 of the context, you know, maybe we would be
21 able to understand that corner better and how
22 it fits into the whole plan.

1 CHAIRMAN HOOD: Okay. Any other
2 comments?

3 I think before we take a vote, I'm
4 going to ask Mr. Feola, are you clear or do
5 you have some questions you want to ask us?
6 Okay. You can forward. Yes.

7 MR. FEOLA: Thank you, Mr.
8 Chairman.

9 For the record, Phil Feola with
10 Goulston and Storrs on behalf of the
11 Applicant.

12 I guess I'm pushing the boulder
13 uphill. I don't think we believe that a
14 modification of the 1st stage is warranted.
15 I think what we have to look at is the full
16 picture here.

17 This PUD, the 1st stage was for 15
18 to 2,000 dwelling units. It had 750,000
19 square feet of office. It had another 50,000
20 square feet of retail and in the big picture,
21 in fact, in your order, it says we need it to
22 be able to set aside 20 percent of the total

1 units for affordable housing and another 20
2 percent of the total units for work force.
3 So, we have been working through the different
4 phases that we've come here to make that
5 balance work.

6 For example, the senior building
7 that's built and that you've approved is
8 entirely affordable. The townhouses that you
9 approved which will start construction when
10 the weather gets a little bit better in the
11 summer, they were for market.

12 So, it was the idea to build a
13 mixed community not that each one of these
14 buildings would have the same unit mix on the
15 affordables.

16 And I think if you look at the
17 changes if you will from the 1st stage, it's
18 2,000 square feet larger. That's true. The
19 lot size has changed, but that's only a
20 factor of an actual survey that was done as
21 opposed to in the 1st stage which it was kind
22 of perimetered out on paper.

1 CHAIRMAN HOOD: Mr. Feola, let me
2 just ask you this. You don't really have an
3 objection to filing a modification. Is that
4 your preliminary discussions you've had that
5 you didn't have an objection really to filing
6 a modification?

7 MR. FEOLA: We had no objection to
8 filing it, but it doesn't seem to be
9 necessary --

10 CHAIRMAN HOOD: Well, but you --

11 MR. FEOLA: -- in this context
12 from our perspective. Obviously, I heard what
13 the Commission said and we will follow your
14 direction.

15 CHAIRMAN HOOD: Right. And I
16 think we're going -- yes, I think if you don't
17 have an objection, I think you can work that
18 out with our counsel, you know, and our staff.
19 But, if you don't have an objection, the key
20 right now for you is to make sure -- just set
21 down. I thought maybe you had some un-clarity
22 on something we said previously about the

1 modification.

2 But, you don't have an objection
3 to filing a modification.

4 MR. FEOLA: No, except time. I
5 mean, you know, by the time we get it filed,
6 by the time it gets set down again, we've lost
7 two or three or four months depending on when
8 we can get another report from the Office of
9 Planning and get it in front of the
10 Commission. So, it's really just a timing
11 issue.

12 CHAIRMAN HOOD: Okay.

13 MR. FEOLA: Thank you. Appreciate
14 the --

15 CHAIRMAN HOOD: All right.

16 MR. FEOLA: -- opportunity.

17 CHAIRMAN HOOD: Sure. Thank you.

18 MR. RITTING: If I could
19 interject, as I was thinking about this after
20 I had a few moments to think about the process
21 question, the requirement for set down of the
22 1st-stage modification is set out in your

1 rules in 3011. Where it says that after an
2 application is received, it's given a number
3 and then it's referred to the Office of
4 Planning for a report and then you decide to
5 set it down or not.

6 I mean your rules do provide that
7 you can waive your procedural rule. So, if
8 you felt so comfortable with the 2nd-stage
9 application that you wanted to completely
10 forego the set-down process, you could
11 possibly do that. That's an option.

12 I just wanted to present it to you
13 while I had a chance.

14 CHAIRMAN HOOD: Okay. Let's go
15 back to that. You heard what Mr. Feola said.
16 Is anyone interested in doing that?

17 Okay. No one's interested. You
18 heard his argument about the timing issue
19 and --

20 COMMISSIONER MILLER: I am
21 concerned about the three or four months if
22 that's really what it would delay it and I'm

1 not sure I understand why it would be three or
2 four months as opposed to three or four weeks.

3 Can somebody enlighten me as to
4 any --

5 MS. STEINGASSER: The delay would
6 not be on the part of OP. OP needs about two
7 weeks to write the report and it has to be
8 filed ten days before the Commission has a
9 meeting. So, it would be about 21/24 days.

10 COMMISSIONER MILLER: That would
11 be more along the lines of --

12 CHAIRMAN HOOD: Okay. Ms.
13 Schellin, can we get the 21, 30 or 40 days
14 from the --

15 MS. SCHELLIN: Whenever they file
16 it, we would immediately just refer it to OP.

17 CHAIRMAN HOOD: Basically, in
18 working with you, it sounds like --

19 MS. SCHELLIN: As soon as they
20 file it.

21 CHAIRMAN HOOD: -- the balls in
22 your court. It's just whether you want to lay

1 up or you want to jumper. It sounds like you
2 got it. So, I mean the three or four months
3 doesn't seem like it's an issue up here from
4 what I'm hearing.

5 MS. SCHELLIN: And since it's a --
6 case, we will refer to OP electronically. So,
7 they'll get it even faster.

8 CHAIRMAN HOOD: You just let them
9 know when you come in front of the Zoning
10 Commission, we move expeditiously.

11 Okay. That sound pretty good, Mr.
12 Feola?

13 MR. FEOLA: Yes.

14 CHAIRMAN HOOD: Okay. Any other
15 questions or comments? Commissioner May.

16 COMMISSIONER MAY: Yes, Mr.
17 Chairman, I just want to say -- I'm going to
18 register -- I mean I hate to just sound like
19 the Grinch here, but I'm going to register my
20 unhappiness about what just occurred. Because
21 you invited Mr. Feola up here in case he had
22 questions and he proceeded to argue that what

1 we were inclined to do was not necessary and
 2 I would hate to think that that's an
 3 indication of how this who case is going to
 4 go.

5 Because we've spoken tonight about
 6 what we think is necessary and I really hope
 7 that the Applicant takes it to heart and acts
 8 appropriately and gives us the things that we
 9 need so that we can act expeditiously on this.
 10 Because if we're going to, you know, get kind
 11 of argument back and forth every time we say
 12 something, it's going to take a lot longer and
 13 it's going to be every bit as painful as the
 14 last 2nd stage that we heard.

15 So, I mean that's just my personal
 16 reaction to this. I want to see something a
 17 little bit better next time around.

18 CHAIRMAN HOOD: I actually thought
 19 I was very polite when I actually cut Mr.
 20 Feola off. I don't think any -- I was so good
 21 I guess --

22 COMMISSIONER MAY: You were very,

1 very polite. I commend you for your being so
2 polite.

3 CHAIRMAN HOOD: Thank you. I'm
4 learning. It's only been 15 years.

5 Okay. But, your point is well
6 taken and I do agree and thank you for putting
7 it like that. I wanted to be balanced. I
8 didn't want to do that.

9 Okay. So, are you fine? Okay.

10 All right. Somebody like to make
11 a motion?

12 COMMISSIONER TURNBULL: Mr. Chair,
13 I would move that we set down Zoning Case
14 Number 05-28J, CI GD Parkside 7, LLC - 2nd-
15 Stage PUD @ 5041 with the caveat that we're
16 going to be getting a 1st-stage modification
17 before this proceeds further and with all of
18 the other aspects that we talked about tonight
19 that we look for from the Applicant.

20 CHAIRMAN HOOD: Okay.

21 VICE CHAIR COHEN: I'll second
22 that.

1 CHAIRMAN HOOD: Moved and
2 seconded. Mr. Ritting, you heard their
3 motion. Is that legally sufficient for us to
4 move forward?

5 MR. RITTING: What I understood it
6 to be is that you're not going to permit
7 advertisement of the hearing notice until the
8 2nd-stage or, pardon me, the 1st-stage
9 modification is received.

10 COMMISSIONER TURNBULL: That's
11 correct.

12 MR. RITTING: Thank you.

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

16 All those in favor?

17 (Ayes.)

18 CHAIRMAN HOOD: Any opposition?
19 So, staff, would you record the vote?

20 MS. SCHELLIN: Yes, staff records
21 the vote 5 to 0 to 0 to set down Zoning
22 Commission Case Number 05-28J as a contested

1 case. Set down will occur but with no
2 advertisement until modification to the 1st
3 stage is filed. Commissioner Turnbull
4 moving. Commissioner Cohen seconding.
5 Commissioners Hood, May and Miller in support.

6 CHAIRMAN HOOD: Okay. Ms.
7 Schellin, we have one more item. A hearing
8 action. Okay. All right. I'm still going to
9 go ahead and do the hearing action.

10 I just was trying to make sure all
11 parties were here for the correspondence
12 action and what I will do, Commissioners, if
13 you all will indulge me depending on what time
14 we finish with this next hearing action, can
15 we allow five minutes additional for the --
16 just five minutes additional because the
17 meeting started at 6:30 for the person who
18 submitted us the letter to be able to maybe
19 make it. So, I would ask that we just give
20 her five minutes. We're already 40 -- she
21 will already be 45 minutes late or so when we
22 get ready to get started.

1 So, just wanted to put that on the
2 record that we're trying to accommodate her.

3 Okay. Let's go to the next
4 hearing action. Zoning Commission Case Number
5 13-05. It's the Forest City Washington (1st-
6 Stage and 2nd-Stage PUDs & Related Map
7 Amendment @ Square 744S and 744SS). Ms.
8 Thomas.

9 MS. THOMAS: Yes, good evening,
10 Mr. Chair, Members of the Commission.

11 The Office of Planning is
12 recommending set down for a public hearing of
13 Forest City's application for the 1st-stage
14 development and related map amendment of a
15 large parcel of D.C. Water's property located
16 on the east side of the National's Park at 1st
17 Street between N Place on the north to Diamond
18 Teague Park to the south and D.C. Water's main
19 pumping station on the east.

20 The proposal is not inconsistent
21 with a 1st-stage PUD approval, the
22 Comprehensive Plan or the Capitol Gateway

1 Overlay.

2 The large parcel would be divided
3 into four individual parcels separated by
4 private streets and you can see a good
5 illustration of that on the Applicant's
6 submission NP page 03.

7 It's development scheme is
8 proposed as a 1st-stage planned unit
9 development with related map amendment from
10 the W-2 District to the C-R District within
11 the Capitol Gateway Overlay for parcels
12 identified as F-1, G-1 and G-2 and to the W-1
13 District for the parcel identified as G-3
14 proposed as an extension to the Diamond Teague
15 Park.

16 The request also includes a 2nd-
17 stage approval for parcel F-1's development of
18 a movie theater as the first phase of the
19 development.

20 The 1st-stage PUD is proposing 600
21 residential units above a mix of retail
22 service, entertainment and art-related uses in

1 two buildings. One each on parcels G-1 and G-
2 2 to be built at a maximum height of 130 feet,
3 stepping to 110 feet towards the water.

4 Forty-eight affordable units would be made
5 available for households earning up to 80
6 percent of AMI.

7 The reintroduction of the street
8 grid to private streets include the extension
9 of Potomac Avenue which would join a new One
10 and a Half Street and the new O Street which
11 will run east to west to connect 1st Street
12 with One and a Half Street.

13 Also noteworthy would be the
14 expansion of the Diamond Teague Park to the
15 south of the extended Potomac Avenue. This
16 parcel would also accommodate a smaller
17 building of between 5,000 to 15,000 square
18 feet of retail or park related uses. It is
19 also noted that the area of the streets was
20 excluded from this site's FAR calculation.

21 The 2nd-stage PUD seeks approval
22 for the development of parcel F-1 as a 2500-

1 seat movie theater in two stories above a
2 four-story parking structure and 2,000 square
3 feet of ground-floor retail on N Place.

4 The six-story structure would
5 occupy 93 percent of the lot area at 5.5 FAR
6 and flexibility from the public space
7 requirement of the C-R zone courts, parking
8 and loading is also requested.

9 At this time, the loading
10 entrances are being revised based on D.C.
11 Water's comments submitted subsequent to the
12 filing of this application. There are
13 concerns regarding truck traffic over the
14 exits and shallow depth of Canal Street sewer
15 which is proposed as a part of the access
16 route for trucks loading at the site.

17 With respect to parking, the
18 entire site is projected to have a total of
19 637 spaces with 337 proposed for the theater
20 in stage 2. I believe this would be revised
21 as the development of G-1 and G-2 parcels is
22 further refined.

1 A number of bike parking racks
2 within the public realm are also proposed and
3 the site is three blocks south of the Navy
4 Yard Metro.

5 The site spacing is best shown on
6 MP-3 of the plans and it gives an indication
7 when the streets will be fully developed
8 throughout the project.

9 The public benefits associated
10 with this project include the expansion of the
11 Diamond Teague Park, reintroduction of the
12 street grid, low-impact development with
13 extensive green roof, a residential
14 development and Waterfront and reuse of
15 portions of the existing industrial buildings
16 on the site as part of the development.

17 OP will continue to work with the
18 Applicant to refine the amenities as the PUD
19 proceeds.

20 Overall, the development of these
21 parcels are favorable for the District as the
22 Waterfront area is further enlivened and OP is

1 recommending set down with additional
2 requirement addressing D.C. Water's and other
3 agencies concerns prior to the public hearing.

4 Thank you.

5 CHAIRMAN HOOD: Okay. Thank you,
6 Ms. Thomas.

7 Commissioners, any questions or
8 comments of the Office of Planning? Okay.
9 Vice Chair.

10 VICE CHAIR COHEN: Thank you, Mr.
11 Chairman.

12 This is a very intensive area of
13 development and future use and a couple of
14 concerns that I have is obviously traffic.
15 You know, I'm actually sharing my concern so
16 that you can share this with DDOT.

17 Again, they're going to come up
18 with a report. We don't have any traffic
19 report now in the application, but I just am
20 very concerned about the neighborhood. You
21 have a large amount of parking and you're
22 bringing in a lot of cars to this

1 neighborhood.

2 On Map MP-16, there is truck
3 circulation that I didn't understand. There
4 are areas that look like chicken scratch
5 actually to me not being a professional
6 engineer, but it looked like chicken scratch.

7 And I just want to have a thorough
8 analysis of what is going on in that
9 neighborhood including maybe then extending it
10 to beyond the stadium. I mean it's just, as
11 I said earlier, an intensive use being
12 developed.

13 I believe there is now under way
14 the demolition of one of the buildings and
15 there's a lot of rubble from that building.
16 I'd like the Applicant to address if that is
17 going to be reused in the neighborhood. Just
18 make sure that it -- because that is part of
19 the whole green and LEED requirements. So,
20 I'd like to know more about that.

21 And again, I just believe that
22 there is an awful lot of parking and why it's

1 so necessary when we're developing a
2 neighborhood. There's going to be a lot of
3 walking. Why we need that amount of parking.

4 I guess that's really my initial
5 concerns, Mr. Chairman. So, thank you.

6 CHAIRMAN HOOD: Okay. Any other
7 questions? Anybody? Commissioner Miller.

8 COMMISSIONER MILLER: Thank you,
9 Mr. Chairman.

10 I'm actually very excited about
11 this development that would redevelop this
12 mostly vacant, under-utilized site of surface
13 parking with four new city blocks, a 16-screen
14 movie theater which would be the eastern most
15 movie theater east of Gallery Place right now
16 I guess, two new apartment buildings with 600
17 residential units, expansion of the existing
18 Diamond Teague Park and the 42,000 -- 52,000
19 square feet of ground-floor retail, arts and
20 entertainment uses.

21 So, I think that the -- I
22 personally am prepared to support setting down

1 for a hearing. I think we can get the more --
2 with the additional information that the Vice
3 Chair has requested and the additional
4 information that the Office of Planning has
5 requested, page 8 of their report and their
6 very nice summary table which says one,
7 provide revised plan showing revised loading
8 scheme due to D.C. Water's comments that
9 loading might not be feasible there. More
10 information about external lighting for the
11 entire building and more information about
12 landscaping, tree species and soil volume.

13 I would just note two concerns I
14 have which may be kind of alleviated -- be
15 alleviated at the hearing or in the pre-
16 submission -- pre-hearing submission
17 materials.

18 One is I think there probably
19 should be more -- OP may have referred to this
20 in their report. More balconies on these
21 residential building particularly the south
22 facing. This is an incredible view and

1 there's also energy efficiencies to be
2 obtained from having that and maybe that would
3 be part of the more detailed drawings anyway.

4 The other concern I have which I
5 would need more information on at the hearing
6 or prior to the hearing is why this proposal
7 includes so much aboveground parking. I think
8 it's two levels of aboveground and one level
9 below ground for the two residential buildings
10 and I believe for the movie theater, unless I
11 read it wrong, it's four levels of above-grade
12 parking that is the base of the movie theater
13 building.

14 I understand that there's setbacks
15 at the ground level and that there can be
16 retail there and it will be more screened than
17 the awful example of parking just a block east
18 -- a block west at the stadium. But, I'm
19 concerned about the precedent that that
20 stadium aboveground parking is now setting for
21 the rest of the project here as we go -- move
22 towards The Yards and move into The Yards.

1 And I think if underground parking
2 can be accomplished at Washington Harbor and
3 Georgetown, I'm not sure why it can't be
4 accomplished in Southeast. That's just a
5 concern I have.

6 CHAIRMAN HOOD: Okay. Any other
7 comments? Commissioner Turnbull.

8 COMMISSIONER TURNBULL: Thank you,
9 Mr. Chair.

10 I would echo Commissioner Miller's
11 comments. This is going to be an exciting
12 project. It's in an area that's calling to be
13 developed and I think he's right on saying
14 that we're looking forward to seeing this
15 being developed.

16 I would also concur with his
17 comments about the parking. You know, we went
18 through this when we had the ball park and if
19 you can wrap parking and retail or something,
20 totally make it hidden, but still to have it
21 aboveground and still just be in -- you know,
22 I think on three sides it's just unusable

1 building that's there.

2 I mean if you're going to do it, I
3 think there are precedents where you can use
4 retail and make the street come alive. So,
5 that's a little -- I would echo his concern
6 that this is not the way we want to go and
7 just have above-grade parking that's just
8 sitting there.

9 I echo the concern about the Canal
10 Place, the loading and the parking. I think
11 that's got to be an issue which OP addressed
12 and it needs to be talked about.

13 Definitely with these materials, I
14 think this is an interesting concept with
15 these panels, but again, just like we said in
16 the previous case, I think we're going to need
17 a sample board. We're going to really want to
18 see what these materials look like I think and
19 some drawings on how this thing goes together
20 because these could be really exciting. The
21 materials that they're using, but I think I'd
22 like to see a little bit more about how it's

1 really being handled.

2 Would like to know a little bit
3 more about the time line on the phasing.
4 There's a phasing called out that shows phase
5 1, 2 and 3 and I'd like to know how they --
6 what in number of years how this is really
7 laying out for us.

8 Go back to my notes. I guess the
9 other thing is -- but, I thought we were going
10 to -- there's a question about it's put down
11 as 1st stage and 2nd stage, but isn't it 1st
12 stage consolidated? Is there a question about
13 how this has really been filed? But, they
14 can't have the 2nd stage without -- I mean
15 it's got to be tied in and I think there's
16 something in the way that's been brought
17 forward that needs to be clarified.

18 MS. STEINGASSER: Okay. There's a
19 consolidated and a 1st stage together. So,
20 it's not all consolidated.

21 COMMISSIONER TURNBULL: Right.

22 MS. STEINGASSER: It's all 1st

1 stage and then one part of it is also the 2nd
2 stage. It's the same thing as a consolidated
3 for that one particular piece.

4 COMMISSIONER TURNBULL: Okay. As
5 long as we're clear on how we're going to
6 handle it. Okay.

7 I guess the only thing on the 1st-
8 stage drawings, I know they're very schematic
9 at this point. I congratulate them on trying
10 to retain the wall, the existing brick and
11 wall, the historic element. I think, you
12 know, having that in place is good.

13 It's a little scary to see the
14 buildings that are shown depicted in sketch
15 form on top of this. I felt -- I mean Mies is
16 dead. Got great architecture back in the
17 '60s. These van der -- I don't think we want
18 to do that now though. I mean this really
19 looks like parts of Chicago from the '60s and
20 other cities and I -- it's a little foreboding
21 right now. I think that's not what you really
22 want to show, but I know it's just a schematic

1 right now. But, maybe something a little bit
2 clearer on what this really could be might be
3 helpful.

4 But, other than that, you know,
5 I'm excited by the theater, too. As
6 Commissioner Miller said, it's going to be the
7 first one, you know, that we've got that's of
8 any significance in the area. But, there are
9 some concerns about it.

10 I think it could be exciting. It
11 could be as it says on it an icon, but it's an
12 exciting building. I think it could be really
13 -- I think there are some issues that need to
14 be addressed.

15 Thank you.

16 CHAIRMAN HOOD: Thank you. Any
17 other comments? Commissioner May.

18 COMMISSIONER MAY: Yes. Okay.
19 So, I add my voice to the chorus on almost all
20 accounts here. You know, it's exciting to
21 have another project moving in this area and
22 it's especially exciting having some

1 development right up to the water in this
2 spot.

3 I share the concern about parking
4 and not just the aboveground parking, but the
5 overall parking numbers are, if I read the
6 chart correctly that's in the submission, it's
7 quite a bit more than is required and I expect
8 there's going to be some significant push back
9 from DDOT on that and I hope that all of that
10 push back and discussion comes to some
11 consensus before we have the hearing because
12 I don't want to have to try to negotiate
13 numbers of parking spaces.

14 I'm also very concerned about all
15 this aboveground parking. I don't think I've
16 ever seen anything like that. I mean I wasn't
17 here for the baseball stadium and the
18 aboveground parking lots. That was during my
19 little hiatus.

20 CHAIRMAN HOOD: And that
21 aboveground parking wasn't here either.

22 COMMISSIONER MAY: Oh, it wasn't?

1 CHAIRMAN HOOD: Right.

2 COMMISSIONER MAY: Yes, but I
3 already knew what had happened.

4 CHAIRMAN HOOD: It wasn't here.

5 COMMISSIONER MAY: Even if it
6 didn't happen here, I wasn't here when it
7 happened.

8 In any case, it just seems so
9 bizarre. I mean having this building that's
10 -- I mean is it really just a movie theater
11 and parking? That's the entirety of the
12 building?

13 MS. STEINGASSER: There will be
14 some limited retail along the northern face.

15 COMMISSIONER MAY: Right.

16 MS. STEINGASSER: But, the main
17 reason is the floodplain and how high the
18 water table is under this particular site.

19 COMMISSIONER MAY: Oh.

20 MS. STEINGASSER: It's extremely
21 high.

22 COMMISSIONER MAY: Okay.

1 MS. STEINGASSER: So, that's why
2 they've elected to pull it up.

3 COMMISSIONER MAY: Okay. So, I
4 mean the retail that's on the northern side of
5 the building, is that out of the floodplain?

6 MS. STEINGASSER: The retail?
7 Yes. Um-hum. It'll be at grade.

8 COMMISSIONER MAY: Okay. So, I
9 mean what would be below the floodplain then?

10 MS. STEINGASSER: The parking.
11 You're talking about why the parking's all
12 above grade as opposed to --

13 COMMISSIONER MAY: Right.

14 MS. STEINGASSER: There's one
15 level below. I'm sorry. You're going to have
16 to --

17 MR. LAWSON: Sorry. I think what
18 Ms. Steingasser was referring to is if all the
19 parking was placed below grade --

20 COMMISSIONER MAY: Yes.

21 MR. LAWSON: -- that's when they
22 would run into real water-table issues.

1 That's why they're placing it above grade.
2 So, above grade, it would not be within -- you
3 know, below the water table. It's the -- yes.

4 COMMISSIONER MAY: Oh, it's a
5 water table issue not a floodplain issue?

6 MR. LAWSON: That's what I
7 understand. Yes.

8 COMMISSIONER MAY: Okay. All
9 right. So --

10 MS. THOMAS: And there's also
11 concern -- I'm sorry. D.C. Water also has
12 concerns with them going much -- much more
13 below than what they are because of the pipes,
14 the sewer pipes.

15 COMMISSIONER MAY: Are there pipes
16 that go under this site?

17 MS. THOMAS: It could possibly
18 have, but there's a main pipe that runs along
19 Canal Street -- next to the -- on the east
20 elevation of the building and they're also
21 concerned with even, you know, digging near
22 that to place foundation.

1 COMMISSIONER MAY: Well, I can
2 understand being concerned about digging next
3 to them, but there are ways to deal with that
4 that don't involve putting your building
5 entirely above grade. So.

6 MR. LAWSON: We understand your
7 concern. We share your concern about above
8 grade parking. We'll make sure that the
9 Applicant addresses it much more --

10 COMMISSIONER MAY: Yes.

11 MR. LAWSON: -- in a lot more
12 detail before our hearing.

13 COMMISSIONER MAY: That would be
14 most helpful.

15 I can understand why you can't
16 necessarily wrap the entire first floor with
17 retail because they're going to be looking out
18 onto D.C. Water facilities and, you know, the
19 main pumping station is a lovely building, but
20 it's not going to necessarily have the street
21 life that supports the retail in that area.
22 So, I can understand why you wouldn't -- it

1 doesn't necessarily make sense to wrap the
2 entire thing that way.

3 I'm more confused about the
4 loading dock. What is the loading dock
5 actually serving?

6 MS. THOMAS: It's suppose to serve
7 the movie theater.

8 COMMISSIONER MAY: Really?

9 MS. THOMAS: And parts of the
10 retail.

11 COMMISSIONER MAY: Okay. So,
12 maybe they should just be asking for some
13 relief because that's kind of overkill. At
14 least what we see in the drawing, we have two
15 lots for semis and I mean two docks for semis.

16 MS. STEINGASSER: It's a new
17 prototype of theater. It's not just the
18 standard movie theater. It's got a
19 restaurant. It's got outdoor patio. It's got
20 kind of like a full entertainment level up on
21 the top floors.

22 COMMISSIONER MAY: I see. Okay.

1 So, there is a lot of stuff coming and going.

2 MS. STEINGASSER: There's a lot of
3 stuff coming and going. Yes, sir.

4 COMMISSIONER MAY: Okay. Well,
5 that explains it and I'm sorry. If that was
6 in the information that was submitted, I'm
7 sorry. I missed that. It still is rather
8 bizarre and I do hope that they can figure out
9 how to load it properly.

10 And again, I'm a little concerned
11 about just having an entire building that's
12 just all of these blank faces and I can
13 appreciate the plan of the building the way it
14 is and the fact that it has to have, you know,
15 some blank faces. I mean that happens with
16 theater buildings.

17 There's a big blank wall along E
18 Street at the Warner Theater, but there is
19 retail beneath it.

20 There are ways to deal with that.
21 I mean they're doing as much as they can with
22 the architecture, but I don't know. I would

1 like to think that they could do something
2 more to make the building participate more
3 with what happens on the street.

4 So, I mean they have the one big
5 kind of open atrium space with the escalators,
6 but that isn't necessarily conjuring the kind
7 of great images either.

8 I mean if it works the way the
9 convention center works which I think it
10 pretty successful in that regard. Large,
11 wide, open lobbies and escalators and so on.
12 I mean that works really well.

13 If it just looks like a great big
14 IMAX theater like they have out in Virginia,
15 it isn't going to work well. All right.
16 Because I've been to places like that and it's
17 not good.

18 So, hopefully, it's going to be a
19 really great building and I look forward to
20 hearing more information about it.

21 Yes. Thanks.

22 CHAIRMAN HOOD: Vice Chair, you

1 had something you wanted to add.

2 VICE CHAIR COHEN: I just wanted
3 to let my colleague Mr. Turnbull know that I
4 really do like Mies van der Rohe.

5 COMMISSIONER TURNBULL: Well, I
6 like him, too, but I don't know if we want to
7 redo him continually. He had his time. Frank
8 Lloyd Wright had his time. Anyway.

9 VICE CHAIR COHEN: Then maybe you
10 can get Kelly Traver to do something here.

11 COMMISSIONER TURNBULL: There you
12 go. Maybe the bridge in D.C.

13 CHAIRMAN HOOD: They say there's
14 nothing new under the sun. Everything always
15 goes full circle. So, maybe it's time again.
16 I don't know. I just thought I'd throw that
17 in.

18 COMMISSIONER TURNBULL: It's kind
19 of like bell bottoms.

20 CHAIRMAN HOOD: Yes. Also, if we
21 could get the amount of affordable housing
22 that is provided in terms of square footage.

1 So, if we could get that by the time of the
2 hearing.

3 I think that's about it. Any
4 other comments?

5 VICE CHAIR COHEN: Yes.

6 COMMISSIONER TURNBULL: There is
7 one more, Mr. Chair. There's a question about
8 the parking and whether we need special
9 exception relief.

10 There's some required parking for
11 retailers to be provided at the movie theater
12 located on a different record lot. I think
13 that would require a special exception under
14 2116.1.

15 CHAIRMAN HOOD: All right.

16 VICE CHAIR COHEN: And one final
17 thing about the IZ requirement. We have to
18 understand how much above IZ you're going to
19 provide in affordable housing to give it the
20 designation of a proffer.

21 CHAIRMAN HOOD: Okay. Now,
22 Commissioner May.

1 COMMISSIONER MAY: Yes, I just
2 want to -- I forgot to ask this before. On
3 Lot 3, I don't really understand what's going
4 on there and so, some better explanation of
5 what's happening on G-3 would be helpful.

6 CHAIRMAN HOOD: Okay. Anything
7 else? Okay.

8 With that, I would move that we
9 set down Zoning Commission Case Number 05-28J
10 -- oh, I'm sorry. I'm back on the first case.
11 Let me see here. Okay. Here it is.

12 I move that we, thank you, Ms.
13 Schellin, set down Zoning Commission Case
14 Number 13-05, Forest City Washington, 1st-
15 Stage PUD and 2nd-Stage consolidated which Ms.
16 Steingasser's already stated, we take that as
17 understood, and Related Map Amendment @ Square
18 744S & 744SS and ask for a second.

19 COMMISSIONER MILLER: Second.

20 CHAIRMAN HOOD: It's been moved
21 and properly seconded. Any further
22 discussion? All those in favor.

1 (Ayes.)

2 CHAIRMAN HOOD: Not hearing any
3 opposition, Ms. Schellin, would you please
4 record the vote?

5 MS. SCHELLIN: Yes. Staff records
6 the vote 5 to 0 to 0 to set down Zoning
7 Commission Case Number 13-05 as a contested
8 case. Commissioner Hood moving. Commissioner
9 Miller seconding. Commissioners Cohen, May
10 and Turnbull in support.

11 CHAIRMAN HOOD: Okay.
12 Commissioners, I actually had mentioned that
13 we were going to take a five-minute break, but
14 I think due to the time that we spent on that
15 case, I think the five minutes has elapsed.

16 I wanted to give the person time
17 enough before I called the correspondence item
18 to get here and I think we're an hour within
19 -- an hour and six minutes by my clock as far
20 as being in our meeting for tonight and
21 anyway, with our agenda, it normally would not
22 have taken us this long. But, I think that is

1 ample time for this person to at least -- who
2 has sent this correspondence to arrive here
3 for our meeting.

4 So, let's go up to correspondence,
5 Ms. Schellin.

6 MS. SCHELLIN: Yes, sir. We
7 received a Motion for a Waiver from Ms. Mary
8 Owen to file a motion for reconsideration and
9 then today in Exhibit 232, we received the
10 Applicant's opposition thereto.

11 CHAIRMAN HOOD: Okay.
12 Commissioners, there are a number of fallacies
13 I think in her submission. I am prepared to
14 move to deny this request, but I think there
15 are a lot of fallacies that were mentioned in
16 this.

17 The doors of this hearing room are
18 never closed. Commissioners, to my knowledge,
19 we never -- we see people in the hallway all
20 the time. We never invite them in because we
21 don't never know what they're here for. Even
22 if they're here for a hearing. That has not

1 been our practice nor should that even be our
2 practice.

3 And I think more than anything the
4 special public meeting that was held was
5 noticed at 6:15. It was properly noticed.
6 The participants unfortunately got it
7 incorrect, but it was properly noticed that
8 that meeting started at 6:15.

9 Yes, we did have a hearing at
10 6:30, but it was a hearing clear across town
11 about another case and that's why we're trying
12 to accommodate the previous issue that we had
13 in the special public meeting by moving it to
14 6:15.

15 So, I don't see where anything in
16 this letter is accurate for the most part and
17 I would be willing to deny. I think -- can I
18 just deny this whole request, Mr. Ritting or
19 do I have to --

20 MR. RITTING: Well, you're denying
21 the request to reopen or, I'm sorry, to waive
22 your rules for relating to a reconsideration

1 request.

2 You would need to grant a motion
3 in order to consider the reconsideration
4 request.

5 So, if you deny her motion for the
6 reasons stated in the opposition, that would
7 be the end of the matter.

8 CHAIRMAN HOOD: Okay. Well,
9 unless somebody has any further discussion, I
10 would deny the motion -- the request for the
11 reasons stated in the opposition to the
12 request so noted in the filing from the
13 Applicant and ask for a second.

14 VICE CHAIR COHEN: Mr. Chairman, I
15 will second that. I believe that Ms. Owen did
16 not have standing in this case. She did not
17 participate in the hearing as a party of
18 interest. She may have been part of another
19 group, but she does not in anyway state that.
20 So, I would second the motion to deny her
21 request.

22 CHAIRMAN HOOD: Okay. Mr.

1 Ritting, is that motion okay?

2 MR. RITTING: Yes.

3 CHAIRMAN HOOD: All right. Good.
4 It's been moved and properly seconded. Any
5 further discussion?

6 All those in favor?

7 (Ayes.)

8 CHAIRMAN HOOD: Not hearing any
9 opposition, Ms. Schellin, would you please
10 record the vote.

11 MS. SCHELLIN: The staff records
12 the vote 5 to 0 to 0 to deny the motion filed
13 by Ms. Owen for a waiver to file a motion for
14 reconsideration for the reasons stated in the
15 Applicant's opposition. Commissioner Hood
16 moving. Commissioner Cohen seconding.
17 Commissioners May, Miller and Turnbull in
18 support of denial.

19 CHAIRMAN HOOD: Okay. Do we have
20 anything else before us? Office of Planning,
21 do you have anything else extra?

22 Okay. Okay. So, with that, thank

1 everyone for their participation and this
2 meeting is adjourned.

3 (Whereupon, at 7:40 p.m., the
4 meeting was adjourned.)
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

A able 31:21 32:22 42:18 aboveground 52:7 52:8,20 53:21 58:4,15,18,21 above-grade 52:11 54:7 abutting 8:15 access 18:14 46:15 accommodate 43:2 45:16 71:12 accomplished 53:2 53:4 accounts 57:20 accurate 71:16 acknowledge 26:7 28:4 act 39:9 action 3:6,8,10 7:12,13 42:8,9,12 42:14 43:4 actions 5:7 active 6:4 acts 39:7 actual 33:20 add 57:19 66:1 additional 28:7,22 42:15,16 48:1 51:2,3 address 16:17 49:16 addressed 28:7 54:11 57:14 addresses 62:9 addressing 48:2 adjacent 8:18 adjourned 74:2,4 advertisement 10:21 11:19 41:7 42:2 advised 5:3 affordable 7:21 8:22 9:8 19:21 33:1,8 45:4 66:21 67:19 affordables 33:15	agencies 48:3 agenda 4:20 5:15 69:21 agree 12:15 27:5 29:7 40:6 agreeing 16:5 agreement 12:1 ahead 7:12 12:13 42:9 alive 54:4 alleviated 51:14,15 allow 42:15 alternative 15:19 alternatives 28:11 28:17 amendment 43:7 43:14 44:9 68:17 amenities 8:19 28:3 47:18 AMI 8:22 45:6 amount 8:11 18:21 20:17 48:21 50:3 66:21 ample 70:1 analysis 49:8 ANC 23:6 angle 31:2 angled 31:7 Anthony 1:15,18 4:9 Anybody 23:14 50:7 anyway 25:5 52:3 66:8 69:21 72:19 AOC 1:19 apartment 50:16 appearance 28:12 Applicant 5:22 7:19 10:18 13:11 13:22 17:20 18:1 23:5 32:11 39:7 40:19 47:18 49:16 62:9 72:13 Applicant's 44:5 70:10 73:15 application 7:20 8:1,12,20 9:6 10:1	10:2,5 13:14 15:11,14,15 16:4 16:12 17:7,18 36:2,9 43:13 46:12 48:19 appreciate 35:13 64:13 appropriately 13:9 39:8 approval 8:9 9:3 10:4 43:21 44:17 45:21 approved 33:7,9 April 1:10 2:21 4:6 architectural 21:12 21:14 24:5 architecturally 25:17 architecture 20:15 56:16 64:22 area 8:3,3,9,10 11:13 26:14 45:19 46:5 47:22 48:12 53:12 57:8,21 62:21 areas 49:4 argue 38:22 argument 36:18 39:11 arrive 70:2 arts 50:19 art-related 44:22 aside 32:22 asking 30:3 63:12 aspects 20:20 40:18 assembled 4:18 associated 8:19 47:9 assumes 13:1 atrium 65:5 Attorney 2:14 4:15 available 4:21 45:5 Avenue 9:5 45:9,15 avoid 15:13 awful 49:22 52:17 awkward 31:9 Ayes 41:17 69:1	73:7 B B 3:14 back 14:17,20,21 17:6 21:13 25:2 36:15 39:11 55:8 56:16 58:8,10 68:10 balance 33:5 balanced 40:7 balconies 29:14,16 51:20 ball 53:18 balls 37:21 base 52:12 baseball 58:17 based 46:10 Basically 37:17 beepers 5:9 behalf 32:10 belabor 25:13 believe 10:16 20:16 32:13 46:20 49:13 49:21 52:10 72:15 bell 66:19 below-grade 7:22 beneath 64:19 benefits 28:3 47:9 best 47:5 better 25:15 31:21 33:10 39:17 68:4 beyond 49:10 big 32:20 64:17 65:4,13 bike 47:1 bin 4:22 bit 33:10 39:13,17 54:22 55:2 57:1 58:7 bizarre 59:9 64:8 blank 64:12,15,17 block 52:17,18 blocks 47:3 50:13 blow 24:6 board 54:17 bode 13:5	book 30:22 bottoms 66:19 boulder 32:12 break 69:13 brick 30:10 56:10 bridge 9:4 66:12 bringing 48:22 broadly 22:9 brought 25:6 55:16 build 20:11 33:12 building 7:22 8:4,5 8:21 9:9,15 19:1,7 19:9,11,15,20 20:3,16,22 21:4 21:20 22:10,18 24:1,9,11,14 33:6 45:17 49:15 51:11 51:21 52:13 54:1 57:12 59:9,12 60:5 61:20 62:4 62:19 64:11,13 65:2,19 buildings 9:12 19:4 19:8,10 20:7 33:14 45:1 47:15 49:14 50:16 52:9 56:14 64:16 built 9:12 33:7 45:2 Business 3:24 businesses 26:21 C calculation 45:20 Calendar 3:4 5:17 called 55:4 69:17 calling 31:12 53:12 Canal 46:14 54:9 61:19 Capitol 43:22 44:11 careful 22:16 cars 48:22 case 3:5,11,13,14 3:15,19 5:17 6:17 7:14 12:12 14:1 17:7 38:6,21 39:3 40:13 41:22 42:1
--	--	--	--	--

43:4 54:16 59:8 68:9,10,13 69:7,8 69:15 71:11 72:16 caveat 40:15 ceiling 8:17 cell 5:10 cement 24:7 cementitious 22:9 22:14 30:8 center 65:9 certain 22:11 certainly 30:9 Chair 1:18 4:10 6:22 10:10,11 11:11 23:16 25:20 25:21 27:18 28:15 31:16,17 40:12,21 43:10 48:9,10 51:3 53:9 65:22 66:2,9 67:5,7,16 72:14 Chairman 1:15,18 4:3 5:14 6:7,16,22 7:3,6,18 10:7,12 11:5,9,22 12:5,10 12:14,17 14:2,6 16:1,19 17:1 23:13 25:19,22 27:13,14,17 29:12 29:20 31:15 32:1 32:8 34:1,10,15 35:12,15,17 36:14 37:12,17,21 38:8 38:14,17 39:18 40:3,20 41:1,13 41:18 42:6 48:5 48:11 50:5,6,9 53:6 57:16 58:20 59:1,4 65:22 66:13,20 67:15,21 68:6,20 69:2,11 70:11 72:8,14,22 73:3,8,19 Chair's 11:17 chance 36:13 change 10:14 12:21 changed 33:19	changes 33:17 chart 58:6 cheap 22:18 Chicago 56:19 chicken 49:4,6 choice 26:10 chorus 57:19 CI 3:11 7:14 40:14 circle 66:15 circulation 49:3 circumstance 13:20 cities 56:20 city 3:14 27:21 43:5 50:13 68:14 City's 43:13 clarified 55:17 clarify 6:13,14 clarifying 6:18 clear 6:11 20:14 23:20 24:21 32:4 56:5 71:10 clearer 16:16 57:2 clearly 13:3 clock 69:19 close 9:10 closed 70:18 Cohen 1:18 4:10 6:22 10:11 25:21 31:17 40:21 42:4 48:10 66:2,9 67:5 67:16 69:9 72:14 73:16 colleague 66:3 colleagues 10:9 12:15 22:6 23:18 27:5 color 29:7 colors 21:3 Columbia 1:2,13 4:8 come 4:4 5:2 14:9 14:17,22 23:6 33:4 38:9 48:17 54:4 comes 58:10 comfortable 36:8	coming 64:1,3 commend 40:1 comment 15:6 27:19 29:5,13 comments 7:7 11:6 14:4,11,16,19,21 25:20 27:12,15 28:5,9 31:16 32:2 38:15 46:11 48:8 51:8 53:7,11,17 57:17 67:4 Commission 1:4,13 1:17 4:7 5:2,17 7:14,18 9:22 34:13 35:10 37:8 38:10 41:22 43:4 43:10 68:9,13 69:7 Commissioner 1:19,20,21 11:7,8 12:4,8,11,17 14:3 14:20,22 15:3 17:3,5,19 18:7,19 19:12,17 20:13 23:14,15,21 25:6 25:16 27:8,15,16 29:20 31:18 36:20 37:10 38:15,16 39:22 40:12 41:10 42:3,4 50:7,8 53:7 53:8,10 55:21 56:4 57:6,17,18 58:22 59:2,5,15 59:19,22 60:3,8 60:13,20 61:4,8 61:15 62:1,10,13 63:8,11,22 64:4 66:5,11,18 67:6 67:22 68:1,19 69:8,8 73:15,16 Commissioners 4:11 6:9,17 7:7 11:6 28:6,21 42:5 42:12 48:7 69:9 69:12 70:12,18 73:17 community 17:11	17:17,21 18:2,6 33:13 completed 13:9 26:16 completely 13:6 36:9 completion 26:18 comprehensive 9:7 43:22 concept 54:14 concern 12:21 18:10 25:16 48:15 52:4 53:5 54:5,9 58:3 61:11 62:7,7 concerned 17:12 19:18,19 22:22 24:4,15,18 36:21 48:20 52:19 58:14 61:21 62:2 64:10 concerns 17:8 23:4 23:18 28:6 46:13 48:3,14 50:5 51:13 57:9 61:12 concur 7:1 11:10 11:16 27:18 31:18 53:16 conditions 6:1 confidence 22:21 confused 63:3 confusing 16:20 confusion 7:2 congratulate 56:9 conjuring 65:6 connect 45:11 conscious 27:8 consensus 23:7 58:11 Consent 3:4 5:17 consider 11:21 72:3 consistent 9:6 consolidated 55:12 55:19,20 56:2 68:15 constitutes 2:20 constrained 18:13 construct 7:20	construction 8:20 9:3 22:18 33:9 CONTENTS 3:1 contested 3:12,15 41:22 69:7 context 27:4 31:20 34:11 contextual 29:2 continually 66:7 continue 47:17 contrasting 29:6 contribute 9:3 convened 1:13 convention 65:9 Copies 4:20 corner 30:13,21 31:10,12,21 corners 30:13 cornice 21:5 correct 12:2,7 14:17 18:18 41:11 correctly 22:4 24:9 58:6 correspondence 3:18 7:10 42:11 69:17 70:2,4 corrugated 22:15 24:4 30:8 counsel 34:18 count 8:10 couple 26:1 48:13 court 5:4 37:22 courts 46:7 creating 27:22 cut 39:19 C-R 44:10 46:7
D				
dais 14:17 days 37:8,9,13 DDOT 23:5 48:16 58:9 dead 56:16 deal 62:3 64:20 decide 36:4 Definitely 54:13 defunct 6:3				

delay 36:22 37:5 demolition 49:14 denial 73:18 deny 3:21 70:14 71:17,18 72:5,10 72:20 73:12 denying 71:20 depending 20:10 35:7 42:13 depicted 56:14 depicting 29:3 depth 46:14 Deputy 2:6 der 56:17 66:4 designation 67:20 designed 9:15 detail 24:6 27:6 29:8 62:12 detailed 29:1,11 30:17 52:3 detailing 24:11 details 29:22 30:6 30:12 developed 47:7 49:12 53:13,15 developing 50:1 development 2:7 18:2 20:5 29:4 43:14 44:7,9,17 44:19 45:22 46:21 47:12,14,16,20 48:13 50:11 58:1 develops 20:11 Diamond 43:17 44:14 45:14 47:11 50:18 difference 11:11 different 14:4 18:22 31:8 33:3 67:12 difficult 13:13 digging 61:21 62:2 direction 34:14 Director 2:6 discuss 10:20 discussion 12:3 13:19 41:15 58:10	68:22 72:9 73:5 discussions 34:4 disruptive 5:7 District 1:2,13 4:8 44:10,10,13 47:21 divided 44:2 dock 63:4,4 docks 63:15 doing 31:6,13 36:16 64:21 dollars 26:14 donations 6:3 door 4:22 13:16 doors 70:17 drawing 21:10 31:4 63:14 drawings 25:15,18 28:22 29:3,11 52:3 54:19 56:8 drop 29:17 ducks 14:1 due 51:8 69:14 dwelling 11:12 32:18 D.C 1:14 2:14 43:15,18 46:10 48:2 51:8 61:11 62:18 66:12	electronically 38:6 element 56:11 elevation 61:20 elevations 29:2 elevator 22:3 embellishment 21:13,15 Employment 9:1 enclosure 28:13 energy 52:1 engineer 49:6 enlighten 37:3 enlivened 47:22 entertainment 44:22 50:20 63:20 entire 22:10 46:18 51:11 62:16 63:2 64:11 entirely 33:8 62:5 entirety 59:11 entities 6:2 entrances 46:10 error 31:4 escalators 65:5,11 especially 24:4 26:21 57:22 ESQ 2:16 evening 4:5,10 7:17 15:17 16:6 43:9 eventually 16:11 everybody 12:15 Examine 28:11,17 example 33:6 52:17 exception 67:9,13 excited 50:10 57:5 exciting 53:11 54:20 57:10,12,20 57:22 excluded 45:20 excuse 10:3 execute 23:10 Exhibit 6:5 70:9 existed 28:2 existing 29:3 47:15 50:17 56:10 exits 46:14 expansion 45:14	47:10 50:17 expect 58:7 expeditiously 38:10 39:9 experience 11:2 explains 64:5 explanation 68:4 expressed 17:8 28:6 extended 45:15 extending 49:9 extension 44:14 45:8 extensive 47:13 external 51:10 extra 21:16 73:21 extremely 59:20	fellow 28:6 felt 36:8 56:15 Feola 14:8 32:4,7,9 34:1,7,11 35:4,13 35:16 36:15 38:12 38:13,21 39:20 figure 21:18 64:8 file 3:19 37:15,20 70:8 73:13 filed 10:22 11:20 35:5 37:8 42:3 55:13 73:12 filing 34:3,5,8 35:3 46:12 72:12 final 3:6 67:16 fine 12:18 40:9 finish 14:10 42:14 first 9:1 44:18 57:7 62:16 68:10 fits 19:21 31:22 five 42:15,16,20 69:15 five-minute 69:13 flexibility 8:13 46:6 floodplain 59:17 60:5,9 61:5 floor 8:2,3,9,9 11:13 22:13 62:16 floors 63:21 folks 17:12 follow 7:4 29:21 34:13 followed 17:21 footage 66:22 force 33:2 foreboding 56:20 forego 12:6 36:10 foregoing 12:2 15:20 16:6 Forest 3:14 43:5,13 68:14 forgot 68:2 form 56:15 forth 39:11 Forty-eight 45:4 forum 17:22 18:5 forward 5:2 29:10
---	---	--	--	--

32:6 41:4 53:14 55:17 65:19 foundation 61:22 four 35:7 36:21 37:2,2 38:2 44:3 50:13 52:11 four-story 46:2 Frank 66:7 frankly 13:5 front 25:2 30:21 35:9 38:9 full 32:15 63:20 66:15 fully 19:20 47:7 further 16:17 18:2 40:17 41:14 46:22 47:22 68:21 72:9 73:5 future 48:13 F-1 44:12 45:22 F-1's 44:17	15:9 16:3 19:3,6,9 20:6,7 22:21 24:6 26:13,14 27:22 29:16 30:16 32:4 34:16 38:17,19 39:3,10,12,13 40:16 41:6 42:8 48:17 49:8,17 50:2 53:11 54:2 54:16,17 55:9 56:5 57:6 58:8 60:15 61:12 62:17 62:20 64:1,3 65:15,18 67:18 68:3 69:13 good 4:5 7:17 17:2 38:11 39:20 43:9 44:4 56:12 65:17 73:3 Goulston 32:10 GOVERNMENT 1:1 grade 8:17 60:7,12 60:19 61:1,2 62:5 62:8 grant 25:5 72:2 great 22:21 56:16 65:7,13,19 green 9:16 47:13 49:19 grid 45:8 47:12 Grinch 38:19 gross 8:2,9 11:13 ground 52:9,15 ground-floor 46:3 50:19 group 72:19 guess 19:22 29:14 32:12 39:21 50:4 50:16 55:8 56:7 Guidance 3:17 G-1 44:12 45:1 46:21 G-2 44:12 46:21 G-3 44:13 68:5	half 19:10,11 45:10 45:12 hallway 70:19 handle 56:6 handled 24:8,10 55:1 happen 20:10 59:6 happened 59:3,7 happening 68:5 happens 64:15 65:3 Harbor 53:2 hard 13:10 hashing 23:8 hate 38:18 39:2 heads 30:5 hear 14:1 29:14 heard 14:16 17:7 17:11,14,16 34:12 36:15,18 39:14 41:2 hearing 1:14 3:10 4:19 5:8 6:20,20 7:12,13 13:7,17 17:15 23:8 25:15 29:15 30:4 38:4 41:7 42:7,9,14 43:4,12 48:3 51:1 51:15 52:5,6 58:11 62:12 65:20 67:2 69:2 70:17 70:22 71:9,10 72:17 73:8 heart 39:7 heat 9:18 height 8:4 9:11 45:2 held 2:21 71:4 help 21:17 helpful 57:3 62:14 68:5 hiatus 58:19 hidden 53:20 high 59:17,21 historic 2:7 56:11 homes 27:2 Hood 1:15,18 4:3,9 5:14 6:7,16 7:3,6	10:7 11:5,22 12:5 12:10,14 14:2,6 16:1,19 17:1 23:13 25:19 27:14 29:12 31:15 32:1 34:1,10,15 35:12 35:15,17 36:14 37:12,17,21 38:8 38:14 39:18 40:3 40:20 41:1,13,18 42:5,6 48:5 50:6 53:6 57:16 58:20 59:1,4 65:22 66:13,20 67:15,21 68:6,20 69:2,8,11 70:11 72:8,22 73:3,8,15,19 hope 13:7 16:16 20:13 39:6 58:9 64:8 hopefully 65:18 hoping 18:8 hour 69:18,19 households 45:5 housing 9:9 26:12 33:1 66:21 67:19	including 28:9 29:1 49:9 inconsistent 43:20 incorrect 71:7 increase 8:1,2,3,3 11:14 increased 11:13 increases 18:20 incredible 51:22 indication 39:3 47:6 individual 44:3 indulge 42:13 industrial 47:15 inexpensive 30:15 information 26:20 28:8 51:2,4,10,11 52:5 64:6 65:20 initial 50:4 inside 19:1 intensive 48:12 49:11 interest 27:21 72:18 interested 36:16,17 interesting 29:7 54:14 interject 35:19 invite 70:20 invited 38:21 involve 62:4 in-fill 9:8 island 9:19 issue 15:1 27:9 35:11 36:18 38:3 54:11 61:5,5 71:12 issues 23:9,22 24:2 24:21 57:13 60:22 item 5:17 42:7 69:17 It'll 60:7 IV 3:8,24 IZ 67:17,18
G G 1:19,20 45:1 gains 26:19 Gallery 50:15 garage 8:17 gates 28:12 Gateway 43:22 44:11 GD 3:11 7:15 40:14 General 2:14 4:15 gentlemen 4:6 Georgetown 53:3 getting 40:16 give 22:21 30:4 42:19 67:19 69:16 given 6:3 36:2 gives 39:8 47:6 go 5:16 7:13 14:20 14:21 24:6 36:14 39:4 42:9 43:3 52:21 54:6 55:8 61:16 66:12 70:4 goals 26:20 goes 54:19 66:15 going 7:11 14:9	H	I icon 57:11 idea 33:12 identified 44:12,13 II 3:4 III 3:6 illustration 44:5 images 65:7 imagined 20:1,2 IMAX 65:14 immediately 37:16 impact 28:19 impacts 17:13 18:11 important 26:6 30:6 inclined 39:1 include 8:20 9:16 45:8 47:10 includes 44:16 52:7	J J 1:15,18	

JACOB 2:16	late 42:21	look 21:14,15 22:1	May's 25:16	mixed 20:3 33:13
JENNIFER 2:6	Lawson 2:10 4:16	22:18 24:3,9,12	mean 10:22 12:18	mixed-income 28:1
Jerrily 1:13 4:19	60:17,21 61:6	25:1,11 30:16	14:3 15:18 16:20	mixed-use 9:11
job 26:18,20	62:6,11	31:3 32:15 33:16	17:20,22 18:12	mod 12:9
JOEL 2:10	lay 37:22	40:19 49:4 54:18	20:4,4,6,20 21:21	modification 5:19
join 45:9	laying 55:7	65:19	23:2 24:2 25:1,9	6:6 10:21 11:19
joined 4:13	learning 40:4	looked 49:6	35:5 36:6 38:2,18	13:2,3,8 15:10,21
Joining 4:9	LEED 9:16 49:19	looking 29:10	39:15 49:10 54:2	16:10 20:14 23:19
joints 30:13	legally 41:3	53:14 62:17	55:14 56:15,18	32:14 34:3,6 35:1
jumper 38:1	letter 6:13 42:18	looks 22:12 28:16	58:16 59:9,10	35:3,22 40:16
	71:16	56:19 65:13	60:4,9 63:15	41:9 42:2
K	let's 5:16 7:13	lost 35:6	64:15,21 65:4,8	modifications 8:1
KAREN 2:12	14:21 36:14 43:3	lot 8:16 11:14 20:7	65:12	10:2,3 11:4
Kelly 66:10	70:4	22:6 23:22 24:10	mechanical 22:2	modify 6:1 16:11
Kenilworth 9:4,13	level 28:18 31:1	26:5,13,13 27:21	meeting 1:6,12	moments 35:20
26:11	52:8,15 60:15	28:2,5,20 33:19	2:21 4:3,7,20 6:21	MONDAY 1:9
key 34:19	63:20	39:12 46:5 48:22	7:9 26:20 37:9	months 35:7 36:21
kind 13:19 17:22	levels 52:8,11	49:15,22 50:2	42:17 69:20 70:3	37:2 38:2
19:5,13 21:5,16	life 62:21	62:11 64:1,2	71:4,8,13 74:2,4	Mordfin 2:11 4:17
22:1 33:21 39:10	lighting 51:10	67:12 68:3 70:15	meetings 5:1	7:16,17 10:8
51:14 63:13,20	limited 29:1 59:14	lots 58:18 63:15	Members 1:17 7:18	17:16 18:4,18
65:5,6 66:18	line 8:16 55:3	lovely 62:19	43:10	19:2,16 20:9
knew 59:3	lines 12:19 37:11	low-impact 47:12	Memorial 1:13	motion 3:19,19
know 10:22 12:20	little 14:8 15:3 25:8	M	4:19	40:11 41:3 70:7,8
13:1,2,8 17:20	33:10 39:17 54:5	main 43:18 59:16	mention 23:3 25:4	72:2,5,10,20 73:1
18:4,12,20 19:20	54:22 55:2 56:13	61:18 62:19	mentioned 29:22	73:12,13
19:22 20:5,17,18	56:20 57:1 58:19	maintenance 24:13	69:12 70:15	move 7:10 38:10
20:20 21:5,8,9,15	64:10	major 10:14	met 27:10	40:13 41:4 52:21
23:17 26:5,17,21	live 5:5	making 23:5	metal 22:15 24:5	52:22 68:8,12
27:1 31:7,20	LLC 3:5,12 5:19	map 43:6,14 44:9	30:8	70:14
34:18 35:5 38:9	7:15 40:14	49:2 68:17	Metro 9:10 47:4	moved 41:1,14
39:10 48:15 49:20	Lloyd 66:8	Marcie 1:18 4:10	Michael 1:19 4:12	68:20 73:4
53:17,21 55:2,5	load 64:9	market 20:8 33:11	Mies 56:15 66:4	movie 44:18 46:1
56:8,12,22 57:4,7	loading 46:8,9,16	Mary 3:21 70:7	Miller 1:21 4:11	50:14,15 52:10,12
57:20 61:3,21	51:7,9 54:10 63:4	massing 20:19	11:7,8 27:15,16	59:10 63:7,18
62:18 64:14,22	lobbies 65:11	match 25:10	36:20 37:10 42:5	67:11
66:3,6,16 70:21	located 4:21 8:15	matching 25:9	50:7,8 57:6 68:19	moving 19:1 42:4
knowledge 70:18	43:15 67:12	material 30:15	69:9 73:17	57:21 69:8 71:13
Kress 1:13 4:19	location 18:13 19:1	materiality 24:1	Miller's 53:10	73:16
	locations 22:11	materials 21:2	mind 24:17	MP-16 49:2
L	loft 21:11	22:17,19 24:2,17	minor 5:19 6:6	MP-3 47:6
lack 21:5	lofts 21:11	29:6 30:1 51:17	minority 26:21	multifamily 7:21
ladies 4:5	logic 21:8	54:13,18,21	minutes 2:21 42:15	9:8
landscaping 51:12	long 9:9 31:3 56:5	matter 72:7	42:16,20,21 69:15	
language 6:18	69:22	matters 3:2 5:12	69:19	N
large 20:18 43:15	longer 6:4 39:12	maximum 45:2	missed 64:7	N 43:17 46:3
44:2 48:21 65:10			mix 33:14 44:21	name 4:9
larger 33:18				

National's 43:16 Navy 47:3 near 4:22 61:21 necessarily 62:16 62:20 63:1 65:6 necessary 13:4 34:9 39:1,6 50:1 need 23:19,20 24:5 25:11 32:21 39:9 50:3 52:5 54:16 57:13 67:8 72:2 needed 9:20 needs 20:16 21:19 22:5 25:16 31:6,7 37:6 54:12 55:17 negotiate 58:12 neighborhood 6:4 26:4,8,10,10,12 26:19 27:1 28:1 48:20 49:1,9,17 50:2 neighborhoods 26:5 neighbors 17:9,17 23:6 never 70:18,19,20 70:21 new 9:4,8 45:9,10 50:13,16 63:16 66:14 nice 51:6 nicely 22:20 noises 5:7 normalizing 19:13 normally 14:7 69:21 north 8:4 43:17 northern 59:14 60:4 note 51:13 noted 6:13,19 45:19 72:12 notes 10:1,3 55:8 noteworthy 45:13 notice 1:15 41:7 noticed 71:5,5,7 NP 44:6	NPS 1:20 number 5:18 7:14 8:2 11:12 26:15 36:2 40:14 41:22 43:4 47:1 55:6 68:9,14 69:7 70:12 numbers 58:5,13 N.W 1:14 O O 3:5 5:18 45:10 objection 34:3,5,7 34:17,19 35:2 obtained 52:2 obviously 34:12 48:14 occupy 46:5 occur 42:1 occurred 38:20 odd 21:6 office 1:22 2:4,14 4:13,14,15 9:21 10:16 13:10 17:10 28:8 32:19 35:8 36:3 43:11 48:8 51:4 73:20 off-street 8:6 11:14 oh 6:20 19:12 58:22 59:19 61:4 68:10 okay 5:16 6:7 7:3,6 7:7,12 10:7 11:5 11:22 12:3,14 14:2,19,21 16:1 16:21 17:4,5,19 18:7,7 19:17 23:13 25:19 27:14 29:12 31:15,16 32:1,6 35:12 36:14,17 37:12 38:11,14 40:5,9,9 40:20 41:13 42:6 42:8 43:3 48:5,8 50:6 53:6 55:18 56:4,6 57:18 59:22 60:3,8 61:8 63:11,22 64:4	67:21 68:6,7,11 69:11 70:11 72:8 72:22 73:1,19,22 73:22 one's 36:17 one-to-one 24:20 OP 6:5 10:1,3 17:16 37:6,6,16 38:6 47:17,22 51:19 54:11 open 10:9 65:5,11 opportunity 35:16 opposed 33:21 37:2 60:12 opposition 41:18 69:3 70:10 72:6 72:11 73:9,15 option 36:11 order 4:4 6:2 32:21 72:3 outdoor 63:19 overall 8:7 18:20 19:21 20:19 21:21 27:20 47:20 58:5 overkill 63:13 Overlay 44:1,11 overrun 22:4 overtly 22:18 Owen 3:21 70:8 72:15 73:13 P page 14:18 28:10 44:6 51:5 painful 39:13 panel 22:9,14 panels 24:7 30:8 54:15 paper 33:22 parcel 43:15 44:2 44:13,17 45:16,22 parcels 26:16,18 44:3,11 45:1 46:21 47:21 pardon 41:8 park 43:16,18 44:15 45:14,18	47:11 50:18 53:18 parking 7:22 8:6 8:11,14 11:15 18:16,17,21,22 19:6,8 46:2,7,17 47:1 48:21 49:22 50:3,13 52:7,12 52:17,20 53:1,17 53:19 54:7,10 58:3,4,5,13,15,18 58:21 59:11 60:10 60:19 62:8 67:8 67:10 parking's 60:11 Parkside 3:12 7:15 8:5 9:14 18:6 26:11 27:21 28:14 40:14 part 9:2 13:15 22:11 31:1,1 37:6 46:15 47:16 49:18 52:3 56:1 71:16 72:18 participants 71:6 participate 65:2 72:17 participation 9:1 74:1 particular 56:3 59:18 particularly 18:10 51:21 parties 42:11 parts 56:19 63:9 party 72:17 patio 63:19 pavers 9:17 pedestrian 9:4 penthouse 22:2 people 70:19 percent 7:21 8:21 8:22 32:22 33:2 45:6 46:5 perimetered 33:22 permeable 9:17 permit 8:14 10:20 11:18 41:6	person 42:17 69:16 70:1 personal 29:5 39:15 personally 50:22 perspective 34:12 Peter 1:20 4:11 phase 44:18 55:4 phases 33:4 phasing 55:3,4 Phil 32:9 phones 5:10 photographs 27:2 31:19 pick 15:5 picture 32:16,20 piece 30:21 56:3 pipe 61:18 pipes 61:13,14,15 place 8:5 9:13,14 28:15,18 43:17 46:3 50:15 54:10 56:12 61:22 placed 60:19 places 65:16 placing 61:1 plan 9:7 21:17 24:21 27:7 29:2 31:22 43:22 51:7 64:13 planned 44:8 Planning 2:4 4:16 9:21 10:16 13:10 17:11 35:9 36:4 43:11 48:8 51:4 73:20 Planning's 28:8 plans 47:6 please 4:4 5:3,9 69:3 73:9 point 25:6 28:15 30:20 40:5 56:9 pointed 10:15 polite 39:19 40:1,2 popped 21:16 pop-up 21:6 portions 47:15
--	--	--	--	--

positive 26:2 27:19 possibly 36:11 61:17 Potomac 45:9,15 practice 71:1,2 pre 51:15 precedent 14:14 52:19 precedents 54:3 preliminary 3:2 5:12 34:4 prepared 13:16 50:22 70:13 present 1:17,22 2:4 2:14 36:12 Preservation 2:8 presiding 1:15 presumably 20:8,9 pretty 38:11 65:10 previous 13:14 17:6 54:16 71:12 previously 28:2 34:22 pre-hearing 51:16 prior 48:3 52:6 private 44:4 45:8 probably 51:18 problem 17:1 25:7 procedural 36:7 proceed 5:15 11:1 proceeded 38:22 proceeding 5:4 12:18 15:10,13,20 16:4,14,15 proceeds 40:17 47:19 process 35:20 36:10 productive 13:18 professional 49:5 proffer 67:20 Program 9:2 project 11:2,18 13:6,11 18:14 19:21 20:19 23:9 24:16 26:3 27:3 27:20,21 47:8,10	52:21 53:12 57:21 projected 46:18 projects 26:16 prominent 31:11 promised 26:4,5 properly 30:17 31:5 41:14 64:9 68:21 71:5,7 73:4 property 43:15 proposal 43:20 52:6 proposed 3:8 9:12 9:13 10:15 28:14 29:4 44:8,14 46:15,19 47:2 proposing 44:20 prototype 63:17 provide 8:5 9:8 26:5 28:22 36:6 51:7 67:19 provided 8:11 66:22 67:11 proximity 9:10 public 4:7,22 7:9 8:19 26:11 43:12 46:6 47:2,9 48:3 71:4,13 PUD 5:19 7:15,20 8:7 10:14 13:15 18:3,6 23:10 32:17 40:15 43:21 44:20 45:21 47:18 68:15 PUDs 43:6 pull 22:22 60:2 pumping 43:19 62:19 pursuant 1:14 push 58:8,10 pushing 32:12 put 6:19 7:8 18:8 19:6 21:20 43:1 55:10 putting 19:14 40:6 62:4 puzzled 14:9 P-R-O-C-E-E-D-...	4:1 p.m 1:15 4:2 74:3 Q question 15:8 16:2 22:8 29:15 35:21 55:10,12 67:7 questionable 21:3 questions 10:10 14:10,11 16:18 17:3 23:11 29:19 31:16 32:5 38:15 38:22 48:7 50:7 quite 58:7 R R 1:13 4:19 racks 47:1 raised 28:16 randomly 21:16 rate 20:8 ratio 8:3,9 11:13 reached 17:20 reaction 39:16 read 20:1 52:11 58:5 reading 28:10 ready 13:6,12 42:22 real 60:22 really 10:17 13:18 15:16 18:15 21:14 22:22 24:5 25:12 27:22 30:16,20 31:3 34:2,5 35:10 36:22 39:6 50:4 54:17,20 55:1,6 55:13 56:18,21 57:2,12 59:10 63:8 65:12,19 66:4 68:3 realm 47:2 reason 59:17 reasons 72:6,11 73:14 receive 6:12 15:11 15:14 16:11 29:11 received 36:2 41:9	70:7,9 recognized 26:8 recommendation 11:17 recommending 43:12 48:1 recommends 9:22 reconsideration 3:20 70:8 71:22 72:3 73:14 record 14:13 32:9 41:19 43:2 67:12 69:4 73:10 recorded 5:4 records 41:20 69:5 73:11 redevelop 50:11 redo 66:7 reduce 9:17,18 reemphasize 23:4 refer 37:16 38:6 referred 21:10 36:3 51:19 referring 60:18 refine 47:18 refined 29:2 46:22 reflect 14:13 reflecting 17:6 reflective 9:18 reframe 5:7 regard 18:11 65:10 regarding 23:18 46:13 register 12:20 18:10 38:18,19 regs 25:9 regular 1:6,12 2:21 17:22 18:5 Regulations 8:14 reintroduction 45:7 47:11 relate 27:4 related 43:6,14 44:9 45:18 68:17 relating 71:22 relief 25:4 63:13 67:9	rental 8:21 reopen 71:21 replacement 9:19 30:10 report 3:22 6:5 28:8,10 35:8 36:4 37:7 48:18,19 51:5,20 reporter 5:5 reports 20:2 request 5:19 6:6,9 10:21 11:19 15:21 16:10 44:16 70:14 71:18,21 72:1,4 72:10,12,21 requested 7:2 10:2 28:9 46:8 51:3,5 requesting 6:1 requests 5:2 7:19 8:1 require 67:13 required 10:4 58:7 67:10 requirement 27:11 35:21 46:7 48:2 67:17 requirements 49:19 requires 8:12 residential 8:10 9:13 28:14 44:21 47:13 50:17 51:21 52:9 respect 46:17 respond 15:2 rest 20:5,10,11 52:21 restaurant 63:19 result 20:8 resulted 26:18 retail 32:20 44:21 45:18 46:3 50:19 52:16 53:19 54:4 59:14 60:4,6 62:17,21 63:10 64:19 retailers 67:11
---	--	--	--	---

retain 56:10 reuse 47:14 reused 49:17 Review 2:7 revised 46:10,20 51:7,7 right 5:16 11:1 12:3,14 15:2 18:17 20:3 24:9 25:1 29:9 30:13 31:9 34:15,20 35:15 40:10 42:8 50:15 53:13 55:21 56:21 57:1 58:1 59:1,15 60:13 61:9 65:15 67:15 73:3 Ritting 2:16 4:15 15:1,6,8 16:2,21 35:18 41:2,5,12 71:18,20 73:1,2 Roadside 3:5 5:18 Robert 1:21 4:11 Rohe 66:4 role 21:12 roof 9:17,18 21:7 21:17,20 24:18,21 25:2,7,10,12 27:6 27:7 29:1 47:13 room 1:14,14 4:19 5:8 70:17 Roosevelt 28:18 route 24:7 46:16 row 14:1 rowhouses 9:14 28:14 ruble 49:15 rule 36:7 rules 36:1,6 71:22 run 9:18 45:11 60:22 runs 61:18 S S 1:23 sample 54:17 saying 53:13	says 32:21 36:1 51:6 57:11 scary 56:13 Schellin 1:23 4:14 5:13,21,22 6:8,12 6:15 7:4,5 37:13 37:15,19 38:5 41:20 42:7 68:13 69:3,5 70:5,6 73:9 73:11 schematic 56:8,22 scheme 19:22 29:14,17 44:7 51:8 scratch 49:4,6 screened 52:16 seat 46:1 second 12:2,6 15:7 16:7,9,13 22:13 30:19 40:21 68:18 68:19 72:13,15,20 seconded 41:2,14 68:21 73:4 seconding 42:4 69:9 73:16 Secondly 28:17 Secretary 1:23 Section 8:13 sections 21:11 24:22 see 14:7 15:12 19:12 20:6 21:9 22:20 25:14 26:22 27:3,6 30:21 31:3 39:16 44:4 54:18 54:22 56:13 63:14 63:22 68:11 70:19 71:15 seeing 29:10 30:5 31:4 53:14 seeks 45:21 seen 58:16 semis 63:15,15 senior 33:6 sense 15:8 21:21 63:1 sent 70:2	separate 15:9,13 16:2,3,7,9 separated 44:3 serve 63:6 service 44:22 services 26:6 28:2 serving 63:5 set 3:12,15 7:19 9:22 11:17 12:2,6 12:7,9,12 13:17 15:1,7,9,13,16,20 16:3,5,7,7,9,14 21:13 32:22 34:20 35:6,21,22 36:5 40:13 41:21 42:1 43:12 48:1 68:9 68:13 69:6 setback 24:20 27:9 27:11 setbacks 25:10 52:14 setting 10:20 14:14 50:22 52:20 set-down 36:10 sewer 46:14 61:14 shallow 46:14 shape 20:22 share 19:8 48:16 58:3 62:7 sharing 48:15 Sharon 1:23 4:14 Shaw 6:4 show 24:22 56:22 showing 51:7 shown 12:22 47:5 56:14 shows 30:14 55:4 side 8:4 19:5,7 43:16 60:4 sides 53:22 sidewalk 8:18 28:19 significance 57:8 significant 11:3,4 12:21 58:8 silver 9:16 similar 17:14	simply 12:22 30:10 single 19:20 22:3 sir 5:13 64:3 70:6 site 9:9 20:21 46:16 46:18 47:3,5,16 50:12 59:18 61:16 site's 45:20 sitting 54:8 six 69:19 six-story 7:21 46:4 size 11:14 33:19 sketch 56:14 slight 11:14 sloped 31:2 smaller 45:16 soft 26:6 soften 28:11,19 soil 51:12 somebody 37:3 40:10 72:9 somewhat 15:21 18:9 soon 37:19 sorry 16:21 60:15 60:17 61:11 64:5 64:7 68:10 71:21 sound 38:11,18 sounds 37:18 38:1 Source 9:1 south 1:14 43:18 45:15 47:3 51:21 Southeast 53:4 so-called 26:4 space 21:16 46:6 65:5 spaces 8:6 46:19 58:13 spacing 47:5 speak 18:1,5 special 31:13 67:8 67:13 71:4,13 species 51:12 specific 27:20 spent 69:14 split 19:9 spoken 39:5 spot 58:2	square 5:20 7:15 32:19,20 33:18 43:7 45:17 46:2 50:19 66:22 68:17 stadium 49:10 52:18,20 58:17 staff 1:22 2:4 4:14 5:11 34:18 41:19 41:20 69:5 73:11 stage 11:18,20 12:9 12:13 13:3 16:12 17:6 18:16 23:19 32:14,17 33:17,21 39:14 40:15 42:3 43:6 44:17 46:20 55:11,11,12,14,19 56:1,2,8 68:15 stage-two 17:14 standard 63:18 standing 72:16 standpoint 24:14 start 33:9 started 17:4 42:17 42:22 71:8 state 72:19 stated 68:16 72:6 72:11 73:14 statement 6:10 station 9:10 43:19 62:19 Status 3:22 Steingasser 2:6 4:16 37:5 55:18 55:22 59:13,16,20 60:1,6,10,14,18 63:16 64:2 Steingasser's 68:16 step 9:11 STEPHEN 2:11 stepping 45:3 stories 46:1 stormwater 9:17 Storrs 32:10 straightforward 20:21,22 street 1:14 3:5 5:18 8:15 9:19 27:2
---	---	--	---	---

28:18 43:17 45:7 45:10,10,11,12 46:14 47:12 54:4 61:19 62:20 64:18 65:3 streets 44:4 45:8,19 47:7 strongly 10:16 structure 8:15 46:2 46:4 structures 21:6 stuck 25:8 stuff 64:1,3 submission 6:19 44:6 51:16,16 58:6 70:13 submitted 3:20 42:18 46:11 64:6 subsequent 46:11 substantial 20:17 successful 65:10 successfully 30:9 suffers 24:11 sufficient 41:3 suggest 6:17 10:19 suggestions 22:7 summary 51:6 summer 33:11 sun 66:14 support 6:6 42:5 50:22 69:10 73:18 supports 62:21 suppose 63:6 sure 13:11,21 14:15 23:5 34:20 35:17 37:1 42:10 49:18 53:3 62:8 surface 50:12 surrounding 27:1 29:3 survey 33:20	68:16 69:13 taken 40:6 69:22 takes 39:7 talked 40:18 54:12 talking 28:22 60:11 Teague 43:18 44:14 45:14 47:11 50:18 tell 21:21 ten 37:8 terms 11:12 18:13 27:19 66:22 testimony 5:1 thank 6:7 10:6,7,11 11:8 23:13,15 25:21 27:13,14,16 32:7 35:13,17 40:3,6 41:12 48:4 48:5,10 50:5,8 53:8 57:15,16 68:12 73:22 thanks 23:12 31:14 65:21 theater 44:18 46:1 46:19 50:14,15 52:10,12 57:5 59:10 63:7,17,18 64:16,18 65:14 67:11 thereto 70:10 thing 22:5,12 23:3 24:22 30:19 54:19 55:9 56:2,7 63:2 67:17 things 19:22 24:19 25:8 26:1 39:8 think 6:10,10 7:11 12:10 13:13 14:7 14:8,15 16:19,20 17:2 20:21 23:2 23:12,20,22,22 24:3,8,19 25:5,10 26:6 27:9 28:5 29:6,7,8 31:19 32:3,13,15 33:16 34:16,16,17 35:20 39:2,6,20 50:21	51:1,18 52:7 53:1 53:13,22 54:3,10 54:14,16,18,21 55:15 56:11,17,21 57:10,12,13 58:15 60:17 65:1,9 67:3 67:12 69:14,15,18 69:22 70:13,14 71:3,17 thinking 35:19 Thomas 2:12 4:17 43:8,9 48:6 61:10 61:17 63:6,9 thorough 49:7 thoroughly 13:9 thought 21:19 34:21 39:18 55:9 66:16 three 25:3 35:7 36:21 37:1,2 38:2 47:3 53:22 throw 66:16 tied 55:15 time 13:14 23:7,10 31:3 35:4,5,6 39:11,17 42:13 46:9 55:3 66:7,8 66:15 67:1 69:14 69:16 70:1,20 times 24:10 timing 35:10 36:18 today 70:9 today's 4:20 tonight 12:13 39:5 40:18 69:20 top 21:4 25:8 30:22 56:15 63:21 topic 14:4 total 8:10 32:22 33:2 46:18 totally 53:20 touched 23:21 town 71:10 townhouses 33:8 to-one 25:1 traffic 17:13 46:13 48:14,18	transcript 2:20 transformer 28:13 transportation 18:11 23:4,9 Traver 66:10 treated 30:11 treatment 21:4 31:8,10 tree 51:12 trees 9:19 truck 46:13 49:2 trucks 46:16 true 33:18 truly 13:12 try 58:12 trying 21:18 29:13 42:10 43:2 56:9 71:11 turn 5:9 Turnbull 1:19 4:12 23:14,15 27:8 28:21 29:8,22 40:12 41:10 42:3 53:7,8 55:21 56:4 66:3,5,11,18 67:6 69:10 73:17 twin 19:5 two 6:10 17:7 19:4 19:7,10 25:3 35:7 37:6 45:1 46:1 50:16 51:13 52:8 52:9 63:14,15 typically 14:12	understood 41:5 68:17 under-utilized 50:12 unfortunately 71:6 unhappiness 38:20 unit 8:10 33:14 44:8 units 8:2 11:12 32:18 33:1,2 44:21 45:4 50:17 unprecedented 15:22 unusable 53:22 un-clarity 34:21 uphill 32:13 ups 24:6 use 21:2 22:8 30:7 48:13 49:11 54:3 uses 44:22 45:18 50:20
V				
V 3:10 vacant 9:9 50:12 van 56:17 66:4 various 30:1 vehicle 18:13 VI 3:17 Vice 1:18 4:10 6:22 10:10,11 11:10,16 25:20,21 27:18 28:15 31:16,17 40:21 48:9,10 51:2 65:22 66:2,9 67:5,16 72:14 view 11:2 51:22 viewed 28:13 VII 3:18 VIII 3:22 Virginia 65:14 voice 57:19 volume 51:12 vote 3:12,15,21 32:3 41:19,21 69:4,6 73:10,12				
W				

waive 36:7 71:21	29:11 62:8	Z.C 3:5,11,14,19	2013 1:10 2:22 4:6	7 3:12,12 7:15
waiver 3:19 70:7	we're 4:13 7:11		21 37:13	40:14
73:13	20:6 34:16 39:10	0	21/24 37:9	7:40 74:3
walked 13:16	40:15 42:20 43:2	0 41:21,21 69:6,6	2116 8:13	70 3:21
walking 50:3	50:1 53:14 54:16	73:12,12	2116.1 67:14	72 8:5
wall 28:12 56:10,11	54:17 56:5,5	03 44:6	220 1:14	73 3:21
64:17	69:18 71:11	05-28J 3:11 7:14	232 70:9	744S 43:7 68:18
want 12:20 13:21	we've 33:4 35:6	40:14 41:22 68:9	2500 45:22	744SS 43:7 68:18
14:15,22 17:4	39:5 57:7	07-26E 3:5 5:18	29 1:10 2:22	750,000 32:18
18:10 23:8 25:13	whatsoever 21:17		29th 4:6	
29:21 30:2,17,19	wide 65:11	1	3	8
32:5 37:22 38:1	willing 71:17	1 55:5	3 55:5 68:3	8 51:5
38:17 39:16 40:8	wind 30:3	1st 11:20 12:9 13:3	30 8:22 37:13	80 45:5
49:7 54:6,17	windows 20:18	16:11 23:19 32:14	3011 36:1	
56:17,22 58:12	wondering 17:9	32:17 33:17,21	337 46:19	9
66:6 68:2	work 20:17 22:6	42:2 43:5,16	398 5:20	9e 6:1
wanted 7:10 23:3	25:17 33:2,5	45:11 55:11,11,19		93 46:5
36:9,12 40:7 43:1	34:17 47:17 65:15	55:22 56:7 68:14	4	
66:1,2 69:16	working 25:12	1st-stage 8:8 9:2	4 6:5	
Warner 64:18	29:18 33:3 37:18	10:4,14 13:1,8,15	4th 1:14	
warning 30:5	workmanship	15:10 20:14 35:22	40 37:13 42:20	
warranted 32:14	24:16	40:16 41:8 43:13	41 3:13	
Washington 1:14	works 13:10 18:15	43:21 44:8,20	42,000 50:18	
3:14 43:5 53:2	30:18 65:8,9,12	100 7:21 8:21	43 3:14	
68:14	wouldn't 12:11	11-17 3:19	441 1:14	
wasn't 27:7 58:16	25:5 62:22	110 45:3	45 42:21	
58:21,22 59:4,6	wrap 53:19 62:16	12 28:10		
water 45:3 58:1	63:1	13th 6:20 7:9	5	
59:18 61:3,5,11	Wright 66:8	13-05 3:14 43:5	5 3:2,5 41:21 69:6	
62:18	write 37:7	68:14 69:7	73:12	
Waterfront 47:14	wrong 52:11	130 45:2	5,000 45:17	
47:22	W-1 44:12	15 32:17 40:4	5.5 46:5	
Water's 43:15,18	W-2 44:10	15,000 45:17	50,000 32:19	
46:11 48:2 51:8		16-screen 50:13	5041 7:16 40:15	
water-table 60:22	Y		52,000 50:18	
way 11:2 15:12	Yard 47:4	2	6	
18:15 22:2 30:11	Yards 52:22,22	2 45:2 46:20 55:5	6:15 71:5,8,14	
30:13,14 49:13	years 8:22 24:15	2nd 11:18 12:13	6:30 42:17 71:10	
54:6 55:16 63:2	40:4 55:6	39:14 40:14 44:16	6:36 1:15 4:2	
64:13 65:8		55:11,14 56:1	60 8:22	
ways 62:3 64:20	Z	2nd-stage 7:15,20	60s 56:17,19	
weather 33:10	zone 46:7	13:14 16:4,14	600 44:20 50:16	
webcast 5:5	zoning 1:4,13,17,22	23:10 36:8 41:8	637 46:19	
weeks 37:2,7	4:7,14 5:17 7:14	43:6 45:21 68:15	69 3:15	
went 12:12 53:17	8:13 25:9 38:9	2,000 32:18 33:18		
west 45:11 52:18	40:13 41:21 43:4	46:2		
we'll 7:8 14:17	68:9,13 69:6	20 8:16 32:22 33:1	7	
	ZRR 3:17	20001 1:14		

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Regular Meeting

Before: DCZC

Date: 04-29-13

Place: Washington, DC

was duly recorded and accurately transcribed under
my direction; further, that said transcript is a
true and accurate record of the proceedings.



Court Reporter

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com