

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR MEETING

+ + + + +

MONDAY

JUNE 25, 2012

+ + + + +

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 6:35 p.m., Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
MARCIE COHEN, Vice Chairperson
MICHAEL G. TURNBULL, FAIA,
Commissioner (OAC)
PETER G. MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

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OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy
Director, Development Review &
Historic Preservation

JOEL LAWSON
PAUL GOLDSTEIN
KAREN THOMAS
MAXINE BROWN-ROBERTS

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

JACOB RITTING, ESQ.

The transcript constitutes the
minutes from the Regular meeting held on June
25, 2012.

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

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VOTE: 4-0-1 to approval final action

Commission Case No. 84-17A 8
VOTE: 4-0-1 15

FINAL ACTION

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ZRR GUIDANCE

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CORRESPONDENCE

Letter from George Clark, Committee of 100 re:
ZRR process 58

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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 June 25, 2012 Public Meeting of the Zoning Commission of the District of Columbia.

My name is Anthony Hood. Joining me are Vice Chair Cohen, Commissioner May and Commissioner Turnbull. We're also joined by the Office of Zoning staff Ms. Sharon Schellin.

Also the Office of Attorney General Mr. Ritting, Office of Planning Mr. Steingasser, Mr. Lawson and Ms. Thomas and Ms. Brown-Roberts and Mr. Goldstein

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

1 Please be advised that this
2 proceeding is being recorded by a court
3 reporter, and it's also webcast live.
4 Accordingly, we must ask you to refrain from
5 any disruptive noises or actions in the hearing
6 room. Please turn off all beepers and cell
7 phones.

8 Does the staff have any preliminary
9 matters?

10 MS. SCHELLIN: No, sir.

11 CHAIRMAN HOOD: If not, let us
12 proceed with the agenda.

13 First let's take up the Consent
14 Calendar item. And I'll ask any Commissioner
15 have any problem with leaving these on the
16 Consent Calendar, and I'm asking about A & B?

17 Okay. No objections.

18 Okay. We'll move in that fashion.

19 First, Zoning Commission Case No.
20 06-11H/06-12H5 George Washington University
21 -Minor Modification to PUD plans at Square 103.

22 Ms. Schellin?

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1 MS. SCHELLIN: Yes, sir. The
2 Applicant is requesting modifications to the
3 entrance pavilion and to the landscape and
4 hardscape improvements.

5 Exhibit 4 is an OP report in support.

6 Exhibit 5 is an ANC 2A report in
7 support.

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

10 Okay. Commissioners, we have in
11 front of us, as Ms. Schellin has already stated,
12 Exhibit 4. Also the ANC Exhibit 5 as well as
13 the changes which is outlined in the submission,
14 which is Exhibit 1.

15 Okay. We may open it up. And the
16 Applicant goes into what the minor modifications
17 are, the entrance pavilion, the landscaping and
18 hardscape improvements and it goes into detail.

19 It says the Applicant will consult
20 with the D.C. Office of Planning and advise
21 Advisory Neighborhood Commission 2A, which they
22 did, the Foggy Bottom Association about West

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1 End Citizen's Association regarding the
2 proposed modifications.

3 Let's open it up. Any comments,
4 questions, concerns or motions?

5 COMMISSIONER TURNBULL: Mr. Chair,
6 I don't have any arguments for this. The
7 pavilion's been reduced in size. It's a smaller
8 scale. I think it's less intrusive, I would be
9 able to move that we acceptance.

10 VICE CHAIRPERSON COHEN: Mr.
11 Chairman, I would second the motion.

12 CHAIRMAN HOOD: Okay. Any other
13 comments?

14 So Mr. Turnbull, is that a motion?

15 MS. BROWN-ROBERTS: In so few
16 words, yes it was.

17 CHAIRMAN HOOD: So it's been moved
18 to accept as presented. It's been seconded by
19 the Vice Chair. It's moved and properly second.
20 Any further discussion?

21 Are you ready for the question? All
22 those in favor?

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ALL: Yes.

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

MS. SCHELLIN: The staff records the vote four-to-zero-to-one to approval final action in Zoning Commission Case No. 06-11H/06-12H. Commissioner Turnbull moving. Commissioner Cohen second. Commissioners Hood and May in support. The Mayoral Appointee position vacant, not voting.

CHAIRMAN HOOD: Okay. Next on the Commission Case No. 84-17A. This is again a request by Minshall Steward Properties - Minor Modification to PUD at Square 100. They're requesting modifications to the floor plans and building elevations, which are Exhibit 4 and ANC 2A report is in support.

Ms. Schellin?

MS. SCHELLIN: And you just said what I was going to say, so that's it.

CHAIRMAN HOOD: Okay. Again,

1 Commissioners, we have another Consent Calendar
2 item in front of us.

3 Exhibit 1 shows what was existing.

4 A lot of what we have -- I'm sorry. Behind
5 Tab A it shows what was existing. And I like
6 the way they have that laid out and what they
7 proposed.

8 Any comments?

9 COMMISSIONER MAY: Mr. Chairman, I
10 didn't see any kind of memo from the Office of
11 Planning on this one. Did you all receive that?
12 I didn't have it.

13 CHAIRMAN HOOD: Okay. I didn't see
14 one on this. I didn't see one on this one, but
15 we can go to the Office of Planning. Ms.
16 Steingasser?

17 COMMISSIONER MAY: Did you review
18 this?

19 MR. LAWSON: Very quickly, we did
20 meet with the Applicant. We received the
21 actual application after our report -- actually,
22 the day that our report would have been due,

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1 so in this case we didn't file a report but we
2 have no concerns with this application being
3 considered as a minor modification.

4 COMMISSIONER MAY: Can you clarify
5 what's happening with the FAR on this? Because
6 it's a little confusing the way it's written
7 up.

8 MS. STEINGASSER: This particular
9 tract is individual property but it's part of
10 a large PUD which includes the three buildings
11 to the north of the site. You can see them in
12 the photograph, the aerial photograph. It looks
13 like two inverted L-shaped buildings and then
14 one rectangular building. That encompasses the
15 entire PUD.

16 COMMISSIONER MAY: Okay.

17 MS. STEINGASSER: So while the
18 building site may increase, the PUD is very
19 marginal and it crosses the alley in between.

20 We also on the Commission at about
21 six years ago we did a text amendment to allow
22 for this very type of enclosure because the

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1 arcades are not a successful retail feature.

2 COMMISSIONER MAY: This sort of
3 in-fill of the arcade was approved in 1997. And
4 the Order noted that there was no increase in
5 the FAR because the arcade itself was already
6 included in the calculation of the FAR. I mean,
7 is that still the case here because they are
8 showing an increase in the FAR?

9 MS. STEINGASSER: I believe it
10 would be included -- it would be counted as an
11 increase in the FAR.

12 COMMISSIONER MAY: Yes. And it was
13 not clear from the Order whether they were going
14 to in-fill just the arcade or in-fill the arcade
15 and then add two floors, which is what's being
16 done in this circumstance. Just a little bit
17 hazy.

18 MS. SCHELLIN: Commissioner May, if
19 I may?

20 The Applicant just approach the dias
21 and advised that -- I think you said 20 years
22 ago, it wasn't included -- or it was included

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1 the FAR because it was only one story. Now
2 they're in-filling three stories.

3 COMMISSIONER MAY: All right. Okay.

4 MS. SCHELLIN: That's why there's
5 a change.

6 COMMISSIONER MAY: That's a big
7 difference. All right. Yes, and I thought
8 there might be something like that.

9 All right. I mean I don't have any
10 objection to it. I can't say it's the most
11 attractive in-fill of an arcade, but I don't
12 know that the building itself was that
13 attractive to start with. But I don't have any
14 real objection.

15 COMMISSIONER TURNBULL: Mr. Chair,
16 I just have one question with the Office of
17 Planning. There's nothing going on at the roof,
18 it's just the skin of the building? There's
19 nothing going on with the penthouse per se?

20 MS. STEINGASSER: As far as we know,
21 nothing is going on in the penthouse.

22 COMMISSIONER TURNBULL: Okay.

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1 Well, I know it doesn't show up in the one photo
2 and all of a sudden you suddenly see it very
3 good panels. But the existing elevations show
4 the penthouse, so I'm assuming it's the same
5 footprint as it was before?

6 MS. STEINGASSER: It is.

7 COMMISSIONER TURNBULL: Okay.

8 CHAIRMAN HOOD: Any other comments?

9 I just would note that I liked a lot
10 of the changes; the in-fills, the curtain wall.

11 And like I say, I'm not a trained architect
12 and I'd not going to become one, but I kind of
13 like what's being proposed much better than what
14 we approved previously. So it looks like the
15 -- because as the Office of Planning said in
16 the last case, it looked like it was enhanced,
17 and I like it.

18 Okay. Someone like to make motion?

19 Okay. Vice Chair?

20 VICE CHAIRPERSON COHEN: Mr.
21 Chairman, I move that we approve the Minshall
22 Stewart Properties application for minor

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1 modification of an approved plan unit
2 development of Zoning Case Order No. 445 Square
3 100 Lot 120. No?

4 MS. SCHELLIN: She gave the Order
5 number, which is correct. But the Case No. she
6 didn't have.

7 VICE CHAIRPERSON COHEN: Oh, I'm
8 sorry.

9 CHAIRMAN HOOD: I'm sorry. Can we
10 just do this Order number, because this is the
11 first time?

12 VICE CHAIRPERSON COHEN: Well,
13 because I -- Zoning Commission Case No. 87-17A.

14 CHAIRMAN HOOD: Okay. Thank you.

15 So it's been moved. I'll second
16 that. It moved and properly seconded.

17 Any further discussion?

18 All those in favor?

19 ALL: Aye.

20 CHAIRMAN HOOD: Not hearing any
21 opposition, Ms. Schellin, would you please
22 record the vote?

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1 MS. SCHELLIN: The staff records
2 the vote four-to-zero-to-one to approve final
3 action on Zoning Commission Case No. 8-17A.

4 Commissioner Cohen moving.
5 Commissioner Hood seconding. Commissioners May
6 and Turnbull in support. Third Mayoral
7 Appointment position vacant, not voting.

8 CHAIRMAN HOOD: Okay. Next let's
9 go with Final Action. Zoning Commission Case
10 No. 06-11F/06-12F George Washington University
11 Second Page PUD and Further Processing at Square
12 102.

13 Ms. Schellin?

14 MS. SCHELLIN: Staff would just add
15 that we do have an NCPC report and it shows no
16 adverse effects. That's Exhibit 42.

17 CHAIRMAN HOOD: Okay.
18 Commissioners, I think we've flushed a lot of
19 this out during the proposed action. I believe,
20 unless someone has anything else to add. Okay.
21 Anything you want to add?

22 COMMISSIONER MAY: Mr. Chairman, I

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1 would move approval of Zoning Commission Case
2 No. 06-11F/06-12F George Washington University
3 Second Page PUD and Further Processing in Square
4 102.

5 CHAIRMAN HOOD: Okay. It's been
6 moved. Do I hear a second?

7 COMMISSIONER TURNBULL: Second.

8 CHAIRMAN HOOD: It's been moved and
9 properly second. Any further discussion?

10 Are you ready for the question? All
11 those in favor?

12 ALL: Aye.

13 CHAIRMAN HOOD: Not hearing any
14 opposition, Mr. Schellin would you please record
15 the vote?

16 MS. SCHELLIN: The staff records
17 the vote four-to-zero-to-one to approve final
18 action on Zoning Commission Case No.
19 06-11F/06-12F and this approves both the second
20 stage and the further processing case.

21 Commissioner May moving,
22 Commissioner Turnbull seconding.

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1 Commissioners Cohen and Hood in support. Third
2 Mayoral Appointment position vacant, not
3 voting.

4 CHAIRMAN HOOD: Okay. Let's go to
5 proposed action. This is Zoning Commission
6 Case No. 07-35C Sheridan Terrace Redevelopment,
7 LLC - PUD Modification in Square 5869 and 5872.

8 Ms. Schellin?

9 MS. SCHELLIN: Yes, sir. Since the
10 hearing at Exhibit 31 there's an ANC 8A report.

11 Exhibit 32 is a post-hearing
12 submission from the Applicant.

13 And at Exhibit 33 there is a request
14 to reopen the record from Ms. Allen. And that
15 was approved and therefore at Exhibit 34 there
16 is a petition in opposition. The request to
17 reopen also said that she was enclosing six
18 impact statements, however the only thing
19 received was the petition.

20 CHAIRMAN HOOD: Well, actually she
21 doesn't. If she has an issue, she can go to staff.

22 She can talk to staff.

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1 MS. SCHELLIN: Chairman Hood, Ms.
2 Allen has advised that the reason why she didn't
3 include them was because it would have put her
4 over the ten page max limit allowed for email
5 submissions. And if you'd like to see them,
6 it sounds like she has -- do you have copies
7 tonight? Okay. I don't think we'll have
8 copies in time for you to move forward with your
9 decision.

10 CHAIRMAN HOOD: Okay. So we do
11 have the petition? I'm just looking over the
12 petition, Commissioners.

13 The Hillsdale Civic Association and
14 the residents of Hillsdale have made it clear
15 that a change to the Sheridan Station PUD would
16 create an oversaturation of support in
17 low-income rental housing and will have multiple
18 negative impacts to the substantial development
19 -- and it goes on and on. To mention, as such
20 this petition advocates that the original
21 housing mix of Sheridan Station be upheld
22 whereby 165 homeowners' units are kept as part

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1 of the development plans as to the existence
2 of long-term.

3 Thank you. I didn't see your copy.

4 And if you'll notice, that the
5 Commissioners are just starved for the
6 conversation.

7 The ANC also has something in
8 opposition. But if you'll notice the Applicant
9 has mentioned that they -- I think that during
10 the hearing it was mentioned about starting the
11 conversation of rent-to-own. And I think they
12 said that that defeats their purpose and it
13 defeats some funding of financing that they
14 would get. So they go into that whole argument.
15 And I also think Councilmember Berry, I'm not
16 sure, I think he was along his residence as far
17 as pushing for the home ownership. But I think
18 he was also open to the rent-to-buy as opposed
19 to, say, one of the others.

20 So, I don't know if anyone feels
21 strongly either way on that, but I will open
22 it up for any comments.

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1 VICE CHAIRPERSON COHEN: Mr.
2 Chairman, the Low Income Housing Tax Credit
3 Program requires that if it's used for rental
4 housing, the rental housing remain rental for
5 15 years. So rent-to-own may be a very good
6 option, but I don't believe that it will be
7 appropriate here.

8 As an individual who was involved
9 with this project in its very early planning
10 stages, maybe about eight years ago, I don't
11 recall, there was going to be home ownership
12 opportunities. But, unfortunately, no one
13 anticipated the market changes that have
14 occurred, the recession.

15 The values of homes in the
16 neighborhood and which impacts this particular
17 project have gone down. I don't know by how
18 much percentage, but it has gone down. The city
19 is desperate for affordable housing. To leave
20 a vacant parcel or partially vacant parcel of
21 land is not very good for the neighborhood nor
22 for the opportunity to attract the hope for

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1 retail in that neighborhood.

2 One of the things the retailers
3 always look at is population, and the number
4 of rooftops in a neighborhood.

5 The other thing I just want to say
6 on behalf of the proposed change, and I want
7 other Commissioners to speak about this, but
8 W.C. Smith has an excellent reputation for their
9 ability to manage low income housing. And so
10 I believe that they will not allow this project
11 in any way, shape or form to have tenants that
12 will create any type of negative impact in the
13 surrounding area.

14 So, I just want to share those
15 thoughts with you, and you know listen to my
16 colleagues and their ideas. But the one that
17 I would definitely be concerned about is to
18 retain the quality of the design and the
19 materials and emphasize in the Zoning Order the
20 good management of this property by W.C. Smith.

21 CHAIRMAN HOOD: Would anybody else
22 like to comment? Mr. May?

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1 COMMISSIONER MAY: Yes. I think it
2 is an unfortunate development that the market
3 isn't there to support sales of the full
4 compliment of for sale units that was originally
5 anticipated. But I think we heard pretty clear
6 testimony that if this change is not made, then
7 the project would essentially be at risk of being
8 a vacant lot for probably an extended period.

9 I mean, this is not ideal. I'm not
10 happy about the prospect of trying to move it
11 forward, but I don't see that there's really
12 any other option. I just think that the
13 alternative is much worse. I don't think if
14 we were to send them away with the minor amount
15 approved, that it would wind up with a better
16 result, I think it would up quite a bit worse.
17 That's just my sense of things having heard the
18 testimony.

19 CHAIRMAN HOOD: I would agree, and
20 I would agree to a certain point.

21 And Commissioner Turnbull is
22 actually not on this case. But from what I've

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1 heard, he's probably going to be on this case.

2 When we dealt with Ward 8 in making
3 a lot of the changes, we heard loud and clear
4 some of the uses they were trying to get away
5 from, because there was an influx of different
6 uses in 7 and 8, we made a map amendment and
7 then we changed it back. And I think that the
8 community out there is trying to get a hold on
9 something or trying to do something to better
10 their neighborhood.

11 Now, is this the right way, and I'm
12 looking from land uses and the standpoint of
13 the Zoning Commission approved something to
14 achieve a certain type use in this area. This
15 may not have been the exact parcel, but in this
16 area. And now here we go two weeks later we
17 get a developer that comes down and says "Okay.

18 Well, we can't do that. We can't conform to
19 it." It was a certain type of apartment use
20 in that area was trying to give it up because
21 there's an influx.

22 I just think that, you know at some

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1 point in time -- and I understand about the
2 market. I heard last week or so that the market's
3 getting better. I just think that we can do
4 better. And I'm going to give what I always
5 do, the Office of Planning -- I mean the ANC
6 the great weight with which they -- and I have
7 to go along with voting against this for the
8 many reasons that we voted for change in allowing
9 use in 7 and 8 to do away with rental housing
10 and some other things, undesireables, and it
11 was a mass exodus of doing that. And now we
12 got a project.

13 And I understand about what you all
14 are saying, but I know other areas in the city
15 that we kind of hold back and then kind of move
16 differently. And I'm going to do the same thing
17 here.

18 I will not be supporting this
19 application the way it stands in front of me
20 now, which from what I'm hearing makes us go
21 to the two one. So, Commissioner Turnbull is
22 going to have to read the record. And if it stays

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1 around here long enough, the other new member
2 will have to read the record.

3 So, I just think -- and I would
4 concur with your comments. Before it was bigger
5 than that. I've sit here and we've made changes
6 in this area twice to try to achieve something.

7 So, that's just where I stand. I'm
8 not in support of this application for that
9 reason and others.

10 VICE CHAIRPERSON COHEN: Mr. Chair?

11 CHAIRMAN HOOD: Yes.

12 VICE CHAIRPERSON COHEN: I don't
13 have the history and the changes that were made
14 twice, so I don't really know what you're
15 referring to. But I do want to state, and I think
16 this is a very compelling argument, right now
17 there are more than 20,000 households on the
18 waiting list of the D.C. Housing Authority.
19 And I just believe that as long as a project
20 looks like the first class project that so far
21 it is and that we do enough evaluation of the
22 proposed residents, I think they deserve --

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1 "they" being the people who don't have housing
2 like most of us in this room have -- I think
3 we all have a decent home that we can go home
4 to, and yet there are so many who don't have
5 that in this city. As I said, over 20,000 people
6 on a waiting list. And that, I think, is not
7 the best public policy is to delay the
8 opportunity and the loss of the HOPE VI money
9 that we'll experience.

10 Unfortunately, I think that -- I
11 don't know about the Office of Planning, they
12 must be reading different publications than I
13 had. But there's some increases in prices in
14 different neighborhoods, but it's not
15 unfortunately in Ward 8. And I do believe that
16 this going to be a long-term issue where there
17 will be a lot of vacant property for a while.

18 COMMISSIONER MAY: Mr. Chairman,
19 could I ask you a question?

20 CHAIRMAN HOOD: Yes. Sure. Could
21 you just sit down there so we understand?

22 COMMISSIONER MAY: No, I'm just --

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1 CHAIRMAN HOOD: I thought you
2 wanted to be a witness.

3 COMMISSIONER MAY: Not at all.

4 No. I'm just curious. Do you think
5 that there might be an opportunity for the
6 Applicant to make a better deal that would be
7 satisfactory to you, I mean, a slightly
8 different balance? I mean because if you would
9 prefer to put the matter off before voting to
10 give the Applicant a chance to see if they can
11 do better, I would certainly be open to that.

12 I do not -- like I said before, I'm
13 not clear about the prospect of voting for this.
14 I just think it's the least problematic choice
15 to vote for it. But I would certainly be willing
16 to put off a vote for, you know for two weeks
17 or four weeks if you think that the Applicant
18 might be able to come back with a better view.

19 CHAIRMAN HOOD: I would greatly
20 appreciate that, Commissioner May. And I think
21 that something can be done. I mean, I've seen
22 it. I've been there. I know something can be

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1 done.

2 Does Anthony Hood know the answer?

3 No. But I'm sure something can be done.

4 Because it's done -- it's done in other cases

5 in other parts of the city, it can be done here.

6 And that's just where I am. I just draw the line

7 on this one.

8 You know, and I hear your comments

9 Vice Chair. But also people have the right to

10 have an affordable house that they own, too.

11 They should have the chance to be able to have

12 the same variety as the rest of us do, or the

13 rest of the city does. And just to always put

14 rental, rental, rental, apartment rental,

15 rental, rental out there that's what we were

16 trying to get away from when we voted on it two

17 times.

18 So, that's just where I stand. I

19 draw the line. I'm going to stay with it.

20 But I appreciate you bringing that

21 up, Commissioner May with my colleague, and also

22 redirect it. And I'm not sure where he's going

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1 to fall in on it. But I think to give it some
2 more time to where this Applicant can -- we're
3 going to be the ANC, this Applicant can come
4 up with something better than what's here in
5 front of me. Because I had hoped at the hearing
6 that that was going to happen. And I understand
7 about the issue about the rent-to-buy and all
8 that. I understand there are some other
9 parameters in there, but I think we can come
10 up with a better mix of something that will work
11 for what the citizens was is going to have to
12 endure and be out there in that community.
13 That's just where I am on this.

14 And typically, it's a land use issue
15 because we changed the Zoning specifically.
16 We had two cases. Now, it might not have been
17 this particular parcel, but the same issue
18 arises right here, and this started with John
19 Moore with the Office of Planning, and I think
20 Mr. Lawson picked up that case and came with
21 it. So, you know if I'm wrong, that's just where
22 I am on this one. But I don't think I'm wrong.

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1 I think this is the right move.

2 I think, Commissioner May, I
3 appreciate you at least allowing this Applicant
4 some additional time. Because I think they can
5 come up with a better resolution than what we
6 have in front of us.

7 Okay. Any other comments?

8 VICE CHAIRMAN COHEN: No, Mr.
9 Chairman. I would concur, though, with the
10 opportunity to have the Applicant return to see
11 if they could come back, to sharpen their pencil,
12 come up with a program that satisfies, you know
13 the neighbor's use on the petition. But again,
14 I think that I'm extremely -- I just need to
15 say this: That there are so many people that
16 need this housing, whether they can afford the
17 home or not, they need housing. So, I would
18 agree to have the Applicant return.

19 CHAIRMAN HOOD: Great. And
20 without saying so, Commissioner Turnbull may
21 have to read the record. I don't know what may
22 come back.

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1 VICE CHAIRPERSON COHEN: And I
2 think taking that into consideration we would
3 move this probably to the July 30th meeting.
4 Because it sounds like we're asking the
5 Applicant to do this, not only just give you
6 a different number, but that would require some
7 new plans.

8 COMMISSIONER MAY: You know, if we
9 could leave it open-ended, I would leave it up
10 to the Applicant how much time they need.

11 VICE CHAIRPERSON COHEN: Okay.

12 CHAIRMAN HOOD: Oh, you mean the
13 time frame, we're going to leave it open?

14 COMMISSIONER MAY: Yes. I mean if
15 they think they can do it all in, you know two
16 weeks --

17 CHAIRMAN HOOD: Three weeks.

18 COMMISSIONER MAY: Okay. But if
19 they can need --

20 CHAIRMAN HOOD: More.

21 VICE CHAIRPERSON COHEN: Okay.
22 Then if we could set that date then for the

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1 Applicant to do their filing by July 16th so
2 we can allow a week for the parties, the ANCs
3 to respond by July 23rd, then we can take it
4 up at the July 30th meeting.

5 And Chairman Hood, if I may, a member
6 of Councilmember Barry's staff approached me
7 and said that she had a report from him, however
8 it's not written. So would the Commission be
9 inclined to -- I know we set a date before but
10 he didn't make that date, so would the Commission
11 be inclined to have that filing from him also
12 by the 16th?

13 CHAIRMAN HOOD: I actually would
14 encourage it.

15 VICE CHAIRPERSON COHEN: Okay.

16 CHAIRMAN HOOD: I'd like to see him
17 because I know he was leading a meeting and I'd
18 like to hear exactly what.

19 VICE CHAIRPERSON COHEN: Okay.
20 And deadline times would be 3:00 p.m. on each
21 of those days.

22 CHAIRMAN HOOD: So could we make

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1 sure that the Councilmember --

2 VICE CHAIRPERSON COHEN: She heard
3 me.

4 CHAIRMAN HOOD: I would ask that--
5 you know, actually, I don't know if those signs
6 are for this case, but it would be good to put
7 them down because I just noticed them. And
8 typically I don't even look in the audience when
9 I'm -- and we don't have any -- we've adopted
10 the City Council's rule: We don't do any
11 demonstrating in the hearing room. So, I would
12 appreciate it if you would put them down.

13 And I'm sure that if we don't make
14 the decision, I'm sure on your way out we'll
15 hear some noise or some kind of way it'll get
16 back to us. Believe me, it always does. So
17 I would appreciate it we just not demonstrate
18 in the hearing room.

19 Okay. Forgot where we are.

20 So we didn't put a time limit.
21 Commissioner Turnbull is going to read the
22 record.

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1 VICE CHAIRPERSON COHEN: We did put
2 a time limit, and we set the dates, yes.

3 CHAIRMAN HOOD: A time limit?
4 Okay.

5 VICE CHAIRPERSON COHEN: And that
6 would allow staff time to prepare the record
7 for Commissioner Turnbull and allow him time
8 to read too.

9 CHAIRMAN HOOD: Now let me ask, Mr.
10 Ritting is watching the video of the broadcast
11 live. Is that like -- is that reading the record?

12 MR. RITTING: Well, there are
13 written submissions in addition to the testimony
14 at the hearing that Commissioner Turnbull will
15 have to review.

16 CHAIRMAN HOOD: All right. Okay.
17 Anything else on this, Ms. Schellin?

18 MS. SCHELLIN: No, sir.

19 CHAIRMAN HOOD: And let's make sure
20 we get the correspondence from counsel.

21 MS. SCHELLIN: And the record is
22 closed for all other times.

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1 CHAIRMAN HOOD: Yes. Okay. Thank
2 you very much. And, Commissioner May, I
3 appreciate you -- and also Vice Chair allowing
4 more time.

5 Okay. Let's go to -- oh Hearing
6 Action Zoning Commission Case No. 12-02 B&B
7 Florida Avenue, LLC - Consolidated PUD and
8 Related Map Amendment in Square 3516.

9 Ms. Schellin.

10 MS. SCHELLIN: That actually goes
11 to OP.

12 CHAIRMAN HOOD: OH. I'm sorry.

13 MS. SCHELLIN: Hearing Action, is
14 that where we are?

15 CHAIRMAN HOOD: Not Ms. Schellin,
16 Ms. Thomas. I'm sorry.

17 MS. THOMAS: That's fine.

18 Good morning, Mr. Chairman, Members
19 of the Commission. Karen Thomas with the Office
20 of Planning.

21 Office of Planning is recommending
22 setdown for a public hearing of the application

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1 for a Consolidated PUD and PUD related Map
2 Amendment to facilitate redevelopment of 50
3 Florida Avenue by the Applicant B&B 50 Florida
4 Avenue, LLC.

5 The proposal for the former ice
6 manufacturing site conforms to the
7 Comprehensive Plan's objective for the mid city
8 area and to the generalized Land Use and Policy
9 Maps.

10 The related Map Amendment would
11 rezone the site from C-2-A and C-M-2 Districts
12 to the C-3-B District to facilitate construction
13 of a mixed use residential retail building at
14 4.83 FAR, a height between 60 and 90 feet with
15 185 residential units, two levels of below grade
16 parking. I'm sorry, 18 units would be dedicated
17 to affordable housing per housing requirements.

18 Flexibility is being requested from
19 the loading and restructure requirements and
20 at OP's request the Applicant did revise some
21 elements of its initial submission and provided
22 additional plan details for its elevations,

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1 redesign of the curb off of Florida Avenue with
2 DDOT's input, and removal of the utility grates
3 that they put into place adjacent to the
4 residence west of the site.

5 The immediate benefits of the
6 project would include:

7 Residential units where the
8 existing industrial zoning wasn't currently
9 permitted;

10 Streetscape improvements with new
11 tree boxes and lights according to DDOT
12 standards, and;

13 The effective widening of the alley
14 system from 16 to 20 feet.

15 The Applicant has been working with
16 the ANC for over a year as both parties continue
17 to iron out the details of the off-site
18 amenities. OP will continue to work with the
19 Applicant to respond to any requests that you
20 may have.

21 And thank you, and I'll be happy to
22 take any questions.

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1 CHAIRMAN HOOD: Okay. Thank you,
2 Ms. Thomas.

3 Let's open it up, Commissioners.
4 Any questions, comments?

5 COMMISSIONER TURNBULL: Yes, Mr.
6 Chair.

7 Ms. Thomas, the C-3-B seems like
8 jump. Why not C-2-A, just leave the whole thing
9 at C-2-A? I mean, I don't see any C-3-B in the
10 adjacent area. Is there?

11 MS. THOMAS: We don't have C-3-B,
12 but we do have C-3-C directly across the
13 property. And the PUDs, the existing PUDs that
14 surround the area, PUD C-3-C Map Amendments.

15 Why that designation? The
16 Applicant needing that for height,
17 redevelopment needed it for the height but not
18 so much as the density. We're not approaching
19 the full 5.5 density that C-3-C PUD would permit.

20 It's well below that. But for the height, and
21 the additional height and sometimes additional
22 density, the C-2-A wouldn't have done that.

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1 COMMISSIONER TURNBULL: Okay. I
2 guess one of my concerns was the adjacent
3 residential homes in the neighborhood nearby.

4 I really wanted to see some sections that
5 clearly show what the height differences on
6 that. I was just concerned about the
7 relationship. I'd like to see some shadow
8 studies on the impact of this building on the
9 adjacent neighborhood.

10 I'd like to see the impact of the
11 homes. I'm specifically concerned about the
12 homes to the -- I guess it's to the west, the
13 alley. I don't see any amenity of protection
14 for that. It looks very stark for that home.

15 I'm worried about trucks going in and out, cars
16 going in and out. And we've had this kind of
17 concern before. I'd like to see truck turning
18 radiuses, how you get in and out of the alley,
19 what kind of bollards or protections is going
20 to be made for the fences and other aspects of
21 the units around there.

22 I'd like to see some more

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1 landscaping at that level to at least provide
2 a buffer of some sort for the new --it just seems
3 very stark right now.

4 I think for the protection of the
5 home, I'd like to see a property construction
6 management plan. I'm worried about diversions
7 and demolition that are so close to this.

8 And just the amenities package, I'm
9 really concerned about the neighbors nearby.
10 I don't see really anything addressing the
11 neighbors themselves, so I'm a little bit
12 concerned about that.

13 I'm also worried about the activity
14 on the roof. It looks like it's going to be a
15 very active roof. There's terraces out there.
16 So I'm concerned about noise and light, and the
17 impact on the neighbors because they're very
18 close.

19 And I'd like to see what kind of
20 mitigation measures are going to be done for
21 activities. Are there hours, restriction hours
22 for on the rooftop or what's happening up there?

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1 And I guess I would like to see
2 something showing where the affordable units
3 are going to be throughout the project. Some
4 kind of idea of what floors, where they are.
5 Are they all going to be in the alley, which
6 I hope not. But I would hope that they're going
7 to be distributed throughout the project.

8 And I think those are my basic
9 concerns. I mean, I'm just concerned about the
10 scale meeting the neighborhood and what's being
11 done to -- I think there needs to be some more
12 work on protecting the neighborhood, the
13 residential townhomes and the rowhouses right
14 adjacent.

15 Mr. Chair, I can relinquish my time
16 on this.

17 I'm good. I think if I've missed
18 anything, I can come back.

19 COMMISSIONER MAY: Do I get as much
20 time as everyone?

21 CHAIRMAN HOOD: Tonight it doesn't
22 matter. Now go right ahead.

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1 COMMISSIONER MAY: All right. I'm
2 glad Commissioner Turnbull raised the issue of
3 seeing sections through the site. That's one
4 of the things that occurred to me. And it would
5 be very interested in seeing site sections that
6 demonstrate the relationship of the immediate
7 neighbors to the north.

8 I'm wondering whether Office of
9 Planning in their discussions with the
10 developer, you talked a lot about the sidewalk
11 along Florida Avenue. And Florida Avenue is
12 such a thoroughfare and the homes further up
13 just further to the northwest and homes and
14 businesses, so many of them are so close to fast
15 moving traffic. And I don't recall the exact
16 circumstance here, but when you're comfortable
17 with just a 12 foot sidewalk, I know that
18 sometimes you ask for a little bit more breathing
19 room to create sort of a comfort zone. Because,
20 you know because is it really going to be a
21 comfortable detail stretch with lots of cars
22 going by very close?

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1 MS. THOMAS: And with respect to
2 the curb area density, you know as to the to
3 the residents that would pass the alley there--

4 COMMISSIONER MAY: Yes.

5 MS. THOMAS: -- I think they have
6 widened the -- and we were concerned about that
7 as well.

8 COMMISSIONER MAY: Yes.

9 MS. THOMAS: And --

10 COMMISSIONER MAY: What about along
11 the major face of the building of Florida?

12 MS. THOMAS: I'll have to look at
13 that.

14 COMMISSIONER MAY: It just seems
15 like it's a spot that calls out for the more
16 than then ordinary sort of 12 feet and interim
17 tree boxes and -- these are also questions that
18 you can look into between now and when you have
19 the hearing.

20 MS. THOMAS: Okay.

21 COMMISSIONER MAY: What about
22 retail, have you had specific discussions about

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1 what retail there might be in that --

2 MS. THOMAS: We haven't opened that
3 with them.

4 COMMISSIONER MAY: Not yet?

5 MS. THOMAS: No.

6 COMMISSIONER MAY: Okay. We're
7 very curious about what might work with that
8 size and shape of space in that location, I'm
9 a little concerned.

10 MS. THOMAS: We would have to be a
11 little bit flexible --

12 COMMISSIONER MAY: Yes.

13 MS. THOMAS: -- with what we might
14 put in there just because the space and the open
15 columns --

16 COMMISSIONER MAY: Yes.

17 MS. THOMAS: -- that would will be
18 coming down.

19 COMMISSIONER MAY: Okay. All
20 right. Well, we'll obviously get more
21 information about it when we get to the hearing.

22 I have some comments on the drawing

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1 package as well. It seems that -- I appreciate
2 getting the second set of drawings, because I
3 looked at the first set of drawings first and
4 had this wide-eyed look, the incompleteness of
5 that package, though the second package much
6 stronger but still was a bit lacking in terms
7 of detail. And I am concerned or I would like
8 to see more on how the -- I guess seeing
9 close-ups of the facades and how the materials
10 are working.

11 I'm also concerned about those blank
12 end walls on the east side. I don't know if
13 they are -- I mean, they're going to be fairly
14 obvious for a while. I don't know when the
15 building next door is going to be developed or
16 at what height it will be, but it's going to
17 be pretty obvious, large blank walls and that's
18 one of those things that I'd like to try to see
19 addressed in the PUD.

20 There's a stairway that goes to the
21 roof at the southeast end of the building and
22 it extends all the way to the roof, you know

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1 mainly because it's the second exit from the
2 roof terrace area. But there's also a terrace
3 cut out of that corner. And I'm wondering if
4 that stair tower that requires relief to be there
5 in the first place, whether that can actually
6 go away and that could be a stairwell down into
7 that terrace that connects to the stairway, or
8 some other solution that just gets that little
9 pop-up out of the way because it just makes the
10 building feel that much taller and unnecessarily
11 so? So I would just love to see that stairway
12 door wired or pushed away from the end wall of
13 the building. Again, since it could be along
14 time since before there's another building next
15 door.

16 There's a very large section in the
17 south wing on your brief and it's called just
18 a membrane roof and another note somewhere that
19 says that there will be condensers up there.

20 It would be nice to see more green
21 roof up there, extensive green roof. The north
22 block, I mean extensive green roof with some

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1 condensers in it; I'm not sure why. Are there
2 that many more in the south than -- anyway, I'd
3 like to see that in more detail and understand
4 exactly how big a collection of condensers were
5 moved there.

6 The courtyard itself leaves
7 something to be desired. It seems to me there's
8 an opportunity to do more than just a lawn and
9 some better landscaping, maybe some taller
10 ornamental trees or something that's got a
11 little bit more substance to it. It just seems
12 like there's really not very much to it.

13 I mean, it's kind of a questionable
14 valuable to begin with because of the position
15 of it and the fact that the south wing, the area
16 will block off so of the sun to that area. I
17 don't if you put more trees in there, whether
18 they would all really survive or not, but it
19 just doesn't seem -- it seems like it's going
20 to be kind of barren and shady.

21 And I am very interested in the
22 shadow studies as well, not just for the

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1 neighborhood, but also for what that courtyard
2 is going to be like most of the time.

3 So, those are my questions.
4 Thanks.

5 CHAIRMAN HOOD: Vice Chair?

6 VICE CHAIRPERSON COHEN: Yes, Mr.
7 Chairman. My colleagues covered quite a few
8 things that, of course, I would have brought
9 up even though I'm not an architect.

10 I would like to know actually more
11 about the LEED standards that are being met.
12 They talk about 50 points that I don't know
13 exactly -- I sort of checked the list, and it
14 just seemed like they were going for the minimal
15 and that's why I'm glad Commissioner May brought
16 out the green roof. So, I'd like to know more
17 about their intents with stormwater management
18 and items such as that.

19 And then I see the picture of this
20 connection, this atrium kind of connection and
21 just wanted to know what the intent is. It
22 doesn't look like it's going to be as much use

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1 for the entire building. I just didn't really
2 get that.

3 COMMISSIONER MAY: Are you talking
4 about the sort of trellis over the --

5 VICE CHAIRPERSON COHEN: Yes. Yes.

6 COMMISSIONER MAY: Yes. I had some
7 questions about that, too. I'm not
8 particularly found about how that looks from
9 the street as well. So the roof trellis
10 embellishment thing.

11 VICE CHAIRPERSON COHEN: Yes. I
12 think it needs to be described a bit more.

13 And then similarly, like I do want
14 to know where the affordable units are going
15 to be in the building, which I think was covered
16 Commissioner Turnbull.

17 So those are really my questions.

18 CHAIRMAN HOOD: Okay. Any other
19 questions or comments?

20 Ms. Thomas, what used to be at this
21 site?

22 MS. THOMAS: An ice manufacturing

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1 plant.

2 CHAIRMAN HOOD: An icehouse?

3 MS. THOMAS: An icehouse.

4 CHAIRMAN HOOD: That was a test.

5 All right.

6 MS. THOMAS: Okay.

7 CHAIRMAN HOOD: Yes, that's my only
8 question. My father used to take to it--we used
9 to get our ice from there. That's a question.

10 No. I'm just kidding. I'm just playing.

11 The only thing I would say is having
12 a little bit of experience with knowing how
13 this site, and I think it's going to continue
14 to jump-start continuing down, it's already
15 started. I'm again more interested, and I see
16 Mr. George also has the transportation to this.

17 I'm interested in how they're going to
18 circulate. For the hearing I think last week
19 I mentioned how New York Avenue was so packed.

20 And I don't know what Mr. George did, but New
21 York Avenue, I went out there the next day and
22 I saw and there wasn't no traffic at all. I

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1 couldn't believe it.

2 So, I do still want to see -- Florida
3 Avenue is congested in that area, and I'd like
4 to see how that all is going to flow in with
5 everything else that's going on down there.

6 That's pretty much all I have in
7 this. Anybody else have anything else?

8 Okay. So I move that we set down
9 the Zoning Commission Case No. 12-02 and ask
10 for a second.

11 VICE CHAIRPERSON COHEN: Second.

12 CHAIRMAN HOOD: It's been moved and
13 properly second.

14 Any further discussion? All those
15 in favor?

16 ALL: Aye?

17 CHAIRMAN HOOD: Not hearing any
18 opposition, Ms. Schellin, would you please
19 record the vote?

20 MS. SCHELLIN: The staff records
21 the vote four-to-zero-one to setdown Zoning
22 Commission No. 12-02 as a contested case.

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1 Commissioner Hood moving.
2 Commissioner Cohen seconding. Commissioners May
3 and Turnbull in support. Third Mayoral
4 Appointment position vacant, not voting.

5 CHAIRMAN HOOD: Okay. Next we have
6 ZRR Guidance. Ms. Steingasser?

7 MS. STEINGASSER: I'd just like to
8 report that this weekend Councilwoman Bowser
9 hosted a Ward 4 Leadership Meeting that included
10 every member of the ANC, every civic group
11 president and a representative of every business
12 association in her ward.

13 Director Harriet Tregoning and I
14 went and presented. We were the sole item, the
15 ZZR and we presented it. It went for about three
16 hours and it was a really good conversation of
17 back and forth on the different issues and the
18 overall vision of why are we doing it, and what's
19 the needs; thinks like that.

20 CHAIRMAN HOOD: How was that
21 received? How did it go?

22 MS. STEINGASSER: It was received

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1 very well. They were very happy to have us
2 there. The Councilwoman had put a lot of time
3 into coordinating with us and her staff. There
4 were some questions, a lot of issues about some
5 of the specifics that we had floated out earlier
6 for the sole purpose of discussion.

7 Overall, they were very relieved
8 that there was going to be no changes to the
9 side yard. And Ward 4 is heavily single-family
10 detached rowhouse neighborhood, very stable.

11 We talked a lot about parking. And
12 we explained that we would be moving forward
13 first with parking in the downtown. There was
14 mixed response to that. Some people work in
15 downtown, so there was concern about that.

16 We talked about accessory dwellings
17 and we explained the current code requirements
18 and permissions under the accessory dwellings,
19 and that we were actually proposing to reduce
20 those. So, there was some concern about
21 enforcement of boarding houses and those kind
22 of issues. And so we, you know, just try to

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1 coordinate a little bit more with DCRA on the
2 current code issue violations.

3 We talked about corner stores. And
4 we got a lot of interesting response to corner
5 stores. There were a lot of people who
6 remembered growing up with corner stores and
7 talked about -- gave us their personal testimony
8 of how corner stores served as a type of
9 independence for a 10 or 12 year old kid who
10 could go to the store without having to get on
11 Metro or the bus. And then people who
12 remembered the best German sausage they had ever
13 bought, and the best pasta down the street.
14 And so there was a lot of -- I would say we got
15 much more positive than we were expecting on
16 that particular issues, but there's also still
17 some concerns about what that means and how it
18 would come, and in what areas. So we still need
19 to get back to them with some maps.

20 CHAIRMAN HOOD: And I want to make
21 note that I was able to observe Office of
22 Planning's presentation in Ward 7. And I think

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1 that -- well, I'll let you comment on it.

2 MS. STEINGASSER: We went out to
3 Dupont Park Civics Association and had a very
4 good conversation. We came on after the police
5 officials who took a lot of grief, even though
6 they're carrying guns.

7 We went over the general proposals
8 that we're making, again in the context to try
9 to focus on their neighborhood and what we will
10 change and what won't change.

11 There was really not a lot of concern
12 about the ZRR. There was a lot of concern about
13 the current state of group homes east of the
14 river. And we had been in a meeting with a lot
15 of the agencies that provide group homes,
16 whether it's for adults, return, ex-offenders,
17 children, family services about two months
18 before with the Director of Department of
19 Consumer and Regulatory Affairs, Nick Majett.

20 So we kind of followed up on that and told them
21 how to get in connect with it. A lot of that
22 information can't be shared, especially if it

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1 has to do with underage children. But that was
2 their concern was really that particular issue,
3 which we're not proposing to change through the
4 current regulations.

5 And other than that, they seemed
6 grateful that we had come out.

7 CHAIRMAN HOOD: I was able to attend
8 that with the Office of Planning to see exactly
9 how things were going. I may go observe one
10 other community outreach, but I appreciate you
11 all going to Ward 7 from what I witnessed. And
12 I'm sorry, I witnessed the comments.

13 Okay. Anything question of Office
14 of Planning or ZRR -- well, we have another issue
15 in Correspondence. But any questions on this
16 portion of ZRR? Okay.

17 Let's go to Correspondence. We
18 have a letter from George Clark, Committee of
19 11, ZZR Process, a copy of Office of Planning's
20 response. I think we have the response that was
21 provided.

22 Do we have an exhibit number?

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1 MS. SCHELLIN: For Mr. Clark's
2 letter, actually no because unless the
3 Commission advises staff to put it in the record,
4 there's nowhere really to put it at this point,
5 there no case before you.

6 CHAIRMAN HOOD: All right. Thank
7 you. All right.

8 Well, let me open it up first,
9 Commissioners. First of all, we received a
10 letter from Committee of 100 , from Mr. Clark,
11 who is the Chair, and he expresses some issues
12 about the process and the outreach. And he goes
13 on to cite a number of issues. I'm sure we all
14 have read it. And I think for the most part,
15 I notice this is not -- if you look at page 2
16 he is asking us to do certain things, or asking
17 the questions:

18 The Committee of 100 asked the
19 Zoning Commission to request the Office of
20 Planning to provide an updated ZRR Schedule with
21 outlines of why it was necessary to come forward
22 and explain the number of text amendments;

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1 When extensive public outreach
2 would be conducted, and;

3 When the text amendments would be
4 reviewed by the Task Force in their setdown
5 format;

6 What assurances would be given to
7 the text being taken out of context?

8 And it goes on to what the process
9 would be for the remaining subsections of the
10 ZRR.

11 I know Mr. Clark and I know the
12 members of the Committee of 100 are here. I
13 really would just encourage -- I can tell you
14 that everybody's not seeing this whole ZRR the
15 same way. And when I read this letter from Mr.
16 Clark I looked at the one that said "one
17 subsection." I probably just wanted to put that
18 out there at the hearing.

19 I looked in this -- and I don't know
20 if it was Ms. Steingasser, I think it was in
21 our conversation prior to that that I said bring
22 in one section. I think Ms. Steingasser's always

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1 said that she was bringing -- you know, it was
2 like four I think that they could rattle off
3 to us, and I only said one. But I can tell you
4 what, I can tell you at the end of the day the
5 Commission will decide how to move, whether it
6 be parking, or whatever. If we assume we need
7 to take our time and deal with one, that's how
8 we're going to do it; if we can handle four we'll
9 do that.

10 I think, though, for me, and I'll
11 open it up to my colleagues, we have to get
12 started. I don't think this Commission or the
13 Commissions I've ever served on has a problem
14 of retracting, slowing up, or moving forward.

15 I think that's a moving piece. But at some point
16 in time we're going to have to get started with
17 this. I'm just hoping that the conveyance
18 of exactly how we move -- because I'm going to
19 tell, I sit here and sometimes I get mixed up.
20 But what we need to do is we need to get started
21 with this process. And at the end of the day,
22 as a former colleague said, and that's what

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1 helped me kind of get grips on everything, is
2 the hearing is going to take place right here.

3 I don't think they're going to move us anytime
4 soon.

5 The hearing is going to take place
6 right here. And the four or five of us, or however
7 many of us is up here, we're going to be able
8 to deal with any concerns that we have and we're
9 going to take our time, and we're going to hear
10 from everybody.

11 I know that there's some preliminary
12 stuff going on with Office of Planning, but the
13 hearing is going to take place in this hearing
14 room. Specifics -- and the hearing is going
15 to take place right here. And that's how we'll
16 deal with it.

17 So, let me open it up.
18 Commissioners, any questions or comments?

19 CHAIRMAN HOOD: The only thing I
20 wanted to say, Mr. Chairman, is that there was
21 a great deal of misinformation out in the city.

22 And a lot of the work that has taken place over

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1 the years with the Task Force has I'm sure been
2 time consuming and somewhat frustrating. And
3 I think that pulling it together and finally
4 moving forward at whatever the appropriate pace
5 is is important. What we need to do is
6 eliminate some of the rumor mills that have been
7 out there that the changes are not going to be
8 as drastic and that there certainly will be
9 opportunities for people to come before the
10 Zoning Commission with their concerns, and we
11 will of course hear them.

12 So that's all I wanted to add to the
13 discussion to that.

14 CHAIRMAN HOOD: I just want to say
15 one thing: I don't know if the charges are
16 drastic or not, I haven't seen them. So, we need
17 to take our time and we're going to have the
18 hearing here. And we just want to have the
19 hearing. The hearing's going to be right here.

20 And I appreciate the Office of
21 Planning doing outreach. I know you're getting
22 mixed reviews. And even more than that, Mr.

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1 Clark, and others, and Committee of 100 I
2 appreciate you all staying engaged and involved.
3 And I know when the hearings show up, I'm
4 encouraging you -- well, I don't have to
5 encourage you. You always have been involved.

6 I was going to encourage you, but I have to
7 do that other places. I was going to encourage
8 you all to come to the hearing and, believe me,
9 if you want to be heard. But I don't need to
10 encourage the Committee of 100. We're going to
11 be anticipating looking forward to your
12 involvement throughout this process.

13 I mean that wholeheartedly. Not
14 slighting your letter, not disregarding it, but
15 we got to get started. And what we'll do is
16 that the points that are raised, we will see
17 how we agree. As you saw tonight, we might not
18 agree on everything tonight, but we'll see how
19 we're going to move forward.

20 So, I'm sure that we're going to have
21 you involved. Okay.

22 Any other questions, comments?

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1 Does anybody want to hear from Mr.
2 Clark? Okay.

3 All right. So, is there anything
4 else?

5 MS. SCHELLIN: Not unless if he
6 wants to do a status report, I believe we will
7 be done. They're saying no, so I guess we're
8 done.

9 CHAIRMAN HOOD: Okay. And I really
10 want to say this, and I mean this: I want to
11 thank Mr. Clark and Committee of 100 for coming
12 down for Correspondence. Most people don't do
13 that. That just shows me how involved you are
14 in the process. And I'm not sitting here trying
15 to get my brownie points. I don't need them.
16 But what I'm saying is I just appreciate that
17 because that shows the interest, and I
18 appreciate the work that you all do. And I really
19 mean that.

20 Is there anything else? Okay.
21 With that, this meeting is adjourned.

22 (Whereupon, at 7:35 p.m the Zoning

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Commission Regular Meeting was adjourned.)

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