

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

IN THE MATTER OF:

Forest City Washington -
Southeast Federal Center
Overlay District Review -
Waterfront Park

Case No.
08-04

Thursday,
May 29, 2008

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

The Public Hearing of Case No.
08-04 by the District of Columbia Zoning
Commission convened at 6:41 p.m. in the
Office of Zoning Hearing Room at 441 4th
Street, N.W., Washington, D.C., 20001,
Anthony J. Hood, Chairperson, presiding.

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ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD	Chairperson
GREGORY JEFFRIES	Vice-Chairperson
PETER MAY	Commissioner
CURTIS ETHERLY, JR.	Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN Secretary

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON
ARLOVA JACKSON

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P R O C E E D I N G S

6:41 P.M.

CHAIRPERSON HOOD: All right,
let's get started.

Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Thursday, May 29, 2008. My name is Anthony J. Hood. Joining us this evening are Vice-Chairman Jeffries, Commissioner Etherly and Commissioner May. We are also joined by Ms. Schellin from the Office of Zoning and I see Mr. Lawson and I believe Ms. Jackson from the Office of Planning.

This proceeding is being recorded by a court reporter and is also webcast live.

Accordingly, we must ask you to refrain from any disruptive noises or actions in the hearing room.

The subject of this evening's hearing is Zoning Commission Case No. 08-01.

This is a request by Forest City Washington

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1 for review and approval under the Southeast
2 Federal Center Overlay for property that is a
3 portion of the Southeast Federal Center and
4 identified as Parcel P.

5 Notice of today's hearing was
6 published in the D.C. Register on March 28,
7 2008 and copies of that announcement are
8 available to my left on the wall bin near the
9 door.

10 The hearing will be conducted in
11 accordance with the provisions of 11 DCMR
12 3022 as follows: preliminary matters. We're
13 going to ask the Applicant to limit its case
14 to 20 minutes. Report of the Office of
15 Planning. Report of other government
16 agencies and I understand we have someone
17 here from the Deputy Mayor's Office.
18 Organizations and persons in support.
19 Organizations and persons in opposition.
20 Rebuttal and closing by the Applicant.

21 The following time constraints
22 will be maintained in this meeting: the

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1 Applicant, 20 minutes; organizations, 5
2 minutes; individuals, 3 minutes.

3 The Commission reserves the right
4 to change the time limits for presentations,
5 if necessary, and no time shall be ceded.

6 All persons appearing before the
7 Commission are to fill out two witness cards.

8 These cards are located to my left on the
9 table near the door. Upon coming forward to
10 speak to the Commission, please give both
11 cards to the reporter sitting to my right
12 before taking a seat at the table.

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

20 The decision of the Commission in
21 this case must be based exclusively on the
22 public record. To avoid any appearance to

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1 the contrary, the Commission requests that
2 persons present not engage the Members of the
3 Commission in conversation during any recess
4 or at any other time. The staff will be
5 available throughout the hearing to discuss
6 procedural questions.

7 This is no reflection on anyone up
8 here, but please turn off all beepers and
9 cell phones at this time so as not to disrupt
10 these proceedings. Just bad timing. I had
11 to read it.

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

14 MS. SCHELLIN: Please raise your
15 right hand.

16 (Witnesses were sworn.)

17 CHAIRPERSON HOOD: Thank you, Ms.
18 Schellin, for administering the oath.

19 At this time, the Commission will
20 consider any preliminary matters. Does the
21 staff have any preliminary matters?

22 MS. SCHELLIN: Just one. The

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1 Applicant has filed their affidavit of
2 postings and it's in order.

3 CHAIRPERSON HOOD: Thank you, Ms.
4 Schellin.

5 Mr. Feola, do you want to come on
6 up and we can get started?

7 As the representative, Mr. Feola,
8 I'm sure you'll handle your presentation how
9 you see, but does the representative need to
10 leave from the Deputy Mayor's office? Okay.

11 Mr. Feola, so we make sure we
12 understand, can we go to the expert?

13 MR. FEOLA: Yes, sir. I believe
14 you have in your file the résumé of Rick
15 Parisi, the landscape architect. We proffer
16 him as an expert in landscape architecture.

17 I don't know if you want to ask
18 Mr. Parisi any questions.

19 CHAIRPERSON HOOD: Okay, thank
20 you. We have a request for Mr. Parisi as a
21 landscape architect. Does anyone have any
22 questions?

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1 Commissioner May?

2 COMMISSIONER MAY: Yes, I just
3 wanted to clarify. You said that you'd like
4 to qualify him in landscape architecture.
5 The letter that we received said
6 architectural expert and it is landscape
7 architecture, I assume, based on the résumé
8 and everything else, but just to note the
9 letter said something different. But that's
10 fine.

11 CHAIRPERSON HOOD: Thank you,
12 Commissioner May. Let the record reflect
13 that we are proffering him as a landscape
14 architect.

15 All right, Mr. Feola, if you want
16 to get started.

17 MR. FEOLA: Thank you, Mr. Chair.

18 In light of the short amount of time and the
19 focus we would like the Commission to make on
20 the design of the park, we'll keep our
21 introductory remarks very short.

22 We're here, as you indicate, on

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1 behalf of Forest City Washington, who was
2 actually acting in behalf of the General
3 Services Administration of the United States.

4 A representative from GSA is here, Pat
5 Daniels, in the audience if there are any
6 questions regarding GSA's role or part in the
7 project.

8 We're here for construction of a
9 park pursuant to 1805.11 of the Zoning
10 Regulations and it's a park that's a critical
11 component of the development of what was
12 formerly known as Southeast Federal Center.
13 And it has been designed as you'll hear in a
14 few minutes, to create and enliven the
15 Anacostia River waterfront, to bring people
16 to that river and to create a pedestrian
17 focus point for the development that's going
18 to go on around it.

19 The property is in the Southeast
20 Federal Center overlay as well as the WO
21 overlay. And consequently, we need two
22 special exceptions. The first is which is a

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1 design review that this Commission has over
2 projects in the WO zone and special exception
3 from Section 938.5 because we are proposing
4 structures within 100 feet, but further than
5 20 feet from the bulkhead of the river.

6 So with that, I'm going to
7 introduce Alex Nyhan, the development manager
8 for Forest City to give a few remarks and
9 then let Mr. Parisi talk about the design.

10 CHAIRPERSON HOOD: Well, let me
11 just ask, what should I be looking at?
12 Should I be looking at the new book that we
13 got or should I be looking at this?

14 MR. FEOLA: The PowerPoint. Those
15 are photographs of the PowerPoint.

16 CHAIRPERSON HOOD: Thank you.

17 MR. NYHAN: Good evening, Chair
18 Hood and Commissioners. It's good to see
19 everyone again. For the record, my name is
20 Alex Nyhan, Forest City Washington. I'll
21 truncate my remarks in the spirit of getting
22 to the design here, but very briefly I just

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1 wanted to reiterate that the purpose of this
2 park is to create a great place on the
3 Anacostia River for Washingtonians of all
4 backgrounds and all ages.

5 Over the last two years, we've
6 collaborated in really great detail with the
7 Deputy Mayor's Office with AWC, with the
8 Office of Planning, with GSA, with National
9 Capital Planning Commission, Commission on
10 Fine Arts and other organizations. We've
11 been through those approval processes and
12 we're very excited to be here tonight which
13 is sort of the final stop along the way here
14 as we seek to get this park design approved
15 and commence construction.

16 Our goal is to open this park next
17 summer.

18 Finally, with respect to the
19 phasing of the park, we are phasing this
20 park. We propose to phase it in three
21 phases, the first of which is really the park
22 itself. The second or the retail buildings

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1 within the park and we'll be back before you,
2 hopefully this fall, to seek your approval of
3 those retail buildings which will be phase
4 two, as well as an art tower down on the
5 southern edge of the park that's also in
6 phase two. And then phase three is all the
7 in-water improvements. It's really the
8 subject of tonight's discussion is that phase
9 one, the park itself.

10 So with that, I'll pass it over to
11 Mr. Parisi and look forward to answering any
12 questions or concerns you may have. Thank
13 you.

14 MR. PARISI: Good evening. I'm
15 Rick Parisi and landscape architect.

16 VICE-CHAIRPERSON JEFFRIES: Excuse
17 me, can you just outline what is phase one?

18 MR. PARISI: Phase one is
19 everything in here, excluding those boxes.

20 VICE-CHAIRPERSON JEFFRIES: Okay,
21 Great. Thank you.

22 MR. PARISI: Those are the

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1 buildings. Rick Parisi, and I'm the managing
2 partner of Paul Friedberg and Partners, a
3 landscape architectural firm founded in 1958
4 in New York City.

5 I'm going to try and go through
6 this as fast as I can to get to the real meat
7 of the design. There's a lot of background
8 and a lot of history here and I think that
9 you've seen some of the documentation, so I'd
10 like to go through that fast, so we can get
11 to the real design portion.

12 It's going to be hard here to look
13 this way and not that way.

14 The first slide we have here
15 really talks about context and the yards.
16 And I think everybody understands that, but
17 just to go very quickly through that, there's
18 a direct north-south access points that we
19 show here in orange, and it's New Jersey,
20 it's third, fourth, and fifth. The WO zone
21 is what's shown in green and then we show the
22 length of the Anacostia River trail, a very

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1 important link and one of the ways we really
2 organize most of our design.

3 We have 1100 linear feet of river
4 front in this almost six-acre park.

5 To go to how we approach the
6 design, very quickly, we do have a waterfront
7 link which is shown in red along the
8 Anacostia Waterfront link. We do have a
9 north-south link. And it terminates in what
10 is already a bit of a canal, an inlet that
11 GSA built I think about seven years ago or
12 so.

13 That inlet will remain as it is
14 and our goal was really to take the water,
15 try and bring it to street level and the
16 water level is elevation zero, but that
17 promenade level existing is elevation four
18 and five and raises up to nine. So we did a
19 number of things to try and make all that
20 work. The slide that -- the shade that just
21 came up right now is the park proper, what is
22 considered the park. What we did is we used

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1 some transition zones. What just came up now
2 is the brown level which is the transition
3 zone and really the promenade that we will
4 keep intact without -- so there will be no in
5 water improvements.

6 Then we do a series of stepping
7 up. We have the blue line that came up is
8 bringing the water to street level. The way
9 we did that is we added a canal, a freshwater
10 canal not connected to the Anacostia, of
11 course. It's only one foot deep. We added a
12 water element up on the street level and then
13 we had water cascade down to the lower level.

14 So we wanted to identify the waterfront on
15 the street level.

16 In doing that, we created some
17 separate spaces and that's what just came up
18 in those two circles, basically, outdoor
19 rooms, areas that we can activate and program
20 for different outdoor experiences. Lastly,
21 some additional spaces along the waterfront
22 that are transition zones and we'll talk

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1 about those in depth.

2 I'll go through this one very
3 quickly. The park area diagram, that's the
4 park proper. What you see there is about
5 five acres. We have a malfunction here. We
6 have a slide that's moving. Okay, but that's
7 okay. I think we get it. Basically, the
8 park at about 4.7 acres, the retail buildings
9 are about an acre. There's a historic
10 building, the lumbershed is about a half of
11 an acre. The living classrooms which is in
12 the next phase also is .21 of an acre and the
13 public piers are .23 acres.

14 The marina is about half an acre
15 and so the total gross area is 7.2 acres.

16 We do have what we call festival
17 streets. And the festival streets are when
18 we do events, one of the streets, river
19 street which is right here is not a public
20 street. It's a private street. And then it
21 will connect to the public street and during
22 special events we would seek permits to close

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1 that off and have street festivals.

2 This is an interesting slide. And
3 this shows you how we built everything up.
4 This is the starting point at zero for the
5 water. That's the park proper. The canal
6 which would be an elevation four, not zero,
7 so it's stepped up. There's the water taxi
8 in phase three. The promenade steps from
9 about elevation 4.4 all the way up to 9 at
10 this location here. So in this location
11 here, it's in the 4 range, 5 here, and then
12 sloping to 9. That's the existing promenade.
13 And then over here it's around 9.5.

14 I don't know if you can read the
15 grades up there, but it's also in your
16 handout. Then what we've done here is we've
17 done a series of transition gardens. The
18 first one is this transition garden we call
19 the river street gardens. Then the terrace
20 lawn garden. And then the canal garden here
21 which steps up to the great lawn.

22 Next is the overlook at elevation

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1 14.5. The lumbershed plaza at elevation 13
2 to get above the 100-year flood. The
3 festival streets are at elevation 13. And
4 then the retail pavilions and the lumbershed
5 building.

6 The phase three marina. The
7 bridge that just came in and that connects to
8 elevation 14.5 to 13 and goes over the
9 elevation 4.5.

10 Just very quickly, park access.
11 The blue is the pedestrian access through the
12 park, something that was discussed in depth
13 through all the design process and where the
14 bicycle access should be and where the
15 pedestrian access would be. One thing to
16 note is there's pedestrian access that goes
17 like this that will eventually connect to the
18 ballpark in this next phase and connects to
19 the Navy Yard here, comes up through the park
20 all around, around the back way and then it
21 can go back over the bridge at elevation 13
22 to get to elevation 14.5.

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1 That's the marked bike lanes. And
2 lastly, the locations of the bike racks.

3 This is phase one. And as we
4 said, I think you can understand that these
5 buildings are not in and this building is not
6 in. Phase one is a temporary condition for
7 this building. It's not actually a building.

8 It would just be a pavilion and I'm not sure
9 if you're familiar with the structure, but
10 it's a concrete structure right now with a
11 deck. So we'll open the base of it up and it
12 will be open. It will not be a building
13 functioning as a building.

14 These are tents that will be there
15 until phase two comes in or phase two and
16 three which are the retail buildings.

17 VICE-CHAIRPERSON JEFFRIES: Excuse
18 me, I'm sorry, but I thought that was an
19 historic building.

20 MR. PARISI: That's right, that's
21 an historic building, but right now it's clad
22 in metal, so phase one would be to strip the

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1 metal off and create part of -- pretty much a
2 park folly, basically a shaded structure,
3 we'll take the center out and there's an open
4 wood truss here. We'll leave the wood
5 trusses and then we'll light this like a
6 lantern in the park. It will be used for
7 some events underneath that and we're still
8 working through that, but that's all really
9 part of phase two.

10 VICE-CHAIRPERSON JEFFRIES: Phase
11 two.

12 MR. PARISI: I'm just explaining
13 the way it will work. And these tents are
14 actually in the locations and the shape of
15 the future phase two buildings.

16 Phase two, where this building is
17 built out, the new retail buildings are here.

18 This is phase two and three, where living
19 classrooms is here and all the in-water
20 improvements are here. This is the marina
21 and the public piers and the water taxi.

22 This is just a night shot showing

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1 our intention for the lighting. Our
2 features, we have a number of features. We
3 have a glowing light along the promenade
4 that's built into our rail. We have LED
5 lights that are built into our stepped lawn.

6 And then we have pole lights that offer an
7 indirect lighting method, basically shielding
8 up off of a panel and down into the trees.
9 We've located all the pole lights within
10 trees.

11 Then we'll go quickly through some
12 of the renderings. This is the rendering
13 from Water Street looking down in towards the
14 lumbershed with the new retail pavilions.

15 This is the sequence, the next
16 step as you walk into that courtyard. This
17 is a festival street. And the view at the
18 park entrance plaza at dusk from Third
19 Street. The view of the great lawn looking
20 back towards the lumber shed. In this view
21 you see a green wall. You see our water
22 cascade and the walkway that goes underneath

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1 it. And then a view of the great lawn
2 looking out towards the water.

3 And then a view from the grass
4 garden looking towards the lumbershed.

5 One of the last views we have is a
6 good view looking up the promenade during a
7 festival event on a stepped lawn where in
8 that area we've done a number of studies. We
9 can seat about 2000 people. And the last
10 view is a view of the river street gardens
11 which are shade gardens and the end where we
12 started which is with the rendering. What we
13 brought up after this is a couple of pictures
14 of the progress on the bridge because we
15 understood that there was some questions with
16 the bridge and so I have a number of slides
17 here on that I can go quickly through and
18 then we can open it up.

19 The bridge, as it is today, is
20 more developed. We're trying to keep it as
21 light as we can. This is it in plan. It
22 spans 200 feet from this point to this point.

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1 That's largely because the existing
2 bulkheads spans back from the front bulkhead,
3 the water line, 39 feet, so the existing
4 bulkhead goes all the way back to that dashed
5 line right there. We have to get over that.

6 An enlargement of that. These are some of
7 the 3-D models that we have. And these are a
8 number of sections through the transitions
9 that the bridge goes through because it's an
10 expanding piece, so we start with ribs, a
11 small rib that goes to a larger rib.

12 The last slide I have up here
13 shows the clearances. In the center of the
14 bridge it's 9 foot 6 and on the ends of the
15 bridge where they connect the structures,
16 it's 8 foot 11 or 8 foot 10.

17 One thing to point out I think
18 that wasn't clear in the earlier renderings
19 is that the bridge itself is not centered on
20 the walkway below it and there's a number of
21 reasons for that. This is elevation 14.5.
22 This is elevation 13 and to get the greatest

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1 clearance we've slid the bridge out further
2 so it's not actually symmetrical over the top
3 of that. And the width of the bridge varies.

4 This is an expanding bridge. If it was
5 meant to be -- the design intent was to be an
6 experience. You come through it. It narrows
7 down and then it expands again.

8 I think that's about it.

9 MR. FEOLA: Thank you, Mr.
10 Chairman, that ends our direct presentation.

11 CHAIRPERSON HOOD: Okay, thank
12 you. And Mr. Feola, let me make sure I
13 understand. Tonight, we're only going to
14 talk about phase one?

15 MR. FEOLA: That is correct.

16 CHAIRPERSON HOOD: And you have to
17 come back for phase two, three, four.

18 MR. FEOLA: That's correct. The
19 buildings as Mr. Parisi pointed out are not
20 designed yet. They're right now place
21 holders, as well as the -- I know there was
22 some question about the pylon tower that's

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1 show on the plans as a placeholder for
2 something that hasn't been designed yet.

3 CHAIRPERSON HOOD: I'm going to
4 start off. I'm going to get right into it,
5 but I'm going to start with the first
6 question. The promenade is up for tonight,
7 right? I want to make sure I'm in the right
8 area first.

9 MR. FEOLA: Yes.

10 CHAIRPERSON HOOD: When I looked
11 at the book that we were given tonight that
12 we reviewed a few minutes going back, it
13 looks like there's no rail. I'm sure that
14 maybe it was there and I just didn't
15 recognize it.

16 MR. PARISI: There's a rail.

17 CHAIRPERSON HOOD: Okay, so you
18 mentioned that and that's what that was.

19 MR. PARISI: Yes.

20 CHAIRPERSON HOOD: Okay, because
21 in this book it appears that there's no rail.
22 Maybe the color copier may have been bad.

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1 MR. PARISI: Yes, it's hard to see
2 in some of the renderings, but in the
3 construction documents, actually it's a
4 pretty elaborate rail. It's stainless steel
5 cable, but the rail itself houses a light
6 fixture, two light fixtures, one blue beacon
7 and then a down light.

8 CHAIRPERSON HOOD: And if you
9 mentioned that, forgive me because I was
10 probably trying to get my paperwork
11 straightened out.

12 How is all that going to work?
13 Will I be able to reach this site from the
14 stadium? Say if I leave the stadium?

15 MR. PARISI: I'll show you on the
16 overview which is one of the first slides.

17 CHAIRPERSON HOOD: I guess my
18 question is how is it going to be controlled?
19 Have we got to that point as far as our
20 thinking yet?

21 If everybody leaves the stadium
22 and there's a way to get down there, if

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1 everybody goes down there, I'm not saying
2 this will happen, It looks pretty nice and
3 entertaining and inviting from what I see, so
4 I'm just wondering how it's going to be
5 controlled.

6 MR. PARISI: The stadium is here.

7 And ultimately, there will be a connection
8 made from that point to that point, a water-
9 borne connection. And it's going to come
10 with Diamond Teague Park and that whole
11 phase. I'm not sure on the year for that,
12 the projected year at this time.

13 MR. NYHAN: Let me just jump in
14 there for a minute. That bridge connection
15 from Diamond Teague Park to this particular
16 park is in the scope of work of Diamond
17 Teague Park. We've had design coordination
18 meetings with the Deputy Mayor's Office, but
19 we're hopeful that they will elect to fund
20 and make that connection, but that's
21 ultimately a Deputy Mayor's Office question.

22 If there's not in the near term a

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1 water connection, there is still a variety of
2 different circulation paths to get right down
3 to this park from the ballpark. You can walk
4 right over to the east on N Street.

5 One would walk east on N Street as
6 one does today to access the interim parking
7 lots that are on the site and then you would
8 probably just park right in that parking lot
9 and walk right down to the park. We do have
10 security on site before and after games
11 because right now we need to make sure
12 nothing bad happens.

13 CHAIRPERSON HOOD: Is it going to
14 like close at a certain point in time?

15 MR. NYHAN: We're currently
16 negotiating with the Deputy Mayor's Office
17 the exact operational, basically the rules of
18 the park, how late does it stay open, what's
19 the security presence, all those details are
20 currently under negotiations.

21 CHAIRPERSON HOOD: And that might
22 have been a personal question, but anyway,

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1 okay.

2 MR. PARISI: But it's not gated by
3 any means.

4 CHAIRPERSON HOOD: Okay,
5 colleagues, let me open it up. I got it
6 started, I think.

7 Vice-chair?

8 VICE-CHAIRPERSON JEFFRIES: So a
9 little bit -- a couple of questions. So the
10 promenade, that's not part of what you would
11 be constructing?

12 MR. PARISI: No, it is.

13 VICE-CHAIRPERSON JEFFRIES: That
14 is, okay, but you have that in brown,
15 correct?

16 MR. PARISI: Yes, it's right --
17 it's' that brown portion right there.

18 VICE-CHAIRPERSON JEFFRIES: So
19 that's going to be a consistent promenade
20 that's going to go from Diamond Teague Park
21 and everything, so you're just doing your
22 part of that --

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1 MR. PARISI: That's our part of
2 the Anacostia River.

3 VICE-CHAIRPERSON JEFFRIES: What -
4 - in terms of --

5 MR. PARISI: It's ipe, so it's
6 wood decking. It varies in width. As you
7 can see, it's got a shape to it, but there's
8 emergency vehicular access on that and it's
9 up to 40-feet wide in many locations and
10 sometimes up to 70-feet wide.

11 VICE-CHAIRPERSON JEFFRIES: Okay.
12 And I know that the historic, the lumbershed
13 building is not part of this, but I just had
14 a question. That's eventually going to be
15 like an adapter reuse project? You're going
16 to have retail and so forth?

17 MR. PARISI: Yes.

18 VICE-CHAIRPERSON JEFFRIES: And
19 then -- the green wall, where is that again?

20 MR. PARISI: It's right here.
21 There's actually a number of green walls and
22 I'll take you through. I'll get you to the

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1 best slide that works for that.

2 That green wall here is along a
3 canal. The back wall of the canal, so it's
4 between, it's the wall that makes the
5 transition from the lumber shed here to the
6 canal. It's this wall here. So this wall is
7 green and then as it wraps around here, this
8 is green too. Under the overlook, that's a
9 green wall.

10 VICE-CHAIRPERSON JEFFRIES: And
11 it's vine?

12 MR. PARISI: It's vines.

13 VICE-CHAIRPERSON JEFFRIES: What
14 kind of vines?

15 MR. PARISI: It's probably a
16 mixture of ivy right now and other vines and
17 flowering vines. We had to kind of keep it
18 intact.

19 VICE-CHAIRPERSON JEFFRIES: Okay.

20 And then I guess all the vegetation, are we
21 looking at like fall and winter vegetation as
22 well? What's the plan for --

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1 MR. PARISI: Essentially, the park
2 is made up of a couple of different areas,
3 obviously. The great lawn area has some big
4 shade trees on it and then it has the natural
5 grass and native garden that overlooks the
6 waterfront. So there will be a lot of
7 excitement in here in terms of vegetative
8 color and texture and seasonal interest.

9 As you get into the other portions
10 of the park, it's mostly shade trees and I've
11 got to bring you into one of the gardens.
12 That's that grass garden. This is the River
13 Street garden and that's along River Street.

14 I'm going back and forth here a little bit
15 for you.

16 That's this garden here. That's a
17 shade garden with a lot of foliage material
18 down below, hedges, flowering azaleas and
19 rhododendrons and a lot of seasonal interest,
20 but it's basically viewed as a shade garden.

21 We wanted to create a great oasis where you
22 could go, really, and be in the shade.

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1 Now in the spring, obviously,
2 you'll get filtered and dappled light and it
3 will still be a nice warm spot to stand. But
4 for the most part, our garden -- those are
5 our two major gardens. The other areas are
6 largely trees.

7 MR. FEOLA: Mr. Jeffries, if I
8 might, pages 3.1 through 3.4 of the booklet
9 that you got this evening have a fairly
10 detailed planting scheme.

11 VICE-CHAIRPERSON JEFFRIES: I saw
12 that. I was just trying to make certain I
13 understood sort of what these trees look like
14 in the fall and the winter. There's crape
15 myrtles that you like them for the color of
16 the bark and so forth. I just wanted to know
17 if there was going to be not something that
18 looks very nice in the spring and in the
19 summer and then the fall and then some of
20 winter it starts to fall off. I was just
21 trying to understand what these trees do and
22 some of the -- I assume the perennials or

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1 whatever, that occur.

2 And I'm just wondering, it seems
3 like most of this is sort of topiary or some
4 of it is sort of topiary?

5 MR. PARISI: There's not really
6 much topiary. There's a number of hedges
7 that line the beds to keep it organized and
8 clean. It is a public park that we don't
9 really want people walking through these
10 gardens, these portions here so the hedge is
11 the border edge and then all the foliage
12 materials within.

13 VICE-CHAIRPERSON JEFFRIES: But no
14 wild gardens?

15 MR. PARISI: No, no, no. The one
16 natural garden that we showed you was this
17 and that garden right there is this garden
18 here in the plan. I don't know if you can
19 see that plan down there. This garden right
20 here is a natural garden. That's an area
21 where the promenade, the existing bulkhead
22 does a lot of funny things. It starts off at

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1 elevation 4.5, then abruptly steps up to 9
2 and then goes a little higher.

3 VICE-CHAIRPERSON JEFFRIES: It's
4 my only interest, I just wish it was a little
5 bit more of that in this park, a little bit
6 more sort of haphazard kind of landscaping,
7 more sort of natural, that seems to be a
8 little small for that kind of experience.
9 Everything else seems to be somewhat
10 sculptured and ordered and so forth and I
11 understand it's a public park and you've got
12 to organize people and so forth, but it would
13 be nice if some of the walking experience
14 there could be landscaping that's just a
15 little more natural and wild in nature. So
16 just a comment.

17 And what was the inspiration for
18 the bridge?

19 MR. PARISI: For the design of the
20 bridge?

21 VICE-CHAIRPERSON JEFFRIES: The
22 design of the bridge?

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1 MR. PARISI: The inspiration for
2 the bridge was -- as you come to this point
3 in the plaza here, it was very obvious that
4 there was a very strong point here and a
5 connection point in this zone and that
6 everybody would see from the street. We
7 struggled with a tower for a long time and we
8 still want a tower. We'd love to have a
9 tower here that's a beacon and that also
10 works from Poplar Point. It works from
11 everywhere for us.

12 But what gave us the presence and
13 gave us that connection point, without just -
14 - it will be so prominent to have just in
15 that location, to have a bridge and it's so
16 prominent it needed to be a special star for
17 us. It needed to be a transition and
18 something that really gave the yards an
19 identity. It was one of our identity points
20 and I say that because just think of it as
21 just a wooden bridge with a handrail and
22 everybody comes to this point, this plaza

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1 point and looks out over this wonderful park
2 and there's just this wooden bridge with a
3 handrail in front of you, you know, which is
4 anticlimactic. So for us, it was a very
5 special element and it wanted to be a form,
6 not just a suspension bridge.

7 We can do a very inexpensive
8 suspension bridge that spans 200 feet. This
9 is an art bridge. It's spanning 200 feet.
10 It's very difficult to engineer and we've
11 been engineering it for three months to try
12 and get it to the scale that we like.

13 So it was supposed to be
14 experience for us and an iconic feature.

15 VICE-CHAIRPERSON JEFFRIES:
16 Because it looks somewhat modern.

17 MR. PARISI: Yes.

18 VICE-CHAIRPERSON JEFFRIES: And I
19 just wanted to make certain it's in the field
20 of something -- I mean it looks like it's in
21 a field of something that's fairly organic
22 and then this modern -- slinky. The slinky

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1 bridge.

2 So I mean it will be very
3 interesting. I guess the only concern I have
4 with the bridge is that it somehow addresses
5 the buildings that are to occur in phase two
6 that it doesn't seem foreign to whatever is
7 being planned there because it's a contextual
8 thing. I can -- as we look at it today, I'm
9 just looking at it amongst trees and
10 landscaping and so forth, but I'm just -- I
11 do have some concerns about how it interplays
12 with those buildings when they show up.

13 MR. PARISI: This view right here,
14 even though we're not coming for this, this
15 is the intention of what the buildings are
16 like and the materials are very similar.

17 VICE-CHAIRPERSON JEFFRIES: I'm
18 looking --

19 MR. PARISI: You're looking at
20 this view right here.

21 VICE-CHAIRPERSON JEFFRIES: Okay,
22 so it's a modern --

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1 MR. PARISI: It's glass, it's
2 metal. You see the concrete. In the
3 lumbershed, we'll see the concrete slabs of
4 floating planes. The buildings are designed
5 to be lanterns and translucent as much as
6 they could be, so the bridge is designed in
7 that vein.

8 VICE-CHAIRPERSON JEFFRIES: So the
9 bridge is the art work here?

10 MR. PARISI: That's right.

11 VICE-CHAIRPERSON JEFFRIES: It's a
12 functional piece of art and that's -- so we
13 don't have some sculpture that's -- and then
14 my last thing and you seem to mention it, it
15 doesn't seem to be any verticality at all
16 anywhere here. Maybe that's going to be the
17 buildings -- it seems like there should be
18 something, unless I've missed it. But some
19 vertical element that sort of towers --

20 MR. PARISI: That's later. That's
21 the towers that are later. And --

22 VICE-CHAIRPERSON JEFFRIES: Where

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1 is that going to be?

2 MR. PARISI: That's right here.

3 VICE-CHAIRPERSON JEFFRIES: Okay,
4 on this axis point.

5 MR. PARISI: That's the tower. So
6 we have a horizontal member. We have a
7 vertical member here. Those are our two
8 stars. We do have to come back for the
9 tower. It's something that is -- needs to be
10 fairly tall, so it's a zoning issue in
11 itself. And it needs a lot of study and we
12 would be collaborating with an artist on
13 that.

14 MR. NYHAN: Commissioner Jeffries,
15 could I just quickly comment on that? We've
16 had a lot of internal discussion at Forest
17 City with Friedberg's office about basically
18 three -- a composition that has three pieces
19 to it, one of which is an art tower. The
20 other is the bridge and the third of which is
21 the historically adaptive views of the
22 lumbershed. And a lot of our internal design

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1 direction, including with the most senior
2 folks at Forest City has been how do we make
3 sure those three elements all work together
4 as part of a composition.

5 Our challenge to night is that we
6 haven't selected the artist for the tower yet
7 and that's in phase two and the lumber shed
8 is going to come back in the fall.

9 But the intent is that those three
10 elements all work together in a coherent
11 design fashion.

12 VICE-CHAIRPERSON JEFFRIES: Okay,
13 so --

14 MR. NYHAN: We do feel that the
15 tower is very important.

16 VICE-CHAIRPERSON JEFFRIES: I
17 think absolutely. But so we can approve
18 phase one and then we move to phase two.
19 There might be a change, you might come back
20 and make a change for phase one? Let's say
21 the bridge, if somehow the bridge that we've
22 approved in phase one does not work with a

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1 new-fangled design for the historic, how does
2 that work?

3 MR. NYHAN: I should probably
4 defer to Mr. Feola on this one, but I'll just
5 go ahead and answer anyway which is the
6 Zoning Commission's bite at the apple would
7 be on the historic lumbershed design and on
8 the art tower, but if you elect to approve
9 phase one tonight, we would go ahead and
10 start construction phase one.

11 VICE-CHAIRPERSON JEFFRIES: Got
12 that. But if you decide that -- okay, so the
13 point is that we might end up in phase two
14 not approving a design that we feel is not in
15 keeping with the slinky. I'm just kidding.

16 Okay. And the last thing, the
17 vegetation that is between the lumbershed and
18 the new retail. Can you show me another
19 picture of that again? Is it with the
20 hostas?

21 MR. PARISI: No.

22 VICE-CHAIRPERSON JEFFRIES: Let me

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1 see that.

2 MR. PARISI: I don't know if we
3 have a good rendering of that in here. We
4 actually don't. Those are -- it's best shown
5 in this. But these elements right here,
6 those are benches. In your package you'll
7 see a detail of that bench. It has a light
8 underneath it.

9 VICE-CHAIRPERSON JEFFRIES: Is it
10 the white bark -- what are those, are those
11 elms?

12 MR. PARISI: London planes. The
13 vegetation below that is a monolithic hedge
14 that are probably, will be azaleas and
15 rhododendrons so they'll flower, but they'll
16 be clipped as a form.

17 VICE-CHAIRPERSON JEFFRIES: Is
18 there a rendering of that?

19 MR. PARISI: Is that package
20 there.

21 VICE-CHAIRPERSON JEFFRIES: What
22 number is that?

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1 Are we looking at the -- oh, okay.

2 MR. PARISI: Go to 3.3 in the
3 book.

4 VICE-CHAIRPERSON JEFFRIES: 3.3.
5 No, I actually wanted to see a rendering.

6 MR. PARISI: Like a 3D rendering?

7 VICE-CHAIRPERSON JEFFRIES: Yes.

8 MR. PARISI: No, there's not a
9 view in there. We don't have a rendering in
10 that location. The closest you get is this
11 one and it's really -- you can't see it with
12 the light on, but it's right there. What you
13 see on 3.3, these foot hedges and that kind
14 of -- those forms.

15 VICE-CHAIRPERSON JEFFRIES: So it
16 will be like what, the honey locust and --

17 MR. PARISI: Yes.

18 VICE-CHAIRPERSON JEFFRIES: And
19 you think that's a pretty nice tree in a very
20 modern context.

21 MR. PARISI: I think it's a
22 wonderful tree. It's light and airy. It

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1 lets the light in.

2 VICE-CHAIRPERSON JEFFRIES: Does
3 it bend with the wind?

4 MR. PARISI: It moves a little.
5 The leaves are only that big so they flutter
6 in the breeze. It's nice. You'll always
7 have a good deal of wind here. And I think
8 that we planted them very close together to
9 create a canopy. Yet, the branches the day
10 they go in will be set at seven feet high, so
11 you'll always see underneath you'll be able
12 to see through the water, from the retail to
13 the water.

14 VICE-CHAIRPERSON JEFFRIES: Have
15 you ever used bamboo?

16 MR. PARISI: Oh yes, all the time.
17 We use it a lot.

18 VICE-CHAIRPERSON JEFFRIES:
19 Doesn't work here at all?

20 MR. PARISI: Well, bamboo, the
21 problem with bamboo is it's not a plant that
22 you can see through easily. You can plant

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1 them as individual stalks, but the foliage
2 grows up through the ground. You have to
3 actually prune it up to see under them.

4 VICE-CHAIRPERSON JEFFRIES: You
5 have some work to do with them.

6 MR. PARISI: And it's on-going. I
7 have five species planted at my house and
8 this is the time that they shoot.

9 VICE-CHAIRPERSON JEFFRIES: My
10 neighbor has it.

11 MR. PARISI: They're coming up 20
12 feet away and you're wondering how did they
13 get over there, they're 20 feet away.

14 VICE-CHAIRPERSON JEFFRIES: Two of
15 the three you're supposed to pop, or
16 whatever?

17 MR. PARISI: I take them all out
18 because they're coming up down the road. But
19 -- they grow seven, eight inches a day.

20 VICE-CHAIRPERSON JEFFRIES: I'm
21 just amazed. When I've seen a field of them,
22 the verticality of them and when they're

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1 clipped appropriately and so forth, it really
2 provides a wonderful architectural --

3 MR. PARISI: It's a great plant.
4 On the waterfront, in this climate, they get
5 fried a lot because you can spray them with
6 anti-desiccant, but what happens is when you
7 get a lot of wind and you don't get a lot of
8 moisture in the winter, they'll all burn and
9 they'll look terrible for like -- until
10 spring. It's not an easy plant to use in a
11 commercial application outside.

12 VICE-CHAIRPERSON JEFFRIES: My
13 last question is paving. I looked at the
14 paving plan. I think 4.1 There's no
15 elevation, no slight elevation change at all
16 between these --

17 MR. PARISI: No.

18 VICE-CHAIRPERSON JEFFRIES: Okay.
19 Everything is all pattern.

20 MR. PARISI: Yes.

21 VICE-CHAIRPERSON JEFFRIES: Okay.
22 That's it for me. Thank you, Mr. Chairman.

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1 CHAIRPERSON HOOD: Commissioner
2 Etherly?

3 COMMISSIONER ETHERLY: Thank you
4 very much, Mr. Chair.

5 I first of all definitely would
6 like to commend the Applicant on the work
7 that you brought forward and the effort in
8 the presentation tonight. This has been
9 extremely helpful in terms of being able to
10 visualize what you have in mind and I think
11 the bamboo discussion notwithstanding with
12 Commissioner Jeffries, I think his questions
13 were very helpful in terms of setting the
14 stage for a few of my inquiries. I will
15 perhaps agree to an extent with Commissioner
16 Jeffries on the issue of the bridge and I
17 think it was very helpful, Mr. Nyhan, for
18 you, and you, Mr. Parisi, to kind of put it
19 in the overall context as you talk about kind
20 of the three elements.

21 Perhaps another way to phrase one
22 of Commissioner Jeffries' questions is if you

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1 redo the bridge, and I'm not saying that I'm
2 there in terms of wanting to redo it. I will
3 admit that there is a jarring aspect to it,
4 not to the point where I'm like oh my God,
5 get rid of it, but I am open to understanding
6 a little more of the thinking behind it. And
7 it was very helpful when you said, Mr. Nyhan,
8 that part of the approach was to create
9 something of a iconic element along with the
10 two other pieces, the tower and then the
11 lumbershed itself.

12 But I do, to an extent, agree with
13 Mr. Jeffries that there's something about it
14 and I'm still trying to work through and
15 maybe the issue of how you treat lighting and
16 that will be one of my questions on the tail
17 end of my couple of minutes here, maybe that
18 will help me understand kind of how the
19 bridge will integrate. But I think it was
20 helpful in terms of understanding, there are
21 three iconic elements that we're trying to
22 establish here and the bridge is most

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1 certainly one of them.

2 Let me perhaps start with the
3 issue of the canal. I just want to make sure
4 I understand the interplay between the canal
5 space and the actual waterfront. Is there a
6 physical connection -- the canal and the
7 waterfront itself are not one continuous
8 piece of water.

9 MR. PARISI: No.

10 COMMISSIONER ETHERLY: There's a
11 clear break. The portion that runs under the
12 bridge, that walkway, that's a clear
13 structure that plops right down to separate
14 the canal and the actual water --

15 MR. PARISI: That's existing.

16 COMMISSIONER ETHERLY: That's
17 existing.

18 MR. PARISI: Existing bulkhead
19 remains. If we go to an enlargement here,
20 I'll show you the best. Right here, this is
21 the existing bulkhead line. So that bulkhead
22 goes all the way back 39 feet.

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1 COMMISSIONER ETHERLY: Okay.

2 MR. PARISI: What we're doing is
3 at this portion because it's lower down by
4 several feet, we're dropping this slab to the
5 top of that panel. And that's fresh water.

6 Filtered, fresh water, you know,
7 it's basically like a pool.

8 COMMISSIONER ETHERLY: And the
9 lighting for that particular area, if we hop
10 very quickly to your lighting representation,
11 is there any lighting planned for that canal
12 area itself?

13 MR. PARISI: Yes. This element
14 here, that vertical element is a series of
15 underwater lights which I didn't go into
16 depth because I was afraid someone would ask
17 that question eventually. But there was a --
18 this was called the yards, this area and we
19 did a series of overlays of the existing
20 rails in the yards and that was one of the
21 main connections for a crane piece that
22 loaded at this point, this historic rail.

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1 And that's what that represents. And there
2 are lights that are about a foot apart and so
3 that is represented like that.

4 This is below the water wall and
5 the green wall is uplit. So there's a lot --
6 the lighting design for the park is through
7 lighting elements to reflect off of other
8 things, rather than pole lights all over.

9 COMMISSIONER ETHERLY: Okay.

10 MR. PARISI: We want to always be
11 able to see the water, so we want to light
12 the area around you so you can see out to
13 the water.

14 COMMISSIONER ETHERLY: Excellent.

15 And that one short discussion then I think
16 you've hit kind of three of the key points
17 that I wanted to touch on, the canal. We
18 talked a little bit about the bridge and I
19 think I'll just kind of hear a little more of
20 the discussion around that. I think I'm
21 comfortable with the overall lighting scheme,
22 no major questions or considerations there.

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1 One quick question. Because of the grading
2 change, grading changes along the promenade,
3 what's the thinking or what has the approach
4 been around the issue of storm water?
5 There's a considerable amount of green, shall
6 we say pervious surface that you're
7 introducing, building into the park that I
8 think will be very helpful in terms of
9 dealing with the issues of storm water
10 runoff, but are there any considerations that
11 you've given to how to deal with that as it
12 relates to the other pervious, impervious
13 surfaces?

14 MR. PARISI: Well, our goal
15 starting out with the yards proper and what
16 we call north of park and the yards, was to
17 be as green as possible with storm water. So
18 we implemented LID tree pits. So all the
19 streets above have that, including the street
20 that buffers the park. What we -- the next
21 step we took was to attempt to capture all of
22 our storm water and store it for use in

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1 irrigation. And we've been working with WASA
2 and everybody else to get -- come to a
3 conclusion to -- and to have something in
4 place, a vehicle in place that allows us to
5 actually do that. It's not in place yet, so
6 we have in the package 2.2, our storm water
7 plan as it stands today which is to use sand
8 filters, capture that water. We cannot use
9 it yet, legally, and we're capturing all of
10 our water except for the water that's along
11 the promenade which is currently going
12 through soil and going out into the
13 Anacostia. So it will go through the wood
14 decking and go out the way it did before, but
15 we're not contributing to that. We're
16 actually minimizing that.

17 COMMISSIONER ETHERLY: So it's
18 just soil filtration that you're relying on
19 for the issue of the promenade itself?

20 MR. PARISI: That's right. Soil
21 filtration, it's actually going to go down
22 through the wood decking and go out --

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1 there's weep holes in the promenade because I
2 don't know if you saw the details there.
3 There's some existing weepholes.

4 COMMISSIONER ETHERLY: Okay, and
5 back for a moment to the issue of the canal
6 itself, what's the -- generally, when you
7 deal with standing water like that, my first
8 reaction to it was kind of the reflecting
9 pool which is not a bad reaction to have to
10 it. It's a national asset, but there are
11 times when the reflecting pool falls somewhat
12 short of the glory that it is intended to
13 achieve, primarily through more perhaps
14 manmade issues. I'm being kind there, Mr.
15 May.

16 (Laughter.)

17 But politely so. But politely so.

18 And I know Mr. May was familiar with some of
19 the challenges, but what I'm getting at
20 without throwing too many barbs is around the
21 issues of maintenance and upkeep, the design
22 of a standing water feature like that, I

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1 guess, presents its challenges, but that's
2 more of a maintenance issue, would you agree,
3 as opposed to a design issue?

4 MR. PARISI: It's actually a
5 design issue.

6 COMMISSIONER ETHERLY: Okay.

7 MR. PARISI: Because it's really,
8 to not get algae, you have to move the water.
9 You have to move it like you do in a
10 swimming pool. And there will be a series of
11 overflows positioned throughout that pool
12 that continually recirculate the water
13 through the filters. We're not using
14 chlorine so this will all be done naturally,
15 but it's like a swimming pool or like any
16 public fountain today.

17 COMMISSIONER ETHERLY: And then of
18 course, you have the cascade itself which is
19 going to move a considerable amount of --

20 MR. PARISI: And those two
21 features are actually not connected as much
22 as you would think. There is another cistern

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1 to it. There's a large mechanical room
2 behind that cascade and there's a lot -- I
3 don't know if that's in that pack, I believe
4 it is, but there's a lot of mechanical
5 equipment required for a fountain this side,
6 a pool this size.

7 COMMISSIONER ETHERLY: Okay. So
8 just to make sure I'm clear, are you saying
9 the cascade will not technically be connected
10 to a canal?

11 MR. PARISI: It will drop into
12 that and then that will overflow, but they'll
13 all go to a main cistern, so it is connected
14 in a certain way, but the feeds are
15 different.

16 COMMISSIONER ETHERLY: Okay. Last
17 question and I want to be sure that I stick
18 to my word when I say last question because I
19 think Mr. Jeffries said last question about
20 three times and then four questions on top of
21 that. I'm just kidding, Mr. Jeffries.

22 The green wall, I think you

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1 indicated in response to one of Mr. Jeffries'
2 question that the green wall does extend --
3 you continue it along the observation deck,
4 edges of the observation deck. Is that
5 correct?

6 MR. PARISI: Yes, we do.

7 COMMISSIONER ETHERLY: I'm not one
8 to be inclined to remove green features, but
9 I'm just kind of curious, do you have a
10 representation of what that looks like or is
11 there anything that -- I'm looking at one of
12 the aerial views from the large handout at
13 6.1 which from a distance shows a little bit
14 of that green wall along the observation
15 deck.

16 MR. PARISI: I think that -- maybe
17 you can look here while I'm talking, but I
18 think that's the best representation of it.
19 What we do have under there, is an area where
20 we're reserved it for seasonal use. There's
21 what we call the seasonal kiosk where
22 somebody could come and plug in and set up a

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1 sandwich shop. We want to put garage doors
2 on that that flip up and then they'll be --
3 later worked and used. One of those may
4 actually become the ticket booth when the
5 water taxi comes on board in phase three. So
6 we're building a shell there that can be used
7 for that purpose.

8 COMMISSIONER ETHERLY: So where I
9 see those little spaces kind of -- looks like
10 a very miniature version of the Roman
11 Coliseum, but where I see those little
12 miniature spaces, those are where the
13 seasonal kiosks are going to go.

14 MR. PARISI: That's correct.

15 COMMISSIONER ETHERLY: Have you
16 done any design work around what those gates
17 or garage doors look like?

18 MR. PARISI: The only what we have
19 designed is what the door is right now. And
20 that's because there's -- we basically have
21 designed everything above it. There's a
22 jalousied piece above it. We designed a

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1 wall. We're building a shell. We thought
2 for a while that we would just put -- because
3 that part is not completely worked out and
4 how we're -- what we're going to use it for,
5 we thought for a while that we would just
6 fence it or do a temporary wall until it's
7 worked out.

8 There's seasonal kiosks that are
9 below the 100-year flood, so they're really
10 not buildings.

11 COMMISSIONER ETHERLY: Understood.

12 And I recall in the narrative, there were
13 definitely some conversation about that, Mr.
14 Feola, with respect to the Applicant's
15 awareness of what you can and cannot
16 introduce there. So I get it. I definitely
17 think it would be helpful to flesh that out a
18 little more, especially considering that
19 there will be down times where that space
20 would not be utilized, but the continuation
21 of the green wall in those kind of along
22 those columns in between the spaces, I'm just

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1 trying to get a sense of visually what that
2 looks like. Is it your -- what's the
3 thinking behind just continuing that? And
4 again, I'm not necessarily suggesting
5 discontinuing it because I like the idea of
6 the continuity of the eye so to speak, as
7 you're perhaps in the great lawn area looking
8 along the bridge to the overlook, but just
9 from a distance it looks a little -- I'm just
10 not sure how it would work.

11 MR. PARISI: I think for us,
12 making this as much of a garden as possible,
13 and green as possible, is important. In that
14 location, we're right at the edge of the
15 structural promenade. We have to make a
16 transition from elevation 4.5 to 14, so
17 there's a number of ways we could have done
18 that. We looked at it as an opportunity to
19 create a lower space that was seasonal,
20 rather than step it back as we did with the
21 stepped lawn. The stepped lawn makes that
22 transition. We could have stepped this area

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1 as well up to the upper level. But we looked
2 at it as a feature and we see -- you could
3 have a wonderful sandwich cafe down there,
4 you know, for two or three seasons of the
5 year and really activate the waterfront. We
6 also did a number of studies in our
7 programming studies that we would do a dance
8 floor down there and there's a large, large
9 piece of promenade there. So a lot of our
10 programming where we looked at each of these
11 outdoor rooms we call, that was a real
12 prominent space to do a big stage. You can
13 do a 60 by 40 stage there and do a dance
14 floor and big band music and a cafe all in
15 one. So that was the thinking.

16 The green walls keep it as green
17 as we could. If it's not a green wall, then
18 we don't it to read like a building. We want
19 it to read like it's coming out of the
20 landscape.

21 VICE-CHAIRPERSON JEFFRIES: But
22 Commissioner Etherly, if you don't mind, I

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1 think he might be on to something, if I'm
2 following his line of thinking. From looking
3 at 6.1, first of all, I think he's correct.
4 I do think we need to see a broader picture
5 of that. And while I think on a programming
6 basis, I think it makes sense, what you're
7 saying, I think it makes perfect sense, it
8 just almost seems a little tentative. I mean
9 from what I can see in terms of the green
10 that you're trying to introduce, are we
11 talking about this area right here?

12 MR. PARISI: Yes.

13 VICE-CHAIRPERSON JEFFRIES: It
14 just seems, without seeing a larger
15 illustration, it looks somewhat tentative.
16 It doesn't seem like it is of -- like either
17 it needs to be a lot of it or --

18 MR. PARISI: It's not tentative.

19 VICE-CHAIRPERSON JEFFRIES: You
20 know what, and I'm just judging from 6.1
21 unless you have another drawing.

22 COMMISSIONER ETHERLY: And to an

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1 extent, just to help, in the PowerPoint
2 presentation, the rendering of the promenade
3 outdoor concert slide kind of gives a little
4 bit of perspective looking back towards the
5 overlook from a bit of a distance but to an
6 extent from -- this is -- I'm sorry, I'm
7 looking at this slide here.

8 That one there, that
9 representation. You can see it a little
10 clearer in the overhead -- in the piece here
11 where at least from that perspective it
12 doesn't look like there's a green feature to
13 the wall per se. And I think Mr. Jeffries
14 really just hit it right on the head. I'm
15 not at a point where I'm saying remove it,
16 but I think perhaps I'm just picking up on,
17 as Mr. Jeffries said, the tentativeness of
18 the representation of it. So I'm just trying
19 to sort out what's going to be happening
20 there, but I'd also be very interested in
21 making sure that the appropriate thought is
22 also given to how you would cover those

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1 spaces when they're not in use. I would
2 probably not be a fan of fencing and I don't
3 think you're saying we should throw some
4 chain link fencing, but I think you'll be
5 giving some very thoughtful and creative
6 consideration to what you would do to cover
7 that space in an appropriate way.

8 And then lastly, I'm done. The
9 canopy that is presented as part of that
10 promenade outdoor concert slide that you just
11 had up, is that meant to be representative of
12 a permanent feature?

13 MR. PARISI: No, that's not a
14 permanent -- that's just part of the
15 rendering.

16 COMMISSIONER ETHERLY: Okay.

17 MR. PARISI: It's actually a 30 by
18 40 foot stage.

19 COMMISSIONER ETHERLY: Got you.
20 That covers it for me for the moment. Thank
21 you very much, gentlemen. But just generally
22 speaking, I think it's an excellent,

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1 excellent animation of the waterfront and I
2 feel very far along with what I'm seeing, so
3 thank you very much for the time, the
4 creativity and the thoughtfulness that you've
5 brought to this space. Thank you.

6 MR. PARISI: Thank you.

7 CHAIRPERSON HOOD: Mr. May, do you
8 have any questions on the last question?

9 COMMISSIONER MAY: Yes, my last
10 question.

11 (Laughter.)

12 COMMISSIONER MAY: Does anybody
13 here believe that?

14 Okay, first of all, I want to go
15 back to one thing that Commissioner Jeffries
16 mentioned as sort of the general sense of the
17 design and in that I also feel like it's a
18 very structured design. There are lots of
19 zones that are kind of very geometric and
20 everything is very defined. And sort of
21 boxed in and retaining walled and seating
22 bench, planter, everything is sort of boxed

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1 it and formed to the point where even the
2 trees are squared off on that one grove to
3 the west of the lumbershed.

4 And I wouldn't say that it needs
5 to be recast as a result, but I am kind of
6 left wanting for something that's a little
7 bit more organic. I think the idea of the
8 great lawn is really good and I think in many
9 ways that's going to be the most successful
10 piece of this because it's just there and
11 it's open and it's next to the river and it's
12 got the water feature on the one side and
13 it's got the indentation on the other side.

14 It's nice to have some of these
15 other features too. I think they're going to
16 be interesting and different, but I think the
17 great lawn in many ways may be the best
18 thing.

19 That's just sort of the general
20 comment on it. The other more general
21 comment is that I agree with the comment that
22 was in OP's report even though I'm jumping

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1 the gun a little bit in that it would be nice
2 if we really were seeing phases one, two, and
3 three all at the same time, or at least phase
4 one and two because I think one and two are
5 very highly integrated. But that having been
6 said, I also think it's important to move
7 things along, so I'm not -- that is not a
8 show stopper for me. I just wish that we
9 really were able to see everything because
10 the relationship of some of those buildings
11 within the park I think is very important.

12 The -- I guess I have a question
13 about -- I don't know whether it's an
14 ownership question or just an on-going
15 maintenance question. You talked about rules
16 for operation and those sorts of things, but
17 who is actually going to own this park in the
18 sense of having to maintain it and make sure
19 that it's kept up because this is a very
20 high-maintenance park that's been designed.
21 I'm dealing with a very high-maintenance park
22 that the Park Service designed over in

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1 Georgetown and it's a lot less complicated
2 than this and I know how expensive that's
3 going to be to maintain it. That's a
4 complicated one for us. This is a lot more
5 complicated. So this is a big budget park.

6 MR. NYHAN: And this will be an
7 expensive park to maintain.

8 COMMISSIONER MAY: Absolutely.

9 MR. NYHAN: The District of
10 Columbia will own the park. The District of
11 Columbia will not maintain the park. The
12 park's maintenance is currently being
13 negotiated between Forest City and the Deputy
14 Mayor's Office, but what both -- I think
15 there's a great practical level of agreement
16 between Forest City and the Deputy Mayor's
17 office that a park of this level of
18 maintenance need is going to have a different
19 maintenance solution than either an NPS or a
20 DPR park.

21 We're not far enough along on the
22 negotiations for me to be able to hugely more

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1 specific than that, but I guess suffice it to
2 say Forest City is investigating \$1.6 billion
3 right around this park and we have all the
4 incentive in the world to make sure the level
5 of maintenance is very high.

6 COMMISSIONER MAY: I guess that
7 gives me some comfort. At least you
8 recognize the fact that if this were to be
9 handed over to the District or even the Park
10 Service for that matter, the maintenance of
11 it would not meet the challenge. And I'm a
12 little bit nervous that this hasn't been
13 worked out and yet the design has such strong
14 maintenance obligations attached to it. But
15 I'm trusting that will get worked out.

16 Or else you're going to wind up
17 having to simplify things just to keep it
18 decent.

19 MR. NYHAN: Commissioner, if I
20 could offer just one more comment on that
21 point, if it gives you any additional
22 comfort, the way the financing deal for this

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1 park is worked out, essentially the park's
2 construction is not able to commence until
3 the programming and maintenance agreement
4 between the Deputy Mayor's Office and Forest
5 City is executed.

6 COMMISSIONER MAY: Okay. Well,
7 that is some comfort.

8 I guess I want to talk about the
9 bridge for a minute. And I have to say
10 there's some things about the park overall
11 that I really love. And there are some
12 things that are -- I think are okay. I've
13 kind of registered that already The bridge
14 itself, I really don't like. And I can
15 appreciate it and I understand it, but as a
16 piece, I've seen a lot of the artistic
17 bridges in different installations and mostly
18 in magazines, of course, but I've seen a lot
19 of them in this country and other countries.
20 And sometimes they really work wonderfully
21 and in this one it's not doing it for me. I
22 guess that's not enough to make me want to

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1 oppose the project, certainly, but it does
2 make me curious about how -- I know there
3 were some questions that were raised at NCPC
4 about it, but it didn't get a very thorough
5 view by the Commission. I'm wondering what
6 the Commission of Fine Arts had to say about
7 it, particularly. They have given a concept
8 approval of this park?

9 MR. FEOLA: They have.

10 COMMISSIONER MAY: And have they
11 asked for anything specific with regard to
12 the bridge? Did they have specific comments
13 about the bridge?

14 MR. FEOLA: No, but just look
15 forward to looking at further designs of
16 things like the vertical feature at the end
17 of the boardwalk, the pavilions and the
18 bridge. I'll turn this in for the record.

19 COMMISSIONER MAY: Okay, thanks.

20 I don't want to be very specific
21 and prescriptive on the subject of the bridge
22 because I really think that something like

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1 that, because it isn't as much art work as it
2 is a functional part of the park, it's
3 something I really, in my mind specifically
4 under the Commission of Fine Arts' domain
5 more so than the Zoning Commission and I
6 would defer to them in their judgment on
7 this. But it's the one thing that really
8 stands out for me that just doesn't work very
9 well. It's images that it gives me are not
10 very attractive ones. It's not the sleeky
11 image so much as it is the -- it's -- it just
12 doesn't say bridge to me. Anyway, I just
13 wanted to be honest about my opinion of that
14 piece.

15 I also have big concerns about
16 what could happen in terms of the tower at
17 the end. Going back to the bridge for just a
18 second. That's sort of a look at me moment
19 within the park. It's something that says
20 okay, this is a very special moment, even if
21 I personally don't -- it's not that great for
22 me, I'm sure it's going to be a focus of

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1 attention within the park.

2 And I think that that's okay to
3 have that kind of moment in the park. When
4 we talk about something that's going to be --
5 that I think this thing was that it works
6 from Poplar Point, I'm a little concerned
7 about having a waterfront and this is more of
8 a general concern about what happens across
9 the waterfront where we might have these sort
10 of competing look at me moments and instead
11 of seeing a relatively uniform kind of
12 background of building and park land up
13 against the river, we see a bunch of things
14 that are kind of calling out, trying to get
15 attention. And it's -- it has this potential
16 to be kind of overwhelming. And I would
17 personally rather see nothing at all than see
18 some sort of tower that makes it really
19 visible from all directions. I have to say
20 for me the big look at me moment of
21 Riverfront Park is the river itself. And
22 that's really what I -- I think you recognize

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1 that with some of the moves that you make,
2 particularly with the lighting, and with the
3 way things have sort of stepped back. But I
4 think that doing too much there, if something
5 is too heroic, I think is probably a mistake
6 and if the bridge were simplified and sort of
7 less enclosing, I could love that too. So I
8 guess I didn't have a lot of actual
9 questions, mostly commentary.

10 CHAIRPERSON HOOD: Do you have a
11 last question?

12 COMMISSIONER MAY: I think I'll
13 save my last question for the Deputy Mayor or
14 Deputy Mayor's Office.

15 COMMISSIONER ETHERLY: If I may,
16 Mr. Chair, that would be me for my last
17 question, but there was something that -- and
18 Mr. May, I really appreciate his comments on,
19 especially characterizing in that, that look
20 at me moment. That's a good, good way of
21 putting it. Under the bridge, the Office of
22 Planning also kind of alluded to the issue of

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1 the walkway a little bit, but I'll make my
2 question just a little more broader. What's
3 the experience as you're walking under the
4 bridge? What's happening there? If I look
5 up, what am I likely to see?

6 And let me just give you my bias,
7 that leads me to answer the question. There
8 are a lot of opportunities to walk under
9 bridges in this city. Many of them are good,
10 many of them are not so good. And I'm more
11 concerned about the not so good experiences
12 and potential for replicating that here.

13 MR. PARISI: You actually see the
14 structure of the bridge from underneath and
15 in the center it's about 9 foot 6 clear from
16 the deck, but it's only about 8.5 feet wide
17 at that point, so we're not talking about a
18 significant bridge. It's clearly a
19 pedestrian bridge and not overwhelming and I
20 think in that one plan right there, you see
21 the walkway down below is much wider than the
22 bridge.

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1 COMMISSIONER ETHERLY: Correct,
2 but the underside of the bridge itself, some
3 of the elements that we saw that you
4 indicated in the PowerPoint presentation
5 towards the tail end, kind of suggesting some
6 of the architecture and symmetry of the
7 bridge, for that portion that will cover the
8 walkway, what's -- it's not a complete oval,
9 if you will, as you begin to come around on
10 the underside of the bridge itself. What are
11 you looking at there?

12 MR. PARISI: Into these bottom
13 boards and that's a concrete deck. And then
14 there's some cross bracing that goes there.
15 It looks very industrial. It's a structural
16 --

17 COMMISSIONER ETHERLY: Are you
18 planning or accounting for any underside
19 lighting of the bridge?

20 MR. PARISI: We don't have any
21 underside lighting right now. The -- what we
22 do have is lighting here that lights the

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1 bridge --

2 COMMISSIONER ETHERLY: The bridge
3 itself, but as I'm looking up, I may see the
4 suggestion of that, but I probably won't see
5 the actual lighting feature.

6 MR. PARISI: No, we don't want to
7 see the lighting feature.

8 COMMISSIONER ETHERLY: And there
9 will be, as you indicated, lighting along the
10 walkway below?

11 MR. PARISI: Yes. We may end up
12 lighting the under structure of the bridge,
13 have it glow.

14 COMMISSIONER ETHERLY: Okay.

15 MR. PARISI: That's where we are
16 with the lighting now. Lighting the bridge
17 is a little difficult.

18 COMMISSIONER ETHERLY: Okay,
19 understood, thank you.

20 Thank you, Mr. Chair.

21 VICE-CHAIRPERSON JEFFRIES:
22 Getting back to the bridge, I'm fine with the

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1 design of the bridge. The only caution is
2 that, and I think Commissioner May is
3 correct, it would be nice if we could see all
4 of this in totality, just one comprehensive
5 park development, but we're doing it in
6 phases. That's fine. So the caution is that
7 bridge sets the stage for the architecture,
8 at least for this Commissioner, so I just --
9 when you come in for phase two, if I'm still
10 around, that bridge is the marker for me.

11 As I said earlier, I wish there
12 was some organic parts of the vegetation
13 here. I just think it could be a nice -- so
14 much of D.C. is just so rectilinear, but you
15 know, it would be nice. Beyond that -- and
16 the only other question I have is that -- and
17 I'm prepared to vote on this, quite frankly.

18 The only concern I have is really the
19 question that Commissioner May --
20 Commissioner Etherly brought up. I'm really
21 interested in making certain that I can
22 understand what the detail is under the

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1 platform, exactly what that's looking like.

2 This area here.

3 Introducing the green from here,
4 it just looks rather slight to me, and I
5 don't -- it might be perfectly fine. I just
6 can't determine by looking at this
7 illustration. It might be perfectly fine,
8 but I just can't make it out.

9 So that's my only hesitation here,
10 but beyond that, I would agree with the
11 Commissioners that I think there are some
12 great things about this development. And
13 Commissioner May, I actually like the -- I
14 understand the competing features and so
15 forth, but I strongly believe that this part
16 needs a vertical element. Now maybe it's not
17 what we see, but something needs to step up
18 somewhere in this area in here. That could
19 still be backdrop to the bridge. The bridge
20 could still be that iconic piece, but
21 something needs to break the plane here.
22 It's just wonderfully horizontal throughout.

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1 So I don't know how the
2 Commission, Mr. Chair, wants to go forward.
3 I'm ready to go, but I do have that one
4 question and I don't know how quite we can
5 handle that.

6 MR. FEOLA: Mr. Chair, I think we
7 plan to come back with phase two in the fall.

8 The detailing of the pavilion, the wall of
9 the pavilion and the doors and how that works
10 can easily be done as part of phase two if
11 the Commission is inclined to approve this to
12 allow us to go forward with permitting for
13 the main body of the park, we could do that.

14 So we could leave that in abeyance and come
15 -- have that approved as part of stage two
16 with the buildings and the other parts of
17 phase two.

18 VICE-CHAIRPERSON JEFFRIES:
19 However the Commission wants -- it might not
20 be a problem for them and I'm willing to go
21 forward with them if they're willing to go
22 forward without having any details.

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1 CHAIRPERSON HOOD: I think what I
2 would like to do though and move in this
3 fashion, once we finish our last questions, I
4 would like to get through the process of the
5 hearing process and then we'll have a special
6 tour.

7 COMMISSIONER ETHERLY: And perhaps
8 just to maybe find an answer for Mr. Jeffries
9 and myself, if you could, could you go to
10 again it's in the PowerPoint deck that was
11 provided tonight, view from grass garden
12 towards the promenade and lumbershed
13 representation.

14 Yes, right there. Again, as you
15 look towards the overlook in this
16 representation, this perspective would
17 suggest that the overlook is very heavily
18 green from a green wall standpoint as you
19 look off in the distance. So perhaps Mr.
20 Jeffries and I are trying to kind of figure
21 out when you put this together with that
22 other perspective that showed the stage and

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1 the musical presentation of a performance
2 space, you didn't see as much green from that
3 perspective, so perhaps it's just as simple
4 as asking what is your thinking about how you
5 are anticipating that space, that wall
6 looking?

7 MR. PARISI: Well, actually, it's
8 pretty simple. The first rendering you see
9 without the green was done long before the
10 other ones. And we always knew it was a
11 green wall and we were up against a time line
12 to get these renderings done. There's 15 of
13 them. And that one was never picked up and
14 cleaned up. That's essentially it.

15 We've developed a whole series of
16 construction details for this area and you
17 don't have construction details in your
18 package, but this is a very developed area
19 where these kiosks will be. The only thing
20 we haven't resolved is the door, whether it's
21 a door that flips up and creates kind of the
22 awning canopy type, you know, or whether it

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1 was folding doors. And we played a lot with
2 that. We haven't resolved that.

3 COMMISSIONER ETHERLY: Okay, would
4 this be more in your thinking?

5 MR. PARISI: Yes.

6 COMMISSIONER ETHERLY: More of an
7 accurate representation of what that would
8 look like?

9 MR. PARISI: This was the last
10 rendering.

11 COMMISSIONER ETHERLY: Okay.
12 Thank you.

13 CHAIRPERSON HOOD: Any other
14 questions? Let's go to the Office of
15 Planning.

16 MS. JACKSON: Good evening, Chair
17 and Commissioners. My name is Arlova Jackson
18 and I'm with the Office of Planning. The
19 proposed project is located within the SEFC
20 WO District and as such as here for review
21 and approval of all new structures and
22 exterior changes. As the Applicant

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1 indicated, the project also requires special
2 exception relief from Section 938.

3 The proposed park would provide an
4 important connection the Office of Planning
5 feels to other planned activities along the
6 Anacostia River and is a critical component
7 of the overall development of the SEFC site.

8 In addition, it provides a new
9 connection to the waterfront that could
10 provide a regional draw as well as serve as a
11 neighborhood amenity. OP supports the
12 increased connectivity between the park and
13 the surrounding blocks via the extension of
14 existing and proposed new streets to the
15 site; the provision of a continuous bike
16 route that's been planned into the park
17 program; and reuse of historic structures on
18 the site while also providing opportunities
19 for retail.

20 Overall, staff recommends support
21 of the requested waterfront park. Based on
22 the discussion of all of the design standards

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1 and objectives relevant that's found in our
2 staff report, we find the project is
3 consistent with the comprehensive plan, the
4 zoning ordinance, specifically the standards
5 found in sections 1801 which addresses new
6 structures within the SEFC WO district, the
7 general standards for special exceptions
8 found in Section 3104 and the special
9 exception criteria found in section 927 for
10 the waterfront district.

11 We also find that the project is
12 consistent with the planning principles found
13 in the Anacostia waterfront initiative. I
14 wanted to point out that while we initially
15 raised a couple of issues in the staff
16 report, based on the revised design and the
17 testimony provided this evening, we find that
18 they've been sufficiently addressed. And
19 I'll end and say the Office of Planning did
20 not receive any comments regarding the
21 request, but we'll note that we've all
22 received today two letters of approval, one

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1 from the ANC 60 and one from the Deputy
2 Mayor's Office for Planning and Economic
3 Development.

4 I'll take any questions.

5 CHAIRPERSON HOOD: Okay, thank
6 you, Ms. Jackson. Let me just ask and you
7 may have alluded to this, in the report and I
8 know you said you full support the project,
9 but in the report it mentions provision of
10 additional bicycle racks in secure and
11 convenient locations. This says Office of
12 Planning recommends approval of proposed
13 design subject to -- so you feel that has
14 been adequately addressed?

15 MS. JACKSON: Yes.

16 CHAIRPERSON HOOD: And provision
17 of additional detail regarding design of
18 underpass motor/pedestrian bridge?

19 MS. JACKSON: Yes.

20 CHAIRPERSON HOOD: Thank you. We
21 did that just for the record.

22 Okay, any questions of the Office

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1 of Planning?

2 Does the Applicant have any last
3 questions for the Office of Planning?

4 MR. FEOLA: No, sir.

5 CHAIRPERSON HOOD: All right, as
6 Ms. Jackson has already stated, the report of
7 other government agencies, we have a letter
8 from Chair Moffat of ANC 6D and reads "ANC 6D
9 trusts that the Zoning Commission will give
10 its views great weight. Thank you for your
11 consideration." And they go on to say "ANC
12 6D is pleased with the Applicant's focus on
13 making the environment sustainable. The park
14 is a thoughtful and creative design that will
15 provide a lively destination for all
16 Washingtonians and it will be a significant
17 asset to the near Southeast, Southwest
18 community. As the project moves forward, we
19 look forward to working with the Applicant to
20 assure the local community residents are
21 fully included in training and employment
22 programs both during the park's construction

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1 and beyond" and this is Exhibit 15. It does
2 talk about the vote. They voted 7 to 0 to
3 support the application for approval of this
4 design for the waterfront park at the yards.

5 Also, the Deputy Mayor's letter
6 also mentions support and it goes on -- we
7 don't have an exhibit as of yet. My office
8 has been working with the representatives and
9 that has already been indicated and it talks
10 about when completed, the park will provide
11 all residents an opportunity to discover and
12 enjoy the river as an exciting destination
13 that will be an asset for the District for
14 years to come. For the above reasons, we
15 urge the Commission to approve the design of
16 the waterfront park and grant the request
17 relief. Sincerely, Neil Albert, Deputy
18 Mayor.

19 And the other letter that we have
20 here comes from the National Capital Planning
21 Commission. If we choose tonight to move
22 forward, I think I need to read this. It

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1 says, "I found the proposed project to
2 construct a waterfront park that includes a
3 great lawn, a stepped lawn, and promenade and
4 a pedestrian bridge and an overlook to be
5 located on Parcel P between Water Street,
6 S.E., and Anacostia River, the development
7 known as the yards would not be inconsistent
8 with the comprehensive plan for the National
9 Capital, nor would it have any adverse
10 effects on any other federal interest. And
11 that's exhibit 11.

12 That's all I have. Did I miss
13 anything, colleagues? Okay.

14 COMMISSIONER MAY: Mr. Chairman, I
15 did have one question for the representative
16 from the Deputy Mayor's Office.

17 CHAIRPERSON HOOD: Okay, I was
18 going to call -- you know what, you might
19 want to read the letter. I was just going
20 through Government agencies, but you can
21 still read it, but I'll call you up.

22 Let me do this first, let me do

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1 this first. Do we have anyone here from ANC
2 6D? Anyone here from ANC 6D? And again, I
3 read the letter of support.

4 Any other government agencies? I
5 know we have a representative from the Deputy
6 Mayor's Office if he can come forward, I
7 think we have a question and I'm not sure.

8 GSA is also -- has been dealing
9 with GSA all day today. Does the GSA
10 representative want to speak? Mr. Feola,
11 they're in support?

12 MR. FEOLA: They are the owners
13 and in support, yes. They weren't planning
14 to speak unless the Commission has questions.

15 CHAIRPERSON HOOD: No, I just
16 wanted to make sure we didn't slight them.
17 Okay. Thank you, you may begin.

18 MR. WEINBAUM: Would you like me
19 to read the letter? Sure.

20 CHAIRPERSON HOOD: I mean if you
21 want to. If not, we'll just ask you
22 questions.

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1 If you just want to hit the
2 highlights, that will be great.

3 MR. WEINBAUM: Sure, absolutely.
4 The Deputy Mayor's Office gives its support
5 for the proposed waterfront park. The office
6 feels that this will develop a vibrant
7 waterfront that will welcome a mix of uses, a
8 wide range of activities that will serve
9 Washingtonians of all ages and backgrounds.
10 And gives its support here.

11 My name is Jamie Weinbaum. I'm
12 with the Deputy Mayor's Office.

13 CHAIRPERSON HOOD: We've seen you
14 before, right, Mr. Weinbaum?

15 MR. WEINBAUM: Probably not. This
16 is my second day with the Deputy Mayor's
17 Office.

18 CHAIRPERSON HOOD: This is your
19 second day here?

20 MR. WEINBAUM: Yes.

21 (Laughter.)

22 MR. WEINBAUM: They sent me here.

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1 I hope to see you again, but this is the
2 first time.

3 COMMISSIONER MAY: I think we have
4 some special questions for him.

5 (Laughter.)

6 CHAIRPERSON HOOD: Let's grill
7 him.

8 COMMISSIONER MAY: The only
9 question I have is what the status was of the
10 Diamond Teague Park and that connection and
11 whether you knew anything about it. Maybe
12 you don't.

13 MR. WEINBAUM: Unfortunately, I
14 don't.

15 COMMISSIONER MAY: Okay.

16 MR. WEINBAUM: I apologize.

17 COMMISSIONER MAY: It's all right.

18 CHAIRPERSON HOOD: Thank you very
19 much for coming down and welcome and
20 congratulations. I'm sure we'll see you
21 again.

22 MR. WEINBAUM: Absolutely. I look

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1 forward to it.

2 CHAIRPERSON HOOD: I'm sorry, did
3 Applicant have any question?

4 COMMISSIONER MAY: No, sir.

5 CHAIRPERSON HOOD: Okay, do we
6 have any organizations or persons in support?
7 Seeing none, organizations or persons in
8 opposition? Seeing none, rebuttal and
9 closing by the Applicant, closing by the
10 applicant.

11 MR. FEOLA: One quick comment by
12 Mr. Nyhan and then I'll take ten seconds.

13 MR. NYHAN: I just want to say
14 thanks to the Chair and all the Commissioners
15 for all of the insightful questions and
16 suggestions this evening. I think
17 particularly the suggestion about
18 contemplating some more wild and organic
19 vegetation is a very helpful and insightful
20 one that we'll take in-house, I think and
21 give some direction to Friedberg's office in
22 that regard.

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1 Secondly, I just want to assure
2 the Commission that the architect for the
3 retail pavilions is Gensler and they've been
4 intimately involved for over a year and
5 everyone is on notice that the bridge sets
6 the tone and the buildings and the tower, and
7 if the tower should be approved, we're going
8 to have to all work according to that tone
9 and that's a risk that we're willing to take.

10 Thank you very much.

11 CHAIRPERSON HOOD: Mr. Etherly.

12 COMMISSIONER ETHERLY: Thank you
13 very much, Mr. Chair.

14 I apologize for not closing this
15 loop off earlier, but I just wanted to be
16 sure I'm clear on and we have the lighting
17 plan up. On the first page of the again
18 presentation that we were provided with
19 tonight, there is the suggestion of lighting
20 on the outer piers, if you will, as you
21 extend further into the water. On your
22 lighting plan representation, however, there

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1 is not the suggestion of lighting. I just
2 wanted to make sure I'm clear on what's
3 happening with that.

4 MR. PARISI: There will be
5 lighting on the piers, but it will be low
6 level, barred lighting that lights the
7 ground, similar to the rail.

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

10 CHAIRPERSON HOOD: Okay, let me
11 start a discussion and see how far we go.
12 I've heard some issues brought up and let me
13 say this, as far as I can remember, I think
14 this is our first landscape architecture
15 review. I may be incorrect, but I just don't
16 remember us ever having one when I first read
17 the submittals of only landscape architecture
18 and I think that there are a number of phases
19 that will take place and one of the things
20 that only gave me pause tonight was looking
21 back. And I thought through one of the
22 questions that Vice Chair Jeffries asked

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1 maybe was it two hours ago? I'm just being
2 facetious.

3 But a while back, he asked the
4 question about if we approve Phase I, then
5 we'll get to Phase II, will we have to go
6 back and make changes to Phase I and I think
7 you also mentioned about the bridge. It's
8 like the tone. I forgot exactly how he
9 phrased it, sets the stage for everything. I
10 actually -- and colleagues, we can open this
11 up and see how we want to move it, I actually
12 like the bridge and I would agree, I think it
13 brings -- and I don't know if this word was
14 used or not, maybe I heard it from someone
15 tonight, futuristic way of doing business.
16 And I think this is again another thing of
17 how we jump start and I don't know if I
18 personally agree with that "look at me", I
19 don't know if I agree with that technique
20 because living in this city so long, we need
21 to start looking at something and this is the
22 way I see it. I think this will jump start

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1 it.

2 Will they probably come back and
3 maybe make some changes in phase one? That's
4 just the risk. I mean that's actually the --
5 I wouldn't tell -- no change, this is what we
6 approve, but I would go along with Vice Chair
7 Jeffries and say that the bridge is the goal
8 and I actually like it. Especially now that
9 I understand that it has rails on it. I
10 actually like it. And that's my comments and
11 two cents worth and I will see how everyone
12 else wants to proceed. I think the
13 Applicant, we've seen him before. He has
14 always addressed our issues and I think some
15 of the issues about the greenery and
16 everything. I'm sure that will be dealt
17 with.

18 The only other issue I have, I
19 want to make sure that the record is
20 complete, that we have actual exactly what's
21 going to be done because we have some things
22 where it doesn't show and again, it may be a

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1 copier, it may not be, it didn't show. We
2 need to have something permanent for the
3 record, Mr. Feola, of exactly what we approve
4 and even if we were to move tonight, we would
5 still need that. It would be contingent on
6 that.

7 That's my two cents and I see
8 people frowning, but I'm opening it up. It
9 won't be the first time.

10 COMMISSIONER ETHERLY: Thank you,
11 Mr. Chair. I'll just kind of jump in and no
12 pun intended, perhaps, just serve as a little
13 bit of a bridge between your comments and
14 those of Mr. Jeffries and perhaps where my
15 colleague, Mr. May may go. Because I
16 understand exactly where he's coming from.
17 As I indicated in my questions around the
18 bridge, there was an aspect of jarring to me,
19 but that perhaps is not the best word to use
20 because I don't mean that as pejorative as it
21 might sound. The bridge, I understand the
22 creative effort behind trying to create an

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1 iconic element and I am inclined,
2 comfortably, to side with the ANC's
3 perspective on this, the recommendation of
4 the Office of Planning, the Deputy Mayor, and
5 my colleagues on this side of the dais, but I
6 want to be very clear that despite this being
7 perhaps another time where I land on a
8 position contrary to where Mr. May is, I
9 understand most certainly what his
10 perspective is. It's not that far in between
11 I think where Mr. Jeffries and Mr. Hood and
12 myself are and where Mr. May is on the issue
13 of that bridge. It is an aggressive,
14 architectural play, but I think Mr. Hood's
15 perspective is ultimately kind of the right
16 one. Perhaps we need some of that and I'm
17 not too worried about it creating a domino
18 effect that necessarily is going to come back
19 to bite us in the head as we deal with other
20 aspects of programming this space.

21 So that's kind of my two cents.
22 I'm not going to second guess what I think

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1 has been very excellent expert testimony
2 provided to us by Mr. Parisi. The context
3 that's been provided by Mr. Nyhan in terms of
4 the effort to create iconic elements that
5 create an experience and I'm going to err on
6 the side of saying I think this is the right
7 construction of a look at me moment, but Mr.
8 May's comment is a very good one. Perhaps we
9 are -- not with this project, but I think we
10 need to consistently be vigilant about
11 creating that competitiveness, especially as
12 we continue to talk about not us in this
13 jurisdiction but as you look at Washington
14 Harbor, as you look at other developments
15 along the waterfront, efforts to program what
16 is a vital, public asset, will everyone
17 continue to compete and try to create these
18 moments that all of a sudden at the end of
19 the day create this very discordant symphony
20 that ends up making the entire riverfront
21 look like an amusement park, this doesn't do
22 it. I think this is a very creative,

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1 innovative in many respects, way of trying to
2 bring a vital space on line and I'll
3 highlight my little slight bias here because
4 I don't live too far from this area. I'm at
5 the end of 11th Street, back towards the old
6 Capitol Hill extended area and this is a
7 place that I very much would like to see my
8 family take advantage of.

9 So again I'll applaud the
10 Applicant and echo what I think has already
11 been very adequate kudos for the work that
12 you've brought forward to us, but again, I'm
13 just trying to bridge to Mr. May's comments
14 because I understand absolutely where he's
15 coming from.

16 Thank you, Mr. Chair.

17 CHAIRPERSON HOOD: Okay, thank
18 you, Commissioner May.

19 COMMISSIONER MAY: It's nice to
20 hear some sympathy, I guess, for my position.

21 And of course, it's not the first time I
22 wind up being the contrary one on the

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1 Commission.

2 VICE-CHAIRPERSON JEFFRIES:

3 Contrarian.

4 COMMISSIONER MAY: Contrarian,
5 yes, that's me. And as I said before, my
6 disagreement with the bridge is not enough
7 for me to want to vote against this. And I
8 think that my disagreement with it has to do
9 so much with the core concept of it that it
10 would be useless for me to try to suggest it
11 should be changed in some way because it's
12 not. It's just not the right thing for me.

13 It's nice to know that the rest of
14 the Commission is quite comfortable with it
15 because I'm happy to put my concerns aside.

16 I do think that it would be good
17 to see how the rail will work on the bridge.

18 I think that's kind of the one technical
19 aspect of it that I think would be worth
20 seeing. Because we see it now in this very
21 abstract form, without any rail and I imagine
22 it's going to be really very light visually,

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1 but I know that there are limits on how --
2 you've got to meet the code and the process,
3 too. So it's going to have some substance to
4 it. So if we're going to request any further
5 materials for the record, it would be useful
6 to see what the detailing of the rail is
7 within the bridge.

8 CHAIRPERSON HOOD: What I had
9 requested, if we had all agreed to vote
10 tonight, what I subsequently ask Ms. Schellin
11 since -- I've asked Ms. Schellin to --
12 because if we do in our normal way of doing
13 business, it would be July and I don't think
14 we need to hold this up until July, so I ask
15 Ms. Schellin if we ask for too much more,
16 it's something that we need to see before we
17 vote, and I think that would be one of the
18 things that we would probably want to see.

19 COMMISSIONER MAY: And as I said,
20 if we're going to ask for things after
21 tonight, I would ask for that. Commissioner
22 Jeffries clearly has something to say.

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1 CHAIRPERSON HOOD: Let me make my
2 point. My point is that we have a special
3 public meeting, Mr. Feola, that we have done
4 in June which is one week from our regular
5 public meeting in which we would take this up
6 at that time, once we get those submittals
7 and I think we have some dates. But let me
8 go to Mr. Jeffries first, and hear his
9 comments and then we'll come back to you.

10 Let me go to Mr. Jeffries, and
11 then I'll come to you, Mr. Feola.

12 VICE-CHAIRPERSON JEFFRIES: Well,
13 it seems to me that the Applicant has already
14 made a suggestion in terms of how to proceed.

15 If we have certain aspects of this phase
16 that we want to get cleaned up and because
17 they're going to come back, I'm perfectly
18 comfortable going forward and voting tonight.

19 It didn't seem like these
20 questions, these questions or concerns that
21 we have are really that large. We're asking
22 for details and quite frankly, this part off

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1 the promenade it just is an illustration. I
2 don't want to see this get slowed down
3 because of the nature of these questions. So
4 again, I think the Applicant has already
5 stated a way in which to sort of address
6 whatever concerns we have in phase two. So I
7 don't want to have any more special meetings
8 and for something of this level. It just
9 seems that we could just take a vote up or
10 down. That's where I'd like to be.

11 CHAIRPERSON HOOD: Here's what
12 we're going to do. I'm sorry, Mr. Feola.

13 MR. FEOLA: Just to follow up, the
14 detail of the railing of the bridge clearly
15 is something we can bring back as phase two.
16 We would like to get the construction
17 started. There's a whole lot of work that
18 has to be done before we get to the railing
19 and so we can be back in the fall with that
20 with how we treat the pavilion doors, things
21 like that.

22 If the Commission is inclined to

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1 move forward, we can hold those again,
2 approvals in abeyance, and come back with
3 those details when we come back with the
4 buildings in phase two.

5 CHAIRPERSON HOOD: Okay, or we
6 could have it continue before the final
7 order. We can look at that. We can vote
8 tonight and before the order is issued. And
9 we probably could do that with your
10 submittals. I mean we can really vote
11 tonight. Some of my colleagues may have a
12 problem, but before the order is issued we
13 look at it and sign, you know, give the okay
14 to staff and we'll go from there. I think
15 that's the win-win for everybody, we won't
16 hold anybody up. Okay?

17 (Pause.)

18 Okay, let me make a motion to
19 approve Zoning Commission Case No. 08-04 with
20 the caveat that this will become approved,
21 even though we're going to vote tonight, once
22 the Commission has had a chance to -- it will

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1 be approved -- the vote is going to take
2 place tonight, but the order will not be
3 issued until after we have satisfactorily
4 seen the things that we have asked for and I
5 ask for a second.

6 VICE-CHAIRPERSON JEFFRIES:
7 Second.

8 CHAIRPERSON HOOD: Ms. Schellin,
9 during discussion, can you tell me what we've
10 asked for so we're all on the same page?

11 MS. SCHELLIN: Well, the only
12 thing that I thought that was really left
13 out, I thought everything else had been
14 fleshed out or was going to be during phase
15 two and the only thing that I really wrote
16 down that was lacking was detail regarding
17 the railing on the bridge. I know there was
18 a lot of talk about the pavilion doors, but
19 it seemed like that was something that they
20 were far from and would have a better idea at
21 phase two. So I only have one item.

22 CHAIRPERSON HOOD: Just one thing

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1 and as soon as Mr. Feola, as soon as you can
2 get that in, we can look at it, maybe at one
3 of our other hearings right quick and let the
4 staff know when you're ready to move.

5 MS. SCHELLIN: What we've done in
6 the past, Chairman Hood, is that the Office
7 of Zoning will not issue the order until we
8 make sure that we have that detail in the
9 record because you're actually giving
10 approval tonight. And so having that detail
11 in the record just makes the record complete
12 and we would just hold the order, would not
13 issue it until it's in the record.

14 CHAIRPERSON HOOD: But I also want
15 to give my colleague, Commissioner May, a
16 chance to look also because one thing about
17 this, you can always do a reconsideration.

18 VICE-CHAIRPERSON JEFFRIES: So
19 we're taking a vote, but if one of the
20 Commissioners does not like the drawing, what
21 are we going to do?

22 CHAIRPERSON HOOD: I don't think

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1 this -- I'll be perfectly honest. I don't
2 think this is a show stopper. I feel
3 confident the way we move.

4 VICE-CHAIRPERSON JEFFRIES: So
5 we're just really trying to get our record
6 complete.

7 CHAIRPERSON HOOD: Yes, we're
8 trying to get our record complete and I'm
9 trying to balance and be considerate of all
10 of us.

11 VICE-CHAIRPERSON JEFFRIES: And
12 you are, you are being considerate about what
13 you're doing tonight.

14 CHAIRPERSON HOOD: That was the
15 goal. Okay, any further discussion?

16 Any further discussion? All those
17 in favor?

18 (Chorus of ayes.)

19 Any opposition? So ordered.
20 Staff, will you record the vote.

21 MS. SCHELLIN: Yes, staff records
22 the vote 4 to 0 to 1 to approve final action

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1 in Zoning Commission Case 08-04 with the
2 condition that detailed drawings of the
3 railing be submitted prior to the order being
4 issued. Zoning Commission Case 08-04,
5 Commissioner Hood moving; Commissioner
6 Jeffries seconding; Commissioners May and
7 Etherly in support; Commissioner Turnbull,
8 not present, not voting.

9 CHAIRPERSON HOOD: Commissioner
10 Etherly, do you have any last questions?

11 With that, this hearing is
12 adjourned.

13 (Whereupon, at 8:26 p.m., the
14 hearing was concluded.)
15
16

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