

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

IN THE MATTER OF:

O STREET ROADSIDE, LLC

: Case No.
: 07-26
:
:

Thursday,
March 6, 2008

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

The Public Hearing of Case No. 07-26 by the District of Columbia Zoning Commission convened at 6:30 a.m. in the Office of Zoning Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
GREGORY N. JEFFRIES, Vice Chairman
CURTIS L. ETHERLY, JR., Commissioner
MICHAEL G. TURNBULL, FAIA, Commissioner
(OAC)
PETER G. MAY, Commissioner (NPS)

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OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
DONNA HANOUSEK, Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
JOEL LAWSON
KAREN THOMAS

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

JACOB RITTING, ESQ.

The transcript constitutes the
minutes from the Public Hearing held on March
6, 2008.

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

6:32 p.m.

CHAIRMAN HOOD: Okay. We're going to go ahead and get started.

Good evening, ladies and gentlemen.

This is a public hearing of the Zoning Commission of the District of Columbia for Thursday, March 6, 2008.

My name is Anthony J. Hood, and joining me are Vice Chairman Jeffries, also will be joining us Commissioner Etherly, Commissioner May and Commissioner Turnbull.

We are also joined by the Office of Zoning staff, Ms. Sharon Schellin and Ms. Donna Hanousek, the Office of Attorney General Mr. Ritting, and the Office of Planning to my right under the leadership of Ms. Steingasser and Ms. Karen Thomas and Mr. Joel Lawson.

This proceeding is being recorded by a court reporter and it's also webcast live. Accordingly, we must ask you to refrain

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1 from any disruptive noises or actions in the
2 hearing room.

3 The subject of this evening's
4 hearing is Zoning Commission case number 07-
5 26. This is a request by the O Street
6 Roadside LLC for approval of a consolidated
7 PUD and related map amendment for property
8 located at Square 389 Lots 829 and 830.

9 Notice of today's hearing was
10 published in the *D.C. Register* on January 18,
11 2008. And copies of the announcement are
12 available to my left on the wall bin near the
13 door.

14 This hearing will be conducted in
15 accordance with provisions of 11 DCMR 3022 as
16 follows: preliminary matters, applicant's
17 case, report of the Office of Planning, report
18 of other government agencies, report of the
19 ANC 2-C in this case, organizations and
20 persons in support, organizations and persons
21 in opposition, rebuttal and closing by the
22 applicant.

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1 The following time constraints will
2 be maintained in this meeting. The applicant
3 60 minutes, not 50. Sixty minutes.

4 Organizations 5 minutes.

5 Individuals 3 minutes.

6 The Commission intends to adhere to
7 the time limits as strictly as possible in
8 order to hear the case in a reasonable period
9 of time.

10 The Commission reserves the right
11 to change the time limits for presentations
12 if necessary. Not time shall be ceded.

13 All persons appearing before the
14 Commission are to fill out two witness cards.

15 These cards are located to my left on the
16 table near the door. Upon coming forward to
17 speak to the Commission, please give both
18 cards to the reporter sitting to my right
19 before taking a seat at the table.

20 When presenting information to the
21 Commission, please turn on and speak into the
22 microphone first stating your name and home

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1 address. When you are finished speaking,
2 please turn your microphone off so that your
3 microphone is no longer picking up sound or
4 background noise.

5 The decision of the Commission in
6 this case must be based exclusively on the
7 public record. To avoid any appearance to the
8 contrary, the Commission request that persons
9 present not engage the members of the
10 Commission in any conversation during any
11 recess or at anytime.

12 The staff will be available
13 throughout the hearing to discuss procedural
14 questions.

15 Please turn off all beepers and
16 cell phones at this time so not to disrupt
17 these proceedings.

18 Would all individuals wishing to
19 testify please rise to take the oath.

20 And, Ms. Schellin, would you please
21 administer the oath.

22 (Witnesses sworn).

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1 CHAIRMAN HOOD: Okay. At this time
2 we would take any preliminary matters. Does
3 the staff have any preliminary matters?

4 (Witnesses sworn).

5 MS. SCHELLIN: No, sir. Nothing
6 other than the proffered experts.

7 CHAIRMAN HOOD: Okay. Let me do it
8 in this order. I do have a preliminary matter.

9 Colleagues, if you would notice in
10 your latest submission there has been a
11 change, and it'll be height. That was one of
12 the sticking points on how we were going to
13 proceed. And before we set this down, there's
14 been an increase in five feet and the
15 submittal specifies of the rationale and the
16 reasoning for a availance of those five feet.

17 And before we get started and waste
18 everybody's time, I wanted to make sure that
19 no one had any specific problems about us
20 moving forward tonight. And I'm going to open
21 it up, and if I don't hear anything, then I
22 will govern myself accordingly.

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1 VICE CHAIRMAN JEFFRIES: Chair, I
2 certainly don't have a problem with going
3 forward tonight. I mean obviously, I mean
4 given the critical nature of this whole
5 business of the height, I mean the expectation
6 is that the applicant will spend some time and
7 walk us through some of the history of why
8 we've gotten to an additional five feet on the
9 eastern building, I think that's correct. But
10 besides that, I mean I think we should go
11 forward.

12 CHAIRMAN HOOD: Okay. Anybody else
13 like to comment? All right.

14 Let's do the proffer of witnesses.
15 We have the proffer of witnesses. Is Mr.
16 Sponseller -- okay. You're going to be the
17 architect, not Mr. Bronz.

18 MR. SPONSELLER: Correct.

19 CHAIRMAN HOOD: Okay. Mr. Sher,
20 who we know.

21 The traffic expert -- I guess what
22 I need to do, Mr. Glasgow, who is it? Mr.

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1 Sponseller, Mr. Sher?

2 MR. GLASGOW: Right.

3 CHAIRMAN HOOD: And which one? Is
4 it both Mr. Christopher Gay and Michael
5 McNeese?

6 MR. GLASGOW: Christopher Gay would
7 be the witness, sir.

8 CHAIRMAN HOOD: Okay. Those are
9 all? So we're looking at Mr. Sponseller, Mr.
10 Sher and Mr. Gay as being proffered witnesses.

11 I know that I've had a chance to look at Mr.
12 Gay's résumé. And I don't have any problem
13 with proffering everyone as an expert witness.

14 Unless I hear any concerns from my
15 colleagues, those three will be proffered
16 witnesses. Okay.

17 Thank you, Mr. Glasgow.

18 Anyone else?

19 MR. GLASGOW: Yes, sir. We also
20 have Mr. Lee here who is landscape architect
21 who I think the Commission knows. We can have
22 a copy of his résumé submitted for the record.

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1 CHAIRMAN HOOD: Yes. If you can
2 just give us a copy, I think most of us know
3 Mr. Lee. But I'm sure you want to be
4 prepared.

5 MR. GLASGOW: Yes, we do. But I
6 just wanted to say that I'd like to have the
7 résumé in our hands when we make such
8 qualifications. And knowing Mr. Lee will --

9 CHAIRMAN HOOD: Do we have it
10 tonight?

11 MR. GLASGOW: I don't believe we
12 have it tonight, but we can get it promptly.

13 CHAIRMAN HOOD: Mr. May?

14 COMMISSIONER MAY: That's fine.

15 CHAIRMAN HOOD: Okay. All right.
16 Everyone's proffered as an expert witness.

17 MR. GLASGOW: Thank you.

18 CHAIRMAN HOOD: Okay, Mr. Glasgow.
19 You have 60 minutes.

20 MR. GLASGOW: All right. Thank
21 you.

22 Good evening members of the

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1 Commission. For the record my name is Norman
2 M. Glasgow, Jr of the law firm of Holland &
3 Knight appearing on behalf of the applicant
4 for this planned unit development in Square
5 398 bounded by 7th, 9th, O and P Street,
6 Northwest the site of the O Street Market and
7 a Giant food store with a surface parking lot.

8 Also here with me this evening
9 besides the people that you have qualified is
10 Mr. Armond Spikell of Roadside Development,
11 who we have proffered as an expert in urban
12 mixed use development. And he will be giving
13 testimony here,

14 And also from Roadside here this
15 evening are Richard Lake, Susan Linsky and
16 Todd Weiss.

17 And I would like to give a brief
18 opening statement and note the additional
19 materials that will be submitted for the
20 record. These come out of discussions with the
21 Office of Planning and are information for
22 the Commission's consideration as requested in

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1 the OP's February 25, 2008 report.

2 As will be discussed by the
3 architect, the applicant is submitting this
4 evening, we will have alternative plans for a
5 building to be constructed on Lot 1 of a
6 height of 90 feet and also we have the 95
7 feet. And we explain the differences and the
8 impact on the floor. The ceiling heights of
9 the residential component of the structure.
10 This is not the difference between the 90 and
11 95 feet does not effect Giant. In proceeding
12 forward they've told us what their ceiling
13 height is and then it's up to us to adjust to
14 that ceiling height. They have a clear ceiling
15 height of about 15 feet. The underside of the
16 slab is 17 feet. And then we can put the
17 residential building and the affordable
18 housing on top of their site, which will then
19 be on the east side of the site as opposed to
20 the west side as it is right now.

21 In reviewing these options, the
22 applicant wishes the Commission to bear in

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mind that reducing the height of the buildings from our 110 feet that we originally proposed did cause a loss of about 30,000 square feet of FAR. The project is now approximately 5.15 FAR, which is almost one FAR less than a matter of right of an R-5-E residential development, which would permit 6 FAR and 90 feet. So we're at 5.15 FAR. And then on the east side 95 feet.

Also in considering the ultimate height of the project we took into account the actions of the Commission for instance, when the H Street overlay was adopted. The H Street overlay, if you have a ceiling height, clear ceiling height of 14 feet for your commercial, for your retail, you can go up to 95 feet as a matter of right. And in the H Street overlay zone, which goes from 3rd to about, I guess, 12th/14th Street along H Street Northwest, we have a situation for instance in the 600 block of H Street where you have C-2-C zoning and you have R-4 zoning

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1 right behind it. And here we don't have any R-
2 4 zoning until you get probably essentially a
3 square away; across the street. Then a
4 frontage of commercial zoning that's at least
5 a 100 feet in depth and then you get to R-4.
6 So that's one of the reasons why we were
7 looking at if we did have a problem with our
8 ceiling heights, which we do, that we saw that
9 there is some precedent for this type of
10 situation where buildings that were 90 feet in
11 height could go to 95 feet in height with the
12 provision of the retail, which is what we are
13 doing.

14 What this does with the ceiling
15 heights and the extra feet on the east side is
16 the ceiling heights will increase from 8 feet
17 1 to 8 feet 8 inches in the main living areas.
18 And from 7 feet 1 to 7 feet 8 in the kitchen
19 and bulkhead areas. So that's a very much
20 needed 7 inch increase in the ceiling heights.

21 So that it's not something where we
22 took the comments of the Commission lightly on

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1 the 90 feet, but when we saw that the
2 compression that it was causing with respect
3 to the ceiling heights, we thought that this
4 is something that we ought to at least bring
5 to the Commission's attention, look for where
6 there were some situations that may be similar
7 where the height is permitted under the
8 regulations as they are today.

9 VICE CHAIRMAN JEFFRIES: I'm sorry,
10 Mr. Glasgow. I just want to be clear.

11 In the December submission the
12 floor to ceiling height of the residential on
13 the east building was 8 foot 1, is that what
14 you're saying?

15 MR. GLASGOW: It would have been 8
16 foot 1. We were responding as we went through
17 this process very quickly because we wanted to
18 get a hearing date --

19 VICE CHAIRMAN JEFFRIES: A hearing,
20 right. Right.

21 MR. GLASGOW: -- very promptly. And
22 we appreciated the Commission working with us

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1 on that. Then when we got back and we started
2 going through well how does this all fit
3 together now, we saw that we're really at
4 about 95 feet in height rather than 90 feet in
5 height.

6 If the Commission just said, well
7 this is what it's going to be, then you have
8 the 7 foot 1 and 8 foot 1 ceiling heights. If
9 the Commission is able to say all right, we've
10 looked at this now, what it is that you're
11 saying does make sense on the east side of the
12 square where the historic market is so there's
13 a big chunk of that area where we're way, way
14 lower than 95 feet. But there is a piece, and
15 the bulk of it is up against the former right-
16 of-way for 8th Street where it is 95 feet. So
17 the Giant has always been floor to ceiling 17
18 feet or pardon me, 18 --

19 VICE CHAIRMAN JEFFRIES: So the
20 underside of the slab is 17 feet?

21 MR. GLASGOW: Seventeen feet.

22 VICE CHAIRMAN JEFFRIES: The clear

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1 space is about 15 feet?

2 MR. GLASGOW: And it has always
3 been that dimension from September to now.

4 VICE CHAIRMAN JEFFRIES: All right.
5 I can ask the architect. I think that--

6 MR. GLASGOW: I'm sorry. I --

7 VICE CHAIRMAN JEFFRIES: Right.
8 Yes, for how long it's been that way, I'll
9 know.

10 MR. GLASGOW: Okay. Well, we can
11 get into that.

12 VICE CHAIRMAN JEFFRIES: Right.

13 MR. GLASGOW: Okay. Okay. Thank
14 you.

15 VICE CHAIRMAN JEFFRIES: But we
16 have been working with Giant, obviously.
17 Because if we get them go down a little bit,
18 and from what we understand this is as low as
19 they will accept. And so that's the
20 implication of that.

21 MR. GLASGOW: Secondly, we are
22 submitting drawings depicting the treatment as

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1 to the former H Street right-of-way. That was
2 on page 2 of the Office of Planning report.

3 We also from page 6 of the Office
4 of Planning report, our phasing plan is really
5 quite direct and simple. We would be building
6 the east side of the project first. And the
7 east side of the project is the grocery store,
8 the reconstruction of the O Street Market and
9 the senior citizen housing are all on the east
10 side of the development. The west side of the
11 development is where you get the market rate,
12 the bulk of the market rate housing. So in
13 that sense the principal amenity uses are
14 coming in the first space.

15 Next, the number of residential
16 units, we will always have at least 8 percent
17 of the FAR will be affordable housing. There
18 was a comment about we wanted a range of
19 number of units. And there was a statement by
20 Office of Planning they wanted to make sure
21 that we always were in compliance with IZ.
22 Right now we are at approximately at 100

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1 percent of the gross floor area, of the
2 residential gross floor area is 12. So we're
3 well over the 8 percent. We're approximately a
4 third over.

5 Exterior materials. The boards are
6 here. They will be discussed by the
7 architects. We do have a LEED checklist that
8 will be submitted for the record.

9 I think those are the items that we
10 were requested to deal with with the Office of
11 Planning.

12 We also have an enhanced community
13 amenities benefit package. That is reflected
14 in the February 15th letter that was
15 submitted. The package is about \$262,000. And
16 it's just outlined with the specifics there in
17 that letter.

18 As the Commission is aware, this
19 project has been years in the making including
20 discussions with the ANC, numerous community
21 groups, two Administrations, approval by the
22 Mayor's Agent for Historic Preservation as a

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1 project of special merit, support of the
2 Office of Planning and the ANC.

3 We certainly are posed to move
4 forward with your approval. We believe that
5 the overall development and the support it has
6 received will be a significant benefit to the
7 community and the city.

8 If there are no preliminary
9 questions, I'd like to proceed with the
10 testimony of the witnesses.

11 CHAIRMAN HOOD: Let me do this, Mr.
12 Glasgow, again.

13 MR. GLASGOW: Yes, sir.

14 CHAIRMAN HOOD: I want to make sure
15 we're all on the same page about the proffered
16 expert witnesses.

17 MR. GLASGOW: Yes.

18 CHAIRMAN HOOD: Mr. Sponseller,
19 architecture; Mr. Sher land use and zoning and
20 Mr. Gay for transportation?

21 MR. GLASGOW: That is correct. And
22 then we also have proffered Mr. Jeff Lee as a

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1 landscape architect.

2 CHAIRMAN HOOD: Yes. Mr. Lee. I'm
3 sorry.

4 MR. GLASGOW: Right.

5 CHAIRMAN HOOD: So those are the
6 four that we have.

7 MR. GLASGOW: And then we also have
8 to Mr. Spikell for --

9 CHAIRMAN HOOD: No. We didn't even
10 do that. Do my colleagues remember us doing
11 that?

12 COMMISSIONER MAY: We didn't do
13 that, but he mentioned that in his opening
14 statement.

15 CHAIRMAN HOOD: Okay. So we have
16 not done that? We have not proffered that?
17 WE didn't do that.

18 MR. GLASGOW: All right. Does that
19 mean that we need to --

20 CHAIRMAN HOOD: Would you have his
21 résumé? Was it in the --

22 COMMISSIONER MAY: What we have is

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1 four paragraphs that talks about what he did,
2 is that what you're calling a résumé? Because
3 it's not as detailed as we're accustomed to
4 seeing, that's why I'm a little surprised to
5 see him proffered as an expert.

6 VICE CHAIRMAN JEFFRIES: Well, I
7 know the applicant professionally. And I'm
8 comfortable that he's an expert in what he
9 does.

10 If the issue with the Commission is
11 that they need to see some written
12 documentation --

13 CHAIRMAN HOOD: You know, my major
14 is I went through a series of proffered expert
15 witnesses and I asked do we have anymore, and
16 we said no and that's the way we left it. But
17 in your opening comments you proffered it.
18 That's my only issue.

19 We started off doing -- anyway, let
20 me just say this. Next time we just need to
21 make sure we put all the proffered witnesses
22 up front. I mean, we don't slide it in and

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1 say it in our opening statement.

2 MR. GLASGOW: I thought we
3 submitted the résumé.

4 CHAIRMAN HOOD: Yes, but we went
5 through that so we can have a general
6 consensus. We went through that exercise, Mr.
7 Glasgow, and I specifically called the names
8 out because I wanted to make sure we were on
9 the same page.

10 MR. GLASGOW: All right. Well then
11 I missed that.

12 CHAIRMAN HOOD: You mentioned Mr.
13 Lee. Well, we went through this exercise.
14 You mentioned Mr. Lee --

15 MR. GLASGOW: Right.

16 CHAIRMAN HOOD: -- but you didn't
17 say anything about Mr. Spikell.

18 MR. GLASGOW: Okay.

19 CHAIRMAN HOOD: But anyway, thank
20 you, Vice Chair. We will proffer it unless
21 there is an issue.

22 COMMISSIONER MAY: I just wanted to

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1 say for the record that I'm accustomed to
2 seeing a more detailed résumé. And if
3 somebody's going to be proffered as an expert,
4 I'd like to see something that shows more
5 detail than what we see in these four
6 paragraphs.

7 CHAIRMAN HOOD: Okay.

8 COMMISSIONER MAY: I don't question
9 the credentials, it's just not apparent from
10 the piece of paper and I don't know the
11 gentleman. But I would take the word of my
12 fellow Commissioner that he is appropriately
13 qualified.

14 CHAIRMAN HOOD: And we would
15 definitely do the same thing.

16 But, Ms. Schellin, could we start
17 asking applicants to make sure that at the --
18 well, I guess I have to do it from here. This
19 just has to happen. Because I specifically
20 went back over the four reasons: I wanted to
21 make sure we were all on the same page.

22 MR. GLASGOW: And I missed that

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1 then.

2 CHAIRMAN HOOD: Okay. And actually,
3 I missed you saying that he was an expert
4 witness, too. But it was brought to my
5 attention.

6 MR. GLASGOW: Okay.

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

9 MR. GLASGOW: All right. Sure.

10 Mr. Spikell, would you identify
11 yourself for the record and proceed with your
12 testimony?

13 MR. SPIKELL: My name is Armond
14 Spikell, and I'm principal of Roadside
15 Development and the owner of the property.

16 I'd like to thank you for letting
17 us make this presentation on behalf of myself,
18 my associates Richard Lake, Todd Weiss and
19 Susan Linsky who are here with me tonight.

20 I want to give you some brief but
21 important background on the property. This
22 project we believe addresses the interests of

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1 the neighborhood, the city, the business
2 community. And it will create a synergy
3 between the downtown business core, the
4 Convention Center and its residential
5 neighbors. And we believe it's a project
6 that's central to revitalization of the Shaw
7 community.

8 Roadside's controlled this property
9 since 2001 when then Deputy Mayor Eric Price
10 asked us to get involved to see if we could
11 save the Giant store from a speculator who had
12 bought a tax lien on the property and notified
13 store officials that he was not going to honor
14 the Giant lease.

15 Working with Giant we were able to
16 pay off the very significant tax liens and
17 delinquent mortgages. And that was facilitated
18 in part by significantly raising Giant's rent
19 and securing the corporate guarantee from
20 their parent corporation.

21 Now in exchange Giant was given
22 control of the site for the next 50 years, and

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1 that's the entire parcel.

2 Our plan originally was to just
3 convert the market to retail spaces to help
4 defray that extra rent. And we took that plan
5 through the Historic Preservation Review
6 process. And it was approved in December of
7 2002, but it was never implemented because in
8 February of 2003 the roof collapsed under the
9 weight of a 24 inch snowfall.

10 So today we're presenting a plan
11 that's the result of the last five years of
12 planning that's included countless community
13 meetings and many hours of studying
14 supermarket logistics.

15 Now to understand the project
16 that's before you this evening, it's critical
17 to understand the role of Giant Foods and the
18 Shaw community and what they've played in this
19 redevelopment plan.

20 Giant currently operates a store
21 that is undersized, it's substandard and it's
22 a suburban format. But it's very profitable.

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1 And their lease gives them the right to
2 continue to operate the store and the surface
3 parking lot until the year 2051. The
4 incentive for their cooperation is the
5 opportunity to develop a state-of-the-art
6 facility that will both operate efficiently,
7 more profitably and enable them to provide a
8 much higher level of quality, service and
9 selection to their customers.

10 Now in talking with the community
11 they voiced six major priorities for
12 development in the Shaw community. They were
13 retail services, affordable housing, job
14 creation, business opportunities, historic
15 preservation and parking.

16 Now like a lot of neighborhoods in
17 the urban market, Shaw is terribly underserved
18 by retail stores. In a market study conducted
19 by Economic Research Associates it was shown
20 that the neighborhood had enough unfulfilled
21 retail demand to support the equivalent of
22 four additional supermarkets. The proposed

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1 project includes what will become the largest
2 supermarket in the District, plus there are
3 additional retail shops.

4 Affordable housing is a concern in
5 this community, especially to older residents
6 who are threatened by the rapidly rising
7 housing costs. And in response to that
8 concern the project will include between 80
9 and 100 units of affordable housing
10 specifically designed for seniors.

11 Younger residents are concerned
12 about job and business opportunities. The ERA
13 report estimated that this project will create
14 approximately 400 full-time equivalent jobs.
15 And business opportunities are being created
16 by reserving the shops along O Street for
17 small local retailers only.

18 Historic preservation, we believe,
19 is well served by the restoration of the
20 iconic O Street Market recreating its grand
21 open space and returning it as a vibrant
22 marketplace and center of community activity.

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1 The design combines the charm of
2 19th century shopping with 21st century
3 supermarket efficiency.

4 Also the historic significance is
5 the reestablishment of the 9th Street Vista,
6 an element of the L'Enfant plan.

7 Now parking is critical in this
8 neighborhood because one block south of our
9 site is a 2.3 million square foot building
10 that has only 150 parking spaces. And the
11 neighborhood parking deficit is further
12 compounded by numerous churches throughout the
13 community that lack adequate parking.

14 Now currently there's a 1200 space
15 parking lot on the site of the former
16 Convention Center but, as you know, that lot
17 will soon make way for a new mixed use
18 project.

19 I think as you will see this
20 evening the proposed plan is responsive to the
21 aforementioned concerns and enjoys wide
22 support from the community. Since we appeared

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1 before the Commission in November seeking a
2 setdown on this project, we've followed the
3 Commission direction. We've continued to
4 refine all points of our project. And as a
5 result, we truly believe that we have created
6 a project that response to and enjoys the wide
7 support of the community, carries out the
8 vision of the Comprehensive Plan and is
9 sensitive to the concerns of this Commission.

10 So we thank you for your
11 consideration, the opportunity to present this
12 plan.

13 And I'd like to introduce Robert
14 Sponseller, Shalom Baranes Associates, and
15 he'll present the plan.

16 MR. SPONSELLER: Thank you, Armond.

17 Good evening. My name is Robert
18 Sponseller. I'm a design principal at Shalom
19 Baranes Architects here in Washington. And
20 I'm the principal in charge of the project.

21 And as Armond mentioned, we began
22 walking the site five years ago, over five

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1 years ago. And it was apparent to us the
2 potential and opportunities that this site
3 provided for the neighborhood.

4 And the opportunities were really
5 twofold. On the one hand there was the
6 opportunity to design a collection of high
7 quality buildings in this very significant and
8 historical rich neighborhood, that any
9 architect appreciates, that could eventually
10 become a centerpiece for the Shaw
11 neighborhood. But on the other hand, I think
12 more importantly this project and this site
13 represents the potential to achieve many of
14 the goals that the community and the city have
15 outlined through the comprehensive and
16 strategic plans. Armond mentioned a few of
17 these, and I'm going to add a little bit of
18 detail to these.

19 The first slides I'm going to show
20 you are about our planning process and aspects
21 of our overall plan. And then I'll follow that
22 with the specifics on the architecture.

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1 The housing that we're providing
2 consists in four separate buildings, four
3 individual residential buildings one of which
4 is solely dedicated to the senior affordable
5 housing component. And it sits in one of the
6 more prominent portions of the site and then
7 one of the more compelling architectural
8 features on the site.

9 The retail component that Armond
10 mentioned was especially challenging for us;
11 designing a store that was twice as large as
12 the existing store delivering this sort of
13 state-of-the-market prototype to their
14 neighborhood in a way that didn't bring the
15 baggage of the situation that you see on the
16 site today with the loading and the parking
17 and the servicing as sort of the salient
18 features of the site as you walk around there
19 today. So that was a challenge that we had to
20 take on and overcome.

21 The store, I think, is a fitting
22 catalyst to the revitalization of the whole

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1 corridor, and is in keeping with the
2 Comprehensive Plan strategy of extending
3 retail connections from this neighborhood
4 north and south to the Mount Vernon Square and
5 downtown Washington, and northward to the
6 uptown destination district.

7 A third aspect of the Comprehensive
8 Plan, which is a project this design proposes,
9 has to do with preservation. And I'm going to
10 read you a quote. This is the only quote, I
11 promise, I'll read tonight. From the original
12 landmark designation done for the O Street
13 Market. "The O Street Market is a rectangular
14 brick commercial building that was built in
15 1881 for the Northern Liberty Market Company.
16 It is located in Northwest Washington, bounded
17 by P Street on the north, 7th Street on the
18 east and O Street on the south and what was
19 formerly 8th Street on the west, a street
20 which is now closed off for a mall walkway and
21 parking facility." And it is these two
22 aspects that our plan is centered on.

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1 The restoration of the L'Enfant
2 corridor through the center of the site, we
3 have very I think unusual design that we're
4 going to show you for this 8th Street corridor
5 restoration. It involves turning the right-of-
6 way into a very important public space, not
7 only for this immediate project but for the
8 larger neighborhood.

9 And secondly, and importantly, the
10 O Street Market itself. This is one of three
11 markets built during the "red brick city
12 movement." This is a period in Washington's
13 history when a number of institutional and
14 public sort of robust Victorian revival
15 buildings such as this market were constructed
16 in the late 19th century. There are three of
17 these remaining. And so the restoration of
18 this market is not only important for the
19 neighborhood, but I think it's important as
20 part of the city's history as well.

21 And our plan calls for opening up
22 the interior, restoring the trusses that were

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1 originally there and restoring its use as a
2 food store, which is I think quite an
3 important gesture.

4 Underpinning these ideas and these
5 approaches in response to the plan is an
6 approach to sustainability that we're
7 proposing. Not only is the provision of a
8 destination large grocery store and a
9 residential district and over 600 units in
10 keeping with the principles of smart growth
11 and development, there are two Metro stations
12 two blocks north and south of the site and at
13 least two bus lines that service the site. And
14 these are in keeping with the smart growth
15 principles. But the project is also being
16 designed in accordance with the U.S. Green
17 Building Council LEED Certification Program.
18 And the ownership is committed to designing to
19 the specifications of a certified level
20 achievement in LEED. And I can add more color
21 to that, and the specifics of that we have a
22 slide that we can address some of the issues

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1 we're tackling there.

2 So I'm going to begin by just
3 describing a little bit about the site and the
4 context, and the considerations we took into
5 account when we master planned the project.

6 This first slide is an aerial and
7 it puts the site in its larger context. Our
8 site is located, you can see here, in the
9 lower right hand corner in the dots here. This
10 is the market without its roof. The slide is
11 probably a couple of years now. And you can
12 see we're a couple of blocks from the
13 Convention Center and four blocks from
14 downtown Washington. And I think one of, I
15 think, major goals of the sector plan is to
16 try to link this site and this neighborhood
17 back into downtown via two retail commercial
18 corridors along 7th Street, which is the
19 foreground here, and along 9th Street
20 connected both to the south and extend 7th
21 Street northward up to near Howard University
22 at the uptown designation district. And this

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1 site is really the hinge in that plan. I
2 think the development of this site in the
3 right way will go a long way towards achieving
4 that goal.

5 This is an historic role that 7th
6 Street and 9th Street both played. These are
7 a couple of photographs, one of 7th Street and
8 one of 9th Street at the turn of the century.
9 I'm sorry, these are later photographs. Early
10 20th century photographs of a vibrant 7th
11 Street and 9th Street corridors near our
12 site's location.

13 Now this is an aerial photograph,
14 and our site is located on the top of the
15 image here. P Street is on the north. O
16 Street on the south. 7th on the east and 9th
17 Street on the west. And I want to just
18 describe some of the character of the
19 neighborhood a little bit. Because these were
20 important forces that we had to take into
21 consideration in planning the building.

22 To the west of us, directly on the

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1 west side of 9th Street and on the north side
2 of P Street here is a very residential portion
3 of Shaw which happens to be a historic
4 district, the Shaw Historic District, and the
5 Blagden Alley Historic District. And these
6 occur to the north, the west and slightly
7 south of the site.

8 Directly across the street to the
9 east of our site is the Kennedy Center
10 Recreation Facility. This is, I think,
11 completed in the last five years, along with
12 Seaton School and other recreational
13 facilities provide an important role in the
14 neighborhood as well.

15 And directly to the south of us you
16 can see the Convention Center building and the
17 7th Street and 9th Street corridors as they
18 continue north and south in both directions.

19 Most of the streets are two-way
20 streets surrounding the site.

21 Through the middle of the site is
22 the 8th right-of-way as it exists in its

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1 physical form today and to the north and to
2 the south. And one key element of our plan is
3 to recreate its right-of-way through the site.

4 Now in more detail on the site,
5 specifically this, I think, shows you in
6 detail some of the challenges that we had in
7 providing a new grocery store on the site.

8 This is the existing condition.
9 And on the western edge of the site you can
10 see the existing store, which is a Giant Food
11 Store located here. And the rest of the site
12 really serves the store itself. As Armond
13 mentioned, it's more of a suburban model. The
14 site is really covered in surface parking
15 which serves the store and the loading
16 facilities really flank the historic district
17 that I mentioned, the Shaw District, and they
18 really dominant the scene on the western side.

19 The historic market is located here
20 on the southeast corner. This slide was taken
21 just prior to, I think, losing the roof a few
22 years back. And our approach here was, again,

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1 to provide a plan which would allow the
2 community to have a more significant grocery
3 store without the baggage. And so the baggage
4 of the servicing and the loading and the trash
5 removal and the other aspects. And so we've
6 proposed, I think, quite a dramatic plan that
7 I just want to spend a minute on.

8 We are proposing to actually put
9 all of the loading and servicing, not only for
10 the food store but for all of the uses on this
11 site, on a below grade service level. And this
12 is, I think, quite a commitment on the part of
13 the design team and the ownership to provide
14 this. Because it allows the remainder of the
15 site to be service free, if you will. I can't
16 think of many projects in the city that have
17 no loading and service facilities or doors on
18 their perimeter, on any of the eight facades
19 that this project provides.

20 Now I think most of these slides
21 which talk about the architectural context of
22 the site and are important in how we develop

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1 the skin of the building, I think these were
2 in your packet. And so I'm going to go a
3 little quickly around the site, if you will,
4 and orient you to it.

5 The salient feature of the site is
6 that there's quite a bit of architectural
7 variety, both stylistically and in terms of
8 scale in this neighborhood.

9 The first image is taken from 7th
10 Street looking north. And we're standing
11 between two 1970s era apartment building
12 looking at the Giant store.

13 This next image is standing on O
14 Street looking east towards the Giant. And you
15 can see the surface parking on the left hand
16 side and O Street on the right of the image.
17 There's a quite interesting 1950s era church
18 directly on the south side, right across from
19 the parking lot from Giant, and that's this
20 white structure you see here, which has an
21 incredible stain glassed window as it's main
22 feature.

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1 And now we're standing in Shaw
2 Historic District, if you will, looking back
3 at the site. So these are two images looking
4 at the current state of the 9th Street
5 facades. And you can see the existing loading
6 berths that dominate the frontage here.

7 On the northwest corner of the site
8 is another more historic structure. This is
9 Shiloh Baptist Church, it's an Italian revival
10 basilica type structure and it has a brother
11 in a more modern contemporary architectural
12 style next to it that serves as the facilities
13 for the church. Quite a robust structure.
14 And, again, these indicate sort of the
15 stylistic and architectural variety of this
16 neighborhood.

17 And then turning the corner and
18 looking south on 9th Street, this is the
19 Kennedy Recreation Center designed by a local
20 Washington architectural firm I think three or
21 four years ago. It's in a more contemporary
22 style, but predominately brick masonry in its

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1 construction.

2 Then looking south on 7th Street,
3 this is the base of the current apartment
4 buildings. And I think if these buildings
5 could be converted into retail, it would go a
6 long way towards fulfilling some of the
7 planning goals, but that may be a difficult
8 thing to achieve, which puts even pressure on
9 the square that we're talking to you about
10 today.

11 And finally, this is sort of an
12 historic shot looking north from south on 7th
13 Street at the Market and its corner tower,
14 which is one of its salient features.

15 The next two slides illustrate how
16 the plan specifically dealt with the goals of
17 the Strategic Plan, and some of the features
18 of our design.

19 First regarding 8th Street. Now
20 while 7th Street and 9th Street are continuous
21 streets and carry most of the traffic in the
22 neighborhood extending north and south, 8th

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1 Street is quite different in its
2 characteristics.

3 As you know, as you head south from
4 here down to the mall there's a series of
5 institutional buildings which occupy 8th
6 Street's right-of-way beginning with the
7 Convention Center, the Carnegie Library, the
8 Portrait Gallery and finally the National
9 Archives. So it is not in anyway sort of a
10 through traffic street. It's a much quieter
11 street. And so we thought that while
12 reconstituting the corridor of the L'Enfant
13 8th Street right-of-way we would provide this
14 space as a more pedestrian oriented public
15 space. And I think we can do this because of
16 the lack of considerable through traffic on
17 the site.

18 And so our design working with our
19 landscape architect is to allow the traffic
20 and circulation as required for the store and
21 its surface parking, but to delineate the
22 ground plane and we provided a very unusual

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1 retail, a pavilion idea on the western side of
2 8th Street that really, I think, will allow
3 this space to become one of the public
4 features of the site.

5 This next slide talks about the
6 retail accesses envisioned in the Strategic
7 Plan. And the goal is to extend 9th Street up
8 as a retail connection to the downtown areas,
9 continue across O Street and then continue up
10 7th Street. And so in order for this plan to
11 work, this site has to provide a considerable
12 amount of retail at the ground floor. And this
13 was one of the things that influenced our
14 placement of not only the retail, the grocery
15 store and the additional retail users, but
16 also the hotel and its proximity to the
17 Convention Center site.

18 At the same time on the northern
19 western edges of the site the retail isn't as
20 important. And this is, again, a borderline
21 to the more residential character
22 neighborhoods of Shaw. And so we've developed

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1 those sites as more residential in character.
2 And not only in the buildings and the ground
3 floor uses, but also in terms of the approach
4 to the landscaping that we've done along these
5 two frontages.

6 The next couple of slides I'm going
7 to show you speaks to the concept that we had
8 in developing this project.

9 This diagram is a use diagram. So
10 every separate color is a different building
11 and a different use on the site. And this is
12 important. Because in beginning to think about
13 the buildings, we really began with the
14 individual buildings and worked back to the
15 overall square. We didn't start with kind of
16 larger master planning concepts and
17 compositional ideas. We started sort from the
18 buildings up. We wanted each building to have
19 an individual character and each building's
20 entry was placed at the corners to help
21 activate the site and additional entries were
22 provided at the ground level wherever possible

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1 on both the retail and the residential uses.

2 And I'm going to just go quickly
3 through this diagram, because it's a
4 nomenclature that I'm going to be using a lot
5 tonight.

6 The light green colored building
7 we're calling the 9th street residential
8 building. And the slightly deeper green is
9 our west residential building. The yellow
10 building is the east residential. And the
11 light blue building is the senior affordable
12 housing structure. The hotel, which is the
13 light orange color, is located along O Street
14 on the south side. And the market is located
15 in the lower east corner.

16 And so each building had its own
17 entrance and its own architectural identity.

18 In addition to the idea of scale
19 that that approach provided, we wanted to
20 expend particular attention to the
21 architecture as it surrounded the historic
22 market. So we've placed two buildings, two

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1 wings of an L on the north and west sides of
2 the historic market and further then
3 articulated smaller what we're calling
4 pavilions to the north of the market and to
5 the west of the market. And these pavilions
6 further scaled down the L-shaped building to
7 the north and the west of it and engage in a
8 dialogue with the historic market to provide a
9 very sympathetic scale and rich combination of
10 building elements in what we're calling the
11 East Courtyard.

12 These are not renderings of our
13 specific design tonight, but rather a slide
14 that talks about the amount of material
15 variety that we employed to succeed with the
16 architectural variety we wanted on these
17 various buildings.

18 So the predominant material that
19 we're showing you tonight is brick masonry,
20 and there are a number of different brick
21 colors. I think three different specific brick
22 pallets that we're using to express the

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1 individual building grain that I showed you
2 earlier.

3 In addition to the brick masonry,
4 though, there are two other specific types of
5 exterior cladding that we wanted to use. One
6 of these is a cementitious panel. Both use a
7 rainscreen technology in their application,
8 which is kind of a contemporary building
9 construction methodology.

10 One of these is a cementitious
11 panel and the other is a resin panel. And
12 these are illustrated from other projects I
13 think here on the lower right and the center.

14 The image on the upper right is one
15 of the images we used to describe our unusual
16 treatment along the west side of 8th Street,
17 which is a series of retail pavilions that
18 give a scale and retail texture to the central
19 public space we're providing.

20 This is a ground floor plan, and
21 I'm going to walk through just the basics of
22 the site circulation and the uses as they

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1 occupy the ground floor in this image.

2 On the right is the grocery story
3 and historic market shown here.

4 And, again, we tried to place
5 entrances at all of the major corners to
6 activate the corners in any way that we could.
7 The market will have an entrance here at its
8 southeast corner and the grocery story will
9 have two entries along 8th Street.

10 On the northern side of the eastern
11 parcel are two additional entries for the
12 residential buildings. The affordable housing
13 entrance is the northeast side and the east
14 residential building's entrance is at the
15 northwestern corner of that parcel.

16 On the western side you can see
17 here the change in the uses as they reflect
18 the patterns of the neighborhood. So along P
19 Street we've placed a ground floor residential
20 use. These could be entered directly from the
21 street and house lobbies for the 9th Street
22 residential building and the west residential

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1 building.

2 And continuing down around 9th
3 Street is additional residential use. The
4 ground floor of the 9th Street residential
5 building will be grade level entered townhomes
6 that are part of a larger building above. And
7 I'll show you more detail on that in a moment.

8 And along O Street, again, you can
9 see the retail that we provided in keeping
10 with the concept of the Strategic Plan.

11 I just wanted to show you this
12 below grade service level. I'm not sure how
13 many of these you're going to see.

14 This slide indicates in yellow the
15 area that has been dedicated to the truck
16 maneuvering. It takes up two levels of garage
17 space, completely below grade. It's the
18 equivalent of probably 25 percent of our total
19 below grade level.

20 And there's a network of loading
21 connections that come from this loading area.

22 They enter from 9th Street and travel down a

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1 ramp to this turning area. And all of the
2 various buildings will be connected to this
3 facilities so that there will be no additional
4 loading and trash areas needed in the
5 building.

6 Now I'd like to walk you sort of
7 around the site. I'm going to go in a
8 counterclockwise fashion building-by-building
9 and describe to you the specific materials as
10 we applied them to the site and walk you
11 through each individual building and the
12 ground floor uses for each facade.

13 One thing we wanted to accomplish,
14 this first elevation is O Street, the south
15 elevation along O Street. And one of the
16 things that we wanted to accomplish was a
17 weaving of the historic market into the
18 fabric. And one of the typical situations that
19 you see in historic districts in Washington is
20 sort of a very varied and particular roof
21 line. And so we wanted to capture that quality
22 on the east parcel next to the market.

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1 And what we did is we pushed the
2 east residential building back 20 feet from
3 the main corner to leave a void, an urban void
4 here as a compliment to the historic tower.
5 And then expressed one wing of our residential
6 building. This is one of the two pavilions
7 I've talked about. Pulling that out closer to
8 the street so that there is a very sort of
9 organic feel to the street.

10 On the western side of the site on
11 this facade is the hotel building. This
12 building's primary materials will be the resin
13 panel rainscreen technology that I talked
14 about in two different colors. And we've shown
15 two different skin types for the hotel, one of
16 which addresses the 8th Street public space
17 that we've made. This is a more vertical
18 orientation to the panel. This is where we
19 foresee some of the hotel suites and larger
20 rooms being accommodated next door to the more
21 repetitive model common of hotels.

22 And we tried to do in developing

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1 the buildings is expresses the uses and the
2 needs of the building, focusing on that as a
3 way to add architectural variety and texture.

4 On the ground floor in this facade
5 is retail continuously along the O Street
6 frontage at the Giant store, and then again
7 the new entries in the historic market.

8 This next facade is the 7th Street
9 facade. This is the eastern facade of the
10 market. And this facade illustrates the
11 restored market, it's new tin roof and slate
12 tower and one side of the senior affordable
13 housing building.

14 This building contains the second
15 of the pavilions that we provided, and we're
16 playing a reference here with geometry.

17 The market itself has a series of
18 pyramidal motifs. And we thought that we would
19 add a cubic structure, playing up the square
20 and the rectangular pavilion on the western
21 side of the market in sort of a geometrically
22 dialogue.

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1 The affordable senior building is a
2 frame structure with a wood panel set into the
3 frames. This allows for outdoors space to be
4 created. And there's a rooftop terrace
5 provided at the top of the building inside the
6 frame. This was be a trellised outdoor
7 recreation space for the users of that
8 building.

9 Continuing along 9th Street, the
10 building now switches to much more of a brick
11 vocabulary along this frontage, as is
12 appropriate as it faces Shaw District to the
13 north. And here you can see the cadence and
14 the scale of the buildings is the openings and
15 the architecture are much finer and more
16 residential in keeping.

17 On the left of the images on the
18 affordable housing buildings our north facade.
19 And here we've done a composition of paired
20 windows with exterior balconies. And on the
21 opposite side of the 9th Street is one of our
22 condominium buildings. And this has a brown

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1 brick building, which will be a blend of three
2 different brick colors. It has a balcony woven
3 into one of its openings, and you can see the
4 proportions of this opening are quite
5 different from the affordable housing and
6 market rate buildings. But we wanted to
7 establish different textures and cadences to
8 the buildings as we moved around.

9 Finally to complete the big loop
10 around the square, this is the 9th Street
11 facade. And here is the other leg of the 9th
12 Street residential building. And here we've
13 developed an architectural rhythm of bay
14 windows. These are approximately 24 feet wide,
15 each bay. And these recreate the feeling of
16 townhomes from the Historic District.

17 The main roof on this building is
18 at 62 feet, by the way. And then there's a
19 ten foot setback. And the taller roof is at 22
20 feet.

21 From the street level you'll
22 understand the building as a 62 foot tall

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1 building.

2 The metal panels that we're showing
3 here are cooper colored pre-patined aluminum
4 panel system. And each of the bay windows,
5 each of the units has a ground floor entrance
6 and extra balcony space between each of the
7 bays.

8 On the right of this image is the
9 western facade of the hotel building. And it's
10 main entrance is here at the corner.

11 The below grade loading facility is
12 accessed at this location adjacent to the
13 hotel. And the below grade parking for all of
14 the users is located just off the corner from
15 P Street along 9th Street.

16 The next two elevations are both
17 sides of the public space that we're providing
18 along 8th Street. First on the eastern
19 residential building . We've developed this
20 building as a series of volumes, two volumes,
21 which are linked by a recess here. We've
22 extended the ironspot brown brick around the

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1 base of the building from the historic market
2 and developed a series of bay windows and
3 balconies for its architectural treatment
4 above.

5 On the opposite side of the street,
6 here you can see this unusual retail feature
7 that we're providing. On the left hand side
8 of this image is the hotel, and the hotel's
9 corner treatment that I mentioned earlier.
10 But at the base of the building here you can
11 see there are four pavilions which will be
12 used for retail purposes to help animate the
13 8th Street experience. In between the first
14 of these is the entrance into the garage. And
15 I think the bays themselves will do a good job
16 of screening that entrance.

17 I want to say that in response to
18 comments that were made during the setdown
19 hearing process, we've developed four exterior
20 renderings and perspectives that put this
21 project into its context. And I'm going to get
22 to those in a minute. And those tie the

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1 buildings into the surroundings and give you
2 the scale that I think you were looking for.
3 And I'll get to those quickly.

4 I have four slides which go into
5 more detail on some of the buildings. And I'm
6 beginning with the O Street facade.

7 And what was important to us here
8 is that we develop along the O Street adjacent
9 to the market a brick pattern that weaves
10 together the colors from the historic market
11 into a new texture, which is based in an
12 ironspot brick color with glass accents at the
13 grocery story.

14 Above this building is the
15 cementitious panel, which is the rainscreen
16 technology. It uses a coloring which is
17 reminiscent of a patined cooper look. And the
18 gay windows that we're developing here for the
19 residential use are horizontal in orientation
20 and as they turn the corner and extend into
21 the east courtyard, they create a dappled
22 random effect on that facade.

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1 These are two details from the
2 affordable housing building. On the left is
3 the detail of what we have called the cube.
4 And you can see that the cube addresses sort
5 of the scale of the individual units in its
6 architecture. Each frame can handle outdoor
7 space for the units and contains a living room
8 or a bedroom. And it gives, I think, the
9 occupants a very sense of individuality.

10 Adjacent to it are the wood panels
11 that we really thought of as sort of fixed
12 stutters in reference to residential
13 architecture.

14 On the right hand side of this
15 image are details of the P Street facade,
16 which is the more brick facade. You can see
17 here in more detail the balconies that are
18 treated as French balconies on the facade, a
19 paired window treatment which is the scale of
20 two doors. And at the base of the building an
21 opportunity for what we hope will be Shaw-
22 themed Bas-relief murals at the base of the

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1 building.

2 Now on the 9th Street, these are
3 details from the 9th Street residential
4 building. And on the right is the detail of
5 one of the bays, one of the townhouse scaled
6 bays that I mentioned earlier. And on the left
7 is the P Street opening detail from the same
8 building. And I'll begin with the image on the
9 left.

10 This brick color is more of a brown
11 in color with an ironspot blend. And you can
12 see we have a slightly larger window opening
13 than was used on the affordable housing
14 building, with a balcony inset into one
15 opening. And the trim here is a metal trim and
16 a metal accent which ties in with the
17 treatment of this building on its west facade.
18 This is part of the same building, and so we
19 used the same patined aluminum as an accent on
20 both.

21 And here we have, as I had
22 mentioned, a bay which is about 24 feet in

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1 width and picks up on the cadence of historic
2 townhomes. Entrance is at the ground floor
3 adjacent to the bay window. And we're planning
4 on providing some green space at the base of
5 these buildings that you would walk through on
6 your way in from 9th Street.

7 And the top, the upper story is set
8 back ten feet to provide outdoor amenity space
9 for these units.

10 The next four images are these
11 montages and renderings that I had mentioned.

12 I think there was a request for these during
13 our setdown hearing process.

14 In this first image what we've done
15 is we've taken photographs of the site and
16 then put our computer models into these. And
17 this first image is taken in front of Shiloh
18 Baptist Church. You can see the indication for
19 the view looking at our site from the frontage
20 of that revival church. And this is the 9th
21 Street perspective, and you can see the
22 relationship of our bay windows to the

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1 historic facades on the other side of 9th
2 Street.

3 And I can come back to these if
4 you'd like me to spend more time on them.

5 The next image tries to capture
6 that historic view I showed you looking north
7 on 7th Street. And here you can see the market
8 with its new clear story roof put in place and
9 the pavilion that we're providing on the north
10 side of it and the '70s era apartment
11 buildings that frame it.

12 And this is not a montage anymore.
13 This is now a computer rendering looking at
14 the historic market from the southeast
15 perspective. You're standing essentially in
16 the front of the Kennedy Recreation Center.
17 And the market building is here in the
18 foreground. You can see the trusses through
19 the windows of the market, the restored
20 openings that march along the 7th Street
21 frontage. And behind it the two pavilions
22 that I mentioned. The dappled effect of these

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1 horizontal bay windows on the west pavilion
2 and the open frame and upper terrace that is
3 shown on the north pavilion.

4 And finally, we wanted to end on
5 this image of 8th Street. This perspective, I
6 think, captures the spirit of what we're
7 aiming to do in this restored L'Enfant
8 corridor here in the middle of the site.

9 You can see that we've carefully
10 treated the ground plane as much more
11 pedestrian orientation than car oriented.
12 We've designed the street as a flush street to
13 encourage pedestrian use, but we've carefully
14 delineated the roadway areas for the cars
15 through treatments of bollards and planters
16 and trees that line the street as well.

17 And what you're seeing here is a
18 view taken -- the indicator I think on the
19 lower right if you can see it -- shows that
20 actually you're standing in the middle of the
21 8th Street right-of-way looking at the west
22 side of that, what we call the west

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1 residential building with the east face of the
2 hotel located here at the corner. And you can
3 see the retail pavilions that continue
4 northward onto 8th Street in that view.

5 I think what I'd like to do is just
6 briefly describe what these are without going
7 through ever single material on these images.

8 We have two slides that show you
9 what materials we're presenting for these
10 buildings. This is also in your handout, and
11 it's also on these boards that we've presented
12 to you. And I'm just going to kind of quickly
13 go through these.

14 This is the hotel building that I
15 mentioned is a resin panel in a rainscreen
16 technology. And we're looking at colors very
17 similar to this. A gray color, a silver color
18 and a red accent color.

19 This is the 9th Street building,
20 which as I mentioned a blended brown brick
21 with ironspot and a cooper colored accent.

22 This next tier is the west

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1 residential building, which is on 8th Street.
2 This is more dark browns in coloring. And it
3 involves a textured metal panel in addition to
4 the retail bays at the base of it.

5 These next three images are from
6 the east parcel. So the first tier is the east
7 residential building. I'm sorry. This first
8 tier is the Giant, is the base of the Giant
9 store. And what we're showing you really are
10 the various methods of treatment that we've
11 used in decorating the ground floor
12 experience.

13 The brick color, as I mentioned, is
14 going to be a deep ironspot. What's not shown
15 yet on this image are the weaving in of the
16 colors from the market brick, which we plan on
17 doing. And we're looking at a very interesting
18 treatment of the glass panels in front of the
19 grocery store. The use of vertical green
20 screens on the base of the building and,
21 hopefully, art panels that could be Bas-relief
22 on the north side of Jason Shaw's image.

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1 The next tier are the east
2 residential building slides. This is the
3 pavilion coloring in the patined green color
4 that I mentioned to you. This is the
5 cementitious panel that is used in a
6 rainscreen technology. And this is the brick
7 color on 8th Street on the opposite side of
8 that building.

9 And this next tier is the
10 affordable housing materials.

11 VICE CHAIRMAN JEFFRIES: Excuse me,
12 Mr. Sponseller.

13 MR. SPONSELLER: Yes. Yes.

14 VICE CHAIRMAN JEFFRIES: Can you go
15 back to the bottom left hand --

16 MR. SPONSELLER: Sure.

17 VICE CHAIRMAN JEFFRIES: I just
18 want to make sure that I'm clear on what I'm
19 looking at.

20 MR. SPONSELLER: What you're
21 looking in the lower left hand corner --

22 VICE CHAIRMAN JEFFRIES: Yes.

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1 MR. SPONSELLER: -- are we've shown
2 you in the facades different ways to treat the
3 frontages on 9th Street below the cube and --
4 I'm sorry. On 7th Street below the cube and on
5 P Street adjacent to Shaw at the base of the
6 building only. Okay? And these are examples -
7 - each image represents something different.
8 We have an opportunity to do mural panels at
9 that ground level, and so we're showing a Bah-
10 relief, a sculptural relief here to indicate
11 what that could be.

12 Next to it are examples of green
13 screens. And we're using -- I could show you
14 back on the elevations. On the 7th Street east
15 facade we have below the cube a portion of the
16 site where we really have store uses and we
17 can't put windows into the store. It's
18 difficult to add windows. So between the
19 residential entrance and amenity space and the
20 market building itself, which will have glass
21 restored in its facade, we are introducing
22 vertical green screens and another type of

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1 graphic panel to animate the ground floor.
2 That's what those images are trying to
3 represent.

4 Okay. So those are the material
5 slides, and I can add more to these with the
6 actual samples that we brought with us, if
7 needed.

8 I have all the floor plans of the
9 building, which I don't want to walk you
10 through all of them, but I'm just quickly flip
11 through some slides and talk about some of the
12 salient features above the ground level of the
13 building.

14 Each residential parcel on the west
15 and the east side, all of the various
16 individual buildings will face on the outside
17 the public streets, but on their interior
18 gardens of various types of scale and
19 textures. And there's one on the east
20 courtyard which will include the roof of the
21 restored market and there's a separate more
22 interior courtyard on the western parcel.

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1 This last image is a section cut
2 east/west. The bottom image is a section --

3 VICE CHAIRMAN JEFFRIES: Excuse me.
4 You going to do the roof plan?

5 MR. SPONSELLER: I'd be happy to. I
6 was going to wait until I talked about the
7 issue with the heights to do that.

8 VICE CHAIRMAN JEFFRIES: Okay.
9 Great. Great. Great.

10 MR. SPONSELLER: I think I'll just
11 wait to do that.

12 So these last two images are
13 sections -- the upper image is a section
14 through the west parcel in a north/south
15 direction. So you're looking at the back of
16 the 9th residential building, which is the
17 townhomes building that I mentioned, the bay
18 windows building.

19 And the lower image is a east/west
20 section looking towards Mouth Vernon Square.
21 And you can see the west parcel's courtyard
22 and the historic market in section here.

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1 And our strategy here was to put
2 the nine story buildings on the wider street
3 right-of-ways that pass through the site,
4 which is typical of the D.C. zoning strategy.

5 Next I'd like to begin by
6 addressing the height of the building on the
7 east residential parcel. And as Chip
8 mentioned to you, we wanted to increase the
9 height of the building to 95, both to allow
10 the interior of the units to have a decent
11 ceiling height above the 7.1 inch that we'd
12 get otherwise. And I wanted to show you the
13 impact of that on the elevation, because we
14 think it's quite minor, actually.

15 This rendering, in fact, shows the 95
16 on the east residential building. The hotel is
17 rendered at 90 feet and this building, as you
18 can see, sticks up just a scotch to 95 feet.

19 The next image is what happens if
20 we reduce the height of that. And so here you
21 have the change, the five reduction height
22 that would be afforded if we went to 8 feet 9

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1 inches floor-to-floor, which is quite a severe
2 ceiling height in Washington.

3 And so here it is again. Here is
4 the original proposal going up to 95 feet. And
5 I want to mention that the Giant store --
6 we're trying to deliver quality buildings and
7 quality retail space for the long term for
8 this site. And the ceiling that we're
9 providing for Giant isn't even their requested
10 state-of-the-art ceiling height. So they've
11 reduced their ceiling height over their
12 prototype already arguing that the volume that
13 we're providing in the market compensates for
14 it.

15 In the residential use above, you
16 know 9 feet is almost the new standard in
17 residential construction. So even in our 90
18 foot version with a 9 foot floor-to-floor
19 height we have 8 feet 8 ceiling in the living
20 rooms and 7.8 inches in the interior of the
21 unit in the kitchens and in the bath areas.

22 MR. GLASGOW: Mr. Sponseller --

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1 MR. SPONSELLER: Yes.

2 MR. GLASGOW: -- that's the 95
3 foot?

4 MR. SPONSELLER: This is the 95
5 foot, yes.

6 MR. GLASGOW: So it's 8 foot 8 and
7 7 foot 8?

8 MR. SPONSELLER: Yes. That's right.
9 I'm just toggling back and forth between these
10 images so you can see the difference. Okay.

11 So I'm next going to talk about the
12 roof and one of the penthouse issues that the
13 Office of Planning has raised with us.

14 We originally rendered the
15 building, and this next issue has to do with--
16 actually, I'm sorry. I'm first going to ask
17 you if you could indulge us in allowing
18 flexibility in the width of the hotel as we
19 move forward in the plans. The hotels, you'll
20 see typically the hotel chains vary between a
21 typical building depth of about 65 feet, they
22 go down to about 45 feet. And what we're

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1 asking for tonight is flexibility in the plan
2 to be able to reduce the width of the hotel
3 without necessarily having to come back. And
4 so I'm showing you first a slide that
5 illustrates the plan as we've designed it, and
6 you'll see the hotel is on the lower left hand
7 corner of the image here. This is shown as 65
8 feet in depth. And this next image is a
9 potential hotel brand that goes down to 45
10 feet in depth.

11 So the change involves the
12 lengthening the two residential legs of the
13 courtyard and the narrowing of the hotel depth
14 in its plan. The change in FAR is about 13,000
15 square feet total with that, a loss of about
16 13,000 square feet in that eventuality.

17 And I just have one more issue to
18 go through and then I'll come back to
19 questions.

20 So the last issue we want to
21 discuss with you has to do with the penthouse
22 on the hotel building. The Office of Planning

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1 asked us if we would break the penthouse in
2 two. We had originally shown single volume.

3 We have on top of the hotel a
4 mechanical penthouse in its center over its
5 elevator core, and then we had created an
6 screened outdoor area as an amenity for the
7 hotel. And the purpose of this screen was,
8 obviously, to provide some rooftop benefit in
9 terms of an outdoor area, but also to help
10 provide interest on the west 8th Street
11 facade. So we had developed, you could think
12 of this as a tower or a bay that spilled down
13 the west side of 8th Street and provided
14 interest on that facade. And the Office of
15 Planning has asked us to break this penthouse
16 into two pieces.

17 So we're showing a slide that does
18 that. Our preference is to keep it a simple
19 volume that spills down 8th Street and is
20 linked back to the penthouse.

21 There is no mechanical space being
22 provided in this volume.

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1 And here you can see the difference
2 in elevation with these two options. This is
3 the south side as we've proposed it, and on
4 the upper image you can see the facade with
5 the broken element and the separate bay that
6 spills over the building. And you can see the
7 8th Street facade without this rooftop accent
8 that we are providing through this bay window.

9 Remember, we're well below the
10 level height in the building. So these are not
11 rooftop embellishments. These are pure
12 architectural articulation.

13 This chart which we've handed out
14 to you, I don't want to spend time on it
15 unless you had questions about it. But it
16 lists the points in the first two categories
17 between the targeted points and the points
18 possible from which we would select 26, the
19 equivalent of a LEED certified rated for the
20 building. And I can come back to that if you
21 need.

22 Commissioner Jeffries, you had

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1 asked about the roof plan. Would you like me
2 to go over the spot elevations of the roof
3 plan, the heights of the buildings or --
4 okay.

5 So let me do that. As I showed in
6 the section, at the center of the site along
7 8th Street are east residential we're
8 proposing as 95 feet in height to its main
9 roof. The street widths would support a
10 height of 110. So none of the penthouses even
11 approach the height for the height of the main
12 roof.

13 The site on the west residential
14 building, this roof we are proposing to keep
15 at 90 feet, and as is the P Street wing of
16 that building, these two are both at 90 feet.
17 And then the building steps down to 72 feet
18 along 9th Street and 62 feet with that ten
19 foot setback that I mentioned as we walk
20 through the project.

21 The hotel also it's main roof is at
22 90 feet.

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1 On the eastern parcel, again I
2 mentioned the east residential is 05 and that
3 links over to the senior housing as well. We
4 have stepped the cube down a floor, so the
5 height of the floor in the cube is about 84
6 feet with 90 foot high east residential
7 building.

8 This is inside this frame. There's
9 a frame that goes up to the 95 -- actually it
10 goes up to about 90 feet in height. But it is
11 an open architectural frame that would contain
12 trestling and such.

13 And at the market the height drops
14 down to approximately 25 feet along the
15 eastern edge of that building.

16 With that, that's a quick run
17 through. So I'm available to answer questions.

18 MR. GLASGOW: Mr. Chairman, we have
19 a couple of witnesses. I see we have about 4
20 minutes left. I can have Mr. Sher come up and
21 give a quick overview of Comprehensive Plan
22 compliance and then --

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1 CHAIRMAN HOOD: Well, Mr. Glasgow,
2 why don't you just go ahead and take a few
3 more. And we'll stop the clock at this point.
4 Go ahead and bring your other witnesses up and
5 we'll just proceed in that fashion.

6 MR. GLASGOW: All right. Thank you,
7 sir.

8 CHAIRMAN HOOD: We want to give Mr.
9 Sher much more than four minutes.

10 MR. GLASGOW: All right. Thank you.
11 The next witness will be Mr.
12 Christopher Gay, traffic expert. And he give
13 a summary of his findings with respect to our
14 parking.

15 MR. GAY: Thank you. Good evening,
16 members of the Commission. My name is Chris
17 Gay, I worked for Vanasse, Hangen & Brustlin.
18 Our firm was retained to the transportation
19 impact analysis.

20 As is the normal process for these
21 types of studies, before we got started we did
22 meet with Department of Transportation staff

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1 to scope out the project, determine what
2 parameters we should use, which intersections
3 we should look at, what technical procedures
4 we should use, et cetera. And we did, of
5 course, follow all those guidelines.

6 The report is fairly detailed. What
7 I'd like to do is just give you a very quick
8 kind of *CliffNotes* version of what we found.

9 We ended up looking at about seven
10 intersections overall. As you saw from the
11 previous presentation, there are basically
12 three access points to the parking for this
13 site. One of those is to retail parking from
14 8th Street. The other two are both onto 7th
15 Street. So ultimately about 70 percent of the
16 vehicular traffic will access the site from
17 7th Street -- I'm sorry 9th Street. Now I'm
18 getting confused. From 9th Street is where the
19 hotel residential and loading traffic will
20 enter. And there is, like I said, a entrance
21 for retail parking from 8th Street.

22 In terms of new site trip

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1 generation, in the A.M. we're looking at about
2 another 340 vehicles in the A.M. peak hour and
3 about 478 in the P.M. peak hour. Given the
4 site's advantageous location in terms of
5 accessibility to Metrorail, Metrobus and the
6 local circulator, you know we were able to
7 take some significant reduction for transit
8 uses and, of course, pedestrian usage related
9 to the Giant and the other retail on the site.

10 At the end of the presentation they
11 talked about the underground offstreet
12 loading, which I think is quite a benefit for
13 the neighborhood, especially having seen those
14 pictures of the existing condition earlier.
15 There is an analysis we do. We did make sure
16 that the tractor trailers that will be
17 servicing the Giant can indeed get in and out
18 of the entrance from 9th Street, as shown.
19 And there is adequate room down below for all
20 the movements that they'll need to do down
21 there.

22 Back to traffic just real quickly.

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1 In terms of level of service, all of the inner
2 sections that we looked at operating at as
3 service D or better. As a matter of fact,
4 most of them at the level of service A or B.
5 There's only one that goes down to level of
6 service D, and that's up at Rhode Island and
7 9th.

8 The incremental delay associated
9 with traffic from these sites is really very
10 minimal. So in that way it was kind of a
11 pleasure to do this study. The traffic
12 vehicular impacts are, like I said, very
13 minimal.

14 The parking, you know they talked
15 about the parking earlier. I think the main
16 points with the parking are that the applicant
17 is proposing to provide I think plenty of
18 parking to handle the site demand, which I
19 think is going to be very important to the
20 community. As Spikell noted earlier, there's
21 a perceived shortage of parking in the
22 community so the last thing you'd want is

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1 people parking at this site, living and
2 shopping here spilling over in the
3 neighborhoods. And I think that's not going to
4 be a problem with the proposed of parking.

5 In addition, they've been able to
6 provide adequate parking for the retail
7 component to honor lease commitment to the
8 Giant.

9 I think those are really the kind
10 of nutshell, the main findings of our study.
11 I'd be glad to answer any questions as they
12 come up, of course.

13 Thank you.

14 MR. GLASGOW: Thank you.

15 The next witness is Mr. Steven
16 Sher.

17 MR. SHER: Mr. Chairman, members of
18 the Commission, for the record my name is
19 Steven E. Sher, the Director of Zoning and
20 Land Use Services with the law firm of Holland
21 & Knight.

22 You've heard a lot about this

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1 project already, but I'd like to just deal
2 with a couple of quick points.

3 In a PUD the Commission's job is to
4 balance the public benefits and project
5 amenities with what is being requested by the
6 applicant. In all of the things that you've
7 heard, what are the key benefits to this
8 project?

9 Well, to begin with, you start with
10 retail. The reconstructed and expanded
11 grocery store replacing what is now a decent
12 sized market, but which will become, as Mr.
13 Spikell indicated, the largest grocery store
14 in the District of Columbia. In addition,
15 there's about 10,000 square feet more retail
16 space, 8,000 square feet for a restaurant.
17 And the importance of emphasizing and
18 connecting the 9th corridor on the west with
19 the 7th Street corridor on the east.

20 Point number 2 housing. We have
21 housing in a variety of different ways. We've
22 got the 100 affordable residential units for

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1 seniors. We've got 227 market rate units, 300
2 condominium residential units; a big housing
3 component in this project.

4 Historic preservation point number
5 3. The renovation and rehabilitation of the O
6 Street Market, reconstructing roof. Mr.
7 Sponseller went through a whole series of
8 different photographs and drawings showing
9 what's going to happen to the market. But also
10 the restoration of the 8th access.

11 8th Street is a kind of peculiar
12 street. It's a wide street. It's 100 feet
13 wide. It's wider than many of the other
14 north/south streets in the L'Enfant plan but,
15 as Mr. Sponseller indicated, it's an
16 interrupted street. It's a street that is
17 broken up, the continuity of it is broken up
18 by a whole bunch of mostly civic buildings
19 starting with the Gallery at one end, the old
20 City Post Office which is now the Hotel
21 Monaco, the Mount Vernon Library and then the
22 Convention Center itself. But 8th Street still

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1 has a lot of significance historically. And
2 realigning that roadway so that it lines up
3 with 8th Street south of O or north of P is an
4 important historic issue as far as we're
5 concerned.

6 The architecture design and site
7 planning, which Mr. Sponseller has dealt with
8 extensively. To me one of the most important
9 aspects of that is getting all that loading
10 off the ground plane and putting it down below
11 grad on a front in/front out basis. That's
12 something you rarely see, even in large
13 projects. Loading often is back in off the
14 street to a loading dock because you can't
15 pull front in because the load dock is the
16 backend. In this case you go down two levels
17 and you're able to have all the maneuvering
18 inside underground, not on the street. To me
19 that is a highly significant feature of this
20 project.

21 The community amenity package which
22 has been detailed in the record which has been

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1 spoken to much, the sustainable design and
2 LEED points, the Mayor's Agent for the
3 District of Columbia who applies a different
4 set of criteria in looking at projects than
5 this Commission does, when we were there
6 because of the changes and alterations we're
7 making to the market, at the conclusion of our
8 presentation and after hearing all the
9 testimony, the Mayor's Agent sort of looked at
10 us and said "If I ever saw a project of
11 special merit, this is it." And he gave us a
12 bench decision right on the spot. Took him a
13 little bit longer to get an actual written
14 decision out. But he said the sum total of all
15 that this means for this community is a most
16 impressive thing.

17 And, again, while he's applying
18 standards under the Historic Preservation Act,
19 the accumulation of all that's going on here
20 is critical to this community.

21 Having said that, let me just
22 quickly deal with some of the city's planning

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document.

The Comprehensive Plan, the Generalized Land Use Map in the 2006 plan designates this as mixed use, medium density commercial and high density residential. So the heights and densities proposed, in my opinion, are consistent with those designations.

The Policy Map shows this as a neighborhood enhancement area. And that is set forth on page 10 of the outline. For the particular neighborhoods with substantial amounts of vacant land, the guiding philosophy is to ensure that new development fits in. And I would not attempt to paraphrase what Mr. Sponseller has already told you about how he's looked at the neighborhood and why he thinks this building fits in. He said it better than I can or will.

In particular then when you go through the other elements of the Comprehensive Plan, the land use element, the

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1 housing element, the economic development
2 element, the urban design element, the
3 historic preservation element you finally get
4 down to the area elements. And this is in the
5 near northwest area element. And there are a
6 whole lot of things in that element that are
7 relevant to what's going on here. But you get
8 right down to action NNW-2.1-F 0 Street
9 Market. Support development of the 0 Street
10 Market site as a mixed use project that
11 becomes the focal point of the 7th and 9th
12 Street retail corridors.

13 Again, you've heard all that. I'm
14 not going to go back through that again.

15 But then you also have the
16 Convention Center Area Strategic Development
17 Plan, which took a somewhat smaller area of
18 the city and focused on that. It is a plan
19 that was adopted by the Council in 2006. It is
20 intended to provide supplemental guidance to
21 what's in the Comprehensive Plan. But, again,
22 it hammers at the 0 Street Market as the focal

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1 point for that neighborhood. It's an under
2 used site. By rebuilding the grocery store,
3 by putting mixed income residential on the
4 project, by restoring the 8th Street right-of-
5 way, all of which are specifically mentioned
6 in the Strategic Development Plan and among
7 other things providing new loading facilities
8 for Giant within the building envelop, which
9 again I think is a very significant thing.

10 What we're doing here is right on
11 target with the Strategic Area Development
12 Plan.

13 So for all of those reasons and for
14 all of the other things which I have put in
15 writing put will not speak to, I believe this
16 is a project worthy of your approval as a plan
17 unit development and a map amendment from C-2-
18 A to C-3-C.

19 Thank you very much.

20 MR. GLASGOW: Mr. Chairman, this
21 concluded our direct presentation. We do have
22 Mr. Jeff Lee here for questions if there are

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1 any concerning the landscape plan.

2 CHAIRMAN HOOD: Mr. Glasgow, was
3 Mr. Lee going to make a presentation?

4 MR. GLASGOW: Not necessarily
5 unless there are any questions that the
6 Commission has.

7 CHAIRMAN HOOD: Okay. That's fine.

8 All right, you finished?

9 MR. GLASGOW: Yes, sir. That
10 finishes our direct.

11 CHAIRMAN HOOD: Okay. Colleagues,
12 we had about a hour or so plus worth of
13 presentations. And we're ready to open up
14 with questions.

15 Commissioner May.

16 COMMISSIONER MAY: Yes. First, let
17 me say that there were a lot of really good
18 things about this project that I also think
19 are very unusual. Mr. Sher just mentioned
20 some of them. It's the restoration of the
21 market, the grocery store, the housing, the
22 affordable housing, the below grade loading I

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1 think is terrific thing. And it's something
2 that I wish we'd see in some other
3 developments. And those of you who work on
4 other developments, I wish you would take note
5 of that.

6 There are also some segments of the
7 facade that I think are very attractive. I
8 think overall the composition, it's almost too
9 diverse. There's almost too much going on with
10 the different aspects of the facade. But even
11 that doesn't concern me as much as some of the
12 other aspects of it.

13 The height issue is definitely
14 still a concern. And I'm not sure whether 90
15 feet is the right height or 95 feet is the
16 right height.

17 I do know that one of the things
18 that concerns me about it is that in the
19 drawings that we have it's not really clear
20 and consistent how the measurements are being
21 taken. And when you look through the various
22 sets of drawings, we see an indication on some

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1 drawings that the measurement is taken from a
2 measuring point, and it's just kind of assumed
3 because it's some pretty thick lines and it
4 doesn't necessarily show up on what is called
5 out as "the measuring point" on the plans. But
6 on the current set of drawings the line to
7 which we see measured out 95 feet goes to the
8 top of what I assume is the roof and not the
9 parapet, whereas on some of the past drawings
10 that line was drawn to the top of the parapet
11 and shown at 90 feet.

12 Now, I'm assuming that that's just
13 some drawing inconsistency. But I think we're
14 accustomed to seeing this in a finer grain of
15 detail when it comes to height measurements,
16 particularly something like this where clearly
17 the Commission has been focused on the issue
18 of height. So it would be very useful to have
19 less of the color rendering kind of elevations
20 and really good detailed building section that
21 shows the measuring point and the floor
22 heights. And that brings us all the way out

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1 so we have some confidence that we're saying
2 the height of the building is clear and
3 consistent.

4 And, again, you know I would like
5 to understand whether past versions of the
6 drawings, because they showed the measuring
7 the top of the building called out a different
8 place, you know which set was wrong if it was
9 in fact a mistake and what we are actually
10 measuring to.

11 And I think that we'll get into a
12 more robust conversation about what the right
13 height of the building is. But I'll put that
14 to the side for the moment.

15 The phasing I think also needs to
16 be explained in greater detail. You know, I
17 guess I have a question -- I mean, I
18 understand that we're going to work on the
19 east building first, and that makes sense. Get
20 the grocery store up and running fastest. But
21 what's going to happen to the balance of the
22 site during that time period? Because the

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1 grocery store is going to close, I guess, soon
2 because there's going to be a shuttle bus up
3 to a different grocery store. Is that right?

4 MR. SPIKELL: Yes. I think the lag
5 time between the grocery store opening and the
6 west block being completed is actually going
7 to be relatively short. The idea, as you
8 said, is to get the grocery store open and
9 operating as soon as possible.

10 The finishing that will go on
11 within the west tower buildings may lag as
12 much as a year, but certainly no longer than
13 that.

14 COMMISSIONER MAY: Okay. And when
15 the construction starts, is the demolition of
16 the existing grocery store going to happen
17 right away?

18 MR. SPIKELL: Yes.

19 COMMISSIONER MAY: It will?

20 MR. SPIKELL: Yes.

21 COMMISSIONER MAY: Okay. Well,
22 that's good to know. Because I think it would

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1 better to have it gone than sitting there
2 vacant for some time period.

3 MR. SPIKELL: And Giant Food
4 thought they couldn't sell groceries with a
5 big excavation going on in front of their
6 store.

7 COMMISSIONER MAY: Right. Right.
8 Understandably.

9 In any case, I think it would be
10 useful to have that and the phasing explained
11 a little bit more in writing if we're going to
12 approve this with a phasing element to it.

13 MR. SPONSELLER: Can I answer the
14 phasing question a little bit?

15 COMMISSIONER MAY: Oh, sure.

16 MR. SPONSELLER: Okay. I can add a
17 little bit more detail.

18 The phasing, there's not going to
19 be a period of time when the east building is
20 finished and there's no construction activity
21 on the western phase.

22 COMMISSIONER MAY: Okay.

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1 MR. SPONSELLER: It's just a lag
2 time. Construction will begin all at once,
3 and the west side will follow the east side by
4 approximately we think four months total. So
5 there will be construction activity on the
6 entire site. There's not going to be an empty
7 site for two years while we're waiting for
8 phase 2.

9 It is one construction project that
10 is being developed in two phases.

11 COMMISSIONER MAY: Okay.

12 MR. SPONSELLER: Okay?

13 COMMISSIONER MAY: I'm a little
14 nervous about even asking a question, but is
15 there a concern about financing for the
16 housing that could potentially slow down
17 aspects of the project or is it -- I see a
18 head shaking. Words without --

19 MR. SPIKELL: No. Our plan is to
20 finance the entire project at one time. The
21 economics, the big driver is completing the
22 underground parking and the underground

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1 loading gives us a huge incentive to finish
2 the rest of the project as quickly as we can
3 since we're doing that first.

4 COMMISSIONER MAY: Okay. That's
5 understandable, too.

6 With regard to the loading and how
7 that works, I understand from what was said
8 that all parts of the development will be
9 serviced by that underground loading, which is
10 a terrific idea, but I don't see how that
11 works in the plan. Are there corridors or
12 something like that that are not shown in the
13 plans that we have that give you access to the
14 hotel and things like that?

15 MR. SPONSELLER: Yes. And we have
16 done this before. So we --

17 COMMISSIONER MAY: Say that again.

18 MR. SPONSELLER: We have done this
19 type of project.

20 COMMISSIONER MAY: I believe that.
21 I just --

22 MR. SPONSELLER: There's a network

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1 of corridors that connect. We haven't shown
2 you all the plans, but we'd be happy to.

3 COMMISSIONER MAY: Yes. I think it
4 would be worth seeing again so that we become
5 more educated on how well underground loading
6 can work for future use.

7 There was mention of an economic
8 report that talked about the economic benefits
9 of this development. And usually when there's
10 mention of that, it's actually submitted. Not
11 that I really want to read more paper, but I'm
12 surprised that if a report was done that it
13 wasn't submitted. Is there a reason why that
14 was not part of what we have?

15 MR. SPIKELL: No, no particular
16 reason. The report was actually done to
17 justify our application for a TIF from the
18 D.C. Government.

19 COMMISSIONER MAY: Okay. Well, I
20 would leave it up to the rest of the
21 Commission to decide whether or not we want to
22 see more in that area. But as I said, usually

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1 when those mentioned, they're part of the
2 giant stack of paper that we get.

3 I have noticed that we do not have
4 a report from DDOT. I know that you mentioned
5 that there were conversations with DDOT. And
6 I'd like to get some sense of how those
7 conversations went since we don't have a
8 report.

9 I will ask the Office of Planning
10 the same thing, but I would like to know what
11 you have to say about what DDOT thinks.

12 MR. GLASGOW: Well, obviously, they
13 have not submitted a report as of this
14 evening, at least as far as we're aware unless
15 one's come in.

16 There was the scoping meeting with
17 them. And right now, I guess given the
18 reports that come in from DDOT many times the
19 night of the hearing, I don't want to try to
20 say whether I think they support, they don't
21 support.

22 COMMISSIONER MAY: I mean, has

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1 there been any indication from their part that
2 there are issues that they would like to have
3 further conversation on or --

4 MR. GLASGOW: Well, they indicated
5 that they had some concern about the amount of
6 parking, and we don't know what their final
7 report is going to be. But there had been at
8 one level had asked that maybe we should
9 substantially reduce the parking. And we just
10 said that that's not -- we have talked with
11 the community with respect to parking. We
12 have talked with Giant. They applied the C-3-C
13 characteristics with respect to that for the
14 parking for the project. Just because the
15 property gets rezoned from C-2-A to C-3-C
16 doesn't mean all of a sudden that the parking
17 that's needed for that project suddenly gets
18 cut in half essentially. Parking would be
19 required for residential at one to each four
20 units. We do not believe that that is a
21 viable amount of residential parking to be
22 provided.

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1 COMMISSIONER MAY: Yes.

2 MR. GLASGOW: And with respect to
3 the Giant store, the initial conversation that
4 we had with the amount of parking that they
5 would allow for Giant would just kill the
6 project. Because Giant would just no, we'll
7 stay with our lease and we'll stay with our
8 surface parking lot.

9 COMMISSIONER MAY: Right. Okay,

10 MR. GLASGOW: Now whether they have
11 other comments or whether that's what finally
12 comes out of DDOT, if any report, you know I
13 don't know.

14 COMMISSIONER MAY: Okay.

15 MR. GLASGOW: And they asked about
16 9th Street. And I think that they were
17 satisfied that they understood that the way
18 that we brought in the trucks in and out of
19 9th Street to get to the loading berths are
20 the only way to have below grade parking. I
21 think they were talking at one point about
22 possibly the trucks coming in the old 8th

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1 Street right-of-way. And there is just not a
2 run long enough --

3 COMMISSIONER MAY: Right.

4 MR. GLASGOW: -- to get trucks out
5 of grade that they can deal with down to their
6 parking area.

7 COMMISSIONER MAY: Right. You
8 know, that's one of the things that caught my
9 eye is that I would expect them to have some
10 issues with those ramps. Not so much because
11 they exist on 9th Street, but because they're
12 so close to the intersections with O Street
13 and P Street, relatively speaking. I mean,
14 they tend to want to push those things to the
15 middle of the block. Certainly in this
16 building we have a good example of why they
17 should not be so close to the intersection.

18 MR. GLASGOW: Right. I think they
19 understood where the entrances were.

20 COMMISSIONER MAY: Yes.

21 MR. GLASGOW: And why they were
22 there, and that was the only -- and they're

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1 the only place that they can be.

2 COMMISSIONER MAY: Yes. Yes. Okay.

3 MR. SPIKELL: It may be that the
4 existing condition is so much worse.

5 COMMISSIONER MAY: Yes.

6 MR. SPIKELL: I mean, those ramps,
7 there are curb cuts at those points.

8 COMMISSIONER MAY: Right.

9 MR. SPIKELL: And existing
10 conditions are pretty awful the way the trucks
11 have to block 9th Street to back into the
12 existing docks.

13 COMMISSIONER MAY: Right. Right.
14 Well, you know along the same lines the
15 elevation that I found most attractive was 9th
16 Street because it's kind, you know, kind of
17 the least attractive right now. But it's also
18 because of the way one particularly was
19 rendered.

20 Along those lines, I just have kind
21 of general question about the way the facades
22 are being done. And sometimes this is just the

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1 way things are rendered, but it seems like
2 there's a lot of very tall glass on the units.
3 And, you know, we're looking at one image
4 right there where we can see a person standing
5 and we can see them from ankle to head
6 standing in the glass. And I wonder if we're
7 going to see a lot of that in the residential
8 units?

9 MR. SPONSELLER: Gosh, we hope so.
10 This is an image, by the way, of the hotel.

11 COMMISSIONER MAY: Okay.

12 MR. SPONSELLER: And this is what
13 we called the sort of accent portion of the
14 hotel building.

15 COMMISSIONER MAY: Yes.

16 MR. SPONSELLER: That's where we
17 foresee suites and such.

18 So here there is more glass, but
19 you can see we've provided these vertical thin
20 articulation to help screen the sun and
21 provide some privacy behind the glass.

22 The typical hotel facade is

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1 actually about 50 percent glass, 50 percent
2 solid.

3 COMMISSIONER MAY: Yes.

4 MR. SPONSELLER: Around the corner
5 from this building. And most of the facades
6 are in about those lines. And one of the
7 reasons for that is along those lines in terms
8 of percentages, one of the reasons for that is
9 the energy code requirements that LEED
10 requires. And so you may see some more glassy
11 accents in portions of the site, but the
12 predominant balance --

13 COMMISSIONER MAY: Yes.

14 MR. SPONSELLER: 9th Street, for
15 example, the facade you just mentioned is
16 slightly glassy --

17 COMMISSIONER MAY: Yes.

18 MR. SPONSELLER: -- than P and
19 portions of H Street.

20 COMMISSIONER MAY: Right. And those
21 horizontal bays --

22 MR. SPONSELLER: Yes.

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1 COMMISSIONER MAY: -- I mean those
2 are floor to ceiling, is that right?

3 MR. SPONSELLER: Yes, interrupted
4 by more solid wall material above and below
5 them. So they're accents on --

6 COMMISSIONER MAY: Right.

7 MR. SPONSELLER: The bays are
8 glass.

9 COMMISSIONER MAY: But if I'm
10 standing in them, the glass starts at my feet,
11 right?

12 MR. SPONSELLER: Yes. That's
13 right.

14 COMMISSIONER MAY: I guess I'm a
15 little bit concerned about that, in part I
16 mean we've been seeing a lot more glass in
17 Washington. I mean, it's pretty apparent.
18 And, you know, we have a number of buildings
19 now that are virtually all glass. And so the
20 stuff that you would often get covered up
21 along the perimeter of the building have now
22 been magically pushed away so we only see the

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1 slightest horizontal lines and we see a lot of
2 glass. And that's okay when things are
3 furnished like they are in architecture
4 magazines and there's sparse furnishings and
5 they're pushed away from everything, there are
6 only a few things. But most people don't live
7 that way. They live with a lot of stuff. And
8 we're starting to see that in some of the
9 office buildings where desks are pushed up
10 against windows and then, you know, the little
11 trinkets, souvenirs, things fall off the back
12 of the desk and start to pile up against the
13 glass. I mean, it's going to happen in
14 housing, too. And I'm just a little concerned
15 about how visible the stuff of life is going
16 to be in some of these things.

17 MR. SPONSELLER: May I?

18 COMMISSIONER MAY: Yes, please.

19 MR. SPONSELLER: I'm glad you
20 mentioned that that's an office building
21 condition. Because in an office building what
22 you're seeing is somebody's office, which is 9

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1 or 10 feet wide and it's a very small room.
2 In a unit most of the core areas of the unit
3 are on the back on the unit and most of these
4 units have about between 12 or 14 feet of
5 glass as their only source of light in them.

6 So we think it's a real benefit if
7 we can provide some additional glass in these
8 buildings. But they're by no means all glass.

9 And the rooms are of such a size
10 that the furniture doesn't have to be put up
11 against the wall. Not every surface is needed
12 as it is in an office, a particular office
13 suite.

14 We've done other buildings with
15 glass. The Incinerator in Georgetown has glass
16 corners and glass bays. That was a building
17 that I worked on.

18 COMMISSIONER MAY: Yes.

19 MR. SPONSELLER: And other
20 residential and office buildings around town.

21 I do agree with you on the office
22 comment, and we're careful about delineating

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1 spandrels and frosting for the office
2 buildings. Because you really have to use
3 every bit of frontage you have in an office
4 for it work and function.

5 COMMISSIONER MAY: Yes.

6 MR. SPONSELLER: It's different in
7 a living room.

8 COMMISSIONER MAY: I understand the
9 concept. I'm not sure I necessarily agree with
10 it. Because, you know, you'd think that you
11 wouldn't have to push stuff all the way up
12 against the glass a lot of the time. But, you
13 know, people wind up living the way they live
14 and stuff does get pushed up, I think. And I
15 guess it's just a concern that maybe the
16 treatment of the glass or the treatment -- I
17 mean even the window treatments themselves
18 have to be done carefully when there's too
19 much visibility into the space. I mean, I'm
20 all for getting more light in. But our ability
21 to see in needs to be tempered.

22 MR. SPONSELLER: Correct. And we do

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1 that. Typically when we provide that much
2 glass, we provide a shad program as part of
3 the building spec.

4 COMMISSIONER MAY: Yes.

5 MR. SPONSELLER: So we have sort of
6 a privacy scrim for the users.

7 COMMISSIONER MAY: Oh, good. Okay.
8 Well, that helps.

9 I think that's it for me for now,
10 but I may have more questions as we go on.

11 CHAIRMAN HOOD: All right. Next, Mr.
12 Turnbull.

13 COMMISSIONER TURNBULL: Thank you,
14 Mr. Chair,

15 I would agree with Mr. May that I
16 think, obviously, we have a very significant
17 development here. And it's a very important
18 development for the Shaw neighborhood. And I
19 think that if you look at all the amenities,
20 it's just chocked full of amenities that we
21 haven't seen in a lot of different other
22 developments.

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1 And when I look at the height
2 requested, I guess looking at -- Commissioner
3 May's comments has got, I guess I'm not as
4 troubled by going the extra five feet because
5 of the requirements for the store. I think
6 that makes sense.

7 Again, once again I think Shalom
8 Baranes has shown that they're one of the
9 city's premier design firms. I think it is
10 the variegated surfaces, the design motifs,
11 the architectural eye candy, if you want, is
12 very interesting. I think it shows a lot of
13 context with the neighborhood. Is it too much?

14 Is it overbearing? I think time and time
15 will only tell, but I think it shows a lot of
16 thought and lot of sensitivity to what's going
17 on in the area.

18 Notwithstanding all the praise, I
19 think that this is a very excellency designed
20 project, I have two areas of concern. And
21 they're roof areas.

22 Again, I like the project. I think

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1 it's excellent. But what troubles me from as
2 we as Zoning Commissioners look at what we see
3 before us and other applicants, and I worry
4 about setting precedents.

5 What troubles me, in one aspect, is
6 the pavilion on the senior housing. You're
7 asking us to -- it's not an architectural
8 embellishment, but you're running the facade
9 up beyond the roof line and putting an open
10 trellis on it. We just rejected a similar
11 kind of an attempt on H Street and 2nd
12 Northwest. If you remember the Gateway
13 Building? And that's an issue where we're
14 setting precedents by not having a setback at
15 the roof line as we do on other projects. So
16 that's one area that trouble me.

17 I guess I would go along with Mr.
18 May's concern about, although as I say your
19 office has done excellent work and the
20 drawings we get are normally super. On this
21 particular case I'm a little troubled that I
22 don't get enough information on the roof plans

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1 to really analyze what's going on; access to
2 roofs, where are people going, what are we
3 seeing up there. This whole idea of something
4 going -- obviously you're coming out of those
5 elevators and coming up into this area, which
6 we have to sort of effect that for our
7 ourselves and figure out what's going on.

8 So I'm trouble by the pavilion on
9 the senior aspect as being something that it's
10 relief that normally we don't give to that
11 extent. It's a tremendous amount of relief
12 that we've usually held back on.

13 The other aspect is the hotel.
14 Your original request is for us to give you a
15 50 by 80 foot nonconforming structure next to
16 your penthouse, which you've now cut back on
17 your latest plan to a 40 by 40 nonconforming
18 structure, which sort of shows that people get
19 there, only we don't know how they get there.

20 And, again, that's a rather significant roof
21 aspect. It's not an architectural
22 embellishment. I guess it is, but it's more

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1 than -- it's not a turret, it's a huge
2 structure that you're asking us to give you
3 relief on.

4 And I don't know how the other
5 Commissioners feel on that, but it's a big
6 chunk of something on the roof.

7 MR. SPONSELLER: May I?

8 COMMISSIONER TURNBULL: Sure.

9 MR. SPONSELLER: Okay. First on the
10 pavilion. I think the way to think about what
11 we've done with the cube is we've taken off a
12 floor of use to open up the frame. The height
13 of the pavilion, it starts at 90 feet and goes
14 down. We didn't extend above the 90 foot
15 height, which by the way is a height that we
16 approached you with and it's well below the
17 height limit of 110, based on the street
18 width. So we're already below the height limit
19 with all of our roof planes that we're showing
20 you.

21 To open the cube -- let me just
22 state this again. To open up the frame at the

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1 top of the cube we started at 90 and we took
2 out a floor program to open it open and create
3 an arcade in it. So we didn't extend above the
4 roof line, we came down. We kept the frame at
5 the top of the roof and then we came down by
6 taking out a floor.

7 COMMISSIONER TURNBULL: No, no. I
8 understand that.

9 MR. SPONSELLER: Okay.

10 MR. SPONSELLER: I think what I'm
11 looking at from our standpoint is an
12 interpretative aspect of where the roof is and
13 how you have setbacks.

14 MR. SPONSELLER: Okay.

15 COMMISSIONER TURNBULL: And I think
16 that's something we need to think about. It's
17 how you look at a setback and continuing the
18 facade up beyond to the roof.

19 MR. SPONSELLER: Okay.

20 MR. GLASGOW: I think, Mr.
21 Turnbull, one thing that we can look at here
22 in the post hearing submissions to discuss

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1 when the height is -- whether the building is
2 90/95 feet, this is the overall on the side
3 with Building 1.

4 COMMISSIONER TURNBULL: Right.

5 MR. GLASGOW: So I think that we
6 can structure that --

7 COMMISSIONER TURNBULL: Okay.

8 MR. GLASGOW: -- so that it doesn't
9 raise the precedent issues that the concern is
10 because we're at the height limit or below
11 right off the bat and we're not using this to
12 go up.

13 COMMISSIONER TURNBULL: You
14 understand where I'm coming from?

15 MR. GLASGOW: Yes. Yes.

16 COMMISSIONER TURNBULL: Okay.

17 MR. GLASGOW: I think we can cover
18 that with a drawing and with some discussion,
19 with some text.

20 COMMISSIONER TURNBULL: Okay. And
21 the other thing, that is the hotel.

22 MR. SPONSELLER: Yes. I can answer

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1 that, too. We don't actually need relief for
2 the hotel structure that we're putting there,
3 the exterior terrace. Again, it's not above
4 the height limit of the building. It's
5 architectural doodad, if you want to call it,
6 eye candy, if you want. But it is part of the
7 amenity for the building. But we don't need
8 relief to do that structure up there. There's
9 no mechanical in that structure and it's --

10 COMMISSIONER MAY: Can I ask a
11 question about that structure?

12 MR. SPONSELLER: Yes, of course.

13 COMMISSIONER MAY: I mean you
14 showed two different renditions of that.

15 MR. SPONSELLER: Right.

16 COMMISSIONER MAY: One where it's
17 connected to the rest of the penthouse.

18 MR. SPONSELLER: Yes.

19 COMMISSIONER MAY: And one where
20 it's not.

21 MR. SPONSELLER: Correct.

22 COMMISSIONER MAY: And the Office

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1 of Planning told you to separate them or asked
2 you to separate.

3 MR. SPONSELLER: It got too wide.

4 COMMISSIONER MAY: Right. But you'd
5 prefer not to, you'd prefer to have one.

6 MR. SPONSELLER: You mentioned that
7 there was too much going on. To me it's just
8 another volume that we add to the composition
9 if we break it. And, again, there's no zoning
10 relief required for that arcade up there.

11 COMMISSIONER MAY: Can you show,
12 though, that dual version of that?

13 MR. SPONSELLER: Yes. Let me just
14 get to those slides.

15 COMMISSIONER MAY: Okay.

16 MR. SPONSELLER: So the first image
17 is what we are proposing, and you can see this
18 penthouse is set back. It's one wing of the
19 hotel. So it's about 30 feet back from the
20 main facade here. And it spills down the 8th
21 street frontage.

22 The height limit for this site

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1 based on the street width and based on the
2 1910 Height Act is above this penthouse
3 structure. So there is nothing about this that
4 is in violation of the 1910 Height Act or
5 violates any penthouse mechanical equipment
6 screening issues.

7 We are showing it as an large open
8 outdoor area. Think of it as a rooftop
9 terrace, if you will that spills down 8th
10 Street and is not enclosed. It doesn't include
11 any FAR in it, but it's purely architectural
12 embellishment. And I didn't want to use that
13 word because of the 1910 Height Act
14 connotations.

15 The next slide indicates that
16 broken, which to me doesn't change anything
17 really. It just adds another volume to the
18 overall architectural composition. I'm not
19 sure what this achieves in terms of any
20 perceived zoning issues.

21 And the slide on the bottom is the
22 western side of 8th Street if we didn't do

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1 something vertical to articulate and balance
2 the overall composition, anchor the
3 composition to the south, which is what we're
4 trying to do with that bay from the hotel.

5 So, again, I just don't understand
6 the relief --

7 COMMISSIONER TURNBULL: My concern
8 is let's get some more information on the roof
9 plan.

10 MR. SPONSELLER: Okay. Okay.

11 COMMISSIONER TURNBULL: I want some
12 more information on the roof plan, what's
13 going on.

14 MR. SPONSELLER: Sure. That I
15 understand.

16 COMMISSIONER TURNBULL: I want to
17 understand what you're doing on all the roofs.
18 And I think, like Mr. May, I think we would
19 like to see -- well, you're going back and
20 forth between showing elevation numbers when
21 you're going back on sections.

22 MR. SPONSELLER: Okay.

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1 COMMISSIONER TURNBULL: I think we
2 would like to have clarity on actual heights
3 from where you're measuring the building and
4 make sure that we're consistent all the way
5 through.

6 MR. SPONSELLER: And we'd be happy
7 to do that. Absolutely.

8 COMMISSIONER TURNBULL: Thank you.

9 VICE CHAIRMAN JEFFRIES: Yes. It
10 actually might be helpful, you know in terms
11 of sort of a blown up section showing the roof
12 plan. And I see that you have photographs of
13 model, which is helpful but it might be more
14 helpful if you could, perhaps, do an
15 axonometric or something that just gives a
16 sense of really the volume of this. And I
17 think it might give a little bit more detail
18 as to how the roof plan is working. Because
19 there is some level of confusion there.

20 But let me just start off by saying
21 that I think from the beginning this is just a
22 real stunning project. I mean, it will do so

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1 much for this area. And I think it's more than
2 it's just a Shaw project, I think it's a
3 District project. And I think the
4 architecture and how you've situated the
5 various uses, how you've broken down the scale
6 of this project. And I like the treatments of
7 the facades because I think it's important to
8 really delineate and break it down so it
9 doesn't appear monolithic.

10 And the project is in the round. I
11 mean, there's fronts everywhere. So I think
12 this whole notion of the loading dock, just
13 everything being underground I just think is
14 wonderful. And I think it really achieves this
15 whole notion of really pedestrian friendly
16 development.

17 So I just think, and all the
18 amenities, preservation and affordable housing
19 and so forth, and bringing back the right-of-
20 way on 8th Street, I think it's a great
21 project.

22 I have a couple of questions. I am

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1 concerned. I don't, like Commissioner
2 Turnbull, have a problem with the 95 feet
3 myself. I am concerned about the
4 marketability of some of the residential
5 units. I mean, now the condo building that's
6 on 9th Street, that's not going to be 8 foot
7 8? Those are going to 9.9 something, right?
8 I mean in terms of floor to ceiling height?

9 MR. SPONSELLER: Correct. The only
10 section that was really impacted by the 95
11 feet adversely is where the retail store was
12 taller.

13 VICE CHAIRMAN JEFFRIES: So on the
14 eastern building.

15 MR. SPONSELLER: And it's at the
16 pitch point on the eastern building. And it
17 effects the affordable housing component and
18 the market apartment buildings. It effects
19 those two wings of the east building.

20 VICE CHAIRMAN JEFFRIES: Okay. So
21 you are certain that having an 8 foot 8 and in
22 some places a 7 foot 8 market rate rental unit

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1 you will be able to -- well, I shouldn't be
2 talking with you. I should be talking to Mr.
3 Spikell. I'm sorry. We went to school
4 together, so I know --

5 MR. SPIKELL: Yes. We think 8 foot
6 8 would be consistent with the market today,
7 and that that would be no problem.

8 VICE CHAIRMAN JEFFRIES: And then
9 the 7 foot 8, because that's the living area
10 would --

11 MR. SPIKELL: That's just limited
12 to areas where we have bulkheads where we have
13 to drop for duct work and so forth. But it
14 would be primarily 8 foot 8.

15 MR. SPONSELLER: But to explain it
16 again, 8 feet 8 becomes 7,8 in the back of the
17 unit.

18 VICE CHAIRMAN JEFFRIES: Okay.
19 Okay.

20 MR. SPONSELLER: Eight feet 1
21 becomes 7 feet 1 in the back of the unit.

22 VICE CHAIRMAN JEFFRIES: Okay.

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1 Okay. So it's just duct work --

2 MR. SPONSELLER: Right.

3 VICE CHAIRMAN JEFFRIES: Okay. And
4 the other question, I wanted to be clear on
5 this hotel request. That the plan is that you
6 would end up having more residential, less
7 hotel and the net result will be 13,000 square
8 feet less FAR?

9 MR. SPONSELLER: Yes. In this zone
10 it just happens that the hotel use counts as
11 residential use. So there wouldn't be any--
12 the impact is really that the total FAR if we
13 go to a skinner brand hotel module, would be a
14 13,000 square foot loss on our total
15 residential FAR. 13,000 represents about a .1
16 -- less than .1 of one FAR, a tenth of an FAR.

17 Okay.

18 VICE CHAIRMAN JEFFRIES: Okay. And
19 in terms of hotels, I mean you're probably not
20 at liberty to talk about-- I'm sorry, I keep.

21 In terms of hotel operators?

22 MR. SPIKELL: We've had strong

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1 interest from actually four flags for a
2 combination of either limited service or
3 extended stay. And we're actively talking now
4 with three of the top hotel chains about
5 flags.

6 VICE CHAIRMAN JEFFRIES: Okay.
7 Okay. And then one last question. I'm looking
8 at a lot of -- now I'm talking to you, Mr.
9 Sponseller.

10 I'm just a little concerned about
11 some of the brown brick that is at the 90 foot
12 buildings that are south, existing buildings
13 that are south of the site here. The
14 residential buildings. And we're
15 distinguishing browns.

16 MR. SPONSELLER: I think I know
17 where you're going.

18 VICE CHAIRMAN JEFFRIES: I mean,
19 I'm seeing a lot of browns and I keep going
20 back to the browns --

21 MR. SPONSELLER: That's in the
22 southeast -- point taken. I think we

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1 absolutely want to be careful about that.

2 We've been showing the brick colors
3 to many different groups. And what we've
4 developed is a pallet for the northwest
5 building. The east residential building will
6 be orange-ish red. It will not be brown.

7 VICE CHAIRMAN JEFFRIES: Okay.

8 MR. SPONSELLER: On the west
9 parcel, the western building, that will be a
10 blended brick and I think what's important is
11 that it's a mixture of three different colors.
12 It has variety. The buildings on the
13 southeastern corner of the site across from
14 the market are monolithic --

15 VICE CHAIRMAN JEFFRIES: Right.

16 MR. SPONSELLER: -- you get no
17 blended, very flat brick. And we're not doing
18 that.

19 VICE CHAIRMAN JEFFRIES: Okay.

20 MR. SPONSELLER: We're looking at,
21 and we've brought some samples of the types of
22 the brick we're looking at. These are very

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1 nice well above average in the economy of
2 brick finishes that are called an ironspot
3 finish. And they have a very nice texture and
4 softness to them.

5 VICE CHAIRMAN JEFFRIES: Okay.

6 MR. SPONSELLER: That's what we're
7 looking at.

8 VICE CHAIRMAN JEFFRIES: And what
9 percentage would you say of these facades are
10 going to have metal? Because I'm always
11 somewhat concerned, and maybe the technology
12 is such that about how the metal wears over
13 the years.

14 MR. SPONSELLER: Oh, I see.

15 VICE CHAIRMAN JEFFRIES: Yes.

16 MR. SPONSELLER: Well, one of the
17 building -- there are two buildings that have,
18 let's say, metal as their main feature. The
19 9th Street residential building, the bays are
20 trimmed in a metal panel and we have a sample
21 of it. That's a pre-patined or prefinished
22 metal panel on the board there. And that's a

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1 very interesting texture. You can see it just
2 below the brick. Thank you. This sample.

3 VICE CHAIRMAN JEFFRIES: Stay on
4 the mic there. Okay.

5 MR. SPONSELLER: It's a new finish
6 that is available on aluminum panels.

7 And on the second building we were
8 using a corrugated texture. This is along 8th
9 Street, This is on the interior public space
10 of the site. And we did a very similar
11 texture, although a little bit more course,
12 above the old Sears store on Wisconsin Avenue
13 at Tenley.

14 VICE CHAIRMAN JEFFRIES: Tenley,
15 right, right.

16 MR. SPONSELLER: Yes, Tenley. This
17 is a finer grain that we're looking at here, a
18 more delicate grain than what was used there.

19 VICE CHAIRMAN JEFFRIES: That's
20 what I was concerned about.

21 MR. SPONSELLER: But this texture,
22 is that building, the finish looks as it good

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1 as it did the day it went up. And it's been
2 three or four years. So it wears very well.

3 This is either a galvanized or an
4 aluminum panel, so there's no rusting involved
5 in the panels or those types of fears.

6 VICE CHAIRMAN JEFFRIES: Okay.
7 That's it. Thank you.

8 CHAIRMAN HOOD: Any other
9 questions.

10 Mr. Sponseller, let me just ask
11 you, and I know you went over this earlier,
12 can you put the rendering similar to this A6
13 of your February.

14 MR. SPONSELLER: The below grade
15 plan? Sure.

16 CHAIRMAN HOOD: Yes. And I know
17 you went over it, but I want you to show me
18 exactly the loading and how the operations,
19 the circulation, how that's going to work.

20 MR. SPONSELLER: I'd be happy to,
21 if I can find it.

22 Okay.

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1 CHAIRMAN HOOD: That's fine, yes.

2 MR. SPONSELLER: If you can see
3 this slide okay. We highlighted the area.
4 Okay.

5 To get into this system, this
6 loading system, you enter from 9th Street, as
7 we mentioned.

8 CHAIRMAN HOOD: Okay.

9 MR. SPONSELLER: And, of course,
10 the trick with large vehicles is that they
11 can't go down a steep a ramp as a car can.
12 And so we had to dedicate the entire west
13 parcel to a ramp to get you down. Because the
14 trucks are so tall and the ramp is such a low
15 slope, there's a long tunnel that cuts behind
16 the hotel between the parking and the hotel
17 and lets you arrive at the base below where
18 the 8th Street corridor would be, right about
19 here.

20 So you'll enter at 9th Street and
21 you'll travel down through this ramp, which is
22 a very wide ramp to accommodate this type of

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1 traffic and you'll land approximately here.
2 Now at this point you're in the eastern
3 parcel. You're on the east side of 8th Street.
4 And the trucks would then pull into this
5 turning area and back in.

6 And you can see there are four
7 berths for the larger vehicles. These are
8 shared between the store and the residential
9 uses. And then there's a series of other
10 berths.

11 And to get out, that's important as
12 well, the trucks can pull straight out and
13 make this turn. And we've tested this --

14 CHAIRMAN HOOD: So when they come
15 in, they're going to pull all the way up and
16 they're going to back --

17 MR. SPONSELLER: They're going to
18 come straight down and back in.

19 CHAIRMAN HOOD: Okay.

20 MR. SPONSELLER: And we have
21 software in the office that we used to test
22 the truck turning radii issue, and we've done

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1 that and we have a consultant that's done that
2 and could answer any more specific issues if
3 you had it. Do you have it?

4 CHAIRMAN HOOD: No. I actually
5 think that's a well put together plan. I just
6 wanted to make sure.

7 Okay. I'm up on that.

8 MR. SPIKELL: Could I also point
9 out, would you show -- there's additional
10 loading docks that would serve the hotel also
11 at the bottom. Those trucks, typically smaller
12 trucks would pull into that turning area and
13 then back directly up to those loading docks.

14 And one thing I'd also like to
15 point out that's very unusual about this is
16 that in the back of a grocery store usually
17 when you get to the back wall of a grocery
18 store there's a great space behind that wall
19 where processing is done. They store pallets,
20 they package meats, they have extra freezers
21 and coolers.

22 The way we were able to fit this

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1 grocery store on this site is by taking all of
2 that operations of the back of the store and
3 putting that down were loading is, which
4 actually is a very efficient way of doing it.

5 When we were studying this with Giant Food
6 they were counting the steps between the
7 loading dock and the processing areas. And it
8 turned out that certain employees that unload
9 trucks are allowed to operate lifts that
10 allowed to go on the elevators and go up to
11 the store. It would be a problem, actually,
12 to have those processing areas upstairs where
13 the sales area is because only certain
14 employees could bring goods up. By processing
15 goods in the basement, it allows them to have
16 then any employee who stocks shelves to come
17 down and get it.

18 What it did for us, it allows us to
19 make full use of the historic market building
20 as sales area without any of the back of the
21 hose encroaching the market building. So all
22 of that is what you see down at this level.

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1 CHAIRMAN HOOD: Okay. Thank you.

2 The other thing, and I know this
3 was mentioned earlier, I'm not necessarily
4 concerned about the phasing, so to speak. I'm
5 more concerned about how long the -- and I
6 know my colleague Commissioner May touched
7 upon it but I wanted to make sure I understood
8 it, how long is that neighborhood going to be
9 without a grocery store? Just give me a --

10 MR. SPIKELL: We've committed to
11 Giant that it'll be less than two years.

12 CHAIRMAN HOOD: Okay. Which takes
13 me to one of the amenities. The 33 passenger
14 minibus shuttle that goes to Tivoli and brings
15 them over to my neighborhood, which is great.
16 We like that. But my issue is when I look at
17 this, and I'm going to talk about this,
18 Mr. Glasgow, is administering some of these
19 amenities. And I know these have been hardly
20 worked through with the community, so I don't
21 want to disrupt them. I just want to make
22 sure that they cure and that they actually

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1 happen.

2 The 33 passenger minibus shuttle,
3 are there times it's going to run or is it a
4 continuous run, or what's going to happen?

5 MR. SPIKELL: No. We're thinking
6 it would be a twice week shuttle. And it
7 would make several stops in the immediate
8 neighborhood of the market. For example,
9 whether it goes to either Tivoli to the north
10 or the Brentwood Giant out Rhode Island
11 Avenue, which by the way is a pretty straight
12 shot, we're thinking that it would stop near
13 the existing store at probably at 1330 so it
14 could serve the 1330 apartment building across
15 the street from us and Gibson Plaza across the
16 street. Then it would go north on 7th Street
17 and stop at Asbury Dwellings, which is a
18 senior housing so that they would be able to
19 come right out their front door and get on the
20 shuttle. Then it would go to the store.

21 Now the idea is that that will
22 operate the entire time that the Giant store

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1 is closed. We're proposing twice a week unless
2 there's no ridership. But assuming that people
3 make use of that shuttle, that'll operate the
4 entire time that the store is closed.

5 I'd also like to call your
6 attention to the amenity that we're proffering
7 to provide free Peapod service in cooperation
8 with the --

9 CHAIRMAN HOOD: Well, I was going
10 to proceed to that, but go right ahead.

11 MR. SPIKELL: All right. One of
12 the things that we've had a number of
13 conversations with the Mayor of Senior
14 Services, and that's where the idea of the
15 senior affordable housing came from, those
16 discussions. And Giant offers a service,
17 Peapod service where you can order over the
18 phone or on line. And we're providing at our
19 cost a free Peapod services for seniors that
20 will be qualified by AMAS so that they'll not
21 even have to ride the shuttle. They'll be able
22 to order their groceries over the phone or on

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1 line.

2 CHAIRMAN HOOD: Now is that a
3 certain that that's going to be -- I mean, I'm
4 sure there's a cutoff at some point.

5 MR. SPIKELL: Now Amas serves more
6 than just the immediate Shaw neighborhood, and
7 we're going to kind of leave it up to then as
8 to how to prioritize --

9 CHAIRMAN HOOD: Okay. It's going to
10 administer.

11 MR. SPIKELL: -- and administer who
12 gets advantage of that.

13 CHAIRMAN HOOD: Right. Let's talk
14 about the computer labs. Are there already
15 existing computer labs in these buildings
16 already?

17 MR. SPIKELL: In one of the
18 buildings, I'm not trying to remember which
19 one it is, they have a computer lab. In two of
20 the buildings in the case of 1330 and also
21 Asbury Dwellings, they may actually use those
22 funds for other purposes. In the case of

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1 1330, I mean our idea of suggesting the
2 computer labs was when we have public meetings
3 there's always somebody who says well I don't
4 have a computer and if you post something on
5 the internet, how does it benefit me.

6 CHAIRMAN HOOD: Okay.

7 MR. SPIKELL: It became clear to us
8 that most of the people, however, do have
9 computers and in that particular ANC people do
10 use emails quite a bit. And we thought well
11 something that helps people communicate, we
12 felt would be a wonderful tool. But it's up
13 to the buildings.

14 In the case of 1330 they have other
15 programs that they do for children in their
16 building. They have a Christmas program and
17 they also have summer camps. And I believe
18 their intention is to use that grant for those
19 purposes.

20 And Asbury Dwellings, I spoke to
21 the President of their tenants association.
22 And I think they may use that to improve their

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1 meeting room.

2 So it's really up to the buildings.

3 CHAIRMAN HOOD: Okay. Okay. And
4 one thing I want to say is the last, we want
5 to make sure that we capture how these are
6 going to be administered.

7 MR. GLASGOW: We will provide that
8 for the record.

9 CHAIRMAN HOOD: The other thing is
10 let's look at what East Central Civic
11 Association's asking for, oh which you'll
12 proffer. Four scholarships for Shaw residents
13 to UDC, which I understand how that's going to
14 be administered through the East Central Civic
15 Association. \$10,000. Is this one year or
16 four into \$10,000 or how is that --

17 MR. SPIKELL: There's a program
18 that's offered by UDC for community drug
19 counseling. And one of the things that came up
20 at a meeting that we had was that the
21 community could use more drug counseling. And
22 one of the members of ECCA has a space

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1 available. And it was requested that if we
2 provide scholarships, they'll provide space
3 for the counselors to work. And it would
4 serve the community.

5 So the \$10,000 I think will be
6 enough. These are not full college courses. I
7 forget exactly what the duration is. But ECCA
8 -- it's four scholarships. The ECCA will help
9 identify the candidates and we'll reimburse
10 for those courses taken at UDC.

11 CHAIRMAN HOOD: So the total amount
12 is \$40,000?

13 MR. SPIKELL: No, no. The \$10,000
14 will cover four scholarships.

15 CHAIRMAN HOOD: Oh, okay. Gotcha.
16 Okay.

17 That's really all I have. I think
18 we've flushed a lot.

19 But let me say that I have to
20 associate myself with Commissioner Jeffries
21 beginning comments. I think that this project
22 is -- I don't have the architectural dialogue

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1 to call it, but I'm just going to tell I think
2 this will really help jump-start. And I
3 understand why it had so much support from
4 what we've seen at setdown. But I can tell you
5 that this is a very -- what is it, stunning?
6 Is that the word. Okay. Stunning project.
7 And I am very impressed. I will tell you
8 this: I am very impressed with the loading,
9 believe it or not. I am impressed with the
10 loading. Okay.

11 All right. Any other questions?

12 All right. ANC 2-C, do we have the
13 Chairperson Ms. Brooks. Okay. All right.

14 I was going to do that for cross
15 examination. Oh, I'm sorry. I guess we got on
16 so long, I forgot about OP. But anyway, I
17 want out of order, but let it be known that I
18 called the ANC for cross examination. But let
19 me go to the Office of Planning.

20 MS. THOMAS: Mr. Chairman,
21 members of the Commission, I'm Karen Thomas of
22 OP. I'll be brief.

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1 The Office of Planning is in
2 support of the redevelopment of the O Street
3 Market site and the related map amendment to
4 support this development.

5 Our recommendation is based on the
6 plan's consistency with the 2006 Comprehensive
7 Plan which identifies the site within the Shaw
8 Convention Center Policy Area where several
9 applicable policies address the O Street
10 Market specifically, including support for
11 continuous retail along 7th and 9th Street.

12 OP's recommendation for approval
13 includes the requested flexibility to have
14 accommodated design features of the project,
15 including multiple principal buildings on
16 single lots of record, the roof structure
17 locations and the ability to phase the project
18 at different times.

19 And OP supports the amenities
20 proffered as stipulated in our report. The
21 development would generate jobs for District
22 residents as evidence by the MOU of the LSDVE.

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1 The revitalization of the historic
2 structures, an neighborhood element supported
3 by OP and the community, and reopening the 8th
4 Street would provide additional retail space
5 in a revitalized neighborhood located between
6 corridor and U Street.

7 The mixed use opportunities of
8 retail and affordable housing for seniors
9 further the District's goals of providing
10 aging in place.

11 And based on these facts and others
12 as detailed in our report, we are recommending
13 approval to redevelop the site to support the
14 development as submitted by the applicant.

15 Okay. That's all I have. Thank
16 you.

17 CHAIRMAN HOOD: Okay. Thank you.
18 Thank you, Ms. Thomas.

19 Did you want to ask something Ms.
20 Steingasser? Okay. Thank you.

21 Okay. Colleagues, any questions of
22 the Office of Planning? Any questions?

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1 Commissioner May?

2 COMMISSIONER MAY: Yes. I guess I
3 just want to get confirmation that because
4 we're talking about taking area that's zoned
5 C-2-A and bumping it all the way up to C-3-C,
6 which is really an extraordinary jump, I want
7 to make sure that you agree that this is
8 consistent with the Future Menus Map and other
9 Comprehensive Plan issues. Because I mean I
10 know we've got that statement. I don't have a
11 Comprehensive Land Use Map here. I just want
12 to get your read on this that this is really
13 what makes the most sense.

14 MS. STEINGASSER: I never leave
15 home without it.

16 COMMISSIONER MAY: Yes.

17 MS. STEINGASSER: The Comp Plan,
18 this site is very much consistent with the
19 Comp Plan, both in terms of generalized land
20 use map, in terms of the zoning text, the
21 District elements, the specific area elements
22 and also with the small area plans that were

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1 prepared to provide supplemental guidance for
2 this area. That includes the Convention Center
3 site, the Convention Center Small Area
4 Strategic Plan and the Uptown Arts. We're very
5 comfortable that this project is consistent
6 with the Comp Plan.

7 COMMISSIONER MAY: Okay. The other
8 question I have is about your conversations
9 with DDOT and their reaction to the various
10 issues associated with the project, whether
11 it's the number of parking spaces or the
12 placement of the garage entrances, or even the
13 layby, which is shown in front of the grocery
14 store. I mean, those are the sort of things
15 that we usually expect DDOT to comment on.

16 I can understand that from a
17 traffic impact, given the grades that it gets
18 and the level of service, there wouldn't be
19 that much of an issue. But some of these
20 things, ordinarily I would expect DDOT to say
21 something about.

22 MS. THOMAS: Yes. Well, I can't

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1 speak entirely because we don't have a written
2 report from them. But I did have conversations
3 with one of the planners. And he had no
4 concerns with respect to the loading off of
5 9th Street, or -- they did have concerns, I
6 think, with respect to the number of parking
7 spaces for the site. But they didn't
8 officially put anything in writing. But other
9 than that, they were pretty much comfortable
10 with the proposal.

11 COMMISSIONER MAY: Okay. I guess,
12 you know --

13 MS. THOMAS: Absent a written
14 report, you know I wouldn't like to speak for
15 them.

16 COMMISSIONER MAY: Yes. But it
17 gives some comfort because you're not aware of
18 any glaring issues that are not being
19 addressed here.

20 I do want to say that I'm really
21 not happy about not having a DDOT report. I
22 think that DDOT should submitted a report and

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1 DDOT should be here so that we can ask some of
2 these questions.

3 VICE CHAIRMAN JEFFRIES: Didn't you
4 say that last week?

5 COMMISSIONER MAY: Well --

6 VICE CHAIRMAN JEFFRIES: You're a
7 broken record.

8 COMMISSIONER MAY: Maybe they'll
9 get that message now.

10 I don't know. I mean I just think,
11 particularly for a project that's this
12 significant even if there are no issues, it
13 helps to have them here and it helps to be
14 able to ask the questions that we have.

15 CHAIRMAN HOOD: Well, you know,
16 Commissioner May, I think OP and everyone has
17 done their due diligence as far as that is
18 concerned. And I will tell you that I am
19 going to have a problem if they do come back
20 and there are concerns. That's where I am
21 with that. Okay? Okay.

22 COMMISSIONER MAY: I think I'm

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1 going to have a problem if they don't come to
2 the next one.

3 CHAIRMAN HOOD: Anyway.

4 COMMISSIONER MAY: Thank you.

5 CHAIRMAN HOOD: We've flushed out a
6 lot of things here. The opportunity was
7 tonight. Everybody's been properly noticed.
8 And I'm going to have a serious problem if I
9 see concerns from the District Department of
10 Transportation when we get ready to
11 deliberate. And that's for the record.
12 Hopefully, they're watching.

13 Okay. Any other comments from
14 Office of Planning?

15 It's ironic I'm going through --
16 any cross examination?

17 MR. GLASGOW: No, sir.

18 CHAIRMAN HOOD: Okay. We have no
19 one here. The Chairperson of ANC 2-C is not
20 here.

21 Other government reports?
22 Interestingly, we're going right to other

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1 government reports. Okay.

2 Let me just say who we have letters
3 of support from. We have letters of support
4 from ANC 2-C, from the East Central Civic
5 Association under the leadership of the
6 President Thorpe, the French Street
7 Neighborhood Association under the leadership
8 of President Rogerson, the Blagden Alley
9 Association under President David. And then we
10 have a couple of letters and petitions all in
11 support of this project.

12 Also, from the CPDC, 7th Street
13 Limited Partnership, Vice President Joseph.
14 And we also have a letter from -- two letters,
15 actually. One from -- a joint letter from the
16 Council Chairman Vincent Gray and also the
17 Councilman from Ward 2 Jack Evans, who has
18 also submitted another letter in support of
19 this project.

20 And also we have a letter from the
21 Deputy Mayor. I didn't read it. Is he in
22 support? Okay. Let me read this right quick.

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1 Okay. Yes, he's in support. It says "In
2 fact, the Comprehensive Plan" I'm going to
3 read this into the record.

4 "The support of this office, the
5 Ward Council Member and the City Council was
6 specifically amended to permit and encourage
7 the project to move forward. Moreover, the
8 height, the FAR and uses on the site have been
9 fully vetted with the community, Advisor
10 Neighborhood Commission, Office of Planning,
11 Historic Preservation Review Board, the
12 Mayor's Agent. The project also furthers and
13 is consistent with the small area plan for
14 this community."

15 I think that's a very important
16 part in this letter. And that's dated from the
17 Deputy Mayor of Planning and Economic.

18 And I think I've covered all those.
19 Did I leave anything out? We don't want to
20 leave any support letters out, do we, Mr.
21 Glasgow?

22 MR. GLASGOW: We have had over the

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1 years had massive community support for this
2 project.

3 CHAIRMAN HOOD: I will tell you
4 from looking at this witness list, I just --
5 normally when we heard that, I see a whole
6 list of a whole side of folks that are against
7 the project. But this time my hat's off to
8 you. You're exactly right.

9 Okay. Organizations and persons in
10 support. I have three names on the witness
11 list. Mr. Thomas from United House of Prayer.
12 He didn't say -- I'm sure he's a proponent.
13 He didn't say he was an opponent or proponent.
14 I'll ask Mr. Thomas, will you come forward?
15 Are you here?

16 Okay. Mr. Tim Mack, Shaw Main
17 Street, if you can come forward.

18 Cary Silverman, Mount Vernon Square
19 Neighborhood Association.

20 And President Leory Thorpe, East
21 Central Civic Association.

22 I think that will be three there.

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1 Now let me ask Mr. Mack and Mr.
2 Silverman, are you representing your
3 organizations?

4 MR. MACK: I'm representing Shaw
5 Main Street as the Chairman of the Board.

6 CHAIRMAN HOOD: Okay. And Mr.
7 Silverman?

8 MR. SILVERMAN: Yes, sir. I'm
9 representing the Mount Vernon Square
10 Neighborhood Association.

11 CHAIRMAN HOOD: Okay. Well, you all
12 three have five minutes. You don't have to use
13 it, but you have five minutes, okay? You may
14 begin.

15 MR. MACK: The Shaw Main Streets
16 organization who has responsibility for
17 community development in 7th to 9th Street
18 corridor running from Florida south all the
19 way to Mount Vernon Square is very
20 emphatically in support of the approval of
21 this application and its provisions.

22 This project is the single most

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1 important element in our minds of the
2 commercial revitalization of central Shaw's
3 corridor that is, as I've described. And we
4 have been supporting this project since our
5 establishment in 2002.

6 There have been some delays in the
7 project, including the collapse of the roof,
8 discussions with Giant, the questions about
9 the height. And all of those delays we see as
10 needing to be addressed and to move forward
11 for the benefit of the community.

12 We have property owners that have
13 from necessity taken a wait and see attitude
14 on this project to see how it was going to go
15 forward and when. New construction projects,
16 entrepreneurs who are looking for retail
17 space, which will be greatly benefitted by
18 this project. And we want to see them
19 encouraged and supported. And we're hoping
20 that that will be the result of your
21 discussions.

22 The increased residential base that

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1 will come when the project is completed is one
2 of the reasons small businessmen are
3 considering locating and have already located
4 in our commercial district, and have invested
5 in our neighborhood.

6 Delays in this project will
7 adversely effect the revitalization of Shaw's
8 commercial corridor, which has been going
9 forward in a very encouraging way. And, in
10 fact, with what I would call a neighborhood
11 renaissance. It's an extraordinary success
12 story in the Shaw area. And this project will
13 be an important part of that story.

14 Our organization has consistently
15 used the O Street Market logo as its most
16 important symbolic site. And so we think that
17 this symbolism and the incredible
18 encouragement that will come from the
19 completion of this project and the return of
20 this building, I think it's around 120 years
21 old, to full use will send a real message that
22 Shaw is back in business.

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1 And it is appropriate and natural
2 that this range of uses that have been
3 developed by Roadside Development really
4 brings Shaw into the 21st century as an
5 important community, both economically as a
6 destination and as a part of the overall
7 revitalization of Washington, D.C. downtown.

8 The approval of the PUD for the O
9 Street Market and the city market at O is the
10 last major benchmark in these important
11 projects that have been moving forward and
12 kind of -- is the keystone.

13 Please act to approve and allow
14 this neighborhood rebirth proceed on track.
15 On behalf of our community, our government and
16 all of our elected officials that we've been
17 working have all agreed this is definitely in
18 the best interest of the city and our
19 community.

20 Thank you very much.

21 CHAIRMAN HOOD: Thank you. You can
22 just hold your seat.

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1 Mr. Silverman?

2 If you can just hold your seat, we
3 may have some questions for you.

4 MR. SILVERMAN: Thank you, Chairman
5 Hood and members of the Commission. My name is
6 Cary Silverman. I'm here for the Mount Vernon
7 Square Neighborhood Association.

8 Our association runs just south of
9 this project from N Street down to
10 Massachusetts Avenue and generally between
11 about 1st or New Jersey Avenue westward to 9th
12 Street Northwest. We've been around for many
13 years and we've been very active on this
14 project writing several letters of support
15 over the years.

16 I'm just going to talk briefly from
17 my own personal experience. Prior to moving to
18 the Shaw area I was over in Logan Circle as an
19 ANC Commissioner for the adjacent neighborhood
20 that runs up and also uses the O Street
21 Market. And during that period, which was just
22 about the same time that this project was

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1 picking up and getting designed, you know we
2 were going through a lot of changes in Logan
3 Circle as well. We saw the whole Foods
4 Market, then called Fresh Fields get build and
5 put together. We saw different condos, stores
6 come in on 14th Street. And all that progress
7 happened at the same time the O Street Market
8 was where it is and where it still is now, to
9 a degree. And we've seen a massive change in
10 Logan Circle while the Shaw neighborhood has
11 not been moving forward. And that's
12 unfortunate.

13 Now I've been in the Mount Vernon
14 Square neighborhood for the last about four
15 years now. During that time period I've seen
16 the Mount Vernon Triangle neighborhood also a
17 desolate area changed where we will now have
18 at the end of this year a new Safeway down
19 there, new condominiums, a mass of new
20 projects.

21 Also in the same time period that
22 this has come and gone, you know we are still

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1 at the same place over with the O Street
2 Market market.

3 So the Shaw neighborhood I think
4 has become somewhat impatient and hopes to see
5 the project go forward. Now, that's not to say
6 that our organization support or I think the
7 resident support that are here today is driven
8 by that impatience. I think that the project
9 that you have before you is extremely well
10 designed. It really does represent all that
11 community has striven to achieve in terms of
12 affordable housing, in terms of mixed use
13 housing, retail, supermarket, loading docks
14 underground, 8th Street restored. It's a great
15 project. And I appreciate the level of detail
16 that you all have looked at each aspect of it.

17 And I think, from the conversation
18 I get the impression that everyone understands
19 the importance of this project to the
20 neighborhood.

21 So I would just like to say that we
22 have a very diverse neighborhood. I think our

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1 neighborhood is strongly united when it comes
2 to this project. And I hope to see it move
3 forward. And that's the position of the Mount
4 Vernon Square Neighborhood Association.

5 Thank you.

6 Oh, and if, Chairman Hood, if you
7 would indulge me, I believe that there is a
8 number of members here today that aren't
9 planning on testifying. But if you allow them
10 to maybe stand up and show their support for
11 their project that they're here but not
12 testifying, if that would be appropriate?

13 CHAIRMAN HOOD: Yes. What I'll do
14 is when we hear from President Thorpe, I will
15 ask that those who are in support to raise
16 their hand.

17 And I ask, Mr. Glasgow, you just
18 keep yours down. But those who are in support,
19 raise their hand.

20 MR. SILVERMAN: Thank you, Mr.
21 Chairman.

22 CHAIRMAN HOOD: Okay.

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1 President Thorpe?

2 MR. THORPE: Thank you, my friend.

3 Mr. Chairman, and fellow Zoning
4 Commissioners. It's always a pleasure. This is
5 my second time I've ever testified here. And,
6 again I want to say how proud I am of you,
7 Anthony. We've come a long way back in the
8 history of the city fighting drugs.

9 This is a very important project.
10 But first let me just say that name is Monty
11 Leroy J. Thorpe, Jr, former Chairman of the
12 ANC 2-C Commission where we initially started
13 when I was the Chairman of the Commission, the
14 ANC 2-C started talks with Armond Spikell
15 about this project.

16 I'm also currently the Executive
17 Assistant to the Chair. And I apologize she
18 could not be here this evening. She's in a
19 meeting.

20 And currently the President of the
21 East Central Civic Association of which the O
22 Street Market is in our boundaries in the Shaw

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1 community.

2 I've lived in Shaw for 29 years.

3 But first of all, I want to say
4 something about Armond Spikell. I really --
5 you know, just like I said there are three
6 developers in this city that I wouldn't mind
7 ever testifying for, and he's one of them. He
8 has outstanding character, a very dignified
9 man that is very compassionate when he starts
10 talking about economic development and the
11 people in the community. He really reached
12 out to a diverse group of people. And I really
13 have to commend him for that. Armond had
14 really -- there was no greed at all. He
15 really wanted to do a class act project, a
16 project that's going to benefit the needs of
17 the community, but also give something back.

18 The affordable housing piece is
19 very important.

20 Another thing that's important with
21 the diversity of this community, of the Shaw
22 community, you have market rate housing, you

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1 have retail opportunities. But again you have
2 class action project that's bringing back the
3 economic vitality of the 7th Street corridor.

4 And you've read the recent reports in the
5 city. *Washington Post* paper about the
6 shootings and that type of thing. And I think
7 once this project gets built, we'll see a lot
8 of that decrease.

9 So I'd really like to say that the
10 East Center Civic Association is 100 percent
11 behind this project. The scholarship is
12 needed.

13 The one thing that the city is not
14 doing , and I work for the city as a social
15 worker, we don't have any substance abuse
16 programs for adults. And we really don't have
17 any for juveniles. And this is a concept I had
18 that was to see if we can get some type of
19 program started in the Shaw community where we
20 can start treating many of the youth and some
21 of the adult regarding the substance abuse
22 piece. Because if you don't do it, you're

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1 going to still have some major problems.
2 Because they can't get jobs. You can bring
3 jobs to the community, but if somebody not
4 sober, then they can't pass that, what they
5 call physical fitness tests and therefore,
6 they're out of a job. So this is a concept
7 that was born out of the ECCA to provide this
8 service. And we're happy to link up with
9 Roadside Development to try to get this piece
10 up and about.

11 So I really want to thank Mr.
12 Spikell for that.

13 So, I guess that that's it. I
14 mean, I'm really impressed. I really love the
15 facade. I'm not concerned about the height.
16 And I think that the project itself is just is
17 a beautiful needed project that he really put
18 a lot of time and thought into. And the
19 community as a whole embraces it.

20 Thank you very much.

21 CHAIRMAN HOOD: I want to thank all
22 of you for your testimony.

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1 And first, let me ask my
2 colleagues, do you have any questions?

3 I want to thank you, Mr. Mack and
4 Mr. Silverman. I am going to do your request.
5 And, President Thorpe, I think you know, I
6 always say this, I've been knowing you a long
7 time and you don't throw your support around
8 lightly.

9 MR. THORPE: That's right, sir.
10 Thank you, Anthony.

11 CHAIRMAN HOOD: Okay. Thank you all
12 for coming down and testifying.

13 Now, those who are in support --
14 let me do this first. Let me go by the
15 agenda.

16 Anyone else in support -- well, let
17 me do this. Those who are in support, raise
18 your hand.

19 Those who are in opposition your
20 hand.

21 Okay. Good. Now we don't have to
22 go through the opposition. I was hoping.

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1 Sometimes you say things and you cross your
2 fingers.

3 Okay. Let's do rebuttal and closing
4 comments.

5 Oh, you wanted to testify. I was
6 wondering. In support?

7 COMMISSIONER PADRO: Absolutely and
8 enthusiastically.

9 CHAIRMAN HOOD: Okay. Good.

10 COMMISSIONER PADRO: And I do have
11 copies longer testimony than I will be able to
12 deliver here, which Mr. Glasgow will pass
13 along.

14 Good evening, Chairman Hood and
15 members of the Commission. For the record, I'm
16 Alexandero M. Padro. I'm Advisory Neighborhood
17 Commissioner for single member District 2-C-01
18 in Shaw. The entire two block development
19 site that is the subject of the planned
20 development application you have before you is
21 in my personal jurisdiction.

22 I'm here to apprise you of the

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1 overwhelming community support for City Market
2 0, the redevelopment of the two square blocks
3 bounded by 7th, 9th, O and P Streets Northwest
4 and for the zoning changes applied for the
5 developers of the site as part of a planned
6 unit development.

7 I'm in my fourth term as the single
8 member district Commissioner representing the
9 blocks in question. And throughout the past 7
10 and a quarter years the single most frequent
11 question that I have been asked is, by
12 constituents, is when will the redevelopment
13 of the O Street Market start.

14 The process has been delayed by a
15 single remaining tenant that prevented closure
16 of a historic market building for a year. The
17 loss of the historic market's roof due to a
18 heavy snowfall, a year spent on historic
19 preservation approvals, a year working with
20 the Office of Planning and the Council in
21 changing the Comprehensive Plan so that the
22 desired level of development could be achieved

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1 here, and now the zoning process.

2 City Market O development is viewed
3 by our community as a catalytic 1. The added
4 residential density and hotel will help
5 sustain the independent retailers that have
6 chosen to locate along 9th Street Northwest.

7 The parking included in the project
8 will address a critical parking shortage
9 created by the lack of public parking for the
10 Washington Convention Center one block to the
11 south of the site. And by the way, the 100
12 parking spaces that you heard about earlier
13 are not public parking spaces. They're only
14 for exhibitors and for staff.

15 And the additional parking demand
16 created by both new residents and businesses
17 in the neighborhood.

18 The senior and affordable housing
19 will help maintain community, economic
20 diversity threatened by escalating property
21 taxes and market trends.

22 The new supermarket will end the

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1 longstanding quality issues associated with
2 the exhibiting store. And together with the
3 hotel, will create jobs for community
4 residents.

5 Removal of loading from 9th Street
6 will improve pedestrian safety, truck double
7 parking will be eliminated and noise concerns
8 that have been present for nearly three
9 decades.

10 The PUD in this package has been
11 carefully crafted to benefit a wide range of
12 community stakeholders of all ages as well as
13 the neighborhood as a whole.

14 This is a carefully thought out
15 project, one that is a win/win for both
16 developer and neighborhood, the planning for
17 which has been actively engaged with the
18 community over the course of the past seven
19 years. Neighborhood stakeholders have been
20 consulted, included in every step along the
21 way. Advisor Neighborhood Commission 2-C has
22 repeatedly formally endorsed this project at

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1 each milestone and has twice voted unanimously
2 to support the planned unit development
3 application that has been file.

4 Roadside Development is not asking
5 the Zoning Commission to make radical changes
6 to the zoning for the site. Only to adjust the
7 zoning to conform to the relevant provisions
8 of the Comprehensive Plan, which was crafted
9 to reflect the recommendations of the
10 Convention Center Area Strategic Development
11 Plan and the community's wishes for the last
12 major development in our community.

13 And I will close by stating that
14 leaders and stakeholders in our community
15 rarely agree unanimously on anything, much
16 less development projects. That everyone in
17 Shaw is on the same page on this project is
18 evidence of the unique characteristics,
19 compelling attributes and importance of this
20 project to our community's future. The
21 community, the District Government and the
22 developer have all done everything necessary

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1 to make this long sought after dream a
2 reality. We now entrust our future to you.

3 So in summary, this long
4 anticipated development has the support of the
5 community, the Advisory Neighborhood
6 Commission representing the are key members of
7 the City Council, the Office of Planning and
8 the Deputy Mayor for Planning and Economic
9 Development.

10 And the PUD application, as you
11 know, does not even approach the level of the
12 development made possible by the provisions of
13 the Comprehensive Plan relevant to the site.

14 Please take the community's strong
15 support for this PUD application and the
16 project it represents into account, and
17 hopefully approve it forthwith.

18 And, of course, I would be more
19 than happy to answer any question that you
20 might have for me.

21 CHAIRMAN HOOD: Okay. Commissioner
22 Padro, I saw you in the audience. I was

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1 wondering if you weren't going to testify. I
2 know you've been on these issues for years.
3 I've been knowing you also. And I know your
4 support does not come lightly also. So I
5 wanted to make sure I say that.

6 Any questions of Commissioner
7 Padro? Any questions?

8 Thank you for coming down and
9 providing testimony.

10 COMMISSION PADRO; Thank you.

11 CHAIRMAN HOOD: Is anyone else in
12 support. Well, I saw the hands. Anyone else
13 want to testify? Okay. Then we've called for
14 opposition. There was not any. Let the
15 record reflect.

16 Now we can do rebuttal and closing
17 remarks.

18 MR. GLASGOW: No rebuttal. And
19 with respect to any closing remarks, I don't
20 want to detract from the testimony that we've
21 just had.

22 CHAIRMAN HOOD: Let me say this,

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1 did anybody have any cross examination of any
2 of the witnesses? Hopefully, they're still
3 here. We don't want to have another hearing.

4 Okay. All right.

5 MR. GLASGOW: All right. So with
6 respect to that, I would like to address what
7 it is that we need to complete this record
8 and, hopefully, when it is that we can get a
9 decision to move forward.

10 CHAIRMAN HOOD: Someone wants to--
11 I have a few things, but I'll ask Ms.
12 Schellin. Her list is probably more accurate
13 than mine.

14 MS. SCHELLIN: Okay. A résumé for
15 Mr. Lee.

16 And Mr. May made some reference to
17 a detailed drawing I think that would show
18 building height designations clearing showing
19 the measuring points. Do you still need that?

20 He also requested some more
21 information regarding the phasing and
22 underground loading. Show the corridors, how

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1 that's going to work.

2 A copy of the economic report.
3 No? Okay.

4 COMMISSIONER MAY: I didn't see a
5 ground swell of support for that one, so --

6 MS. SCHELLIN: Okay. We'll scratch
7 that one.

8 The DDOT report. Of course, that's
9 not coming from the applicant other than maybe
10 some push.

11 And then Mr. Turnbull talked about
12 the rooftop plan, the pavilion and also the
13 hotel 40 by 40 structure. He'd like to find
14 out what they're really doing on the roofs,
15 the heights, where it's measured so there's
16 some consistency there.

17 Mr. Jeffries would like a boil up
18 section showing the roof plan, something that
19 shows more volume.

20 Mr. Hood asked how the funds are
21 going to be used, the amenities if they're not
22 being used for the computer labs, then what

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1 they are going for.

2 And that's all I had.

3 CHAIRMAN HOOD: No. Actually all I
4 wanted was for it to be administered. And I
5 actually can get that before final. I just
6 wanted to all of them were going to
7 administered, those that need to be. One of
8 them I think really clearly stated, but how
9 they're going to be administered. And I will
10 ask for that before final. Because I know
11 sometimes you have last minute things you need
12 to do.

13 Is that --

14 MS. SCHELLIN: That's it.

15 CHAIRMAN HOOD: We all on the same
16 page? Did we get everything?

17 VICE CHAIRMAN JEFFRIES: I just
18 want to, just for clarity's sake, and this is
19 probably for Mr. Sponseller, just to make
20 certain that we get a section, a blowup
21 section that really gives those measurements,
22 particularly at the roof. But, you know, also

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1 floor-to-ceiling or floor-to-floor heights to
2 the entire building. You can cut break lines
3 or something.

4 And then, again, it will be helpful
5 for a volumetric or an axionometric or
6 something, particularly the roofs. I'd like
7 it for the overall project, but if it's a
8 problem we can just do the roofs so we're just
9 clear about the volumes that are up there.
10 Okay.

11 CHAIRMAN HOOD: Okay. Ms. Schellin,
12 do we have any dates?

13 MS. SCHELLIN: Mr. Glasgow, how
14 much time do you think your people are going
15 to need?

16 MR. GLASGOW: Two weeks.

17 MS. SCHELLIN: Two weeks? Okay.
18 That would be -- actually, I'm going to give
19 you three weeks because it's not going to make
20 any difference for when we're going to take it
21 up for proposed action. So that would give you
22 until March 27th. And then that would allow

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1 the ANC to file any responses thereto by April
2 3rd. And then we would place this on our April
3 14th meeting agenda.

4 CHAIRMAN HOOD: Ms. Schellin, my
5 colleagues and I we will sit here and just
6 discuss it. We could probably take -- if it's
7 possible, we can take this up at a special
8 public meeting. Can we do a schedule, maybe
9 either do it before our April meeting. And
10 I'll tell you why. Sometimes a proposed
11 action, we have a lot. And I'll speak for
12 myself. My brain, if we could do it. If it's a
13 big deal, let's just stick to where we are.

14 COMMISSIONER MAY: Yes. If we can
15 back to the two weeks for them to turn things
16 in, then what does that give us?

17 MS. SCHELLIN: We don't actually
18 have anything that's scheduled that we could
19 tack onto. So we would actually have to
20 schedule.

21 CHAIRMAN HOOD: Sorry. You got it.
22 Leave it like you have it.

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1 MS. SCHELLIN: Yes.

2 CHAIRMAN HOOD: We tried. Okay.

3 MR. GLASGOW: Then we have March
4 27th, April 3rd, April 14th a proposed order?

5 MS. SCHELLIN: Actually, the draft
6 order would also be due on April 3rd and then
7 proposed action on the 14th.

8 MR. GLASGOW: We've talked to the
9 architect, and they're saying they can get the
10 documents in in one week. And does that help?

11 MS. SCHELLIN: Now we can do this.
12 Okay. One week would be March 13th and the
13 ANC would have until March 20th and also the
14 draft order would be due then. And then we
15 could schedule it for 6:00 p.m. on March 24th.

16 CHAIRMAN HOOD: Okay.

17 MS. SCHELLIN: For a special public
18 meeting.

19 CHAIRMAN HOOD: Special public
20 meeting March 24th at 6:00 p.m. We will be
21 taking this up for proposed action. The 24th
22 is the fourth Monday. Is it the fourth Monday

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1 or the --

2 MS. SCHELLIN: It is a Monday, yes.

3 CHAIRMAN HOOD: All right. Anything
4 else, Ms. Schellin?

5 MS. SCHELLIN: No, sir.

6 CHAIRMAN HOOD: If everything is in
7 order, I thank everyone for their
8 participation tonight.

9 And this hearing is adjourned.

10 (Whereupon, at 9:10 p.m. the
11 hearing was adjourned.)
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