

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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SPECIAL PUBLIC MEETING

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MONDAY

JANUARY 28, 2008

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The Special Meeting of the District of Columbia Zoning Commission convened in Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:00 p.m., Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

- SHARON S. SCHELLIN, Secretary
- DONNA HANOUSEK, Zoning Specialist

The transcript constitutes the minutes from the Special Public Meeting held on January 28, 2008.

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

CONSENT CALENDAR

Z.C. Case No. 06-46A (MR BP Office #1,
LLC, et als. (Minor Modifications to
Review Under CG Overlay @ Square 701,
Lot 168) 4

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

6:20 a.m.

CHAIRMAN HOOD: Okay. The special public meeting will come to order. My name is Anthony J. Hood. Joining me Vice Chairman Jeffries, Commissioners May, Turnbull, and Etherly. We are also joined by the Office of Zoning Staff Ms. Sharon Schellin and Ms. Donna Hanousek and also the Office of Planning Staff.

Copies of today's meeting agenda are available to you and are located in the bin near the door. We do not take any public testimony at our meeting unless the Commission request someone to come forward.

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

1 Does the staff have any
2 preliminary matters?

3 MS. SCHELLIN: No, sir.

4 CHAIRMAN HOOD: Okay. This,
5 again, is a minor modification of a request,
6 Zoning Commission Case No. 06-46A. If you
7 will recall, we had initially taken this up as
8 opposed to taking it off of the consent
9 calendar.

10 There were a lot of different
11 changes and I think we need more insight on
12 exactly what the changes detailed. They look
13 very minor but there were so many we wanted to
14 make sure we have clarification. With that,
15 I will open it up for discussion, or I can
16 start a discussion.

17 As a matter of fact, let me start
18 a discussion. On the submittal that we had,
19 not the recent one but the one that we had
20 prior for the first consent calendar, my only
21 issue was V1, if you would help me turn to V1.

22 If not, I can always do as we said

1 in the opening and call the applicant up and
2 ask him maybe to explain to me V1. I think
3 that's what I'll do. I'll ask the applicant
4 to come forward, Mr. Glasgow.

5 MR. GLASGOW: Yes, sir. For the
6 record my name is Norman M. Glasgow, Jr., with
7 the law firm of Holland & Knight. Here with
8 me is Mr. Ari Blumenthal of the architectural
9 firm of Shalom Baranes Associates. Then also
10 we have Ms. Amy Phillips of Monument Realty of
11 the applicant.

12 CHAIRMAN HOOD: I didn't want you
13 to think that this is a waste of time. I'm
14 probably going to ask my own questions. Can
15 you explain to me what's happening here on V1?
16 I know we have a proposed massing of a 12-foot
17 setback versus the 20-foot setback. It just
18 looks like, and there may be some optics in it
19 for me, but it just looks like it's more
20 massing or more dense. The building just
21 looks that way.

22 MR. GLASGOW: I didn't know that

1 we were changing that aspect of the building.
2 That's not part of the minor modification.

3 CHAIRMAN HOOD: Okay, so this --

4 COMMISSIONER MAY: That's what is
5 confusing about it, I think, is that it says
6 proposed massing as if that is what has
7 changed. Then it doesn't show up in the
8 second submission.

9 MR. GLASGOW: Right. It doesn't
10 because it's not a change.

11 COMMISSIONER MAY: It's not a
12 change so what was it? Why was it there in
13 the first submission?

14 MR. GLASGOW: The first submission
15 was essentially resubmitting the book as a
16 whole package so you would understand the
17 context. In hearing your reaction we
18 understood it was confusing so that is why in
19 the second package we have a page-by-page
20 comparison of just the pages that have
21 changed.

22 COMMISSIONER MAY: So, in other

1 words, the proposed massing of the 12-foot
2 setback is what was in the approved order
3 already?

4 MR. GLASGOW: That is correct.

5 COMMISSIONER MAY: Okay. If you
6 looked at the second submission, even though
7 your renderings are from slightly different
8 angles, it kind of looked like it was the same
9 setback. It didn't look like the setback
10 changed at all.

11 CHAIRMAN HOOD: Okay. Again, that
12 would have been my question if we had taken it
13 up prior because that was my only issue.
14 Okay. Let me open it up. Any questions?

15 Commissioner Jeffries.

16 VICE CHAIRMAN JEFFRIES: First of
17 all, I want to publicly say this was a very
18 good exercise in format in terms of situations
19 where there are multiple changes and so forth
20 so it's much easier to review and see the
21 actual change. I think that was the
22 suggestion of Commission May.

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1 I think that is a good one going
2 forward. Then we have so many modifications
3 that are minor but in totality after while you
4 don't know what the changes are so I just
5 wanted to say that for the record.

6 The only question I have is on
7 A12, the Metro exterior. It's just ignorance
8 on my part. I have looked at what is in the
9 January 2007 proposal at the woven metal
10 fabric which to me looks very substantive.

11 Then when I look at what is being
12 proposed now, which is the glass frit pattern
13 I'm just trying to understand, first of all,
14 what is glass frit pattern and why that
15 change? I know it was driven principally by
16 Metro but I just want to understand the
17 genesis of it.

18 MS. PHILLIPS: Good evening. The
19 change was driven by Metros concerns for
20 safety, for visibility, and for weather
21 proofing the interior as best we could. We
22 modified this metal mesh that was open and was

1 embedded with LED lighting to a store front
2 system that is now lit from behind and it has
3 a frit pattern that is applied to the glass
4 from the interior.

5 We should still have a similar
6 glow. It won't be to the degree that you see
7 in the original submission but it meets the
8 weather proof and safety concerns of WMATA.

9 VICE CHAIRMAN JEFFRIES: So what
10 are the safety concerns, the weather proofing?

11 MS. PHILLIPS: They wanted to be
12 sure that we kept out wind and wind-driven
13 rain from the station itself and the interior
14 away from their equipment and machines. As
15 far as safety they wanted to have the ability
16 for a police officer, Metro security officer,
17 to be able to drive up to the space, shine
18 their lights in and be able to see what
19 activity is going on in the evening without
20 having to get out of their car.

21 VICE CHAIRMAN JEFFRIES: They
22 would have to do that if they had the metal --

1 I see. Okay. That's all. Thank you.

2 CHAIRMAN HOOD: Any other
3 questions? Okay. With that I will approve
4 the minor modification in Zoning Commission
5 Case No. 06-46 which includes adjust the
6 retail area, improvement on the plan for H
7 Street, reconfiguration of residential use,
8 enlarge lobby areas, alter retail facades,
9 change Metro screen wall and metal panel with
10 sun screen on Monument Place and Half Street
11 split level of retail 1. Does that cover it
12 all?

13 MR. GLASGOW: I believe so. We
14 have them all in the records so we will cover
15 that in the draft order.

16 CHAIRMAN HOOD: All right. We'll
17 move that and ask for a second.

18 VICE CHAIRMAN JEFFRIES: Second.

19 CHAIRMAN HOOD: Moved and properly
20 seconded. Further discussion? All those in
21 favor aye.

22 ALL: Aye.

1 CHAIRMAN HOOD: Any opposition? I
2 don't hear any. Staff, would you record the
3 vote.

4 MS. SCHELLIN: Staff records the
5 vote five to zero to zero to approve the minor
6 modification in Case No. 06-46A, Commissioner
7 Hood moving, Commissioner Jeffries seconding,
8 Commissioners Etherly, Turnbull, and May in
9 favor.

10 CHAIRMAN HOOD: Okay. I thank you
11 all for your participation and we will start
12 our evening hearing in about five minutes.

13 (Whereupon, at 6:28 p.m. the
14 meeting was adjourned.)

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