

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

+ + + + +

MONDAY

JULY 11, 2011

+ + + + +

The Regular Public 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 6:30 p.m., Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
KONRAD SCHLATER, Vice Chairman
GREG SELFRIDGE, Commissioner
MICHAEL G. TURNBULL, FAIA,
Commissioner (OAC)
PETER MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
DONNA HANOUSEK, Zoning Specialist

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Board of Zoning Adjustment
District of Columbia
CASE NO. Transcript
EXHIBIT NO. null

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
JOEL LAWSON
TRAVIS PARKER
STEPHEN MORDFIN
MICHAEL GIULIONI
DANEIL EMERINE

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

JACOB RITTING, ESQ.

The transcript constitutes the
minutes from the Regular meeting held on July
11, 2011.

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

CONSENT CALENDAR:

Case No. 07-02C 5
Result: Approved 5-0-0 7

FINAL ACTION:

Case No. 06-42 8
Result: Approved 5-0-0 10

Case No. 10-21 10
Result: Approved 5-0-0 20

Case No. 05-28F 20
Result: Setdown as a contested case 5-0-0 ..
24

CORRESPONDENCE:

Case No. 05-28 24
Result: Commission's Counsel to work with
Zoning Administrator. 24

OTHER BUSINESS:

Approved Closed Meeting: 36
07/26/11 8:30 a.m. to 12:30 p.m. 38

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

6:30 p.m.

CHAIRMAN HOOD: This meeting will please come to order.

Good evening, ladies and gentleman, this is the July 11, 2011 Public Meeting of the Zoning Commission.

My name is Anthony Hood. Joining me are Vice Chairman Schlater, Commissioner May, Commissioner Selfridge, and Commissioner Turnbull.

We are also joined by the Office of Zoning staff, Ms. Sharon Schellin, and Ms. Donna Hanousek. Office of Planning staff, Ms. Steingasser and Mr. Lawson. And I see Mr. Mordfin in the audience. Is there anyone else? Mr. Parker's in the audience. And anyone else?

Okay. Mr. Giulioni, you guys like to hide behind that pole. Mr. Giulioni and Mr. Emerine. Okay.

Copies of today's meeting agenda

1 are available to you and are located in the
2 bin near the door.

3 We do not take any public
4 testimony unless we ask someone to come
5 forward.

6 Please be advised this proceeding
7 is being recorded by a court reporter. It's
8 also webcast live. Please turn off all
9 beepers and cell phones.

10 Does the staff have any
11 preliminary matters, Ms. Schellin?

12 MS. SCHELLIN: No, sir.

13 CHAIRMAN HOOD: Okay. If not,
14 let's proceed with the agenda.

15 I would like to say something nice
16 about Mr. Parker and Mr. Giulioni but I think
17 what we'll do is we will do that when we get
18 to the part where we're going to talk about
19 our ZRR guidance. Because I think that both
20 of them, this may be their last meeting,
21 Zoning Commissioner meeting, so it's
22 bittersweet. So we'll wait and do that at

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1 that time.

2 Okay. Consent Calendar Item,
3 Zoning Commission Case No. 07-02C. This is
4 Highland Park West LLC, et al, request for
5 minor modifications to PUD at Square 2672,
6 Ms. Schellin?

7 MS. SCHELLIN: Yes, sir. This is
8 a request to add Juliet balconies to floors
9 two through six on a portion of the north
10 elevation of the phase two addition and to
11 make refinements to the brick work.

12 At Exhibit 5 we also have an OP
13 report. And staff would ask the Commission to
14 consider this case.

15 CHAIRMAN HOOD: Okay. Thank you,
16 Ms. Schellin.

17 Okay. Commissioners, as noted by
18 Ms. Schellin, we have an Office of Planning
19 report. This is also, the Applicant has asked
20 as Ms. Schellin has already stated, to add
21 Juliet balconies on floors two through six and
22 refinements of some of the brick work on the

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1 north elevation of the phase two addition.

2 And this is before us for a
3 Consent Calendar Item. And we've been asked
4 to deal with this as a minor modification.

5 First let me ask, does everyone
6 believe that this is a minor modification?
7 Okay. I'm not seeing anyone wanting to change
8 that. Okay.

9 Let's open it up for discussion.
10 We all satisfied with what has been submitted?

11 VICE CHAIRMAN SCHLATER: Mr.
12 Chairman, I think these changes are an
13 improvement in the facade. I think the
14 addition of the Juliet balconies in particular
15 creates a little bit more interest and I'd be
16 happy to move it forward.

17 CHAIRMAN HOOD: Okay. Anyone
18 else? Okay. Vice Chairman if you would move
19 for a vote?

20 VICE CHAIRMAN SCHLATER: Mr.
21 Chairman, I move that we approve Zoning Case
22 No. 07-02C minor modification to approved PUD

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1 at 1444 Irving Street Northwest.

2 COMMISSIONER TURNBULL: Second.

3 CHAIRMAN HOOD: Okay. It's been
4 moved and properly second. Any further
5 discussion?

6 All those in favor, aye.

7 ALL: Aye.

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

11 MS. SCHELLIN: Yes. Staff records
12 the vote five to zero to zero to approve Final
13 Action Zoning Commission Case 07-02C.
14 Commissioner Schlater moving, Commissioner
15 Turnbull seconding, Commissioners Hood, May
16 and Selfridge in favor.

17 CHAIRMAN HOOD: Okay. Thank you.

18 Next on the agenda under Final
19 Action is Zoning Commission Case No. 06-04B
20 Florida and Q Street LLC, two year PUD time
21 extension at Square 3100, Ms. Schellin?

22 MS. SCHELLIN: Yes, sir. This

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1 case differed from our last meeting. The
2 Commission had asked for some supplemental
3 information from the Applicant which is before
4 you at Exhibit 10. You received that this
5 evening. And then also at Exhibit 9 there's
6 an ANC report that now supports the full two
7 year extension request.

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

10 Commissioners, as Ms. Schellin has
11 already mentioned, we had a few questions of
12 our own as long as the -- as far as the --
13 accompanied with the ANC letter from ANC 5C.
14 It looks like, if we look behind Tab A, I'm
15 not sure if it meets everyone's satisfaction
16 but it did mine. But I want to open it up for
17 discussion.

18 One of the things where I think we
19 wanted to know who some of the investors were
20 or show us a good faith effort is being done,
21 and also the ANC thought that what was
22 submitted prior was rather vague.

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1 So, we have Exhibit 10 in front of
2 us along with a approval letter of ANC 5C
3 approving the two years as opposed to what we
4 had previously.

5 So, let me it open up. Any
6 discussion?

7 COMMISSIONER MAY: I'm glad that
8 there's been further conversation between the
9 applicant and the ANC and that it now has the
10 ANC's support.

11 I mean in terms of the
12 documentation of what they've done to try to
13 finance the project, it's still not as
14 detailed as we have received in some cases.
15 But taking action to stop the project or not
16 taking action and effectively stopping the
17 project doesn't seem like it's in the best
18 interest of the neighborhood. So, I would be
19 okay with proceeding with this.

20 CHAIRMAN HOOD: Well, Commissioner
21 May, I know we have a high threshold. If you
22 all would like, we could hold off and wait and

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1 ask for some additional information if you'd
2 like. Unless you all think this is
3 sufficient.

4 COMMISSIONER MAY: No. As I said,
5 I'm comfortable moving ahead with --

6 CHAIRMAN HOOD: Okay. Anyone
7 else?

8 COMMISSIONER MAY: -- what's been
9 submitted.

10 CHAIRMAN HOOD: Okay. Anyone
11 else? Okay.

12 I will move approval of Zoning
13 Commission Case No. 06-04B Florida and Q
14 Street LLC for a two year PUD time extension
15 at Square 3100 and ask for a second.

16 COMMISSIONER MAY: Second.

17 CHAIRMAN HOOD: Okay. It's been
18 moved and properly second. Any further
19 discussion?

20 All those in favor, aye.

21 ALL: Aye.

22 CHAIRMAN HOOD: Not hearing any

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1 opposition, Ms. Schellin, would you please
2 record the vote?

3 MS. SCHELLIN: Yes. Staff records
4 the vote five to zero to zero to approve Final
5 Action on Zoning Commission Case No. 06-04B.
6 Commissioner Hood moving, Commissioner May
7 second, Commissioners Schlater, Selfridge and
8 Turnbull in support.

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

11 Next we have Zoning Commission
12 Case No. 10-21 Buzzards Point LLC, Capitol
13 Gateway overlay review at Square 667S, Ms.
14 Schellin?

15 MS. SCHELLIN: Yes, sir. At
16 Exhibit 41 there is a post-hearing submission
17 from the Applicant and staff would ask the
18 Commission to consider final action in this
19 case.

20 CHAIRMAN HOOD: Okay.
21 Commissioners, I think we still have an
22 outstanding issue in this case. And its about

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1 whether or not we think that the embellishment
2 at the top was discussed, and I forgot exactly
3 which side it was on, whether it was a
4 penthouse or whether it was an architectural
5 embellishment. If someone can help me
6 remember which side it was on, but I know that
7 was an outstanding question that we had. So I
8 think that a penthouse would require us to
9 have action.

10 The Applicant actually thinks or
11 is saying that it's a penthouse so that would
12 need special exception review from us.

13 The architectural embellishment
14 would be no action on our part.

15 Am I correct, Mr. Ritting?

16 MR. RITTING: Yes, that's right.
17 We noticed this issue when we were reviewing
18 the draft order that was prepared by the
19 Applicant and there was some discussion at the
20 hearing about whether the -- it was stated in
21 finding of Fact 23 of the Applicant's draft
22 order, whether the feature constitutes an

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1 architectural embellishment, in which case no
2 relief is necessary. Or whether it is part of
3 a penthouse in which case relief is necessary.

4 And I just wanted to bring it to your
5 attention to get some clarity from you about
6 whether you believe it falls into one category
7 or the other so I can finish the draft order
8 an appropriately state the relief that's being
9 granted.

10 CHAIRMAN HOOD: Okay. Let's open
11 it up. Vice Chairman Schlater?

12 VICE CHAIRMAN SCHLATER: My
13 recollection of the hearing was that it is a
14 penthouse and it does require special
15 exception relief, although it has been
16 embellished in such a way to make it an
17 architectural feature of the building, in a
18 nice way.

19 I think it's something we should
20 support and help push forward. But I was
21 leaning toward giving it the special exception
22 relief.

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1 CHAIRMAN HOOD: Anyone else?
2 Anyone else? Commissioner May?

3 COMMISSIONER MAY: Yes. I would
4 just say that this is definitely something
5 that is both. It's an embellishment and it's
6 a penthouse. The planes that rise up from the
7 base of the building all the way to the roof,
8 it's sort of colored orange and the elevations
9 on A10 and A11. To me that's clearly an
10 architectural embellishment and wouldn't
11 require relief.

12 But it's the rest of it,
13 everything that's not protruding to the
14 surface of the building there is essentially
15 just an embellished penthouse and yes, I think
16 it would require relief. "Embellish" is not a
17 right word, maybe an enhanced penthouse, or a
18 decorative penthouse.

19 It is somewhat contrary to the
20 notion that the penthouse is just a nothing
21 building, nothing structure that doesn't add
22 to the perception of the height of the

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1 building. So I'm not thrilled about this as a
2 prettier penthouse for that reason, but I'm
3 willing to go ahead with granting the special
4 exception relief for them.

5 CHAIRMAN HOOD: Okay. Anyone
6 else? Commissioner Turnbull?

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

9 Just following along on
10 Commissioner May's comments. I always think
11 of an embellishment as something that is an
12 enhancement so I don't want to take away from
13 the meaning of that word by saying that this
14 is an embellishment. So it's part of
15 the penthouse. I think its an awkward
16 attachment. I think it could have been done
17 in a lot of different ways and might have
18 looked a little more pleasing. But that being
19 the case, I'll consider it a special exception
20 for being part of the penthouse.

21 CHAIRMAN HOOD: And I think in the
22 fashion what I've heard I think we're being

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1 consistent.

2 As you all may recall, the Zoning
3 Commission reversed a BZA decision, which
4 basically talked about a structure being both
5 a penthouse and architectural embellishment.
6 I think this way granting the relief for the
7 special exception for the rooftop as the
8 penthouse I think is the way that we need to
9 proceed. And that also keeps consistent.
10 I'm sure how longer that was, but I know that
11 was done.

12 So, somebody like to make a
13 motion?

14 VICE CHAIRMAN SCHLATER: I just
15 wanted to say we did have one other issue
16 that was open after the hearing. And that was
17 the level of LEED certification. And the way
18 I read the order, as it's written now it's a
19 little ambiguous. I don't know, maybe OAG can
20 clarify what it means.

21 If it means that they have to
22 build their building up to a LEED silver

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1 certification but don't have to actually get
2 certified by USGBC, I think I'd be comfortable
3 with the direction they're taking. I just
4 wanted to clarify that.

5 MR. RITTING: That was my
6 understanding of the Applicant's supplemental
7 submission that they submitted after the
8 hearing.

9 VICE CHAIRMAN SCHLATER: Okay.
10 Well, since I believe that, you know, green
11 building is one of the criteria under the CGU
12 overlay review, I think it's important to
13 build these buildings to a high standard
14 particularly when it comes to the LEED
15 certified level. So I think, I appreciate the
16 Applicant moving on this and getting to LEED
17 silver. I think it paves the way to move
18 forward.

19 CHAIRMAN HOOD: Okay. I
20 appreciate you bringing it up, that's Exhibit
21 41. Okay. Would someone like to make a
22 motion?

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1 COMMISSIONER MAY: Before we go
2 there, I just want to clarify the language
3 that seems really very wishy-washy on this.
4 The language is "Check list indicates that the
5 design could potential achieve the equivalent
6 of 52 points and could possibly achieve eight
7 additional points." I mean, I think a more
8 definitive statement that the design or that
9 the building will be designed to achieve 52
10 points; that's not a commitment that it will
11 achieve 52 points but that they'll design it
12 that way. And, I think that's what the
13 intention is.

14 I see nods in the audience so I
15 think that's what it really should be saying.

16 But we're not expecting it to achieve that
17 necessarily but it should be designed to meet
18 it.

19 MR. RITTING: Okay. I hear you
20 loud and clear and I'll make sure the order
21 states so, states so explicitly.

22 CHAIRMAN HOOD: Anybody else?

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1 VICE CHAIRMAN SCHLATER: It should
2 also be noted that applicant created some
3 common rooftop space at the request of the
4 Commission as we reviewed the plans so.

5 COMMISSIONER MAY: And they also
6 added green roof so and that adds LEED points
7 as well. So I think that was an improvement,
8 although I still don't see the logic of all
9 those individual rooftop terraces but this is
10 a lot better than what it was.

11 CHAIRMAN HOOD: Anyone else?
12 Would someone like to make a motion? Vice
13 Chairman Schlater?

14 VICE CHAIRMAN SCHLATER: I'd like
15 to move that we approve final action on Zoning
16 Commission Case No. 10-21, application of
17 Buzzards Point LLC for review and approval of
18 a mixed use project located in the Capitol
19 Gateway overlay district.

20 CHAIRMAN HOOD: I'll second it.

21 It's been moved and properly
22 second. Any further discussion? Any further

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1 discussion?

2 All those in favor, aye.

3 ALL: Aye.

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

7 MS. SCHELLIN: Did Mr. Selfridge
8 vote on this one?

9 COMMISSIONER SELFRIDGE: I did. I
10 was not at the hearing, but I did read the
11 record.

12 MS. SCHELLIN: You did read the
13 record? Okay. I just wanted to make sure we
14 had that on the record.

15 So Staff records the vote five to
16 zero to zero to approve Final Action in Zoning
17 Commission Case No. 10-21, Commissioner
18 Schlater moving, Commissioner Hood seconding,
19 Commissioners May, Selfridge and Turnbull in
20 support.

21 CHAIRMAN HOOD: Okay. Next under
22 Hearing Actions, Zoning Commission Case No.

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1 05-28F, Lano Parcel 12, LLC second stage PUD
2 at Squares 5041 and 5056, Mr. Mordfin?

3 MR. MORDFIN: Good evening, Chair,
4 Members of the Commission. I am Stephen
5 Mordfin with the Office of Planning.

6 In the subject application is for
7 a second stage approval of a proposed park on
8 Block D, approximately one acre in size. The
9 park was included in the first stage PUD
10 approval and will be an amenity to the entire
11 park side PUD. as passive recreation space to
12 residents workers and visitors park side. The
13 park is proposed to include a combination of
14 walkways, seating and landscaping. A feature
15 at the center could include a pavilion, a
16 fountain, or a sculpture. The design is not
17 yet finalized. However, if the application is
18 setdown by the Commission, the Applicant
19 proposes to hold three charettes with the
20 community to determine the design of the park
21 prior to the hearing.

22 The application is consistent with

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1 the recommendation of the Future Land Use Map
2 which recommends parks, recreation and open
3 space land use category for the subject
4 property.

5 The application would also further
6 many of the policies of the parks, recreation,
7 open space element of the Comprehensive Plan.

8 Therefore the Office of Planning recommends
9 that the Commission setdown the application.

10 Thank you.

11 CHAIRMAN HOOD: Okay. Thank you
12 Mr. Mordfin.

13 Commissioners, any questions?
14 Vice Chairman Schlater?

15 VICE CHAIRMAN SCHLATER: I see
16 that the Applicant is basically having a few
17 public charrettes subsequent to now about the
18 design of the park. Do you anticipate that
19 the design of the park is going to change much
20 between now and the hearing?

21 MR. MORDFIN: I can't say how it
22 may change but they'll work with the community

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1 to have something before the hearing so that
2 when there is the public hearing it will be
3 something that hopefully that the community
4 and the Applicant will be in agreement with.

5 VICE CHAIRMAN SCHLATER: Okay.

6 Note for the record. I mean, we
7 had a little bit back and forth previously on
8 this park design and whether it was consistent
9 with the stage one PUD. And I guess I was a
10 little surprised, and not one way or another
11 disappointed or anything like that. But it is
12 different from what was in the stage one
13 approved package. And so, I though we were
14 led to believe that it had been substantially
15 similar, So, just note that for the record.

16 CHAIRMAN HOOD: Any other
17 questions, comments? Anybody want to make a
18 motion?

19 COMMISSIONER TURNBULL: Yes, Mr.
20 Chair. I'd like to make a motion that we
21 setdown Zoning Case No. 05-28F, Lano Parcel
22 12, LLC second stage PUD at Squares 5041 and

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1 5056. Ask for a second?

2 COMMISSIONER MAY: Second.

3 CHAIRMAN HOOD: Okay. It has been
4 moved and properly second. Any further
5 discussion?

6 All those in favor, aye.

7 ALL: Aye.

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

11 MS. SCHELLIN: Yes. Staff records
12 the vote as five to zero to zero to setdown
13 Zoning Commission Case No. 05-28F as a
14 contested case. Commissioner Turnbull moving,
15 Commissioner May seconding, Commissioners
16 Hood, Selfridge and Schlater in support.

17 CHAIRMAN HOOD: Okay. What I'd
18 like to do is just go right to the
19 Correspondence Item, Zoning Commission Case
20 No. 05-28. This is the Parkside Residential,
21 LLC letter for Zoning Administrator
22 Notification second stage approval. They say

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1 it was not necessary for block D.

2 Commissioners, it's already been
3 discussed. I would ask that we let our
4 counsel informally work with our Zoning
5 Administrator and convey any concerns that
6 this Commission had.

7 Can I get a general consensus on
8 that? Okay. So we'll do that.

9 Let's go to the ZRR Guidance,
10 Community Outreach Process and Overall
11 Schedule. We asked for an update and I'm sure
12 Ms. Steingasser is ready but I wanted to say,
13 Mr. Parker and Mr. Giulioni are moving on.
14 They've done a great job with this and just
15 have done a great job in the Office of
16 Planning overall. They will be sorely missed
17 but we wish them much success in their future
18 endeavors. But before I talk about it, if
19 you don't mind for those who may be watching
20 us as webcast, and believe it or not, people
21 tell me all the time they watch us on webcast.
22 I thought that was hard to believe but

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1 actually people do watch us. So if you guys
2 could just let us know where you're going, if
3 you don't mind? Or is it private right now?
4 Okay. Great. Okay.

5 MR. GIULIONI: Thank you.

6 Actually, I've accepted an
7 opportunity to attend McGill University School
8 of Architecture to do my Master's in
9 Architecture.

10 MR. PARKER: And I've accepted a
11 position as the Director of Planning for the
12 city of Lakewood, Colorado.

13 CHAIRMAN HOOD: Well I'll say this
14 to both of you guys. You guys are hard
15 workers, diligent workers. While we might not
16 always agree with your planning reports,
17 you've done everything asked of you. And I
18 wish you, and on behalf of the Commission and
19 myself, and all of us, I'll say for the city
20 you've made a major contribution in Planning
21 and I'm sure that Ms. Steingasser and Mr.
22 Tregoning would say that their office is a

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1 better place because you two guys have passed
2 their way. So I wish you much success and
3 when we come to Colorado we going to see what
4 kind of planning they have and how the design
5 is out there.

6 So, let me see, any other of my
7 colleagues want to say something?

8 Okay. Commissioner May?

9 COMMISSIONER MAY: Yes. Lakewood,
10 that's like right outside of Denver, right?

11 MR. PARKER: Directly abutting on
12 the west.

13 COMMISSIONER MAY: Home of the
14 Denver Service Center of the Park Service, I
15 believe. Yes.

16 MR. PARKER: They have the second
17 highest concentration of federal workers out
18 of this area.

19 COMMISSIONER MAY: Oh, Okay. Not
20 surprised many of my colleagues are out there
21 and I look forward to visiting you out there.

22 And I should let you know the name of this

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1 really good sandwich place that they go to out
2 there.

3 MR. PARKER: Please do.

4 COMMISSIONER MAY: No, but I just
5 want to express my own personal appreciation
6 for all the work that you both have done and,
7 Mr. Parker, you especially. The Zoning
8 Regulation rewrite is a absolutely mind
9 numbing topic and you've done a very good job
10 all the way through it in helping us
11 understand the key issues and bringing them to
12 the forefront and making sure we were talking
13 about the right stuff.

14 And, it's hard for me to imagine
15 how we're going to through it from here. I'm
16 sure we will, but at this moment it's just,
17 it's difficult to understand how we can do it.

18 So, we will, but we'll miss you. So, thanks.

19 CHAIRMAN HOOD: Anyone else?
20 Commissioner Turnbull?

21 COMMISSIONER TURNBULL: Thank you,
22 Mr. Chair. I would just echo the same

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1 comments that the two of you have worked very
2 hard and I think the Commission has enjoyed
3 having you with us up here on the dais.

4 And mind numbing, I'm thinking
5 it's like these zoning regs are like an ice
6 cream headache. It's just -- it's really --
7 it's a tough one . and I found out not
8 everybody suffers, gets those ice cream
9 headaches, you know, but I do and it's very
10 mind numbing.

11 And Mr. Giulioni, --

12 COMMISSIONER MAY: You eat to much
13 zoning, I think.

14 COMMISSIONER TURNBULL: How's your
15 French?

16 MR. GIULIONI: Not very good.

17 COMMISSIONER TURNBULL: You've got
18 to get your Rosetta Stone then and get to work
19 on it.

20 CHAIRMAN HOOD: Okay. I was
21 looking as Mr. May said "How are we going to
22 get through it?" But I see Mr. Emerine down

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1 there with elbows up. You know you always
2 watch the position. He's ready to go and I
3 guess he's ready to take the lead. But
4 anyway, before I say anything else, I would
5 like to ask Ms. Steingasser if she would like
6 to get us started on this process?

7 MS. STEINGASSER: Well actually
8 Mr. Parker has designed this out and is going
9 to give this as his final presentation.

10 CHAIRMAN HOOD: Well, Mr. Parker?

11 MR. PARKER: Thank you, all. And
12 thank you all for the kind words. It's been a
13 great pleasure to work here for about eight
14 years now and on this project for four. And
15 I've been able to work with a bunch of
16 wonderful people including Jennifer, and Joel,
17 and Mike, and Dan who have made my job a lot
18 more fun and a lot more entertaining than it
19 might otherwise have been. So thank you for
20 that.

21 As Ms. Steingasser said, we're at
22 a turning point. I guess she didn't say this,

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1 but we're at a turning point in our process.
2 Mike and I are leaving behind a relatively
3 complete draft for the internal staff. And
4 there are about four steps left in this part
5 of the process.

6 First, Ms. Steingasser and the
7 rest of the OP team are going to do a full
8 internal audit and edit of the draft that
9 we're leaving behind. That should take place
10 at least through the month of August.

11 After that there will be a public
12 review, and as we spoke the last time we had a
13 meeting at the task force and here, the next
14 stage of this process will be Task Force
15 Review and Zoning Commission setdown of all
16 the remaining text. And I believe that will
17 equate to something on the order of about 6
18 meetings of each body to review the remaining
19 sub titles of text. That process is likely to
20 happen over the fall and throughout the
21 remainder of this year.

22 The third step in the process then

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1 will be a major public outreach. I've spoken
2 to Ms. Steingasser about this and I think the
3 plan right now is to have a meeting in each
4 ward, so eight city-wide or eight ward-wide
5 meetings throughout, you know, January through
6 March of next year, depending on how the first
7 two steps go. And do a major, you know, media
8 blitz, online, newspaper, et cetera to get the
9 word out and to get interest built up in the
10 zoning reprocess in general and these board
11 wide meetings.

12 And then the final step will be
13 the series of public hearings. Again, six
14 maybe more, different individual public
15 hearings on remaining pieces of text that
16 culminate sometime next summer in one or a
17 series of hearings on the full text of the
18 Zoning Review.

19 So, those are the remaining steps
20 in this process. I think Mike and I are
21 getting out at an exciting time but probably
22 an appropriate time to transition into a

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1 period of explaining and educating and selling
2 the document that's been created over the past
3 four years.

4 MS. STEINGASSER: So we don't
5 expect as painful as it is to lose them, to
6 lose the schedule. We're staying on schedule.
7 We will be back filling the positions and
8 building a new team, possibly with some in-
9 house staff support as well to help move the
10 text forward. But we do expect to stay on
11 schedule.

12 CHAIRMAN HOOD: Okay. I want to
13 thank you, Director Parker. Oh, is that
14 appropriate now -- or should? We want to
15 thank you all for the update, Let me open it
16 up for any questions? Vice Chairman
17 Schlater?

18 VICE CHAIRMAN SCHLATER: Well,
19 just so to review it's a huge loss. Just an
20 amazing amount of institutional memory. I
21 don't think, particularly with Travis, has a
22 working knowledge of all the moving parts

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1 within the text and certainly a lot better
2 knowledge than I do. I always use you as a
3 resource. You had a mastery of your subjects
4 and doing a great job. And it's going to be
5 tough to finish the project without you so,
6 you'll be missed. But congratulations, good
7 to see you growing and moving on and moving
8 up. So that's great.

9 In general, on the schedule I just
10 think it's important for all of us to keep an
11 eye on the ball and keep it moving forward. I
12 think there's a risk that if we do slow down,
13 the thing could grind to a halt. I think, you
14 know, there's always a risk of turnover on the
15 Commission, turnover within OP staff, turnover
16 within your task forces. And people won't
17 remember what we voted on two years ago, or
18 why we voted on it. And we'll constantly
19 reevaluate those issues.

20 So, I'm looking forward to pushing
21 this forward. I'm looking forward to the
22 public outreach process and hear some fresh

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1 voices on the topic and then getting to the
2 hearings and finishing this up.

3 CHAIRMAN HOOD: Anyone else?
4 Commissioner Turnbull?

5 COMMISSIONER TURNBULL: Well the
6 two of you can obviously still watch us
7 webcast. And if you have any comments, you
8 can email them to us.

9 MS. STEINGASSER: Travis has said
10 we can call yet he has not yet given me his
11 phone number.

12 CHAIRMAN HOOD: And I noticed that
13 when he said enjoyed working with Joel and
14 Jennifer and Mr. Emerine and everybody, I
15 noticed he left all five of you guys -- four
16 of you guys out. Okay.

17 Any other questions or comments?

18 COMMISSIONER MAY: You know if you
19 need me to deliver any messages to him, I go
20 out to Denver every once in a while and I'll
21 find him.

22 CHAIRMAN HOOD: Okay. So we're

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1 okay? Anything else? Okay.

2 Ms. Schellin, do we have anything
3 else tonight?

4 MS. SCHELLIN: Yes.

5 CHAIRMAN HOOD: Oh, we do?

6 MS. SCHELLIN: One item under
7 Other Business. We have a notice of closed
8 meeting, and then we'll be finished.

9 CHAIRMAN HOOD. I almost forgot
10 about that. I knew I was going to lose it
11 before. I'll find it.

12 Okay. If everyone could bear with
13 us for a moment, As Chairman of the Zoning
14 Commission for the District of Columbia in
15 accordance with 407 of the Open Meetings
16 Amendment Act, of 2010 I move that the Zoning
17 Commission hold a closed meeting on July 26,
18 2011 from 8:30 a.m. until 12:30 p.m. for the
19 purpose of conducting an internal training
20 pursuant to 45(b)(12) of the Open Meetings
21 Amendment Aact of 2010.

22 Is there a second?

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COMMISSIONER SELFRIDGE: Second.

CHAIRMAN HOOD: Will the Secretary please take a roll call vote on the motion before us now that has been second?

MS. SCHELLIN: Okay. Chairman Hood? Yes or no?

CHAIRMAN HOOD: Yes. This is still new. Yes.

MS. SCHELLIN: Commissioner Schlater?

COMMISSIONER SCHLATER: Yes.

MS. SCHELLIN: Commissioner Selfridge?

COMMISSIONER SELFRIDGE: Yes.

MS. SCHELLIN: Commissioner May?

COMMISSIONER MAY: Yes.

MS. SCHELLIN: Commissioner Turnbull?

COMMISSIONER TURNBULL: Yes.

MS. SCHELLIN: Motion passes.

CHAIRMAN HOOD: As it appears that the motion has passed -- this so just so --

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1 okay. As it appears that motion has passed.
2 I hereby give notice that the Zoning
3 Commission will hold a closed meeting in the
4 Office of Zoning Hearing Room and Conference
5 room to conduct an internal training on July
6 26, 2011 from 8:30 a.m. until 12:30 p.m.

7 Notice will also be posted in
8 Office of Zoning Electronic Reading Room,
9 placed on the Office of Zoning's Electronic
10 Calendar on its website and published in the
11 *District of Columbia Resister* in as timely a
12 matter as practical. Okay.

13 Anything else Ms. Schellin?

14 MS. SCHELLIN: No. That's it
15 unless OP has something they want to add?
16 Then we're done.

17 CHAIRMAN HOOD: I want to say this
18 to the Office of Planning, When we talked
19 about the outreach, one of the other things I
20 was listening to, I know a lot of people in
21 the city listen to, is Eugene Kinlow on WPOW.
22 I don't now if we can get a spot there.

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1 Somebody just going and briefly talk about.
2 Think that would be a good avenue, as
3 something we might want to do. That might
4 even be free. I don't want to get Eugene in
5 trouble but I don't know how that works.

6 Okay. Vice Chairman Schlater?

7 VICE CHAIRMAN SCHLATER: I have a
8 question about Zoning Case No. 11-14. It says
9 it got withdrawn?

10 MS. SCHELLIN: Yes. As soon as it
11 was filed it ended up that they found that
12 they did not need it. So they withdrew it
13 before it ever was placed any further.

14 VICE CHAIRMAN SCHLATER: Thank you.

15 CHAIRMAN HOOD: Okay. Do we have
16 anything else, Ms. Schellin?

17 MS. SCHELLIN: No, sir.

18 CHAIRMAN HOOD: Okay. With that
19 thank everyone for the participation tonight
20 and this meeting is adjourned.

21 (Whereupon, this meeting of the
22 Zoning Commission was adjourned at 7:06 p.m.)

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