

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

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IN THE MATTER OF: :
  
:
  
SeVERNA, LLC & GOLDEN RULE : Case No.
  
APARTMENTS, INC. - MAP : 11-04
  
AMENDMENT @ SQUARE 621 :
  
:
  
-----:

Thursday,
  
June 30, 2011

Hearing Room 220 South
  
441 4<sup>th</sup> Street, N.W.
  
Washington, D.C.

The Public Hearing of Case No. 11-04 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room at 441 4<sup>th</sup> Street NW, Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

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

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

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director,  
Development Review & Historic  
Preservation

MAXINE BROWN-ROBERTS

The transcript constitutes the  
minutes from the Public Hearing held on June  
30, 2011.

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

2 6:36 p.m.

3 CHAIRMAN HOOD: Good evening,  
4 Ladies and Gentlemen, this is the public  
5 hearing of the Zoning Commission of the  
6 District of Columbia for Thursday, June 30,  
7 2011.

8 My name is Anthony Hood. Joining  
9 me are Commissioner May and Commissioner  
10 Turnbull. We're also joined by Office of  
11 Zoning Staff, Ms. Sharon Schellin, Office of  
12 Planning Staff, Mrs. Steingasser and Mrs.  
13 Brown-Roberts.

14 Okay, this proceeding is being  
15 recorded by a Court Reporter and it's also  
16 webcast live. Accordingly, we must ask you to  
17 refrain from any disruptive noises or actions  
18 in the hearing room.

19 The subject of this evening's  
20 hearing is Zoning Commission Case Number 11-  
21 04. This is a request by SeVerna, LLC, and  
22 Golden Rule Apartments, for approval of a Map

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1 Amendment for property located at Square 621.

2 Notice of today's hearing was  
3 published in the D.C. Register on February  
4 25th, 2011, and copies of that announcement  
5 are available to my left, on the wall near the  
6 door.

7 The hearing will be conducted in  
8 accordance with provisions of 11 DCMR 3022, as  
9 follows. Preliminary matters, Applicant's  
10 case, report of the Office of Planning, report  
11 of other Government Agencies, report of ANC-  
12 6C, organizations and persons in support,  
13 organizations and persons in opposition,  
14 rebuttal and closing by the Applicant.

15 Those brownies such were good, I  
16 can tell you. The following time constraints  
17 to be maintained in this meeting. The  
18 Applicant, ten minutes; organizations, five  
19 minutes; individuals, three minutes.

20 The Commission intends to adhere  
21 to the time limits as strictly as possible in  
22 order to hear the case in a reasonable period

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1 of time.

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

5 All persons appearing for the  
6 Commission are to fill out two witness cards.

7 These cards are located to my left on the  
8 table near the door.

9 While presenting information to  
10 the Commission, please turn on the speaker to  
11 the microphone, first stating your name and  
12 home address.

13 When you are finished speaking  
14 please turn your microphone off, so your  
15 microphone is not longer picking sound or  
16 background noise.

17 The staff will be available  
18 throughout the hearing to discuss procedural  
19 questions. Please turn off all beepers and  
20 cell phones at this time, so not to disrupt  
21 these proceedings.

22 Would all individuals wishing to

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1 testify, please rise and take the oath. Mr.  
2 Schellin, would you please administer the  
3 oath?

4 MS. SCHELLIN: Yes, please raise  
5 your right hand. Do you solemnly swear or  
6 affirm the testimony you will give this  
7 evening will be the truth, the whole truth and  
8 nothing but the truth.

9 (Chorus of ayes.)

10 MS. SCHELLIN: Thank you.

11 CHAIRMAN HOOD: At this time the  
12 Commission will consider any preliminary  
13 matters. Does the staff have any preliminary  
14 matters?

15 MS. SCHELLIN: I just want to  
16 check, do you have the Affidavit of  
17 Maintenance?

18 MR. FREEMAN: Yes, Madame  
19 Schellin, it was filed earlier today.

20 MS. SCHELLIN: Okay, I'll have to  
21 check in the office when I get a break. And I  
22 believe they have two experts to proffer.

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1 Both have testified before the Commission  
2 before.

3 CHAIRMAN HOOD: I think the two  
4 experts, we've seen before, which is Osbourne  
5 George and Mr. Sher. I don't think we need to  
6 spend any time with that, they've been  
7 approved and accepted, so we will move right  
8 into the case.

9 Mr. Freeman, we have reviewed your  
10 materials. I know that you asked for 20  
11 minutes, if you can give us a ten minute  
12 spiel, we would be most appreciative. You may  
13 now begin.

14 MR. FREEMAN: I will give you a  
15 two minute presentation --

16 CHAIRMAN HOOD: Ten minute, Mr.  
17 Freeman, give us a ten minute presentation.  
18 That's eight minute difference.

19 MR. FREEMAN: Okay, we can fit  
20 within that time constraint. Kyrus Freeman,  
21 I'm a partner at the law firm of Holland and  
22 Knight, I'm here on behalf of the Applicant.

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1           As the Commission is aware, we're  
2 here this evening requesting a map amendment  
3 to rezone Lot 862, in Square 621, and a  
4 portion of Lot 861, also in Square 621, from  
5 a C2A District to the C2 District.

6           As indicated in all of our  
7 submissions, the proposed map amendment is  
8 fully consistent with the comprehensive plan.

9       Here with me today are Ms. Yvonne Williams to  
10 my immediate left, who will be speaking on  
11 behalf of the Applicant.

12           And Mr. Sher, to my immediate  
13 right, who will be our expert in planning and  
14 land use. As we indicated, we believe the  
15 record is thorough, and I'd like to point out  
16 our statement, which is included at Exhibit 5  
17 of the record, our pre-hearing statement,  
18 which is Exhibit 14.

19           As well as our supplemental  
20 submission which is Exhibit 21, which includes  
21 all of the information necessary to  
22 demonstrate how we meet the standards for the

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1 map amendment.

2 As you know, the Office of the  
3 Planning submitted a report, two reports in  
4 support, marked as Exhibit 12 and 22. And we  
5 also had a support of ANC-6C, marked as  
6 Exhibit 16, of the record. So with that, I  
7 will ask Ms. Williams, to give a brief opening  
8 and thank you.

9 MS. WILLIAMS: Good evening, My  
10 name is Yvonne Williams. I serve as Chair of  
11 the Board of Trustees of Bible Way Church, the  
12 sponsor of this project.

13 And I'm here to provide testimony  
14 on behalf of the Applicant, Golden Rule  
15 Apartments, Inc. And SeVerna, LLC. Bible Way  
16 Church was founded in Northwest Washington in  
17 1927, by Bishop Smallwood E. Williams,  
18 reflecting his firm belief that the mission of  
19 the church must address both the spiritual and  
20 material needs of individuals and on the  
21 community.

22 Affordable housing became one of

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1 the earliest and most important ministries of  
2 the church. Over the years, the church has  
3 sponsored three affordable housing projects,  
4 beginning with the 184 unit Golden Rule  
5 Apartments at 901 New Jersey Avenue, N.W.,  
6 dedicated in 1973. In 1974, challenged by the  
7 goal of providing a supermarket for the  
8 neighborhood, the church developed the Gold  
9 Rule Center with 20 townhouses, 20 one-bedroom  
10 apartments and 18,000 square foot supermarket  
11 on the property.

12 Golden Rule Center was demolished  
13 in 2007, and currently SeVerna, LLC, of which  
14 Golden Rule Apartments, Inc., is the managing  
15 member, is redeveloping the property with 60  
16 affordable housing units.

17 In 2003, the church developed the  
18 Golden Rule Plaza, which is an award winning  
19 119 unit, seven story, senior affordable  
20 housing development, located at 1050 New  
21 Jersey Avenue.

22 As you know, we are here this

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1 evening seeking a map amendment for Lot 862  
2 and a portion of Lot 861, in Square 621. To  
3 further our mission of providing affordable  
4 housing, and to build in alignment with city  
5 goals, including the Northwest One Communities  
6 Plan and the future land use map of the  
7 comprehensive plan.

8 ANC-6C unanimously voted to  
9 support our map amendment application at their  
10 April 13th hearing and now we are requesting  
11 the Zoning Commission's approval of our  
12 application.

13 Thank you so much for your  
14 consideration of our request and I'm happy to  
15 answer any questions.

16 CHAIRMAN HOOD: We'll ask all our  
17 questions at the end.

18 MR. FREEMAN: And now our last  
19 witness will be Mr. Sher. And you have a copy  
20 of his report, as well.

21 MR. SHER: Mr. Chairman, Members  
22 of the Commission, for the record, my name is

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1 Steven E. Sher, the Director of Zoning and  
2 Land Use Services with the law firm of Holland  
3 and Knight.

4 I think perhaps the fastest as  
5 easiest way to present what I believe this  
6 case is about, is to refer to two of the  
7 pictures that are in the report. The first is  
8 the aerial photograph which is between pages 2  
9 and 3, and which I'm holding up a copy here.

10 The site that we're talking about  
11 is almost dead center in that picture. The  
12 picture is about a year old, so it doesn't  
13 reflect a couple of things that have happened  
14 in the neighborhood.

15 Number 1, as Ms. Williams  
16 mentioned there is, under construction,  
17 immediately north of the site, the first part  
18 of this project, which is proceeding as a  
19 matter of right under the C2A Zone.

20 Second, on the property to the  
21 east of the site, which shows as a vacant lot  
22 along K Street here, that's been paved and is

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1 currently being used as a parking lot.

2 But in terms of the context of the  
3 neighborhood, some of the projects that Ms.  
4 Williams mentioned, the original Bible Way  
5 building is here at 901 New Jersey Avenue.  
6 And then the more recent one at 1050 New  
7 Jersey, is just on the lefthand side, about  
8 the center of the page.

9 Also you see, to the left of,  
10 south of that, the building at 200 K Street,  
11 which is also a high-rise apartment house.

12 Immediately to the west of the  
13 site, across First Street, those two blocks  
14 are basically institutional in character. You  
15 have a church, you have tennis courts and  
16 basketball courts.

17 You have some vacant land, you  
18 have the Walker Jones school complex, the  
19 Terrell Library and Recreation Center. And  
20 then, as you go further to the east, in the  
21 other direction, you have the Gonzaga campus  
22 at the corner of North Capital and K.

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1           When you cross North Capitol  
2 Street, you get into the high-rise development  
3 area of NoMa.

4           So what this site is, is sort of  
5 establishing the context of the north side of  
6 K Street, between North Capitol and New  
7 Jersey.

8           Because right now there's nothing  
9 there. The second thing I want to point out  
10 is the future land use map, which is contained  
11 between Pages 8 and 9, of the statement.

12           And the key part of this, is that  
13 this area, shown right here on the north side  
14 of K Street, in that brown and red, I'll call  
15 it red for lack of a better definition, stripe  
16 in mixed use combination of high density,  
17 residential medium density, commercial.

18           When you read the descriptions set  
19 forth in the comprehensive plan, the high  
20 density residential is apartments of eight  
21 stories or more.

22           The medium density commercial is,

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1 let me get the right language here, where is  
2 medium density commercial. Define shopping  
3 and service areas more intense in scale and  
4 character.

5 And I think it's also important to  
6 note that that stripe is pretty much limited  
7 to the frontage along K Street. So we have  
8 taken that designation and translated it into  
9 this site.

10 And so what we are proposing is to  
11 rezone for a depth of approximately 142 feet  
12 from K Street, one whole lot and a portion of  
13 another lot.

14 That property is now zoned C2A.  
15 C2A allows 50 foot height, 2.5 FAR, 1.5  
16 Commercial. We're proposing C2C, 90 foot  
17 height, 6 FAR, 2.0 commercial, consistent or  
18 not inconsistent, depending on how you want to  
19 look at it, with the comprehensive plan.

20 And we have gone through and in  
21 more detail, looking at the various elements  
22 of the plan that relate to this, including the

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1 central Washington area element, and the  
2 Northwest One Community Redevelopment Plan.

3 Taking all those factors into  
4 account, I believe that the application for  
5 rezoning meets the tests under the Zoning Act,  
6 that the change in zoning is not inconsistent  
7 with the comprehensive plan.

8 That the height and bulk will not  
9 be obtrusive, nor will it cause any adverse  
10 effect on any nearby properties and this  
11 application for rezoning should be approved.  
12 Thank you.

13 MR. FREEMAN: That concludes our  
14 presentation, we're happy to answer any  
15 questions.

16 CHAIRMAN HOOD: Let me go straight  
17 to Mr. Sher. I'm looking at, we're going from  
18 C2A to C, the request is to go to C2A to C2C.

19 But is there R5D in the back? I guess with,  
20 I guess to the north, on that same spot, I  
21 mean on the same square, the same lot?

22 MR. SHER: No, on the same lot

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1 it's C2A. In the same square going to the  
2 east along what would be L Street, if it were  
3 a public street, that's R5D.

4 The zoning map is behind Page 5,  
5 of the outline. C2V, along K Street; R5D,  
6 along the extension of L Street, in that  
7 Square 621.

8 CHAIRMAN HOOD: Okay, where's the  
9 R5D at, again?

10 MR. SHER: On the north, in the  
11 north side of the square, south of L Street.  
12 The site is C2A, at the corner of First and K.

13 CHAIRMAN HOOD: So, it's going  
14 north, to the north side?

15 MR. SHER: Northeast of this site,  
16 yes.

17 CHAIRMAN HOOD: Okay, I got you, I  
18 see it. Okay, let's open up for any  
19 questions, comments? Commissioner May?

20 COMMISSIONER MAY: Yeah, I thought  
21 I would, well, I appreciate the fact that I  
22 got some more map information, than we had at

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1 set down, which was kind of my, a little bit  
2 of my confusion with this, but I'm still,  
3 unfortunately a little confused.

4 So, looking at the, your  
5 submission, between Pages 5 and 6, yes.  
6 There's a graphic which depicts the site and  
7 so we see Square 862 and Square 861. Can you  
8 tell me approximately what the line is between  
9 the, I mean how much of 861 is part of it?

10 MR. SHER: All of 862, would be  
11 C2C.

12 COMMISSIONER MAY: Right.

13 MR. SHER: And if you extend the  
14 north boundary line of that lot over to First  
15 Street, it would create a rectangle and take  
16 that corner of 861, and make it C2C, as well.

17 COMMISSIONER MAY: So where you  
18 have that little indentation?

19 MR. SHER: Yes.

20 COMMISSIONER MAY: The bottom --

21 MR. SHER: Under the zoning map,  
22 under the letters C2?

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1 COMMISSIONER MAY: Yes.

2 MR. SHER: That square or that  
3 piece would be rezoned as C2C, also. So the  
4 line would go straight across.

5 COMMISSIONER MAY: Does it go  
6 through the words, the designation C2A on this  
7 map, or just below it?

8 MR. SHER: Just below it. The line  
9 is just to the right and below the A.

10 COMMISSIONER MAY: Okay.

11 MR. SHER: And actually that line  
12 continues, but it's obscured by the C2A, by  
13 the letters 2-A.

14 COMMISSIONER MAY: All right,  
15 okay. So, I got it now, I've got an idea of  
16 it now. So, I guess in the Office of Planning  
17 submission, they included the Northwest One  
18 plan.

19 And so I believe it's, the idea is  
20 this is all consistent with the Northwest One  
21 plan, right? The redevelopment plan, I mean I  
22 have a draft copy of it also.

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1           Just so that I understand, since  
2 we're only dealing with a small portion of  
3 this, and maybe, you know, maybe I'll just  
4 have to ask this of the Office of Planning,  
5 but I'm trying to understand whether what you  
6 plan to do with the site, or what will  
7 ultimately happen with it, is going to be  
8 consistent with the Northwest One Plan, which  
9 seems to show a minor street going along the  
10 backside of this property to be rezoned.

11           Is it still, I mean, is this  
12 vision still accurate or is it going to be  
13 something else, do you know?

14           MR. FREEMAN: I think we'd defer  
15 to the Office of Planning on the exact nature  
16 of that, the streets and things of that  
17 nature.

18           I would say that those plans are  
19 somewhat conceptual at the time the plan was  
20 created.

21           COMMISSIONER MAY: Sure, sure.

22           MR. FREEMAN: But we will defer to

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1 them.

2 COMMISSIONER MAY: Okay, well I'll  
3 just ask them that question. And so, just out  
4 of curiosity, I mean it sounds like the  
5 Applicant owns multiple properties in this  
6 area, right?

7 MR. FREEMAN: Yes.

8 COMMISSIONER MAY: So are there  
9 other, I mean who owns the portion at C2B,  
10 immediately to the east? Along K Street,  
11 there, the rest of that frontage?

12 MR. SHER: I believe that's owned  
13 by the District.

14 COMMISSIONER MAY: Oh, okay. And  
15 what about --

16 MR. SHER: It was a public housing  
17 project that was demolished relatively  
18 recently.

19 COMMISSIONER MAY: Right, yeah, I  
20 recall seeing that come down. And that's  
21 where the parking lot is now, a new parking  
22 lot.

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1 MR. SHER: There's a parking lot  
2 on the corner.

3 COMMISSIONER MAY: And buses,  
4 right? That's for the Bolt Buses. And then  
5 there's a little stem of R5D that's 1st  
6 Terrace?

7 MR. SHER: Basically right.

8 COMMISSIONER MAY: And that's, 1st  
9 Terrace, though, is still public right-of-way?

10 MR. SHER: A public street, yes.

11 COMMISSIONER MAY: Well, I'll just  
12 ask my questions to the Office of Planning,  
13 thanks.

14 CHAIRMAN HOOD: Any additional  
15 questions?

16 COMMISSIONER TURNBULL: I just had  
17 a question for, the 2006 Comp Plan for that  
18 little strip, it just seems so unusual when  
19 you first look at it.

20 Connecting, I guess it's  
21 connecting a C3C District, and it looks like  
22 if you go over by New Jersey, the other side

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1 of New Jersey is C2C, that's proposed also?

2 MR. SHER: The other side, the  
3 west side of New Jersey Avenue is already C2C.

4 COMMISSIONER TURNBULL: Yeah.

5 MR. SHER: That was actually done  
6 as part of the whole downtown development  
7 district back in 1991.

8 COMMISSIONER TURNBULL: So this is  
9 really seen as connecting the C2C or C3C?

10 MR. SHER: I think there's a  
11 different vision today for what K Street could  
12 be in the future, than perhaps what it was  
13 back in 1958, when all this was zoned R4, and  
14 then changed in 1968, under the Northwest One  
15 Urban Renewal Plan, to C2A, and now I think  
16 the Comp Plan is calling for higher density  
17 along K Street, which is one of the widest  
18 east-west streets in the city, 147 feet wide,  
19 as you say, connecting the NoMa area on one  
20 side with the downtown area on the other side.

21 It is all part of the NoMa New  
22 York Avenue Metro Land Use Change Area, as

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1 shown on the policy map, so I think it is  
2 expected that the character of the area is  
3 going to be different, 20 years from now, than  
4 it is right now.

5 COMMISSIONER TURNBULL: I'm  
6 looking at the pictures so the width of that  
7 street here is 147?

8 MR. SHER: K Street is, the right-  
9 of-way is 147.7, it is.

10 COMMISSIONER TURNBULL: Okay,  
11 thank you.

12 CHAIRMAN HOOD: Any other  
13 questions? Okay, let's go to the Office of  
14 Planning. Ms. Brown-Roberts.

15 MS. BROWN-ROBERTS: Good evening,  
16 Mr. Chairman and Members of the Commission,  
17 I'm Maxine Brown-Roberts representing the  
18 Office of Planning.

19 The requested map amendment is to  
20 rezone the subject property from C2A District  
21 to the C2C District. C2A District is designed  
22 for shopping and business needs, housing,

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1 mixed-use with low and medium density  
2 residential areas.

3 The existing C2A District does not  
4 allow for the level of development that is  
5 envisioned in the 2006 Comprehensive Plan.  
6 The generalized future land use map designates  
7 the property for a mixture of high density  
8 residential, which is characterized by high  
9 rise apartment buildings, eight stories or  
10 more, as predominant uses and medium density  
11 commercial, characterized by shopping and  
12 service areas where retail office and service  
13 businesses are the predominant uses.

14 Unlike the existing C2A zoning,  
15 the proposed C2C zone would be, would not be  
16 inconsistent with this designation.

17 The generalized policy map is  
18 located, the site is located within an area  
19 designated for land use change, one of which  
20 is the NoMa-New York Avenue Metro Area, within  
21 which the subject property falls.

22 The proposal also meets many of

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1 the city-wide elements relating to growth  
2 areas, land use and housing. More  
3 specifically, the plan identifies the central  
4 Washington area, and in particular the  
5 Northwest One new community.

6 The Northwest One Redevelopment  
7 Plan was approved the City Council in July,  
8 2006, and recommends new mid and hi-rise  
9 apartments for the site.

10 The C2C zone allows for the high  
11 density residential use, and heights of up to  
12 90 feet, recommended for the site.

13 Rezoning will assist in providing  
14 the mix of housing types envisioned for the  
15 area, and begin redevelopment along with  
16 portion of K Street.

17 OP therefore recommends approval  
18 of the requested map amendment for the C2A  
19 zone in the C2C zone. In addressing the  
20 question that Mr. May asked, on Page 15, of  
21 the Northwest One Redevelopment area, that  
22 we'd referenced, the map, the current map that

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1 shows that roadway to the back of, just north  
2 of K Street, we do not think that that, that  
3 road will be, would be part of the  
4 development.

5 The maps or the plans in the  
6 redevelopment area, were general and the  
7 construction that is going on currently, would  
8 not accommodate this road.

9 I can address any other questions  
10 that you may have.

11 COMMISSIONER MAY: Okay, so you're  
12 all done, otherwise?

13 MS. BROWN-ROBERTS: Yes.

14 COMMISSIONER MAY: Okay, I'll just  
15 jump in and follow up on that. I wasn't  
16 expecting that road to be set in stone, I mean  
17 I can understand by just the waviness of the  
18 lot, that this is not a really solid plan that  
19 was going to be executed exactly as is.

20 I was just curious whether, in  
21 fact, the plan was to sort of subdivide that  
22 block, east-west, like that.

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1                   The other things that are  
2 interesting about that plan, is that the very  
3 bottom half, the southern half of that  
4 theoretical block, is going to be all higher  
5 density.

6                   Is that still the plan, that whole  
7 block along K Street, will be that higher  
8 density?

9                   MS. STEINGASSER: Yes.

10                  COMMISSIONER MAY: And so it  
11 probably wouldn't be C2B like, in R5D, the way  
12 it's shown on the current map?

13                  MS. STEINGASSER: No, there will  
14 be additional rezoning as the development  
15 begins to proceed.

16                  COMMISSIONER MAY: Was there any  
17 thought given to actually tackling all of that  
18 right now?

19                  MS. STEINGASSER: No. I mean,  
20 yes, and it was an unrealistic effort to try  
21 to undertake.

22                  COMMISSIONER MAY: Okay, well, I

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1 won't go into the complications there. Just,  
2 it seemed logical to me that if all of it was  
3 ultimately envisioned and right now there's  
4 nothing there that prevents it, I mean  
5 everything that's there has been demolished,  
6 it might have made sense to sort of take care  
7 of the whole thing at one time.

8 But, I understand who it wouldn't  
9 necessarily fit with everyone's work plan to  
10 tackle that right now. So, I guess the other  
11 question I have is it also envisioned that  
12 there would be a somewhat higher density?

13 I mean it shows in the Comp Plan,  
14 but a slightly higher density housing as you  
15 go further up First Street, as well.

16 It shows in the Comp Plan, and it  
17 shows in this plan.

18 MS. STEINGASSER: Yes, the site  
19 will have additional higher density running  
20 along the edges, both around First, North  
21 Capitol, as well.

22 COMMISSIONER MAY: And the last

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1 thing is that, you know, whatever the  
2 development pattern winds up being for the  
3 rest of this, what other things about that  
4 east-west road, is that it broke down the size  
5 of that block?

6 And if it's going to be a mega-  
7 block like that, then that's going to mean  
8 sort of interior units, if it's going to wind  
9 up staying at the density that was in this  
10 plan.

11 And that just always concerns me,  
12 because that predicts a particular type of  
13 housing, housing form that I'm not  
14 particularly fond of. I think you know which  
15 one I'm talking about.

16 MS. STEINGASSER: I think I do,  
17 yes, sir. We're also not interested in the  
18 mega-block.

19 COMMISSIONER MAY: Okay.

20 MS. STEINGASSER: On this site or  
21 any of the sites within this square.

22 COMMISSIONER MAY: Okay, good.

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1 Well, we'll wait to see how, what really, what  
2 the future holds for that whole development.

3 It would have been kind of nice to  
4 see it, in that bigger way, as we might have  
5 if this were being handled as a PUD. I  
6 understand why that's, may not really be  
7 necessary, but it's always nice to sort of see  
8 the bigger picture, than sort of handled with  
9 just these little pieces.

10 MS. STEINGASSER: It is. This  
11 particular property is not part of the Master  
12 Developer's, under the control of the Master  
13 Developer.

14 COMMISSIONER MAY: Got it.

15 MS. STEINGASSER: So it's two  
16 separate entities.

17 COMMISSIONER MAY: So whatever  
18 happens with any other rezonings we might see  
19 a full Master Plan?

20 MS. STEINGASSER: With a larger.

21 COMMISSIONER MAY: Is the plan to  
22 do a PUD for that area? You can say, I don't

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1 know.

2 MS. STEINGASSER: I don't know.

3 COMMISSIONER MAY: Okay, that's  
4 fine. Thank you.

5 CHAIRMAN HOOD: Okay, thank you.  
6 Any other questions? Okay, let's do this.  
7 Anyone representing the ANC-6C? I see we have  
8 a letter from Commissioner, Chairperson Wirt.

9 Is anyone here present? Okay, so  
10 there's no need to, the reason I ask is  
11 because we have cross-examine of the Applicant  
12 and also cross-examination from Office of  
13 Planning.

14 Let me thank both the Applicant  
15 and the Office of Planning for their  
16 presentations. Next, report of other  
17 Government Agencies.

18 Report of ANC-6C, and we have a  
19 letter, which is Exhibit 16, where it says the  
20 Commissioners voted unanimously eight-zero-  
21 zero, to support this amendment, map  
22 amendment.

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1                   Okay, next, organizations, anyone  
2 here, organizations or persons who'd like to  
3 testify in support?

4                   (No response.)

5                   CHAIRMAN HOOD:   And organizations  
6 or persons who would like to testify in  
7 opposition?

8                   (No response.)

9                   CHAIRMAN HOOD:   Mr. Freeman, let's  
10 do the closing. We can now do our closing.

11                  MR. FREEMAN:   Thank you, Chairman  
12 Hood, Members of the Commission. We believe  
13 our testimony today and the materials we  
14 submitted, indicate that we meet all of the  
15 legal standards for approval of the requested  
16 map amendment.

17                  And, therefore, we respectfully  
18 request the Commission to move forward with  
19 our application as expeditiously as possible,  
20 so that the Applicant can get underway with  
21 this exciting project they have envisioned for  
22 the site. Thank you.

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1                   CHAIRMAN       HOOD:                Okay,  
2           Commissioners, what is your pleasure?

3                   COMMISSIONER MAY:   Mr. Chairman, I  
4           would move approval of Zoning Case Number 11-  
5           04, SeVerna, LLC and Golden Rule Apartments,  
6           map amendment from C2A to C2C at Square 621,  
7           Lot 862, and a portion of Lot 861.

8                   COMMISSIONER TURNBULL:   Second.

9                   CHAIRMAN HOOD:        Okay, it's been  
10          moved and properly seconded.    Any further  
11          discussion?

12                   (No response.)

13                   CHAIRMAN HOOD:        All those in  
14          favor, aye?

15                   (Chorus of ayes.)

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

19                   MS. SCHELLIN:        Yes, staff records  
20          the vote, three to zero to two, to approve  
21          proposed action Zoning Commission Case Number  
22          11-04.   Commissioner May moving, Commissioner

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1 Turnbull second, Commission Hood in support.

2 Commissioner Schlater and  
3 Selfridge not present, not voting.

4 CHAIRMAN HOOD: Okay, Ms.  
5 Schellin, do we have anything before us  
6 tonight?

7 MS. SCHELLIN: No, sir.

8 CHAIRMAN HOOD: Could you let both  
9 Mr. Selfridge and Mr. Schlater know that when  
10 they're not here we usually get out at a  
11 pretty good time.

12 So, hopefully, they'll read the  
13 record. With that, I want to thank everyone  
14 for their participation tonight, and this  
15 hearing is adjourned.

16 (Off the record.)

17

18

19

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21

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