

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR MEETING  
1219<sup>th</sup> MEETING SESSION (21<sup>st</sup> OF 2006)

+ + + + +

MONDAY  
NOVEMBER 13, 2006

+ + + + +

The Special Public Meeting of the District of Columbia Zoning Commission convened in Room 220 South, 441 4<sup>th</sup> Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:30 p.m., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice-Chairperson
GREGORY JEFFRIES	Commissioner
MICHAEL G. TURNBULL	Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN	Secretary
DONNA HANOUSEK	Zoning Specialist
ESTHER BUSHMAN	General Counsel



## A G E N D A

OPENING REMARKS

Carol Mitten, Chairperson . . . . . 5

APPROVAL OF MINUTES

24 October '06 . . . . . 6  
 Under Item B . . . . . 6  
 Under Item C . . . . . 8  
 Under Item D . . . . . 9  
 Under Item E . . . . . 19

CASE NO. 06-34

Comstock East Capital, LLC-Consolidated PUD  
 & Related Map Amendment . . . . . 10  
 Office of Planning, Ms. Brown-Roberts . . 11  
VOTE: Five to zero to zero . . . . . 28

CASE NO. 06-35

PUD at 1227-1231 25th Street N.W. . . . . 28  
 Office of Planning, Mr. Parker . . . . . 28  
VOTE: Five to zero to zero . . . . . 39

CASE NO. 06-44 - TEXT AMENDMENT . . . . . 39

VOTE: ON EMERGENCY ACTION CASE NO. 06-44  
 Four to zero to one . . . . . 45

VOTE: FOR SETDOWN ON CASE 06-44  
 Four to zero to one . . . . . 46

VOTE: ON RULEMAKING ON CASE NO. 06-44  
 Four to zero to one . . . . . 47

CASE NO. 06-04

Florida and Q Street LLC . . . . . 48  
VOTE: ON Z.C. CASE 06-04 - SCHEME C  
 Five to zero to zero . . . . . 53

CASE NO. 04-17

George Washington University & D.C. Public  
 Schools Consolidated PUD & Related Map  
 Amendment . . . . . 53

VOTE:  
 Four to zero to one . . . . . 60

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

6:37 p.m.

CHAIRPERSON MITTEN: Good evening,  
ladies and gentlemen.

Today is Monday, November 13th,  
2006, and my name is Carol Mitten. And  
joining me this evening are Vice Chairman  
Anthony Hood and Commissioners Mike Turnbull  
and Greg Jeffries. Commissioner Parsons won't  
be joining us this evening.

This is the regular monthly  
meeting of the Zoning Commission of District  
of Columbia.

Copies of today's meeting agenda  
are available to you and they are in the wall  
bin by the door. I just like to remind folks  
that we don't take any public testimony at our  
meetings unless someone is specifically  
requested by the Commission to come forward.

I'd just like to advise you that  
this proceeding is being recorded by the Court  
Reporter and it is also being webcast live so

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1 we ask you to refrain from making any  
2 disruptive noises during the hearing and also  
3 ask you to turn off all beepers and cell  
4 phones for the same reason.

5 Mrs. Schellin, do we have any  
6 preliminary matters?

7 MRS. SCHELLIN: No, ma'am.

8 CHAIRPERSON MITTEN: All right.  
9 Then we're ready to move to action on the  
10 minutes and we're catching up on our minutes  
11 as you know from the last meeting. So, we're  
12 doing these in batches because of the  
13 different folks who attended the various  
14 meetings.

15 So, in the first batch, which is  
16 just Special Public Meeting Minutes from  
17 October 24th, it's myself and Mr. Hood and  
18 Commissioner Turnbull and I would move  
19 approval of the Minutes of that meeting.

20 VICE CHAIRMAN HOOD: Second.

21 CHAIRPERSON MITTEN: Any  
22 discussion?

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1 All those in favor please say aye.

2 (AYES)

3 CHAIRPERSON MITTEN: Mrs.  
4 Schellin?

5 MRS. SCHELLIN: Yes. The staff  
6 would record the vote three to zero to two to  
7 approve the Zoning Commission Minutes listed  
8 under Item A. Commissioner Mitten moving,  
9 Commissioner Hood seconding, Commissioner  
10 Turnbull in favor. Commissioners Jeffries and  
11 Parsons -- excuse Commissioner Jeffries, not  
12 voting, having not participated and  
13 Commissioner Parsons not present, not voting.

14 CHAIRPERSON MITTEN: I think it's  
15 also in the case of the first, it's also Mr.  
16 Parsons didn't participate. He didn't sit on  
17 it. Is that right?

18 MRS. SCHELLIN: Right. But he  
19 didn't provide an absentee or anything like  
20 that.

21 CHAIRPERSON MITTEN: No. But I  
22 think he wouldn't because it's Mitten, Hood,

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1 Turnbull on the first batch. Right?

2 MRS. SCHELLIN: I was thinking  
3 since he's not here.

4 CHAIRPERSON MITTEN: Okay. All  
5 right. We'll sort that out later.

6 Okay. Next batch is Mitten, Hood,  
7 Jeffries and Turnbull.

8 So, I move approval of the second  
9 -- the minutes under B.

10 COMMISSIONER TURNBULL: Second.

11 CHAIRPERSON MITTEN: Any  
12 discussion?

13 All those in favor please say aye.

14 (AYES)

15 MRS. SCHELLIN: The staff would  
16 record the vote four to zero to one to approve  
17 the minutes listed under Item B.

18 Commissioner Mitten moving,  
19 Commissioner Turnbull seconding, Commissioners  
20 Hood and Jeffries in favor. Commissioner  
21 Parsons not present, not voting.

22 CHAIRPERSON MITTEN: Next batch is

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1 everybody but me.

2 Mr. Hood, why don't you do that.

3 VICE CHAIRMAN HOOD: Okay. Under  
4 C, Special Public Meeting Minutes of March  
5 2nd, Special Public Meeting Minutes May 25th  
6 and I so move.

7 Do I hear a second?

8 COMMISSIONER JEFFRIES: Second.

9 VICE CHAIRMAN HOOD: Move is  
10 seconded.

11 All those in favor aye.

12 (AYES)

13 VICE CHAIRMAN HOOD: Any  
14 opposition?

15 Staff, would you record the vote.

16 MRS. SCHELLIN: Staff would record  
17 the vote three to zero to two to approve the  
18 Zoning Commission Minutes listed under Item C.  
19 Commissioner Hood moving, Commissioner  
20 Jeffries seconding, Commissioner Turnbull in  
21 favor. Commissioner Mitten not voting, having  
22 not participated. Commissioner Parsons not

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1 present, not voting.

2 CHAIRPERSON MITTEN: Thank you.

3 Next batch is everybody but Mr.  
4 Turnbull and I would move the approval of the  
5 minutes under Letter D.

6 VICE CHAIRMAN HOOD: Second.

7 CHAIRPERSON MITTEN: Thank you,  
8 Mr. Hood.

9 Any discussion?

10 All those in favor please say aye.

11 (AYES)

12 CHAIRPERSON MITTEN: Mrs.  
13 Schellin.

14 MRS. SCHELLIN: Staff would record  
15 the vote three to zero to two to approve the  
16 Zoning Commission Meeting Minutes under Item  
17 D. Commissioner Mitten moving, Commissioner  
18 Hood seconding, Commissioner Jeffries in  
19 favor. Commissioner Turnbull not voted,  
20 having not participated. Commissioner Parsons  
21 not present, not voting.

22 CHAIRPERSON MITTEN: Thank you.

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1           And the last batch is everybody  
2 present and I would approval of the Minutes  
3 under Letter E.

4           COMMISSIONER JEFFRIES:    Second.

5           CHAIRPERSON MITTEN:    Thank you,  
6 Mr. Jeffries.

7           Any discussion?

8           All those in favor please say aye.

9           (AYE)

10          CHAIRPERSON       MITTEN:    Mrs.  
11 Schellin.

12          MRS. SCHELLIN:   Staff would record  
13 the vote four to zero to one to approve the  
14 Meeting Minutes under Item E.   Commissioner  
15 Mitten     moving,     Commissioner     Jeffries  
16 seconding, Commissioners Hood and Turnbull in  
17 favor. Commissioner Parsons not present, not  
18 voting.

19          CHAIRPERSON MITTEN:    Thank you.

20                 After that rousing beginning we'll  
21 turn to the Office of Planning Report.

22                 Ms. Steingasser.

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1 MS. STEINGASSER: Madam Chair,  
2 Commissioners, I have nothing particular to  
3 point out, but we stand available for  
4 questions.

5 CHAIRPERSON MITTEN: Thank you.

6 Any questions for the Office of  
7 Planning? Anyone have any questions,  
8 otherwise I'm going to move on?

9 All right. Under Hearing Action.

10 The first case is Case No. 06-34  
11 and this is a case that we had taken up at a  
12 previous meeting. This is a PUD at 1705  
13 through 1729 East Capitol Street, S.E.

14 Ms. Brown-Roberts.

15 MS. BROWN-ROBERTS: Good evening,  
16 Madam Chairman and Members of the Commission.

17 I am Maxine Brown-Roberts with the  
18 Office of Planning.

19 On behalf of the Application by  
20 Comstock, East Capital LLC, Request  
21 Consolidated PUD for a four-story apartment  
22 building with approximately 136 units. And a

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1 related map amendment to rezone the property  
2 from the R4 District to the R5B District.

3 As you said, that this application  
4 was presented to the Commission at the October  
5 Public Meeting and both the Office of Planning  
6 and the Commission had additional questions  
7 and the Applicant has gone and revised some of  
8 their plans and have given us additional  
9 information on the plans as well as in  
10 writing.

11 The application is requesting  
12 flexibility in relation to the air requirement  
13 that lot occupancy, rear yard loading facility  
14 and roof structure.

15 Regarding the loading dock, access  
16 from the rear alley into the loading dock is  
17 what they're proposing to have. However, the  
18 alley is a 20 foot wide alley and it cannot  
19 accommodate the larger trucks that the zoning  
20 regulation specifies. In particular, the 55  
21 foot trucks.

22 So, the Applicant has proposed a

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1 smaller loading dock of 45 feet and that will  
2 be able to accommodate a standard 30 foot  
3 truck and also a 34 foot garbage trucks.

4 There was also some concerns about  
5 those trucks accessing the loading dock  
6 because of a turning radius. And the  
7 Applicant has submitted some plans which shows  
8 that that will work. Of course, we submit  
9 that to the Department of Transportation for  
10 them to review and give us some feedback on  
11 that.

12 There were also some revisions to  
13 the roof structures plans. And in the  
14 original application, the roof structure plan  
15 had penthouses and also some private terraces.

16 We had some concern about the  
17 penthouses because we thought they were too  
18 large. And those give access to the units on  
19 the fourth floor.

20 They have reduced the sizes of  
21 those penthouses and so we are fairly  
22 satisfied with them.

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1           There were also -- they were also  
2 showing their air conditioning -- some of  
3 their air conditioning units on the side of  
4 the building on the ground. We had some  
5 concerns about that and so they have moved all  
6 the air conditioning units onto the roof.  
7 There are some that are directly on the roof  
8 and there are also some that are located on  
9 top of the penthouses. They're sort of  
10 recessed into the penthouse enclosure and they  
11 do not exceed the 18.5 feet for the enclosure.

12           The rear facade has also been  
13 improved. In the original application they  
14 had the rear facade as being cement siding.  
15 We had some discussion with them and now they  
16 have -- the treatment on the roof facade will  
17 also be similar to the front and the sides  
18 with the use of bricks.

19           There are two portions or some  
20 areas within the courtyard that are not  
21 directly visible from the alley. And those  
22 will continue to be cement siding, but they

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1 will look and have the same color as the  
2 brick.

3 The cellar level windows were also  
4 a concern and those are going to be -- they  
5 have demonstrated those on the plans and those  
6 are approximately five feet in height and,  
7 therefore, they will create any safety issues.

8 The window wells which are greater  
9 than 30 inches will now have guard rails  
10 around them.

11 The rear alley, the Applicant has  
12 responded to a request to make this a one-way  
13 street. And the traffic will enter the alley  
14 off of 18th Street which has travel lanes in  
15 both directions and will exit on 17th Street,  
16 which is a one-way going south. Again,  
17 further analysis will be done by DOT of this  
18 one-way alley.

19 The landscaping has -- the  
20 Applicant has also made some improvements to  
21 the landscaping plan and has submitted more  
22 details on those showing the location of the

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1 trees, the ground cover and landscaping within  
2 the courtyards which was something that the  
3 Commission had commented on.

4 The rear courtyards will be  
5 accessible from adjacent units and which is  
6 approximately five feet above the alley. They  
7 too are enclosed by guard rails. And the  
8 Applicant has proposed using some potted  
9 plans.

10 The OP had expressed some concerns  
11 about this mainly due to maintenance and the  
12 Applicant has said that they -- the  
13 maintenance will be maintained -- they will be  
14 maintained by the homeowners' association.  
15 However, we will continue to talk to them and  
16 they have been receptive in the context to  
17 talking about what can be done about those.

18 Regarding the public amenities,  
19 they are providing -- proposed to provide  
20 eleven of affordable units or eight percent of  
21 the total units. And these will be dedicated  
22 for households that had a medium income of

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1 between 60 and 80 percent. They have also  
2 submitted a draft of the standards under which  
3 the commitment will operate.

4 The Applicant has also indicated  
5 that they will commit \$10,000 to the Brig  
6 Owens Super Leaders Mentor and Youth Program  
7 at Eastern High School and we will continue to  
8 work with them to get more details on that  
9 program and exactly that money is going  
10 towards.

11 Additional amenities will include  
12 environmental benefits, the landscaping  
13 improvements, improvements to the alley,  
14 improvements to Eastern High School basketball  
15 courts and the participation in the first  
16 source agreement and a memorandum of  
17 understanding.

18 The Applicant continues to meet  
19 with and have discussions with the community,  
20 including the ANC and they have sort of  
21 informally informed us that they support the  
22 setting down of this application so that they

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1 can continue with the dialogue that they've  
2 been having with the Applicant.

3 Therefore, the Office of Planning  
4 recommends that the proposed PUD and related  
5 map amendment be set down. We would also like  
6 for the Applicant to submit to us a traffic  
7 and parking study. The details of the  
8 proposed green building element, exterior  
9 lighting on the building and details of any  
10 off site improvements, which are proposed  
11 within the community.

12 Thank you, Madam Chairman.

13 CHAIRPERSON MITTEN: Thank you,  
14 Ms. Brown-Roberts.

15 Questions or comments for the  
16 Office of Planning?

17 COMMISSIONER JEFFRIES: I have a  
18 question.

19 I was looking at the control  
20 period. It's for 10 years? Is that correct?  
21 Resale restrictions for the affordable  
22 housing?

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1 Is that in keeping with --

2 MS. BROWN-ROBERTS: If that --  
3 yes. It says 10 years.

4 COMMISSIONER JEFFRIES: Is that in  
5 k e e p i n g w i t h t h e I Z ?

6  
7 MS. STEINGASSER: No. It's not.  
8 Actually with the -- PUDs when the developers  
9 have been offering proffers, they've typically  
10 been offering 10 years as a proffer through  
11 the PUD process, separate from the IZ program.  
12 So, we would continue to work with the  
13 developer to nudge him in that direction.

14 COMMISSIONER JEFFRIES: So, they  
15 understand the Applicant's -- the developers  
16 when they meet with you they understand that  
17 that's a --

18  
19 MS. STEINGASSER: That's been the  
20 precedent of the Commission to accept 20 years  
21 for the PUDs.

22 COMMISSIONER JEFFRIES: Yes.

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1 Okay.

2 Twenty years, but they're at 10?

3 MS. STEINGASSER: They're at 10.

4 And we would -- through the negotiation as we  
5 head into the public hearing, we'll continue  
6 to work with them.

7 COMMISSIONER JEFFRIES: Okay.

8 MS. STEINGASSER: Help them.

9 COMMISSIONER JEFFRIES: Okay. And  
10 you might not have this information, but given  
11 the location, I'm just trying to figure out  
12 what the delta is between market rate and 80  
13 percent of area medium income.

14 MS. BROWN-ROBERTS: We haven't had  
15 much discussion about that.

16 COMMISSIONER JEFFRIES: Well, it's  
17 probably less for you and more for the  
18 Application near shot. It would be  
19 interesting, sort of to know what that  
20 difference is.

21 MS. BROWN-ROBERTS: Okay.

22 CHAIRPERSON MITTEN: Anyone else?

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1 Mr. Turnbull.

2 COMMISSIONER TURNBULL: Thank you,  
3 Madam Chair.

4 One, Ms. Brown-Roberts on, do you  
5 know how many of the area wells go over 30  
6 inches?

7 MS. BROWN-ROBERTS: No. I did not  
8 count. I did not a counter from any of them.  
9 I did not count how many of them. No.

10 COMMISSIONER TURNBULL: Okay. I  
11 was just curious. I mean, I think there's  
12 been a lot of improvement in the design of the  
13 plans as we last saw it. And I was just  
14 curious that their perspective on A-1, which  
15 really begins to show a nice character here.  
16 Sort of shows a landscaped hill that goes up  
17 and you can sort of see English basement on  
18 the units and you can see the stairs going up.  
19 But unlike the plan, which shows area wells,  
20 this sort of shows almost that you can see the  
21 whole ground -- the whole English garden  
22 level. And I'm just curious then where -- I'm

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1 just curious how these railings come in.

2 I mean, wouldn't you have railings  
3 all along here then? I'm just curious. The  
4 plan is a little -- the rendering which is  
5 very nice is a little change from what the  
6 plan would show. It's a minor point. I mean,  
7 it's still kind of just a general view. But  
8 it's -- I'm just curious on how many of these  
9 area wells are going to have railings and  
10 where they are? And how they would impact the  
11 layout of the landscaping and everything else.

12 MS. STEINGASSER: We'll ask for  
13 that specific information from the developer  
14 part of the hearing.

15 COMMISSIONER TURNBULL: Okay.  
16 Thank you.

17  
18 MS. STEINGASSER: So, that can be  
19 called out.

20 COMMISSIONER TURNBULL: I guess  
21 the only other thing. In looking at would  
22 have been nice on the roof plan is although

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1 they have the other air conditioning units  
2 dashed in like a dashed area on the main roof,  
3 they don't really show it like they do on the  
4 penthouses where they actually show the  
5 screened area and it's like three feet. It  
6 would be good to actually see what that's  
7 going to look like.

8 MS. BROWN-ROBERTS: Yes. That is  
9 something that we'll be asking for show the  
10 elevations.

11 COMMISSIONER TURNBULL: Yes. And  
12 the only other thing is that you don't really  
13 see it in the perspective, but in the  
14 elevations, the penthouses look rather large,  
15 even though they're within the height and it's  
16 -- I don't know what it is. They just look  
17 very dominant feature of what -- it appears to  
18 be a nice residential scale building and then  
19 these penthouses just -- I mean, one thought  
20 is very simply that they change color right  
21 away. Maybe it should be blended back with  
22 the other one. And either through some

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1 feature on the plan, either divide or somehow  
2 separate or lessen the impact of the overall  
3 height, either architecturally by putting a  
4 band or something up, one third down or  
5 something to change color or do something that  
6 would alleviate the full -- the impact of  
7 looking at those things.

8

9 MS. STEINGASSER: Okay.

10 COMMISSIONER TURNBULL: I think  
11 they need to just go back and revisit how they  
12 can sort of architecturally enhance or  
13 diminish the size.

14

15 MS. STEINGASSER: Okay.

16 COMMISSIONER TURNBULL: Thank you.

17 COMMISSIONER JEFFRIES: You know,  
18 I'd like to add to that. You know, I think  
19 that, you know, normally with these kinds of  
20 things you can make the argument that, you  
21 know, from a pedestrian level you don't really  
22 see it. But I think you might be able to see

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1 this.

2 So, yes. I think that that's very  
3 important if either we can bring it down or as  
4 he says articulate it in such a way to at  
5 least it gives the appearance that it's more  
6 incorporating into the overall building  
7 rather--

8 MS. BROWN-ROBERTS: Right.

9 COMMISSIONER JEFFRIES: -- than  
10 looking like an addition.

11 MS. BROWN-ROBERTS: Yes. Yes.  
12 Okay.

13 CHAIRPERSON MITTEN: Well, just  
14 since we're on the penthouses. One thing I  
15 wanted to add is that none of the drawings  
16 show the actual height of the penthouse. The  
17 test does, but the drawings don't. And the  
18 drawings also don't show the setbacks for the  
19 penthouses from the edges of the building.  
20 And I know that they're taller now on the  
21 setback. I think they -- if I remember  
22 correctly, they are only asking for relief to

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1 have multips roof structures not for setback  
2 relief.

3 MS. BROWN-ROBERTS: That's  
4 correct.

5 CHAIRPERSON MITTEN: Which, I  
6 mean, I can't tell for sure but it certainly  
7 looks on the roof plan like they don't have an  
8 adequate setback. And that's going to bear on  
9 the ends as much as anything because I think  
10 that's where they don't have it is on the east  
11 and west side of the building.

12 So, if we had perspectives, as if  
13 you were walking down East Capitol Street  
14 looking at the ends so we could get a sense of  
15 how that would read to a pedestrian or someone  
16 in a car. I just have some other things that  
17 I think need to be detailed on the plans.

18 None of the plans show the  
19 materials on the plans. So, we have text that  
20 talks about what the materials will be, that  
21 needs to be on the plan along with material  
22 samples and they need to provide the material

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1 samples at the hearing.

2 None of the drawings show the  
3 height of the cellar above the adjacent grade  
4 at the front or the rear. And it actually  
5 looks like it's more exposed at the rear and  
6 I noted that they're not counting any of what  
7 they're calling a cellar in FAR. But it  
8 certainly looks like at the back that it's  
9 more than four feet out of the ground. So,  
10 that may need to be checked out.

11 And then on the parking plan, they  
12 need to show the dimensions of the spaces and  
13 the aisles and compact spaces are supposed to  
14 be in groups of five and they're not. So,  
15 there's just some detail things.

16 I agree with Commissioner Turnbull  
17 that, you know, we have made some progress  
18 since the first time we saw these drawings and  
19 want to keep going in the positive direction.

20 Anybody else?

21 All right. Then I would with  
22 those suggestions, move approval of Case No.

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1 06-34 for a setdown and ask for a second.

2 Any further discussion?

3 All those in favor please say aye.

4 (AYES)

5 CHAIRPERSON MITTEN: Those  
6 opposed, please say no.

7 Mrs. Schellin.

8 MRS. SCHELLIN: The staff would  
9 record the vote five to zero to zero to set  
10 down Zoning Commission Case No. 06-34.

11 Commissioner Mitten moving,  
12 Commissioner Turnbull seconding, Commissioners  
13 Hood and Jeffries in favor. Commissioner  
14 Parsons in favor by absentee ballot. And just  
15 to confirm, this will be a contest case.

16 CHAIRPERSON MITTEN: Yes. Thank  
17 you.

18 Next is Case No. 06-35 and this is  
19 a PUD at 1227-1231 25th Street, N.W.

20 MR. PARKER: Good evening, Madam  
21 Chair and Members of the Commission. I'm  
22 Travis Parker with the Office of Planning.

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1                   This PUD is on 25th Street between  
2 N & M in the west end.

3                   The existing site is zoned CR and  
4 contains three office buildings from six to  
5 seven stories tall.

6                   The proposal would add stories on  
7 the top on each of these buildings to a total  
8 of about 110 feet on each. The northern two  
9 buildings would be attached at all levels in  
10 the rear to create one U-shaped building and  
11 convert it entirely to residential use.

12                   The southern building would remain  
13 office use.

14                   The project would have 334  
15 underground spaces and loading would be from  
16 the private alley in the rear. Both the FAR  
17 of 6.1 and the height of 110 feet are allowed  
18 under the PUD guidelines in a CR District.  
19 The Applicant would be seeking additional  
20 minor flexibility for recreation space,  
21 courts, roof structures, parking spaces and  
22 aisles and loading.

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1           The project will be 7,767 square  
2 feet of affordable housing to meet the  
3 requirement of 15 percent of the additional  
4 new floors for IZ. The conversion of the  
5 existing floor does not trigger an IZ  
6 requirement.

7           In terms of amenities, the  
8 Applicant has not yet submitted a final  
9 amenity package but has had several meetings  
10 with OP and with members of the surrounding  
11 community including ANC Commissioners. And at  
12 this time has offered a list of amenities to  
13 include a contribution to Francis Junior High  
14 School, a contribution to the west-end  
15 library, contribution to the west-end big,  
16 streetscape improvements along 25th Street,  
17 including landscaping, lighting, screening.  
18 Conversion of the existing buildings to  
19 residential and green building practices,  
20 possibly including green roof elements.

21           The OP finds that the application  
22 is in conformance with the Comprehensive Plan

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1 and does further the goals of the  
2 Comprehensive Plan including the provision of  
3 new housing.

4 And at this time we would  
5 recommend a setdown of the case and I'd be  
6 happy to answer any questions.

7 CHAIRPERSON MITTEN: Thank you,  
8 Mr. Parker.

9 Any comments, questions?

10 Mr. Jeffries.

11 COMMISSIONER JEFFRIES: The only--  
12 first of all, I mean, I think the architecture  
13 is quite nice. And I think it's really  
14 befitting in terms that it definitely has  
15 frontage. I just wanted to make certain that,  
16 again, we don't have these identity problems  
17 in that, you know, residential looks  
18 residential and office looks office.

19 My big question is really just on  
20 the materials on the residential and, you  
21 know, sometimes you're using those rays. They  
22 can look a little cool and not, you know, so

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1 I'm very interested for this Applicant to see  
2 the types of materials and get a sense of what  
3 that all looks like if we can get to setdown--  
4 to, I'm sorry, to a hearing.

5 MR. PARKER: We'll have that.

6 COMMISSIONER JEFFRIES: Okay.

7 CHAIRPERSON MITTEN: Anyone else?

8 Mr. Turnbull.

9 COMMISSIONER TURNBULL: Thank you,  
10 Madam Chair.

11 Mr. Parker, do you know if they're  
12 going for a lead certification or even to what  
13 extent they'll follow the lead guidelines?

14 MR. PARKER: I don't believe that  
15 they are attempting the lead certification.  
16 But we can certainly come to some  
17 understanding of what number of lead points  
18 they'd be shooting for.

19 COMMISSIONER TURNBULL: Okay.

20 MR. PARKER: Prior to the public  
21 hearing.

22 COMMISSIONER TURNBULL: Good.

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1 Thank you.

2 I guess the other things is the  
3 architectural embellishment of our trellis on  
4 the roof? I know you had mentioned there were  
5 some comments about that. So, have you talked  
6 to the Applicant about that to some extent?

7 MR. PARKER: We talked to every  
8 Applicant about that. Yes. That has been --  
9 we have discussed that as a matter of the  
10 height and the appearance of height on the  
11 building. And we'll address that.

12 COMMISSIONER TURNBULL: It's quite  
13 large.

14 I guess the other things is that  
15 there is no -- there doesn't appear to be any  
16 green roof on the office building. It's  
17 mainly on the residential building.

18 MR. PARKER: That's a good  
19 question.

20 I believe you are correct and we  
21 can address that and see if there is space for  
22 a green roof on the office building. It's

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1 obviously a much smaller structure.

2 COMMISSIONER TURNBULL: Right.

3 MR. PARKER: So --

4 COMMISSIONER TURNBULL: Right.

5 Right.

6 MR. PARKER: -- it may not be  
7 possible. But we can look into that.

8 COMMISSIONER TURNBULL: Okay.

9 Thank you.

10 CHAIRPERSON MITTEN: Anyone else?

11 COMMISSIONER JEFFRIES: I'm sorry,  
12 was there discussion, I might have missed it,  
13 about where the placement of the affordable  
14 housing units would be?

15 Or has there been any discussion  
16 about that yet?

17 MR. PARKER: No. I mean, it's  
18 assumed that it will be distributed evenly.  
19 But no discussion about exactly what floors.  
20 I assume it will be distributed throughout the  
21 building with the possible exception of the  
22 top floors.

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1                   COMMISSIONER JEFFRIES:        Okay.  
2        Because some of these taller buildings, I  
3        mean, the developers have been capping it at  
4        four or five or whatever. And I just wanted  
5        to know if there had been any discussions?

6                   MR. PARKER:            We'll get a  
7        commitment from them prior to the hearing on  
8        that absolutely.

9  
10                   MS. STEINGASSER:    And to be fair  
11        to developers. OP has tried to recognize that  
12        a lot of the higher market rate units are on  
13        the top floors and that it does serve to kind  
14        of cross subsidize the affordable units. So,  
15        we've not pushed for those affordable units to  
16        be placed in the higher half or third of the  
17        building. As long as they evenly distributed  
18        within the bulk of the building.

19                   COMMISSIONER JEFFRIES:    Well, I  
20        just don't want them all to be in the back.

21                   MS. STEINGASSER:    No. No.

22                   COMMISSIONER JEFFRIES:    Or evenly

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1 distributed in the back.

2 MS. STEINGASSER: Clearly, they  
3 can't be all on one floor.

4 COMMISSIONER JEFFRIES: I clearly  
5 understand that they're not going to be the  
6 top floor and so forth.

7

8 MS. STEINGASSER: But we have --

9 COMMISSIONER JEFFRIES: Yes. Yes.

10 CHAIRPERSON MITTEN: Oh, Mr. Hood.

11 VICE CHAIRMAN HOOD: Madam Chair,  
12 I notice in one of the submissions that the  
13 Commission on Fine Arts submitted a letter  
14 stating that they want all zoning issues to be  
15 resolved before final review in front of them.

16 Is that the normal procedure? I  
17 know we had a discussion sometime ago, but is  
18 that normal?

19 MR. PARKER: Is that a question  
20 for me?

21 VICE CHAIRMAN HOOD: The  
22 Commission on Fine Arts is saying they're

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1 waiting for all zoning issues to be resolves.

2 Is that normal? Does that  
3 normally happen? I know we've had that issue  
4 before and I'm just curious.

5  
6 MS. STEINGASSER: Typically the  
7 Commission on Fine Arts does get a project  
8 that's been approved or is ready to be built.  
9 So, they may be just stating that -- knowing  
10 that this hasn't even had its public hearing  
11 yet, that they just are holding off until that  
12 time.

13 VICE CHAIRMAN HOOD: Before they  
14 make their final --

15  
16 MS. STEINGASSER: Right.

17 VICE CHAIRMAN HOOD: Okay.

18 CHAIRPERSON MITTEN: Yes. I would  
19 just note that they gave concept approval, but  
20 final, I think they view themselves as, okay,  
21 we kind of set you on your way with concept  
22 approval. But don't come back until you've

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1 got it nailed down for their final approval.

2 I just want to emphasize a point  
3 that I do have the notes accompanying  
4 Commissioner Parsons' absentee vote. He view,  
5 as it stands now and I understand you're still  
6 working on this. That the amenities and  
7 public benefits are inadequate. And it hasn't  
8 been fully flushed out.

9 I would just add to that comment,  
10 which I agree with in the abstract as it being  
11 presented in the abstract. And I know that  
12 the Office of Planning knows this. But I just  
13 want to emphasize the fact that we discourage  
14 open-ended contributions and that we prefer  
15 that they be tied to actual delivery of an  
16 amenity, concurrently with the issuance of the  
17 CFO. So, just want to help with that point.

18 And then also Mr. parsons is  
19 troubled not that anyone will be surprised by  
20 this, by the roof trellis. So, just want to  
21 make sure that it's understood that he has an  
22 issue with that.

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1                   So, I think if there are no other  
2                   comments or questions, then I would move that  
3                   we setdown Case No. 06-35 for public hearing.

4                   COMMISSIONER JEFFRIES:    Second.

5                   CHAIRPERSON MITTEN:    Thank you,  
6                   Mr. Jeffries.

7                   Any further discussion?

8                   All those in favor, please say  
9                   aye.

10                  (AYES)

11                  CHAIRPERSON    MITTEN:            Those  
12                  opposed, please say no.

13                  Mrs. Schellin.    The staff would  
14                  record the vote five to zero to zero to  
15                  setdown Zoning Commission Case No. 06-35.  
16                  Commissioner Mitten moving, Commissioner  
17                  Jeffries seconding, Commissioners Hood and  
18                  Turnbull in favor. Commissioner Parsons in  
19                  favor by absentee ballot and this too is a  
20                  setdown as a contest case.

21                  Thank you.

22                  Last Case under Hearing Action is

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1 Case No. 06-44 and this is a text amendment  
2 not unlike one that we've had recently to  
3 allow the temporary relocation of a parking  
4 lot to serve the WMATA bus garage in proximity  
5 to the ballpark site. And we have a request  
6 for an emergency and also for setdown of  
7 permanent text change.

8 Whose is that? Ms. Steingasser.

9 MS. STEINGASSER: It's Mr.  
10 Lawson's case. He's not here with us this  
11 evening.

12 The Office of Planning does  
13 support the setdown of this case both for  
14 permanent and for an emergency text amendment.  
15 It is as you explained an effort to clear the  
16 site to allow for the construction of the  
17 second WAMATA entrance at the Metro station in  
18 order to open by the April 2008 opening  
19 coinciding with the baseball stadium.

20 We are, however, recommending on a  
21 three-year period in the OP report. We've  
22 called it out at sub-letter B, that for this

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1 particular site that it be for three years as  
2 opposed to  
3 five years.

4 CHAIRPERSON MITTEN: And have you  
5 reviewed the language that you propose in your  
6 November 6th memo to the Commission with the  
7 Applicant? Are they --

8 MS. STEINGASSER: Yes. We have.

9 CHAIRPERSON MITTEN: And are they  
10 satisfied that --

11 MS. STEINGASSER: Yes. They are.

12 CHAIRPERSON MITTEN: Okay. In  
13 your analysis on page 2 of your report you say  
14 such things as any approval should insure that  
15 adequate -- or appropriate fencing and  
16 adequate landscaping and lighting design to  
17 insure minimal light spill onto S. Capitol  
18 Street and business and residences to the  
19 west. Vehicular to the site would not be  
20 permitted from S. Capitol Street. I didn't --  
21 I did not review the -- what are otherwise the  
22 requirements for a parking lot.

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1           Are any of these things in  
2 addition to what is otherwise required? Were  
3 you intending that any of them would be in  
4 addition?

5           MS. STEINGASSER: The vehicular  
6 access prohibition onto S. Capitol, would be  
7 beyond what a standard parking lot design  
8 would be. But I think it's in keeping with  
9 the overall CG, Capital Gateway Overlay.

10           Other than that, the parking  
11 provisions in the zoning regulations require  
12 the same fencing, landscaping and light  
13 control.

14           CHAIRPERSON MITTEN: Just remind  
15 me.

16           Is there a prohibition for  
17 driveways from S. Capitol Street?

18           MS. STEINGASSER: Yes.

19           CHAIRPERSON MITTEN: There is?

20           MS. STEINGASSER: Yes.

21           CHAIRPERSON MITTEN: Okay. So,  
22 there's nothing in addition that you need the

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1 Commission to do to effectuate your  
2 recommendation here. Is that right?

3 MS. STEINGASSER: No. That's  
4 correct.

5 CHAIRPERSON MITTEN: Oh, okay. I  
6 just didn't know how you were intending us to  
7 accomplish that through the -- if it wasn't  
8 provided for elsewhere. And I just didn't get  
9 a chance to go back and review the other  
10 sections.

11 Okay. any other questions?

12 Okay. So, first, there's two  
13 matters to take -- well, there's actually  
14 three.

15 The first is to adopt this  
16 language on an emergency basis. The language  
17 proposed for 601.7 in the Office of Planning's  
18 November 6th memo to the Commission. And I  
19 would move approval of the emergency and ask  
20 for a second.

21 COMMISSIONER JEFFRIES: Second.

22 CHAIRPERSON MITTEN: Thank you,

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1 Mr. Jeffries.

2 Any discussion on the emergency?

3 VICE CHAIRMAN HOOD: We're moving  
4 the emergency or are we moving the emergency  
5 with the language as described? As being  
6 offered by the Office of Planning?

7 CHAIRPERSON MITTEN: The latter.

8 VICE CHAIRMAN HOOD: You said we  
9 have three issues to deal with.

10 CHAIRPERSON MITTEN: Yes. Do you  
11 want me to --

12 VICE CHAIRMAN HOOD: I was  
13 thinking the emergency. I was thinking the  
14 language, the emergency and then setdown.

15 CHAIRPERSON MITTEN: These are the  
16 three issues as see them.

17 The emergency which incorporates  
18 the language in the Office of Planning memo is  
19 one.

20 Two is setting down the language  
21 for a public hearing and permanent adoption.

22 And three is authorizing the

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1 issuance of a notice of proposed rulemaking,  
2 so that it can be immediately advertised.

3 VICE CHAIRMAN HOOD: And the  
4 emergency would last for 120 days?

5 CHAIRPERSON MITTEN: Yes.

6 VICE CHAIRMAN HOOD: So, we would  
7 have to have a hearing hopefully so we won't  
8 have to renew the emergency?

9 CHAIRPERSON MITTEN: Right.

10 VICE CHAIRMAN HOOD: Okay.

11 CHAIRPERSON MITTEN: And that's  
12 the purpose of the third item.

13 VICE CHAIRMAN HOOD: We're in the  
14 same area.

15 CHAIRPERSON MITTEN: Okay. Great.

16 Any other discussion on the  
17 emergency?

18 All those in favor please say aye.

19 (AYES)

20 CHAIRPERSON MITTEN: Those opposed  
21 please say no.

22 Mrs. Schellin.

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1                   MRS. SCHELLIN: Yes. Staff would  
2 record the vote four to zero to one to approve  
3 the emergency action in Case No. 06-44.  
4 Commissioner Mitten moving, Commissioner  
5 Jeffries seconding, Commissioners Hood and  
6 Turnbull in favor. Commissioner Parsons not  
7 present, not voting.

8                   CHAIRPERSON MITTEN: Thank you.

9                   Now, to setdown the same text in  
10 601.7 proposed by the Office of Planning for  
11 public hearing.

12                   COMMISSIONER JEFFRIES: Second.

13                   CHAIRPERSON       MITTEN:            Any  
14 discussion?

15                   All those in favor please say aye.

16                   (AYES)

17                   CHAIRPERSON MITTEN: Those opposed  
18 please say no.

19                   Mrs. Schellin.

20                   MRS. SCHELLIN: Staff would record  
21 the vote four to zero to one to setdown Zoning  
22 Commission Case No. 06-44. Commissioner

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1 Mitten moving, Commissioner Jeffries  
2 seconding, Commissioners Hood and Turnbull in  
3 favor. Commissioner Parsons not present, not  
4 voting. And this is being setdown as a  
5 rulemaking.

6 CHAIRPERSON MITTEN: Yes. And  
7 then finally to authorize the issuance of a  
8 notice of proposed rulemaking without a pre-  
9 hearing statement beyond what we already have  
10 so that it can be immediately advertised.

11 I so move.

12 COMMISSIONER JEFFRIES: Second.

13 CHAIRPERSON MITTEN: Thank you.

14 Any discussion?

15 All those in favor, please say  
16 aye.

17 (AYES)

18 All those opposed please say no.

19 Mrs. Schellin.

20 MRS. SCHELLIN: Staff would record  
21 the vote, four to zero to one to authorize the  
22 issuance of a proposed rulemaking for

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1 immediate publication. Commissioner Mitten  
2 moving, Commissioner Jeffries seconding,  
3 Commissioners Hood and turnbull in favor.  
4 Commissioner Parsons not present, not voting.

5 CHAIRPERSON MITTEN: Thank you  
6 very much.

7 Okay. That's it for hearing  
8 action.

9 Next we have proposed action and  
10 the first case is Zoning Commission Case No.  
11 06-04. And I know my colleagues will remember  
12 us discussing this a time or two before under  
13 proposed action.

14 And the Applicant has very kindly  
15 given us several choices of treatments of the  
16 facade since that was the remaining issue that  
17 was hanging us up.

18 So, we have three different  
19 schemes and they're labeled Scheme A, B and C.  
20 And I'll just open it up for comments on which  
21 of the options the Commission favors.

22 So, anyone who would like to start

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1 that up, I'd appreciate it.

2 COMMISSIONER JEFFRIES: I'll  
3 start.

4 CHAIRPERSON MITTEN: Mr. Jeffries.

5 COMMISSIONER JEFFRIES: You know,  
6 it's very interesting looking over all the  
7 options. It became very clear what, you know,  
8 you liked and didn't like. And I think my  
9 issue was probably the Mansart roof. That was  
10 probably the problem I was having but I  
11 couldn't articulate it.

12 I prefer the option C or Scheme C.  
13 I think it's clearly a much more contemporary  
14 looking design. I think it's really cohesive.  
15 I like the more sleeker base. I think it's  
16 not trying emulate what's around it but just  
17 be something different, which I think it needs  
18 to do as a building.

19 So, I think that it's moved alone.  
20 And also it seems, I think they said that the  
21 cylinder has slimmed up a little bit as well.  
22 So, I prefer Scheme C.

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1 CHAIRPERSON MITTEN: Thank you.

2 Anyone else?

3 Mr. Turnbull.

4 COMMISSIONER TURNBULL: Thank you,  
5 Madam Chair.

6 I would agree with Mr. Jeffries.  
7 I think of the three, it was sort of down to  
8 Scheme B and C. I think the thing that's  
9 troubling on Scheme B is the Mansart, the sort  
10 of iron-clad look that you see on the top  
11 elevation there. And it looks a little  
12 oppressive.

13 I guess I would go with -- I think  
14 I like Scheme C. There's the openness.  
15 There's the -- the balconies kind of add a  
16 feature that the others didn't have.

17 I guess the only thing, I guess,  
18 still sort of the crown in the middle, I  
19 guess. I mean, I like the change in the  
20 materials, but there's something about the  
21 Statute of Liberty crown on the top that is  
22 just a little -- I mean it's down played, but

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1 it's --

2 COMMISSIONER JEFFRIES: Could it  
3 sort of maybe because it's

4 COMMISSIONER TURNBULL: It's  
5 floating.

6 COMMISSIONER JEFFRIES: -- it  
7 swales out a little bit more.

8 COMMISSIONER TURNBULL: Yes.

9 COMMISSIONER JEFFRIES: Sort of  
10 pull it in just a little bit and not bring so  
11 much attention to it. But, you know, I wasn't  
12 going to comment. I just let it go.

13 COMMISSIONER TURNBULL: No. But  
14 other than that, I think the Scheme C has got  
15 a nice rhythm to it. I think it in a more  
16 contemporary context, it picks up some of the  
17 features of the residential architecture, but  
18 in a slightly different nuance. And I think  
19 it's got some features that the other don't  
20 have which is kind of nice. And I would go  
21 along with C.

22 CHAIRPERSON MITTEN: Okay.

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1 Mr. Hood.

2 VICE CHAIRMAN HOOD: Anybody wants  
3 my two cents worth.

4 I really want to say. I think the  
5 Applicant is really heard what the Commission  
6 has said on, I think, one or two different  
7 occasions. And they have risen to the  
8 occasion.

9 I could actually go with B or C,  
10 but from my colleagues who are more in tune  
11 with architecture than I am, I would go along  
12 with C also.

13 CHAIRPERSON MITTEN: Thank you.

14 I prefer C. And Mr. Parsons could  
15 live with C. So, I think we might be ready to  
16 vote on this one.

17 It was very helpful. I mean, I  
18 know we've struggled to say exactly what we  
19 were troubled by. And so I found it very  
20 helpful to have choices and I appreciate the  
21 extra effort that went into that. And I think  
22 -- I hope the Applicant is happy with the

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1 result as well.

2 So, I would move approval of Case  
3 No. 06-04 with Scheme C.

4 VICE CHAIRMAN HOOD: Second.

5 CHAIRPERSON MITTEN: Thank you.

6 Any further discussion?

7 All those in favor, please say  
8 aye.

9 (AYES)

10 CHAIRPERSON MITTEN: Those opposed  
11 please say no.

12 Mrs. Schellin.

13 MRS. SCHELLIN: The staff would  
14 record the vote five to zero to zero to  
15 approve Zoning Commission Case No. 06-04 for  
16 proposed action. Commissioner Mitten moving,  
17 Commissioner Hood seconding, Commissioners  
18 Jeffries and Turnbull in favor. Commissioner  
19 Parsons in favor by absentee ballot and this  
20 is approving Scheme C.

21 CHAIRPERSON MITTEN: Thank you.

22 As you all know, I wasn't present

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1 at the hearing for the next case which is 06-  
2 17, so I'll just sit quietly. And if it's  
3 necessary, I will read the record, but we'll  
4 see what my colleagues do and Mr. Hood is  
5 going to take over the presiding at this  
6 point.

7 VICE CHAIRMAN HOOD: Okay. We're  
8 going to move right along with Zoning  
9 Commission Case No. 06-17, George Washington  
10 University & D.C. Public Schools Consolidated  
11 PUD & related Map Amendment.

12 Ms. Schellin.

13 MRS. SCHELLIN: The staff has  
14 nothing further to add.

15 VICE CHAIRMAN HOOD: Okay.

16 Colleagues, we've had a few  
17 issues. One was -- let me just go as we've  
18 reviewed some of the issues. I want to make  
19 sure my colleagues who had those issues are  
20 satisfied before we move forward.

21 Mr. Turnbull, I believe, you  
22 raised the issue with neighbors and about the

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1 traffic. I'm not sure exactly what it was,  
2 but if you don't remember, I guess you're  
3 satisfied.

4 COMMISSIONER TURNBULL: Yes. I  
5 think I'm satisfied.

6 VICE CHAIRMAN HOOD: Okay. You  
7 also raised the issue about sustainability and  
8 design. Mr. Turnbull.

9 COMMISSIONER TURNBULL: I think  
10 I'm satisfied with that.

11 VICE CHAIRMAN HOOD: Okay.

12 COMMISSIONER TURNBULL: I can't  
13 remember what my argument was back then.

14 VICE CHAIRMAN HOOD: Okay. Well,  
15 I'm just running over it to make sure. Okay.

16 Mr. Parsons had a lack of  
17 specificity in landscaping materials. He's  
18 mentioned it in his proxy. The landscaping  
19 plan is adequate.

20 Elevations? Residential Hall  
21 looks monolithic. That was Commissioner  
22 Jeffries. That's fine?

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1                   COMMISSIONER JEFFRIES:       If I  
2     remember, I thought on getting back to your  
3     question on sustainability, I thought they  
4     were still going to pursue whatever  
5     sustainable features that they could on this  
6     project.

7                   VICE CHAIRMAN HOOD:     Okay. I  
8     didn't see where that was addressed. I didn't  
9     see where it was addressed. We'll get in time  
10    between now and final.

11                  COMMISSIONER JEFFRIES:    In final.  
12    Okay.

13                  VICE CHAIRMAN HOOD:    Between final  
14    to address that.

15                  Level of service at intersections.

16                  MRS. SCHELLIN:     Excuse me, Vice  
17    Chairman Hood. I'm getting a nod from the  
18    Applicant's attorney saying that they did  
19    address that in their submittal of November  
20    1st, I believe it is.

21                  VICE CHAIRMAN HOOD:    November 1st.

22                  MRS. SCHELLIN:     The sustainability

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1 for Mr. Turnbull.

2 VICE CHAIRMAN HOOD: Okay. I  
3 didn't see that myself.

4 Anyway, level of service, Mr.  
5 Turnbull if you can look at that.

6 Level of service. Obviously, when  
7 you don't remember stuff then obviously it's  
8 satisfied, but that was my issue with the  
9 traffic counts.

10 DDOT submitted a letter dated  
11 November the 2nd. I think this is it. And  
12 the only thing that I didn't see that the  
13 Applicant addressed was the -- I guess the  
14 shared ride and Zip Cars or whatever it's  
15 called. And I would like for them to do that  
16 between now -- if that's doable. I know DDOT  
17 did mention that there was some -- let me see  
18 if I can find it right quick.

19 Three parking spaces for the  
20 sharing parking spaces in G.W. Resident Hall  
21 underground, whereas, DDOT understands that  
22 there may be some security implications with

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1 placing the car-sharing spaces in an  
2 underground garage and, therefore, anticipates  
3 the Applicant may accommodate the spaces on a  
4 private property in vicinity of the parking  
5 garage.

6 I don't know if I fully understand  
7 that, but I don't know why we're moving a  
8 private property. But, anyway, I would ask  
9 that between now and filing the Applicant look  
10 at that because I didn't see that addressed in  
11 your submittal. Everything else, the bicycle  
12 racks and all that was addressed, but I didn't  
13 see that particular issue addressed, unless  
14 somebody else noticed it and I just missed it.

15 And the other thing is, they also  
16 requested. I'm not sure if this has already  
17 been done. DDOT requested the Applicant to  
18 work with DDOT traffic services engineers and  
19 DDOT's own safety staff to insure the  
20 compliance in the curb cut.

21 I think that was -- I don't know  
22 if they worked with DDOT on that, but I know

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1 that they did address the curb cut in their  
2 submittal dated November the 1st.

3 Okay. Now, I think there was some  
4 issues from the ANC. I know I mentioned those  
5 issues at the hearing. That was resolved from  
6 my standpoint. I don't know if my colleagues  
7 want to bring those back up again?

8 There was a spot zoning issue.  
9 Spot zoning can only occur when the rezoning  
10 proposed is inconsistent with the  
11 Comprehensive Plan.

12 We've been through that over and  
13 over and over again. And I'm sure the Chair  
14 will concur, even though she's not  
15 participating. So, I think in one of the  
16 statements we did for 016, 017, whatever the  
17 case is, the Campus Plan, that was mentioned.

18 Also, EIS. We've been through that  
19 over and over and over again. And  
20 environmental impact is not required for  
21 zoning applications. There is no need to  
22 depart from the ruling on that case.

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1           So, colleagues, anything else you  
2 want to add?

3           All right. Well --

4           COMMISSIONER TURNBULL: I just  
5 want to say that Ms. Schellin was correct. I  
6 hadn't noticed that the Exhibit C does address  
7 all of the concerns about sustainable design  
8 features.

9           VICE CHAIRMAN HOOD: Okay.  
10 Nothing else, proposed action in front of us.  
11 Zoning Commission Case No. 06-17, I will move  
12 approval and ask for a second.

13           COMMISSIONER TURNBULL: Second.

14           VICE CHAIRMAN HOOD: Any further  
15 discussion? Any further discussion?

16           All those in favor?

17           (AYES)

18           VICE CHAIRMAN HOOD: Any  
19 opposition. So ordered.

20           Staff, would you record the vote  
21 with a proxy?

22           MRS. SCHELLIN: Yes. Staff would

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1 record the vote four to zero to one to approve  
2 Zoning Commission Case No. 06-17 for proposed  
3 action. Commissioner Hood moving,  
4 Commissioner Turnbull seconding, Commissioner  
5 Jeffries in favor. Commissioner Parsons in  
6 favor by absentee ballot. Commissioner Mitten  
7 not voting having not participated.

8 VICE CHAIRMAN HOOD: And let me  
9 just say before I turn it back over to the  
10 Chair.

11 I have been in a lot of cases with  
12 George Washington University. I think, while  
13 the neighborhood may not agree with us on this  
14 one or agree with me particularly in my  
15 stance, I will tell you, this is one of the  
16 best cases I've seen where the citizens of  
17 this city, the students of the city will also  
18 be able to benefit and that's where I stand.

19 Any other comments?

20 Thank you. We'll now turn it over  
21 to the Chair.

22 CHAIRPERSON MITTEN: Thank you.

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1           The last item that we have I would  
2 just take note of a piece of correspondence  
3 that we received from the D.C. Sports and  
4 Entertainment Commission related to Case No.  
5 06-22.

6           Any further business for the  
7 Commission this evening?

8           All right. Then we're adjourned.

9           Thank you very much.

10           (Whereupon, the above matter was  
11 concluded at 7:26 p.m.)

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