

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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SPECIAL PUBLIC MEETING
1187TH MEETING SESSION (15TH OF 2005)

+ + + + +

MONDAY

AUGUST 1, 2005

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The Special 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 6:00 p.m., Carol J. Mitten, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice-Chairperson
KEVIN HILDEBRAND	Commissioner (AOC)
GREGORY JEFFRIES	Commissioner
JOHN PARSONS	Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN	Acting Secretary
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OFFICE OF PLANNING STAFF PRESENT:

ELLEN MCCARTHY
STEVEN COCHRAN
ART RODGERS
JENNIFER STEINGASSER

D.C. OFFICE OF THE ATTORNEY GENERAL:

ALAN BERGSTEIN, ESQ.

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OFFICE OF THE DEPUTY MAYOR:

STEPHEN GREEN

This transcript constitutes the minutes from the special public meeting held on August 1, 2005.

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P R O C E E D I N G S

6:00 p.m.

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen. We're going to have our special public meeting as quickly as we can before we start the rest of our hearing about inclusionary zoning, and the agenda for our special public meeting today, by the way, is Monday, August 1st, 2005.

This is a special public meeting of the Zoning Commission of the District of Columbia. My name's Carol Mitten and joining me this evening are Vice Chairman Anthony Hood and Commissioners Kevin Hildebrand, John Parsons and Greg Jeffries.

The agenda for the special public meeting is in the wall bin near the door. There are just a couple of matters, and Mrs. Schellin, if you don't have any preliminary matters, which there's no indication that we do, we'll move to the first item for proposed action, which is Case No. 04-24.

I did not participate in this case, and I have not completed my review of the record. So I won't be participating, at least on the proposed action, and Mr. Hood will chair the decision.

MR. HOOD: Okay. Thank you, Madam Chairman. Colleagues, we have in front of us a proposed action

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1 for Zoning Commission Case 04-24, and I will turn to
2 Ms. Schellin.

3 MS. STEINGASSER: The staff has no
4 preliminary matters.

5 MR. HOOD: Okay. Thank you, Ms. Schellin.
6 We have in front of us a proposed order. I just had
7 two or three comments. The first one is, this is a
8 first stage PUD.

9 As we go into the second stage, I'm looking
10 for the final detail plan. What was in the first
11 stage was not sufficient, but there is time for us to
12 have another bite at the apple, and that's in the
13 second stage PUD, which I'll be looking for that final
14 detailed plan.

15 I was not satisfied with what was submitted
16 by the Applicant dealing with the first stage. But
17 like I said, we have another bite at the apple. The
18 next is the allocation of parking spaces among the
19 uses, which designates spaces for retail versus spaces
20 for residential.

21 Then also at the hearing, colleagues if you
22 remember, there was a mention of the overflow plan,
23 how the residential and retail garage would help be
24 used for Metro over parking. That was made. While I
25 never saw anything in writing, that was also proffered

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1 from the Applicant at that time.

2 So I'm looking for the feasibility of the
3 overflow parking plan that was proposed at the
4 hearing. Those are the two things I'll be looking for
5 at the second stage. Commissioner Hildebrand?

6 MR. HILDEBRAND: So Mr. Vice Chair, would
7 you like to add those two items to number -- Condition
8 No. 8 of the decision, so that that would perhaps be
9 Items F and G.

10 MR. HOOD: F and G.

11 MR. HILDEBRAND: Number eight?

12 MR. HOOD: Yes, I would like to do that. I
13 would -- actually, I said three items. Well, the
14 final detail plan will be proposed anyway at the
15 second stage.

16 So yes. If we can do that, maybe make the
17 allocation of parking spaces for spaces designating
18 retail and residential as being F and G being the
19 proposal that was proffered from the Applicant about
20 the overflow parking spaces. Everyone's in agreeance
21 with that? Any problems?

22 MR. HILDEBRAND: I'd just like to second
23 your comment about our concern about the site
24 circulation, and That with the development, if this
25 moves forward in the second stage PUD, that we have a

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1 clear understanding of how vehicular traffic is going
2 to circulate, and how that is overlaid with the
3 pedestrian circulation to ensure that we're creating
4 a safe environment.

5 MR. HOOD: Okay. I would also say that we
6 did receive a report from the District Department of
7 Transportation, and they stated in a letter which we
8 got toady, and briefly reading, that this will be the
9 model.

10 I'm hoping that this is not the model, the
11 type of model which we're looking for when we're
12 talking about building up around Metro stations,
13 because I think we can do a lot better than that.

14 But I just wanted to for the record note
15 that we do have the District Department of
16 Transportation's recommendation, which says "It is
17 the recommendation of DDOT that the Rhode Island
18 Avenue Joint Development Project be approved as
19 proposed."

20 Okay. Any other comments? If not, I would
21 move approval of Zoning Commission Case No. 04-24, and
22 ask for a second.

23 MR. JEFFRIES: Second.

24 MR. HOOD: It's been moved and properly
25 seconded. Any more discussion?

1 (No response.)

2 MR. HOOD: All those in favor?

3 (Chorus of ayes.)

4 MR. HOOD: Any opposition? Staff, would you
5 record the vote?

6 MS. STEINGASSER: The staff will record the
7 vote 4 to 0 to 1 to approve proposed action in Case
8 No. 04-24, as modified, Commissioner Hood moving,
9 Commissioner Jeffries seconding. Commissioners Parson
10 and Hildebrand in favor. Commission Mitten, not
11 having participated, not voting.

12 MR. HOOD: Okay. Thank you. Madam Chair,
13 it's all yours.

14 CHAIRPERSON MITTEN: Thank you, Mr. Hood.
15 The last item for the special public meeting is a
16 piece of correspondence that we received related to
17 Zoning Commission Case No. 04-37.

18 This relates to a discussion that we had
19 when we took proposed action in that case, and Mr.
20 Hildebrand was alert enough to realize that the --
21 that what had been presented on the sample boards
22 differed from what had been submitted on the
23 elevations related to a material that was called out
24 in one place as being precast stone, I think, and in
25 another place it was supposed to be IFIS.

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1 The decision that we made was that it would
2 be the precast material, and that's the position that
3 we took on proposed action. We now have a piece of
4 correspondence suggesting from the Applicant,
5 notwithstanding that we had some visual recognition
6 that we thought we knew how to proceed at our meeting.

7
8 But the Applicant does not intend for that
9 to be precast. Rather, they intend for that to be
10 IFIS. So at final action, we'll have to decide
11 whether or not we're willing to, you know, move
12 forward with the application, given that change.

13 So unless someone would like to proceed
14 differently, we'll just take that piece of
15 correspondence under advisement, and when we take
16 final action, we can decide.

17 Okay. All right. That concludes our
18 business for the special public meeting.

19 (Whereupon, at 6:10 p.m., the hearing was
20 adjourned, to reconvene in the Matter of Text
21 Amendments to Require the Provision of Affordable
22 Housing-Inclusionary Zoning.)

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24
25