

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

-----:
 IN THE MATTER OF: :
 :
 Application of CI GD Parkside: Case Nos.
 7 LLC for Approval of a : 05-28J/05-28K
 Modification to an Approved :
 First Stage Planned Unit :
 Development and Approval of a:
 Second Stage Application for :
 the Parkside Planned Unit :
 Development (Square 5041, Lot:
 808)("Property") :
 :
 -----:

Monday,
October 28, 2013

Hearing Room 220 South
441 4th Street, N.W.
Washington, D.C.

The Public Hearing of Case Nos.
05-28J/05-28K by the District of Columbia Zoning
Commission convened at 6:30 p.m. in the Jerrily
R. Kress Memorial Hearing Room at 441 4th Street,
N.W., Washington, D.C., 20001, Anthony J. Hood,
Chairman, presiding.

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ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
MARCIE COHEN, Vice Chair
MICHAEL G. TURNBULL, FAIA,
Commissioner (AOC)
PETER MAY, Commissioner (NPS)
ROBERT MILLER, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON
STEPHEN MORDFIN

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF
PRESENT:

SAM ZIMBABWE

The transcript constitutes the
minutes from the Public Hearing held on October
28, 2013.

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

2 6:32 p.m.

3 CHAIRMAN HOOD: Good evening,
4 ladies and gentlemen. This is a public hearing
5 of the Zoning Commission for the District of
6 Columbia for Monday, October 28, 2013.

7 My name is Anthony Hood. Joining me
8 are Vice Chair Cohen, Commissioners Miller, May
9 and Turnbull. We're also joined by the Office
10 of Zoning staff, Ms. Sharon Schellin; also the
11 Office of Planning, Mr. Lawson, Mr. Mordfin; and
12 the District Department of Transportation, Mr.
13 Zimbabwe.

14 This proceeding is being recorded by
15 a court reporter. It's also webcast live.
16 Accordingly, I must ask you to refrain from any
17 disruptive noises or actions in the hearing
18 room.

19 The subject of this evening's
20 hearing is Zoning Commission Case No.
21 05-28J/05-28K. This is a request by CI GD
22 Parkside & LLC for Approval of a Modification to

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1 a First-Stage PUD and Second-Stage PUD for
2 Property Located at Square 5041.

3 Notice of today's hearing was
4 published in the *D.C. Register* on September 13,
5 2013, and copies of that announcement are
6 available to my left on the wall near the door.

7 The hearing will be conducted in
8 accordance with the provisions of 11 DCMR 3022
9 as follows: Preliminary matters; Applicant's
10 Case; Report of the Office of Planning; Report
11 of Other Government Agencies; Report of the ANC
12 -- in this case it's ANC 7D; organizations and
13 persons in support; organizations and persons in
14 opposition; rebuttal and closing by the
15 Applicant.

16 The following time constraints will
17 be maintained in this meeting: the Applicant,
18 45 minutes; organizations, five minutes;
19 individuals, three minutes.

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

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1 The Commission reserves the right to change the
2 time limits for presentations if necessary and
3 notes that no time shall be exceeded.

4 All persons appearing before the
5 Commission are to fill out two witness cards.
6 These cards are located to my left on the table
7 near the door. Upon coming forward to speak to
8 the Commission, please give both cards to the
9 reporter sitting to my right before taking a seat
10 at the table.

11 When presenting information to the
12 Commission, please turn on and speak into the
13 microphone, first stating your name and home
14 address. When you are finished speaking,
15 please turn your microphone off so that your
16 microphone is no longer picking up sounds and
17 background noise.

18 The decision of the Commission in
19 this case must be based exclusively on the public
20 record. To avoid any appearance to the
21 contrary, the Commission requests that persons
22 present not engage the members of the Commission

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1 in conversation during any recess or at any time.

2 Please turn off all beepers and cell
3 phones at this time so as not to disrupt these
4 proceedings.

5 Would all individuals wishing to
6 testify please rise to take the oath.

7 (Whereupon, all the witnesses were
8 sworn.)

9 CHAIRMAN HOOD: Okay. Ms. Roddy,
10 are you taking the lead tonight?

11 MS. RODDY: Yes.

12 CHAIRMAN HOOD: Okay. If you can
13 come forward.

14 Ms. Schellin, do we have any
15 preliminary matters?

16 MS. SCHELLIN: We have the
17 affidavit of maintenance. It is in order.

18 And there are two proffered experts. One
19 we've seen a time or two -- Mr. Schiesel. And
20 then there's one that we don't have a record of
21 that I'm sure Ms. Roddy will bring up.

22 CHAIRMAN HOOD: Okay.

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1 Commissioners, their rèsùmès are behind Tab C.

2 As Ms. Schellin already mentioned,
3 Mr. Schiesel, we've already accepted him. I
4 don't think we have to go through that.

5 And I'm not sure. Have we seen the
6 architect?

7 MS. RODDY: No, you have not. He's
8 not been accepted as an expert before the
9 Commission before.

10 CHAIRMAN HOOD: Okay.
11 Commissioners, we have his rèsùmè behind Tab C
12 of our submission.

13 Do I hear any objections? Any
14 objections?

15 (No audible response.)

16 CHAIRMAN HOOD: Okay. Any
17 objections?

18 (No audible response.)

19 CHAIRMAN HOOD: Okay. Not seeing
20 any, he's an expert.

21 That was easy. That's one of the
22 easiest ones I think we've done.

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1 Okay. Okay, Ms. Roddy, anything
2 else?

3 MS. RODDY: No, I believe those were
4 the only preliminary matters.

5 CHAIRMAN HOOD: Okay. Ms.
6 Schellin, are we ready? Okay.

7 You may begin.

8 MS. RODDY: Thank you.

9 My name is Christine Roddy. And
10 with me this evening is Phil Feola. And we are
11 attorneys with Goulston & Storrs, and we
12 represent the Applicant in this Parkside PUD
13 Application.

14 We are here this evening to present
15 a second-stage application for the Parkside PUD
16 and to seek approval to modify the first-stage
17 approval. And as you mentioned at the outset,
18 these two cases have been consolidated and will
19 be heard together in one hearing this evening.

20 And I believe you're familiar with
21 this PUD. We've been before many of you before
22 for other parcels in this project. But by way

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1 of background, the first-stage PUD was approved
2 in 2006. And at that time, the Commission
3 approved 10 building blocks for development.
4 And included in the 10 building blocks was over
5 three million square feet of development rights.
6 And that included up to 750,000 square feet of
7 office space as well as 50,000 square feet of
8 retail and 2,000 residential units. And this
9 was on over 15 2 acres of land that was adjacent
10 to the Minnesota Avenue Metro Rail Station.

11 Now the project really is a
12 transformational project because as I said it
13 was going to improve a parcel of land that had
14 sat vacant for decades and was wildly
15 underutilized. In fact, the construction of
16 the senior care facility, which is a part of this
17 PUD, was the first development other than the
18 Caesar Chavez School to return to this area since
19 the construction of the Parkside Townhomes in
20 the early 1990s.

21 And since the construction of the
22 senior center, an educare facility has been

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1 built, as well as the District of Columbia
2 Primary Care Facility. And the DC PCA is also
3 a part of this PUD. The educare building, DC PCA
4 and the senior care facility are all fully
5 constructed, are fully operational and are open
6 to the public today.

7 And we're here tonight for Parcel E.
8 Now that's the parcel that is bound by Foote
9 Street, by Parkside Place, Kenilworth Terrace
10 and Roosevelt Place.

11 We're proposing a residential
12 development with 186 affordable units. And as
13 I mentioned, we're here also to seek
14 modification of the first-stage approval as well
15 as approval of the second stage.

16 And to just go through the
17 first-stage modification, the first stage
18 always anticipated a residential building on the
19 site. And that's what we're proposing tonight.
20 However, the Commission approved 160 units, and
21 we are now proposing 186 units.

22 The additional units really just

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1 reflect the market and how the market has
2 changed. There's a preference today for
3 smaller units. So we are proposing more units.
4 And we're fitting them essentially in the same
5 building envelope that was approved by the
6 Commission.

7 Our first-stage approval also
8 approved a maximum height of 90 feet along
9 Kenilworth Terrace with a stepdown to 54 feet
10 alongside Parkside Place. Now we've modified
11 that because we're proposing a maximum height of
12 80 feet along Kenilworth, and then we're
13 stepping down to 64 feet alongside Parkside
14 Place.

15 The first stage approved an FAR of
16 4.6. We are proposing an FAR of 5.2. And
17 although it seems that we are increasing the
18 density on the site, we're actually not. We're
19 reducing it because the proposed building has
20 20,000 square feet less than what was approved
21 in the first-stage PUD. The reason for the
22 discrepancy is that the first-stage PUD was

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1 based on the block area. We have since changed
2 those calculations to base them on the lot area.

3 And then finally, the first-stage
4 PUD approved the site without parking. And we
5 are proposing 65 parking spaces. We are not
6 adding on to the approved parking of the
7 first-stage PUD. We're actually just shifting
8 the location of the parking spaces. We were
9 initially providing parking offsite on another
10 parcel, and we're now moving those parking
11 spaces so that they are provided on site.

12 So while there are some changes to
13 the initial approval, they are modest. And the
14 proposed project is generally consistent with
15 the first stage.

16 So with respect to the design of the
17 building, we're seeking zoning relief for a few
18 aspects. Namely, we're providing streetside
19 loading from Foote Street. So we're not
20 providing the requisite 55-foot loading berth.

21 We also are not providing the
22 requisite side yards. And since this is a

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1 through lot, we don't see any detrimental
2 impacts from the lack of the side yard.

3 And then finally, we are requesting
4 technical relief from the parking requirements.
5 There are requirements specifically that you
6 don't provide parking spaces within 20 feet of
7 the lot line and that all compact spaces be
8 provided in contiguous groups of five.

9 So with that, I will turn to our
10 project team. We have four individuals this
11 evening to testify for the project. We have two
12 representatives of the Applicant. We have Jon
13 Carr with City Interests and Robert Gilbane with
14 Gilbane Development. We also have our project
15 architect, Fernando Bonilla, as well as our
16 transportation consultant who is also here, Rob
17 Schiesel.

18 And so I will turn to Mr. Carr.

19 MR. CARR: Thanks, Christine. And
20 thank you, Commissioners, for reviewing our
21 project tonight.

22 My name is Jon Carr. And I am on the

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1 development team at City Interests.

2 By way of introduction, City
3 Interests is a fully-integrated real estate
4 development firm located here in the District.
5 We focus entirely on urban and fill development
6 exclusively in the Washington Metro Region.

7 Parcel E is a very important next
8 step in the evolution of the Parkside
9 neighborhood, and one we are very excited about
10 bringing forward for your review tonight.

11 Before we review the project and I
12 hand it over to Bobby Gilbane who is representing
13 our partner, I'd like to take you through kind
14 of an update on where we are with the PUD in
15 general.

16 Parcel E is the fifth second-stage
17 application to come before this Commission.
18 Parcels A, B and C were approved in 2007. And
19 on those sites currently reside a senior housing
20 community and to be built 100 single-family
21 townhomes. In 2011, we received approval for a
22 one-acre park, an adult educational center and

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1 a primary care facility that is currently open
2 and operating.

3 The overall vision of the PUD was
4 formed through nearly 100 community meetings and
5 resulted in a mixed-use, transit-oriented
6 neighborhood based on the live, learn, work,
7 thrive premise. Our long-term vision includes
8 high quality buildings and streetscapes which
9 promotes sustainability, creates jobs and
10 connects residents to open space and
11 recreational amenities.

12 So those are the status of each of
13 the parcels that have been approved. And I'm
14 happy to answer questions obviously whenever you
15 have them.

16 Victory Square, which is in the top
17 left corner, opened in 2012 and is currently 98
18 percent occupied. The primary care clinic
19 began operations earlier this month and actually
20 have a grand opening ceremony in a couple weeks.
21 The Parkside Park, which is in the middle of the
22 PUD, is in the design and permitting phase, and

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1 we expect to deliver in 2014. We're currently
2 preparing to submit for permits either in late
3 November or early December.

4 The townhomes are being developed in
5 partnership with a publicly-traded residential
6 developer, and they are hoping to get started in
7 the very near future. And the design package
8 for the pedestrian bridge is being finalized and
9 going out to bid later this year with the
10 groundbreaking in the first quarter of 2014.

11 And as you all know, this work is
12 being done in conjunction with DDOT and other
13 private and public agencies including WMATA and
14 CSX.

15 Some of the important parts of the
16 PUD where the community benefits, and as you all
17 know, the Parkside PUD is a LEED ND Gold. It was
18 awarded this certification for a number of
19 sustainability initiatives that you see on this
20 slide including walkable streets, reduced auto
21 dependence, diversity of housing types and
22 innovative water management technologies.

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1 A large development such as this one
2 also has tremendous implications for job
3 creation, both construction and permanent.
4 Listed are the number of jobs created through the
5 development of the Victory Square and Unity
6 Healthcare projects as well as estimates for
7 Parcel E. We estimate through our contractor
8 that as many as 300 construction jobs and 10
9 permanent jobs will be created. And of course,
10 the first source agreement will be utilized for
11 construction as well.

12 So we're very excited to bring this
13 in front of you all tonight. We think it's a
14 great next step for this important project.

15 And to give you some background on
16 our partner, Bobby Gilbane will take us through
17 the project a bit.

18 MR. GILBANE: Thank you, Jon.

19 My name is Bobby Gilbane. I'm here
20 representing Gilbane Development Company.

21 First a little background about
22 Gilbane. It was founded in 1873 in Providence,

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1 Rhode Island as a privately-held family-owned
2 and managed construction and real estate
3 development company. Gilbane Development
4 Company is its sister company of Gilbane
5 Building Company and provides services to
6 clients under Gilbane, Inc. Currently, there
7 are projects throughout the United States and 26
8 other countries with over 2400 employees
9 worldwide.

10 Gilbane Development Company was
11 formed in 1970 and specializes in public/private
12 partnerships built to suit single-family and
13 multi-family developments with a focus in
14 private student housing. Currently, Gilbane
15 has built over 29,000 single beds for student
16 housing with 1500 more in the pipeline. It's
17 our belief that our expertise and the high-end
18 student housing development coupled with City
19 Interests' expertise in the D.C. in-fill urban
20 environment and the local market provides an
21 excellent opportunity to create a well-designed
22 and well-amenitized building that also helps

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1 meet the District's pressing need for new
2 affordable housing.

3 The slides are showing a few
4 projects that Gilbane has done in the D.C.
5 market. A lot of these are of historical
6 significance including the Vietnam Veterans
7 Memorial, the World War II Memorial, the Capitol
8 Visitors' Center, the Dwight D. Eisenhower
9 Memorial Square. Current projects include D.C.
10 Water Anacostia River Tunnel Project, the
11 Smithsonian Institute National Air and Space
12 Museum and Fort Belvoir are some of the few
13 projects that Gilbane has done and very proud of
14 in the D.C. market.

15 That being said, I'd like to
16 introduce Fernando Bonilla who works at Grover
17 Park and who is the architect for the project.

18 MR. BONILLA: Thank you, Bobby.
19 And thank you, Commissioners.

20 The vision for the parks' PUDs is to
21 create a normal walkable community accessible to
22 public services and mass transit in the heart of

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1 Ward 7.

2 Here's where we have the site. The
3 Orange Line with I-295. Parkside is located
4 within walking distance to the Minnesota Avenue
5 Metro Station and conveniently off I-295. And
6 higher density is planned closer to the Metro
7 Station with lower density located on the
8 opposite side of the parcels.

9 The PUD looks at the U-shaped
10 building creating a landscaped courtyard in the
11 middle. And this courtyard is open to the
12 future townhomes that are going to come along
13 Parkside Place.

14 The main facade on the building
15 entry, address Kenilworth Terrace, with the
16 while the wings step down towards Parkside
17 Place. So here is where we have Kenilworth
18 Terrace. And here is where we have the main
19 facade of the building or entrance. And we have
20 the higher density along that side as the
21 building steps down on the wings towards
22 Parkside Place. And this is consistent with the

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1 PUD Stage 1 guidelines.

2 On the landscaping for the public
3 space, landscaping, tree planting and sidewalk
4 layouts in public space have been designed to
5 meet with DDOT requirements which calls for
6 generous landscaping buffers along Kenilworth
7 Terrace, Foote Street, NE and Parkside Place.

8 And it's also important to emphasize
9 that public space has been approved by DDOT.

10 Our landscaped courtyard is also
11 serving as a vegetative roof above the parking
12 level. The landscaping in the courtyard
13 includes lawns, seating areas. We have a scored
14 concrete pattern on the walkways. And it's also
15 important to mention that we have a landscaped
16 portion that is buffering the residential units
17 from the activity areas on that courtyard. This
18 court is also visually open on Parkside Place.

19 When we talk about the plans, the
20 building includes a parking level for cars and
21 permanent storage of bicycles, partially
22 depressed and accessed from Parkside Place.

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1 Vertical circulation is achieved by way of two
2 elevators centrally located and two staircases.

3 On the first floor plan also we can
4 see where the main entrance is located. Closer
5 to the elevators and the service areas, we have
6 common areas with a state-of-the-art clubroom
7 that opens itself onto the landscaped courtyard.
8 We have residential units on three sides of the
9 building.

10 On our second-floor plan, you can
11 see where the stairs are located at the end of
12 the corridors. We have the centrally-located
13 elevators with access to trash and recycling
14 facilities in the building.

15 Next, please.

16 That's our sixth-floor plan. And
17 as you can see, this is how we're stepping down
18 our building towards the northwest side of the
19 parcel facing the future townhomes.

20 And something that we're also doing
21 is providing these loft units on the front of the
22 building because of the PUD guidelines that

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1 allow us to have higher density or higher height
2 facing Kenilworth Terrace. And what we have
3 here are habitable spaces that are popping up
4 from the roof.

5 You can see it better in this
6 rendering. And this is a response to a setdown
7 comment that we had about the nature of the
8 pop-ups. And these are not mechanical
9 penthouses. These are residential penthouses.
10 And this is something that we feel that is unique
11 that we're doing on this project to provide these
12 loft units with habitable space on the upper
13 level.

14 I would also mention that some of the
15 features that we're providing in the building
16 have been incorporated as if this were a
17 market-grade project. We're including great
18 finishes on that including Energy-Star
19 appliances, Energy-Star packages for the HVAC
20 system. We have generous storage closets and
21 cabinets. We have granite countertops as well
22 as a high level of finishes throughout the units.

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1 This is of course our Kenilworth
2 Terrace entrance where the main entrance is
3 located. And as I mentioned, we have depressed
4 the parking level and we have raised the building
5 -- the main entrance to the building. And this
6 is a tradition in the D.C. apartment projects
7 that you see throughout.

8 We have included also some balconies
9 -- metal Juliet balconies -- on the upper levels
10 as well as on the main base of the building. And
11 we feel that this is helping us emphasize the
12 residential character of the building. And
13 this is also in response to one of the setdown
14 comments.

15 The corner elevation -- the corner
16 bay -- what we've done here is we've created a
17 balance for the elevations by creating an iconic
18 bay on the corner of the building. And this is
19 helping residents orient themselves to where the
20 main entrance of the building is located.

21 This would be the view from
22 Kenilworth Terrace and Roswell Place. And as

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1 you can see, we're incorporating materials like
2 face brick. And we have pre-cast sills. We
3 have lighter materials like fiber cement panels
4 and corrugated metal panels as well.

5 This is the view from the back of the
6 building -- Roswell Place and Parkside Place.
7 This is the view that you will see from the
8 townhomes. We have incorporated a red accent
9 color in the building which we feel that it goes
10 in line with the earthy tones that the building
11 has with the face brick, some of the manufacturer
12 pre-cast sills as well as the fiber cement
13 panels.

14 Again, this is the view from the
15 future townhomes. In response to a comment from
16 the setdown meetings, we've actually replaced
17 the material of the fence around those
18 transformers. We've gone with a more natural
19 wood-like product that is still -- it's not a
20 product that you can see through the
21 transformers. But we feel that it's less
22 institutional than the masonry units that we had

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1 provided before.

2 And as you can see, we're creating
3 a landscaped courtyard that is open and visible
4 from the townhomes but is well secured for the
5 residents. There is a sense of security that
6 they can come out on that courtyard and still be
7 able to see the rest of the neighborhood while
8 feeling secure from any activity going on in the
9 street.

10 This is the view looking at the back
11 of the courtyard. And as you can see, we have
12 integrated the same materials that we have in the
13 front of the building. We have the face brick
14 on the base of the building. We have fiber
15 cement panels, the corrugated metals, the metal
16 Juliet balconies. So we have been respectful of
17 the neighbors that we have or will have in the
18 back by providing a consistent level of finishes
19 throughout the exterior side of the building.

20 You can also see some of the exterior
21 amenities like a wood pergola, sitting walls.
22 There will be also a water feature in the center

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1 of the courtyard as well.

2 So this will be the view from the
3 courtyard and the common areas to the townhomes
4 across the street. Again, showing you the level
5 of finishes that we're incorporating and an
6 affordable project with finishes that are
7 consistent with what we're doing in market-rate
8 products throughout the region.

9 And with that, I'd like to introduce
10 Rob Schiesel with Gorove/Slade.

11 MR. SCHIESEL: Thank you.

12 Good evening, Commissioners. My
13 name is Rob Schiesel. I'm a project manager at
14 Gorove/Slade. And I'm glad to be back in front
15 of this Commission talking Parkside once again.

16 We submitted a transportation
17 impact study into the record. And I'm not going
18 to rehash all the technical details from that
19 report. I'll let it rest on the record. And
20 I'd be happy to answer any questions you have.

21 Instead, I'm going to focus on a few
22 highlights about the parcel because really what

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1 I think is key here in my message is that Parcel
2 E is consistent with the master plan that was
3 developed for the Stage 1 PUD.

4 And what the Stage 1 PUD really
5 focused on in its transportation plan was to be
6 a high-quality, transit-oriented development.
7 You've already heard some of the aspects of that
8 tonight. The density gets higher as it goes
9 closer to the Metro Station. It has a mix of
10 uses to create that live, work, learn, thrive
11 environment. It does not encourage driving and
12 has lots of operational and infrastructure
13 strategies to encourage other modes, and
14 notably, a new pedestrian bridge to expand the
15 footprint of the walk of the Metro that's
16 adjacent to it.

17 Parcel E fits right into this plan.
18 The 65 vehicular parking spaces proposed are
19 enough to take all the demand and accommodate it
20 on site while not encouraging driving. In fact,
21 there's 130 bicycle racks in the garage and more
22 on the street to really encourage bicycling as

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1 a mode for allowing residents to store their
2 bikes in the garage instead of in their
3 apartments.

4 There's going to be other things
5 available for residents to use. For example,
6 car sharing services are included in the TDM
7 plan. And on top of that, you've heard Fernando
8 describe some of the physical aspects of the
9 building that are going to just reduce conflicts
10 between pedestrians and vehicular modes. So
11 parking garage access is on the back side towards
12 PEPCO. On one of the sidewalks, they will have
13 fewer pedestrians. And the front door faces the
14 direction of the new pedestrian bridge and where
15 the future retail is planned in the Stage 1 PUD.

16 All these things go, and between the
17 Stage 1 plan and how Parcel E is executing. And
18 from a transportation standpoint, it makes sure
19 that the impacts -- the people, the cars, the
20 bikes that are coming here -- will be minimized
21 and will not lead to detrimental impacts.

22 The other thing I wanted to focus on

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1 -- you've already heard a little bit -- is the
2 new pedestrian bridge. We're getting closer
3 and closer to it being constructed. Currently,
4 if you look at the project's website, they say
5 their plan is to be completed by 2015.

6 This a re-done figure from our Stage
7 1 PUD study. The blue area shows the ten-minute
8 walking path of all the people going to the new
9 bridge. It shows why it's important for the
10 Parkside Stage 1 PUD. Parcel E is that orange
11 block that's right in the middle of that. The
12 red and purple is the overlap with the existing
13 bridge. So it shows really how the walk shed to
14 the Metro is going to be greatly improved by the
15 new bridge.

16 MR. BONILLA: We wanted to leave you
17 also with -- we're talking about the
18 sustainability of the project -- Parcel E
19 follows Green Community's criteria which is a
20 program that was designed specifically for
21 affordable housing projects. And it talks
22 about initiatives for the site improvements,

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1 compact development, project location, water
2 conservation and energy efficiency strategies.

3 As I mentioned before, we have in
4 essence a vegetative roof above the parking
5 garage which is our landscaped courtyard.
6 We're providing Energy-Star roofing membrane on
7 top of the building. We have Energy-Star
8 appliances, Energy-Star lighting, water-saving
9 plumbing fixtures as well as Energy-Star HVAC
10 systems.

11 Thank you.

12 MS. RODDY: And that concludes our
13 presentation this evening. We appreciate your
14 time. And we are happy to answer any questions
15 you may have.

16 CHAIRMAN HOOD: Okay. We want to
17 thank you for your presentation.

18 Ms. Roddy, let me just ask this. I
19 know you rehearsed this earlier. This is my
20 standard question now. Did you all meet your
21 same time when you all did your dry run?

22 MS. RODDY: We really were roughly

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1 the same.

2 CHAIRMAN HOOD: Oh, okay. Good.

3 And Mr. Schiesel, I've heard you say
4 this more than one time. And I'm going to be
5 frankly honest. I sit here and listen. I say
6 is he really happy to be down here in front of
7 us.

8 (LAUGHTER.)

9 CHAIRMAN HOOD: Because you've said
10 that. It must be true because you've said that
11 more than once.

12 MR. SCHIESEL: Actually, for this
13 project, I am particularly. I was trying to
14 remember today -- because I did do the testimony
15 at the Stage 1 PUD -- and I think it was my third
16 or fourth time in front of you guys. And it just
17 brings back memories.

18 CHAIRMAN HOOD: Oh, okay. But
19 you've said that before that you're happy. And
20 I was kind of wondering. I was weighing all
21 that.

22 COMMISSIONER MAY: Some people love

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1 their work, Anthony. Come on.

2 CHAIRMAN HOOD: But I mean, happy to
3 be in front of us? That was what he said.

4 COMMISSIONER MAY: Right.

5 CHAIRMAN HOOD: Okay. All right.

6 COMMISSIONER MAY: This is where it
7 all comes down to.

8 CHAIRMAN HOOD: Okay. All right.
9 I got you.

10 Okay. Let's open it up. Who'd
11 like to start us off?

12 Commissioner May?

13 COMMISSIONER MAY: Sure, I'll go.
14 What the heck.

15 So the first question I have is about
16 the loading berth which maybe you want to bring
17 up a plan. And the question I have is that as
18 I understand it, you're planning on having a
19 single 30-foot loading berth. And the diagrams
20 that I've seen where we have the curb cut on the
21 left-hand side of the image, right?

22 MR. BONILLA: That's the curb cut.

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1 COMMISSIONER MAY: Right. And the
2 line that -- I'm sorry. There's a beige space
3 there, and then there's the yellow corridor.

4 MR. BONILLA: Okay.

5 COMMISSIONER MAY: And where do you
6 get 30 feet? Where is that measure from --
7 from where to where? Because if you start at
8 that line, it looks like a dock. Thirty feet
9 would extend out into the public space. And in
10 fact, I'm not even sure that there's 20 feet even
11 without that -- just all in the beige. So
12 where's the 30-foot loading berth?

13 MS. RODDY: The plan, if I may,
14 actually evolved since we filed it. And
15 simultaneously, we went through the public space
16 process. And during that process, we heard
17 comments that DDOT really did not favor back-in
18 loading.

19 COMMISSIONER MAY: Right.

20 MS. RODDY: And they would prefer
21 street side-loading.

22 So we no longer have the 30-foot

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1 berth within the building. We have a loading
2 space. It's informal space. But all of the
3 loading activities will be taken from Foote
4 Street.

5 COMMISSIONER MAY: Oh, so it would
6 be loaded from the street?

7 MS. RODDY: Yes.

8 COMMISSIONER MAY: Okay. Was that
9 clear in what you submitted? Because I kept
10 seeing references to the 30-foot berth.

11 MS. RODDY: We --

12 COMMISSIONER MAY: In the last
13 submission.

14 MS. RODDY: We fixed it in our
15 submission. And unfortunately, I don't think
16 we were clear enough for some of the later
17 reports that came out because I think they relied
18 on the earlier. So there was some confusion.

19 COMMISSIONER MAY: Okay. Yes.
20 Because I kept seeing it in the reports and such.

21 All right. So that clarifies one
22 thing.

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1 So then the next issue is in the
2 elevations. And from what I can see in the plan,
3 it looks like the floor level of that loading
4 area is at the grade of the sidewalk. And yet,
5 somehow it is still magically above the parking
6 space that's below it which is kind of half way
7 through that level. Don't you have to lose a
8 space or two below it?

9 MR. BONILLA: So what we're doing is
10 we're actually -- there would be a little ramp
11 under that particular area so that there would
12 be enough head clearance for cars to go
13 underneath.

14 COMMISSIONER MAY: I see. So
15 you're lowering your parking garage just a
16 little bit to be able to get that space?

17 MR. BONILLA: That is correct.

18 And I'll also emphasize that all of
19 the waste management occurs indoors. We have
20 the trash chute. We have the recycling chute.
21 And so, there is a trash compactor inside. So
22 all of that is taken care of.

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1 COMMISSIONER MAY: Right. And it
2 all comes out through that same single loading
3 door?

4 MR. BONILLA: Correct.

5 COMMISSIONER MAY: Yes, that's what
6 I kind of figured now. Okay.

7 So does your drawing indicate
8 ramping in the parking garage to be able to get
9 down low enough to access those spaces? I
10 didn't notice that.

11 MR. BONILLA: I believe it does.

12 COMMISSIONER MAY: Okay. I mean,
13 in any case, it should if it doesn't.

14 MR. BONILLA: Okay.

15 COMMISSIONER MAY: I mean, there's
16 ramping down to get --

17 MR. BONILLA: Correct.

18 COMMISSIONER MAY: But where's the
19 ramping for that space?

20 MR. BONILLA: There should be a
21 couple of lines here.

22 COMMISSIONER MAY: Yes.

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1 MR. BONILLA: But I see your point.

2 COMMISSIONER MAY: So your drawing
3 should indicate that.

4 I mean, what I'm concerned about is
5 that we don't wind up losing a couple of parking
6 spaces in the end and then having to scramble or
7 do a minor mod or something like that. Just as
8 long as we know how it's going to happen and make
9 sure it happens.

10 MR. BONILLA: And something else
11 that we're doing is we're sloping up five percent
12 from that curb up to that loading area.

13 COMMISSIONER MAY: Right. So you
14 make up some of it. Right.

15 MR. BONILLA: Yes.

16 COMMISSIONER MAY: Okay. So the
17 HVAC for the individual units, are you going to
18 have a condenser farm on the roof or something
19 like that? Or is it through all units? Or what
20 is it?

21 MR. BONILLA: There are split
22 seasons. So the condensers are on the roof.

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1 It's a farm of condensers.

2 COMMISSIONER MAY: Right.

3 MR. BONILLA: And you have the
4 indoor handling unit in a closet inside the
5 residential unit.

6 COMMISSIONER MAY: Okay. And
7 outside air is coming in from --

8 MR. BONILLA: The outside air is not
9 going to be one of those big grills --

10 COMMISSIONER MAY: Yes.

11 MR. BONILLA: -- that you see in
12 those vertically package units.

13 COMMISSIONER MAY: Right.

14 MR. BONILLA: It's probably going
15 to be much smaller than that.

16 COMMISSIONER MAY: So they'll be
17 some sort of intake vent outside of each unit?

18 MR. BONILLA: Yes.

19 COMMISSIONER MAY: And is that
20 shown in the elevation somewhere?

21 MR. BONILLA: I believe it does.

22 COMMISSIONER MAY: Okay.

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1 MR. BONILLA: So you see those
2 little louvers.

3 COMMISSIONER MAY: Yes. Okay.
4 I'll look more carefully at those in those
5 elevations. It's kind of hard sometimes to see
6 exactly what we're seeing here.

7 Let's talk about the courtyard for
8 a second. Now the courtyard is facing
9 northwest, correct?

10 MR. BONILLA: Yes.

11 COMMISSIONER MAY: So tell me about
12 what you planted there and how confident you are
13 that that will grow in an area which will get no
14 direct sunlight at any time of the year. I mean,
15 I don't know what grows without sunlight --
16 without direct sunlight, myself. But I want to
17 make sure you've got it down so you don't wind
18 up with --

19 MR. BONILLA: Correct. So part of
20 our design team is, was mentioned. They're
21 doing the civil design as well as the landscape
22 design for the project. So I have with me a

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1 planting schedule that I can go through if you
2 like.

3 COMMISSIONER MAY: Okay. I mean,
4 have you reviewed this and you're satisfied that
5 it's all going to grow well?

6 MR. BONILLA: Yes. We're using
7 planting that is going to grow well in that area
8 and is native to this particular area as well.

9 COMMISSIONER MAY: Okay. Well,
10 I'm more concerned because it's a fairly well
11 contained space. I mean, native is always good.
12 But native and grows without direct sun is I
13 think the critical thing.

14 All right. I'll take another look
15 at that. And I may have questions again after
16 that.

17 So I think generally speaking, in
18 terms of the architecture and the color scheme,
19 it has gotten better from where it was before.
20 I'm still not completely convinced of it. I
21 would like very much to see the materials board.
22 So if you pass that up, I'd like to see it up

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1 close. But I'm not going to spend a lot of time
2 going on about that.

3 I do have a question about the lofts.
4 And I can kind of understand the design idea
5 behind having the lofts. But what I find
6 difficult to appreciate is that's a lot of things
7 popping up on the roof. And it's a lot more
8 roofing details. I really want all of those
9 things to be clustered together and under a
10 single roof so you have that many less potential
11 points of failure in the roofing. All right?

12 So did you look at a way of trying
13 to combine these under a single roof?

14 MR. BONILLA: We did look at it at
15 one point. And we felt that it was too
16 over-imposing along Kenilworth Terrace.

17 COMMISSIONER MAY: I mean, it's not
18 going to be highly visible, right? It's set
19 back. I mean, all we would see is that cornice
20 line --

21 MR. BONILLA: Correct.

22 COMMISSIONER MAY: -- continuing

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1 all the way across the whole thing.

2 MR. BONILLA: You can see this.

3 COMMISSIONER MAY: But you won't
4 see that except from across the freeway or in the
5 building across the way. I mean, you're not
6 going to see it from the street. It's too high
7 up.

8 And there are ways to make it recede.
9 I mean, you don't have to have that same heavy
10 red cornice on it. You could have a different
11 material. Is that the only reason was because
12 you thought it was too massive?

13 MR. BONILLA: In a way, that's the
14 answer. Yes.

15 COMMISSIONER MAY: Okay.

16 MR. BONILLA: So the other thing is
17 that these units have a living area. And that's
18 where we're doing the two-story space. But then
19 you have a bedroom on one side. So we didn't
20 want to make that bedroom a two-story space
21 either. We don't think that that would be
22 efficient from a --

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1 COMMISSIONER MAY: Right.

2 MR. BONILLA: -- from an
3 environmental point of view either of a
4 construction site.

5 COMMISSIONER MAY: And I understand
6 correctly, there's no actual access to the roof
7 there either.

8 MR. BONILLA: From the residential
9 unit, no.

10 COMMISSIONER MAY: Right.

11 MR. BONILLA: No, that's --

12 COMMISSIONER MAY: Did you look at
13 that?

14 MR. BONILLA: At providing that
15 access?

16 COMMISSIONER MAY: Yes.

17 MR. BONILLA: Well, no. But we
18 wouldn't want them to have access to the roof
19 with all the condensers there. And it would be
20 a liability for the developer as well.

21 COMMISSIONER MAY: Right. Okay.

22 You talked about having high-end

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1 finishes and making it like a regular
2 residential building. That's what you would
3 have expected is to have access from that loft
4 onto some sort of rooftop outdoor space. But I
5 can understand why you wouldn't be able to do it
6 here.

7 I don't know. I'm not going to go
8 on and on about it. It just seems like it's a
9 lot more roofing and a lot more flashing than you
10 really want to have if you can avoid it because
11 that's where you have problems. You don't have
12 a problem with a leaking roof in the big flat
13 area. You have it where it joins up with other
14 stuff.

15 MR. BONILLA: Thanks.

16 COMMISSIONER MAY: All right.
17 There's a reference to the proximity to the
18 streetcar line. I'm not sure if it was in your
19 report or in their report. But is that just the
20 Benning Road line that we're talking about? It
21 must have been in your report.

22 MR. SCHIESEL: Yes.

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1 COMMISSIONER MAY: And there's no
2 north/south line anywhere near here. There's
3 the old idea of the Anacostia line that ran from
4 the Minnesota Ave Station down to Anacostia
5 Station along the railroad right-of-way.
6 That's dead, isn't it?

7 MR. SCHIESEL: I know that some of
8 the recent streetcar planning has included lines
9 that terminate at the nearby Metro. But I think
10 that's always been discussed as an option or an
11 alternative.

12 COMMISSIONER MAY: Okay. Well,
13 DDOT's here. They can talk about it a little bit
14 more.

15 Okay. That's it for me. Thank
16 you.

17 CHAIRMAN HOOD: Okay. Thank you,
18 Commissioner May.

19 Who'd like to go next?
20 Commissioner Miller, any questions? Okay.
21 Vice Chair?

22 VICE CHAIR COHEN: Thank you, Mr.

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1 Chairman.

2 Actually, I had a couple of
3 questions but Commissioner May channeled my
4 questions -- channeled me -- asked my questions
5 in probably a more articulate way.

6 CHAIRMAN HOOD: Thank you. I'm
7 just sorry my team is not playing tonight.
8 Seems like it's moving pretty fast here.

9 Commissioner Turnbull?

10 COMMISSIONER TURNBULL: Thank you,
11 Mr. Chair.

12 Thank you for your presentation
13 tonight.

14 Continuing on with what
15 Commissioner May was talking about -- the
16 courtyard. You said you had a water feature.
17 Is that integrated in any kind of water saving
18 or bio-retention or are you doing anything
19 landscaping-wise -- irrigation on the site
20 itself?

21 MR. BONILLA: So the water feature
22 has a recirculating pump. So it's not using any

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1 rainwater or any of that style.

2 COMMISSIONER TURNBULL: But there
3 are downspouts that come down into the
4 courtyard.

5 MR. BONILLA: Correct. So --

6 COMMISSIONER TURNBULL: And that
7 water is going where?

8 MR. BONILLA: That's going through
9 the slab that we have above the parking garage,
10 and it's going to the stormwater management
11 system.

12 COMMISSIONER TURNBULL: Okay. So
13 you're not re-using any water on site?

14 MR. BONILLA: No, we're not.

15 COMMISSIONER TURNBULL: And do I
16 understand on the roof plan that all the water
17 is being directed to the downspouts to go into
18 the courtyard?

19 MR. BONILLA: That is correct. So
20 the way that the roof is sloping towards the back
21 -- towards the courtyard. So from this wing,
22 it's sloping down that way. From here, it's

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1 sloping down and from here it's sloping down this
2 way. That is allowing us to collect all the
3 water on the courtyard side of the building.
4 And we're also avoiding having downspouts on the
5 front elevations of the building as well.

6 COMMISSIONER TURNBULL: Okay.
7 What about the water? You have the section
8 through the loft spaces. And what happens to
9 the water in here? It sort of looks like a
10 balcony of some sort, but it's not useable.

11 MR. BONILLA: Correct. Correct.
12 So the roofing system that we have is a -- this
13 would be your roof trusses. You have a plywood
14 decking on top. And then you have your polyiso
15 insulation.

16 COMMISSIONER TURNBULL: Okay.

17 MR. BONILLA: So that would be
18 tapered. And what we'll do is the water will be
19 going to the sides of the bump-out, and then it
20 would just continue sloping down that way.

21 COMMISSIONER TURNBULL: All right.
22 So it still stays on this roof.

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1 So this sort of shows like that
2 there's a wall returning there. Is there? So
3 it's open on one end?

4 MR. BONILLA: Yes. Yes. So this
5 side will be open. And this is what is allowing
6 to bring natural light to that second story of
7 the loft.

8 COMMISSIONER TURNBULL: Okay. All
9 right.

10 MR. BONILLA: The backside --
11 though it's not shown here -- the backside of
12 course doesn't have any openings.

13 COMMISSIONER TURNBULL: If you
14 could go back to the courtyard plan. And we have
15 the transformers here.

16 MR. BONILLA: Yes.

17 COMMISSIONER TURNBULL: And you
18 made a comment that it was going to be a wood-like
19 product surrounding the transformers.

20 MR. BONILLA: Yes.

21 COMMISSIONER TURNBULL: What
22 actually is your wood-like product?

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1 MR. BONILLA: Well, we have --

2 COMMISSIONER TURNBULL: We have a
3 sample.

4 MR. BONILLA: We have a sample.
5 And so, the fence, as I mentioned, is a
6 site-height fence. And it will have a steel
7 structure. And you have a durable product
8 attached to it.

9 COMMISSIONER TURNBULL: So it's a
10 pre-finished material?

11 MR. BONILLA: Yes.

12 COMMISSIONER TURNBULL: It comes
13 pre-finished?

14 MR. BONILLA: That's right.

15 COMMISSIONER TURNBULL: Okay. All
16 right.

17 And the metal at the balconies --
18 aluminum -- pre-finished aluminum?

19 MR. BONILLA: At this point we're
20 saying metal.

21 COMMISSIONER TURNBULL: Wrought
22 iron?

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1 MR. BONILLA: No, they're not going
2 to be wrought iron. Most probably aluminum.

3 COMMISSIONER TURNBULL: Aluminum.

4 MR. BONILLA: Yes.

5 COMMISSIONER TURNBULL: But like a
6 per-finished --

7 MR. BONILLA: A pre-finished
8 decorative product. Yes, sir.

9 COMMISSIONER TURNBULL: Okay.

10 I guess the only other thing is did
11 you say you have a lot of bicycle racks in the
12 building? But there's only six bike racks out
13 in the front by the entrance?

14 MR. BONILLA: So we have six bike
15 racks by the entrance of the building. And then
16 we have -- say again.

17 PARTICIPANT: One hundred
18 thirty-eight.

19 MR. BONILLA: One hundred
20 thirty-eight. Thank you. One hundred
21 thirty-eight bike spaces --

22 COMMISSIONER TURNBULL: Down

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1 there.

2 MR. BONILLA: -- down here.

3 COMMISSIONER TURNBULL: Why only
4 six at the front of the building? I'm just
5 curious how the six was generated.

6 MR. BONILLA: I believe it had to do
7 with the fact that we're already meeting our 75
8 percent parking spaces -- or I'm sorry -- bike
9 storage down here. And they come in bundles of
10 six.

11 COMMISSIONER TURNBULL: Okay. All
12 right.

13 And you have a white roof --

14 MR. BONILLA: Yes, sir.

15 COMMISSIONER TURNBULL: -- up on
16 the roof?

17 MR. BONILLA: Energy-Star.

18 COMMISSIONER TURNBULL: And on all
19 of the other panels, you have the brick and you
20 have cement fiber for the rest of the treatment
21 for the exterior around the building.

22 MR. BONILLA: Yes, sir.

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1 COMMISSIONER TURNBULL: Okay.

2 Thank you.

3 CHAIRMAN HOOD: Commissioner

4 Miller?

5 COMMISSIONER MILLER: Thank you,

6 Mr. Chairman.

7 I agree with the Applicant that this
8 is a transformational project -- the overall
9 project -- and this component as well with its
10 186 affordable units.

11 I just had a couple questions.

12 You said that the overall project
13 has a LEED Gold certification or equivalent to
14 LEED Gold. But this particular product only is
15 in and of itself only at LEED -- I think it's 41
16 points on the score sheet that you gave us which
17 doesn't quite get it to Silver unless a couple
18 of the maybes that you had on there. And you had
19 two maybes, one for construction waste
20 management and one for something to reduce the
21 heat effect on the roof. Are you able to say
22 with any more certainty tonight that you can

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1 commit to getting those two maybes so you get to
2 a LEED Silver equivalent?

3 MR. BONILLA: So the LEED
4 Neighborhood Development is looking at the
5 entire Parkside PUD. So it's looking at the
6 transit-oriented character of the site, the
7 walkability, the fact that we're using existing
8 infrastructure on the site. So that's a little
9 different than the Green Community's that we're
10 doing just for Parcel E. So LEED ND is for the
11 entire PUD.

12 COMMISSIONER MILLER: Right. No,
13 I understood. I was wondering how possible is
14 it that you're going to be able to get those two
15 potential -- the more green element on the roof
16 or the construct and waste management.

17 MR. GILBANE: Yes. I think as we
18 have moved forward with our general contractor,
19 that's something that we've been discussing.
20 And I think it's pretty standard these days on
21 most construction projects -- or at least 50
22 percent -- recyclability for materials used.

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1 In regards to the Green Community
2 versus LEED, as Fernando indicated during his
3 presentation, Green Community was really
4 tailor-built for multi-family projects. And
5 the difficulty that we ran into while looking at
6 LEED Silver was that there's just a lot of
7 requirements that don't necessarily fit the bill
8 when it comes to a six-story, multi-family
9 project.

10 So in looking at the Green Building
11 Act and you realize that Green Community is not
12 only viable, it's pretty smart and it's
13 tailor-fit for what we're trying to do. We
14 pursued that avenue instead of trying to tailor
15 LEED. I think since then LEED has made some
16 changes to their program. So there may be a few
17 new -- not categories -- but versions of LEED
18 that work better for multi-family. But we're
19 going to stick with the Green Community's.

20 I think we'll be able to achieve some
21 of those extra points. And we'll know with
22 certainty later on as we work with our general

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1 contractor.

2 COMMISSIONER MILLER: Thanks.

3 Just a couple more questions, Mr.
4 Chairman, quickly.

5 I may have asked this at setdown. I
6 don't remember if I did or not. I appreciate
7 that you lowered the overall maximum height of
8 the project to 80 feet. And that's a
9 production. But the side that the elevation
10 that's closest to Parkside Terrace -- is it --
11 the one where the townhomes are across the street
12 -- that got raised from 54 to 64. And I just
13 wonder if you could give a quick explanation of
14 why that happened and whether or not you think
15 the 25-foot just change in height between the
16 townhomes which are at 39'6" and the overall
17 height at 64'6", I guess -- if you can just assure
18 me that that's not going to be too overwhelming
19 on the Parkside Townhomes.

20 MR. BONILLA: So we don't feel that
21 it's going to be overwhelming on them. As I
22 mentioned, we have already reduced a story off

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1 that side. There is already enough setback
2 between our building and the future townhomes.

3 COMMISSIONER MILLER: What is the
4 distance of that street -- that particular
5 street?

6 Well, while you're looking up that,
7 maybe I could just ask my final question which
8 was for that wood-like wall that's covering the
9 transformer, I appreciate that you have moved
10 from the previous material and I think that's a
11 good direction. Will you be able to have any
12 landscaping in front of that? Can one of the
13 trees get in front of that? I know you had to
14 show us what the wall looked like. So maybe
15 that's why the tree isn't located right in front
16 of it on the rendering.

17 MR. BONILLA: Right. I'm not sure
18 that PEPCO is going to allow us to have a tree
19 in front. But we do have the tree box between
20 or I would say at the curb. But --

21 COMMISSIONER MILLER: There is a
22 continuous tree box along that side of the --

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1 MR. BONILLA: Yes, sir.

2 COMMISSIONER MILLER: -- that will
3 have plantings?

4 MR. BONILLA: Yes.

5 COMMISSIONER MILLER: Okay.
6 Great.

7 The width of that street, did we
8 finance for that?

9 MR. BONILLA: We're looking for
10 that right now.

11 COMMISSIONER MILLER: All right.
12 Well, thank you, Mr. Chairman. That's all I
13 had.

14 CHAIRMAN HOOD: Okay. Thank you,
15 Commissioner Miller.

16 Vice Chair, you had a question?

17 VICE CHAIR COHEN: I did on this
18 material.

19 I don't know how this fits into
20 sustainability because any time I see the word
21 vinyl I think of PVC and I think of leeching and
22 carcinogenic. So can you explain this a little

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1 bit better how it does meet the sustainability
2 materials designation? It's awfully
3 inexpensive looking, too.

4 MR. BONILLA: We're using a product
5 that will also be maintenance-free. So there is
6 at least some savings from that end as well.

7 VICE CHAIR COHEN: That's what I'm
8 afraid of. It just doesn't look like it's
9 substantial.

10 Have you had experience with it?
11 Does it stand up to years of use and abuse? Is
12 it carcinogenic or does the manufacturer say
13 it's not? Those are my questions.

14 MR. BONILLA: Okay.

15 VICE CHAIR COHEN: Because as I said
16 vinyl is a scary word for me.

17 MR. BONILLA: I will have to look at
18 the product data. But I'm sure -- well, I'll
19 have to get back to you with that.

20 VICE CHAIR COHEN: Thank you. I
21 wish you would.

22 CHAIRMAN HOOD: Thank you. Could

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1 you --

2 MS. RODDY: Sorry. We have an
3 answer, I believe, for Commissioner Miller.

4 From property line to property line,
5 the street is about 60 to 65 feet wide.

6 COMMISSIONER MILLER: Okay. Thank
7 you very much.

8 CHAIRMAN HOOD: Can you help me
9 understand the scheme of the balconies? And I
10 see some have metal railing. And it looks like
11 then it falls off. Maybe I just don't
12 understand the picture I'm looking at. A
13 picture's worth a thousand words.

14 MR. BONILLA: So what we're using
15 here are Juliet balconies which you can --

16 CHAIRMAN HOOD: No need to turn the
17 lights off.

18 MR. BONILLA: -- see right there.

19 This is something that we do at
20 residential projects. So we feel that this is
21 something that's going to enhance the
22 residential character of the building.

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1 CHAIRMAN HOOD: Okay. Let me just
2 ask. And I had it in front of me earlier.

3 At the high levels, you had like a
4 railing. And I noticed it didn't carry as well
5 all the way down. Is that the way you intended
6 it to be, or were you just showing that to give
7 us a visualization of what's actually going to
8 take place? Or did you cut it off of the top
9 floors?

10 MR. BONILLA: I'm wondering where
11 --

12 CHAIRMAN HOOD: Let me try to find
13 it. Hold on.

14 PARTICIPANT: I believe the slide
15 that's being shown right now is just the Juliets
16 that go from the entry way up and how they're not
17 the rest of the building.

18 CHAIRMAN HOOD: Right.

19 MR. BONILLA: Oh, I see what you're
20 saying.

21 CHAIRMAN HOOD: Right.

22 MR. BONILLA: So this is a product

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1 that we're trying to utilize in certain areas
2 where we want to emphasize the residential
3 character. As I mentioned, the unit entry bay,
4 the corners as well as the top floors.

5 CHAIRMAN HOOD: Okay. That
6 answers my question. I may have missed it when
7 you mentioned it earlier. Thank you.

8 Behind Tab D -- Ms. Roddy, this is
9 for you. While I appreciate the response --
10 because that was one of my questions of the other
11 parts of the development throughout this PUD
12 that has already been done before we get to the
13 second stage or the second stage has already been
14 finished like the health care center -- some
15 other things that this Commission has looked at.
16 I appreciate the write-up of exactly how many
17 jobs and the CVs. I just need a little more
18 data. Not that I don't believe you, but I just
19 need a little bit more data.

20 Case in point, it said it's
21 estimated that over 300 construction jobs. How
22 many construction jobs have we had now and what

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1 is the data? It is estimated that this project
2 will create 26 full-time. What have the other
3 ones done, like the health care center? I think
4 that just came online recently -- some of the
5 construction jobs. And if it's in here,
6 forgive me. But I just read this narrative here
7 behind Tab D.

8 MS. RODDY: We do have some
9 additional information here from the health care
10 center. It provided 300 construction jobs as
11 well as 83 permanent jobs.

12 CHAIRMAN HOOD: I mean, was it
13 District residents? Was it --

14 MS. RODDY: We can get you that.

15 CHAIRMAN HOOD: Yes, I want that
16 data. Was it Pennsylvania residents which is
17 normally what happens.

18 MS. RODDY: Okay.

19 CHAIRMAN HOOD: I'm not saying in
20 this case, but other cases. You all wouldn't do
21 that. But other cases, they come in and tell us
22 they're giving District residents. And we live

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1 in the city. When we ride by those sites --
2 Pennsylvania tags.

3 And the citizens always say stuff to
4 us when we're out. And say look, this is what's
5 supposed to happen but this is what really
6 happened.

7 So if you all could just kind of give
8 me a little more evidence that we used District
9 residents.

10 MR. GILBANE: Well, in speaking
11 just to Parcel E and the permanent jobs created,
12 there are really a component of the property
13 management group that we've hired for the
14 project. Edgewood, which manages many
15 affordable properties as well as market right
16 under their vantage line.

17 And when we asked how many permanent
18 jobs will be created and who is actually going
19 to be doing these permanent jobs, they always
20 hire locally from the existing neighborhood.
21 They do a lot of community outreach programs.
22 Not only do they find that to find the best

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1 applicants -- people who understand what the
2 area and what it's all about -- but it really
3 helps them cement their business throughout the
4 District.

5 So those are -- at least in Parcel
6 E I know I can speak to -- those are real jobs
7 -- residents in the immediate area.

8 CHAIRMAN HOOD: Okay. Thank you.
9 Again, I'd like to see the data. I appreciate
10 the narrative and the verbal analysis. But I'd
11 like to really see that. Okay? We need to make
12 sure that that's happening. We're going to do
13 our own compliance. Okay?

14 That's really all I have. Any other
15 follow-up?

16 Commissioner May?

17 COMMISSIONER MAY: Yes, I do have a
18 few follow-ups.

19 First of all, you showed a plant
20 list. Is that actually in our package somewhere
21 -- that you had in hand? I've looked through my
22 package and I didn't spot it.

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1 MR. BONILLA: I believe I'm looking
2 at construction documents information.

3 COMMISSIONER MAY: Oh, okay.

4 So can you submit a copy of that
5 plant list to us?

6 MR. BONILLA: Not a problem.

7 COMMISSIONER MAY: Okay.

8 Now I realize what I was seeing in
9 the drawings. The air intakes are starting to
10 bother me because they've not really been
11 integrated in the facade. And already you're
12 dealing with a material that's not very
13 forgiving. I mean, it's going to be large
14 panels of just uniform material.

15 It's not the sort of thing that you
16 can just sort of very easily integrate a vent
17 into. And I'm wondering if you can do something
18 with that to integrate it better into the facade.
19 It seems that in a lot of places you can make sure
20 that those things happen on the sides of the
21 projecting bays so they'd be less visible there.
22 Although I'm not sure that that's a great

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1 solution because I know that from a construction
2 point-of-view, it's a lot harder.

3 And you have these other materials
4 that are being integrated. You have the
5 corrugated metal and things like that. Maybe
6 corrugated metal doesn't blend well with these
7 things either. But we've seen plenty of
8 treatments where some sort of grill is
9 incorporated into the facade of a bay, and then
10 therefore you can hide your air intakes or
11 exhaust or whatever right behind that.

12 And I think you ought to spend a
13 little bit of time trying to work on that because
14 the last thing you want to do with your brand new
15 lovely building is start punching a whole bunch
16 of holes in it with what seems to be random grills
17 and such.

18 Is that the only thing that's going
19 to be penetrating, or do you have like dryer
20 exhausts popping out there, too?

21 MR. BONILLA: There will be dryer
22 exhausts as well. These residential units are

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1 provided with a washer and dryer.

2 COMMISSIONER MAY: Yes. And
3 you've got to take it right out. You can't run
4 it up and out to the roof, right?

5 MR. BONILLA: It would be very
6 expensive to do that. As well as keep in mind
7 that on the first side -- the fresh air -- there's
8 a certain distance that we also need to keep
9 those intakes from where the air handling unit
10 is located. But also we need to locate the
11 exhaust as well as the intake -- the fresh air
12 separated so you're not re-circulating that
13 exhausted air into the building.

14 COMMISSIONER MAY: All the more
15 reason why it has to be an integrated facade
16 because again otherwise you wind up with
17 everything being determined by your mechanical
18 engineer. You don't want your mechanical
19 engineer designing your facades.

20 MR. BONILLA: I hear you.

21 COMMISSIONER MAY: I have one son
22 who's a mechanical engineer and two more who are

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1 likely to be. So I say that with the greatest
2 affection for mechanical engineers.

3 And I also want to jump on the
4 bandwagon about the transformer enclosure. I
5 didn't really focus on it this time around. I
6 know I had comments on it when we set it down.
7 And I went back and looked at the drawings from
8 the setdown and frankly what you had before was
9 better. And that was not good enough either but
10 it was better than this.

11 I think that going for this
12 wood-like product is the wrong direction. And
13 plus, it looks like almost all of that facade
14 along the sidewalk are gates, meaning that
15 you're going to have to open them up to get to
16 the transformers and what? Pull them out? I
17 mean, why do you have to have that level of access
18 to every single one of them? Because it looks
19 like every single -- I mean, there are three
20 units there. And then there are three sets of
21 double gates.

22 MR. BONILLA: Yes. I think that

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1 this is more of a PEPCO requirement again that
2 they would like to have access to every single
3 one of them. And also, if not, we will end up
4 with a large gate that will be encroaching into
5 the street if it's separated.

6 COMMISSIONER MAY: So I think you
7 need to take another look at it because I think
8 a masonry wall with a really nice but simple
9 metal gate is going to be a lot more attractive
10 than this wood-like product.

11 That's my reaction. I don't know if
12 anybody else really loves the wood-like product
13 or would want to have a different wood-like
14 product. But I don't think that's really the
15 thing.

16 And it's so important because that
17 is the facade of the building on that side. And
18 that side, maybe it's not the primary side, but
19 you really don't want it looking like the back
20 even though it is the back.

21 Thanks.

22 MR. BONILLA: Thank you.

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1 CHAIRMAN HOOD: Any other comments
2 or questions?

3 (No audible response.)

4 CHAIRMAN HOOD: Okay. Is
5 Chairperson Muhammad in the audience? Anyone
6 from ANC 6D -- the Chairperson or anyone?

7 (No audible response.)

8 CHAIRMAN HOOD: Okay. Not seeing
9 anyone, we will talk about that letter when we
10 get to it.

11 We will now go to Office of Planning
12 and DDOT -- Mr. Mordfin and then Mr.
13 Zimbabwe.

14 MR. MORDFIN: Good evening,
15 Chairman and Members of the Commission.

16 This application was set down by the
17 Commission in April for the second-stage
18 approval and in June for the proposed
19 modifications to the first-stage approval. And
20 OP finds that the Applicant has responded to the
21 issues that were raised by OP and the Commission
22 at the setdown meetings.

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1 The Parkside Place facade was
2 revised as discussed and a Green Community's
3 checklist has been submitted. Additional
4 drawings were submitted for the roof, the
5 landscaping and the facades, and the color of the
6 building was revised with an explanation of the
7 use of the Juliet balconies and height of the
8 building and a clarification of the types of
9 flexibility requested. Information regarding
10 market-rate housing and Parkside job gains
11 within the neighborhood and details regarding
12 the first source employment program and the
13 addition of drawing numbers to the sheets were
14 provided.

15 OP recommends approval of the
16 requested major modifications and to the
17 second-stage approval for the construction of
18 the proposed multi-family building including
19 the requested flexibilities.

20 Thank you.

21 MR. ZIMBABWE: Good evening,
22 Chairman Hood and Members of the Commission.

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1 Like Mr. Schiesel, I'm also happy to
2 be here. I haven't been able to be with you that
3 often recently. So I sent Mr. Henson away for
4 a couple days so that I could come join you guys.
5 But my team is playing tonight, so I hope we don't
6 go too late.

7 COMMISSIONER MAY: I bet Mr. Henson
8 is watching.

9 MR. ZIMBABWE: Yes, I'm sure he is.
10 I'm sure he is.

11 I'll largely stand on the record.
12 And our submittal, I'll just make a couple of
13 comments.

14 First, our submission was made
15 before the change in the loading configuration,
16 so it's not reflected in the submission. But we
17 are fine with the change and support loading from
18 the street to accommodate all the loading for the
19 property.

20 And then in response to the
21 streetcar discussion before, we have done a
22 planning study on the extension of the H and

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1 Benning line to either the Minnesota Avenue or
2 the Benning Road Station. We'll be starting a
3 NEPA study very soon on that to make that
4 decision about exactly what alignment that goes
5 on.

6 The Anacostia line -- the potential
7 line that Commissioner May, you mentioned is not
8 dead. It's not part of the 22-mile priority
9 system that DDOT has announced. But it's still
10 part of our long-range thinking as part of the
11 2010 streetcar master plan.

12 So with that, I'll let the record
13 stand on our other comments. And I would be
14 happy to answer any questions.

15 CHAIRMAN HOOD: Okay. Thank you
16 very much, Mr. Mordfin and Mr. Zimbabwe.

17 Mr. Zimbabwe, I'm going to ask quick
18 questions. It has nothing to do with Zoning.
19 But who's your team?

20 MR. ZIMBABWE: I grew up in Boston.

21 CHAIRMAN HOOD: Okay.
22 Commissioner May, can you ask a couple more

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1 questions so we can make sure he misses the game?

2 (LAUGHTER.)

3 CHAIRMAN HOOD: And also Mr.
4 Henson, his mom actually watches us. So I hope
5 whatever he's doing tonight that he told her.
6 Okay?

7 (LAUGHTER.)

8 CHAIRMAN HOOD: All right. Any
9 questions for either the Office of Planning or
10 DDOT?

11 Commissioner May?

12 COMMISSIONER MAY: Just a couple
13 quick ones for Office of Planning.

14 Can you explain to me why you think
15 the 20-foot rule applies for the below-grade
16 parking?

17 MR. MORDFIN: It applies because
18 the garage is not totally submerged. It's
19 partially above grade. So the roof of the
20 garage is above grade. And that is why --

21 COMMISSIONER MAY: So it's
22 triggered any time the roof of the garage is at

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1 all above grade or a certain distance above
2 grade?

3 MR. MORDFIN: From the way I read
4 the legislation, it's any time a portion of the
5 parking -- because the parking spaces go up to
6 the ceiling -- a portion of that abuts the
7 property line.

8 COMMISSIONER MAY: Right. Okay.

9 But at a certain point, it doesn't
10 count, right -- when it gets down low enough?

11 MR. MORDFIN: When it's below
12 grade.

13 COMMISSIONER MAY: It has to be
14 entirely below grade. Okay. That's what I
15 just wanted to clarify because I thought maybe
16 it was treated like the difference between
17 basement and cellar or something like that -- any
18 time below. All right.

19 And then, looking at this thing in
20 the aerial photos, there's this great big space
21 just to the south and west which is the PEPCO
22 plant. And I know there's been lots of talk

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1 about the PEPCO plant over the years. And I know
2 it's either shut down or shutting down. But
3 there's a new future ahead for the plant at some
4 point, is there not? Do we know anything about
5 that?

6 MR. MORDFIN: To be honest, it's
7 been a long time since I've heard anything about
8 this plant. There certainly have been
9 discussions over the last -- almost as long as
10 I guess as I've been working here about what's
11 going to happen on that site. But I haven't
12 heard anything recently. You probably know
13 more than I do at this point.

14 COMMISSIONER MAY: I only have the
15 vaguest recollection. And it's not very much.
16 I pretty much said what I knew.

17 MR. MORDFIN: Me, too.

18 COMMISSIONER MAY: Oh, well.

19 I was hoping we'd get some really
20 good information about what's going to happen
21 there.

22 MR. MORDFIN: Well, we're really

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1 hoping that something exciting can happen on
2 that site at some point.

3 COMMISSIONER MAY: Okay. Thank
4 you.

5 CHAIRMAN HOOD: Any other
6 questions?

7 VICE CHAIR COHEN: Mr. Chairman, I
8 just have a very, very general question.

9 As a Commissioner who's very
10 concerned about the availability of open space
11 -- and this is almost like a phase 1 question --
12 there's a one-acre park that's being developed
13 on a 26-acre dense site. Is that common or is
14 that something you need to come back to me on?
15 I was just curious overall to see if there's any
16 kind of rule of thumb.

17 MR. LAWSON: I don't think there's
18 really a rule of thumb. I think it depends on
19 the neighborhood. In this case, there are
20 hundreds of acres of park right in behind the
21 site and other park spaces around it. The park
22 in this case is intended to be kind of a very

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1 urban park -- very heavily used. And there's a
2 lot of more passive recreation park within
3 walking and biking distance. Other sites which
4 don't have access to the Anacostia Park, we would
5 probably look more closely at creating new park
6 space. For example, Southeast Federal Center,
7 we required the park along the waterfront which
8 ended up being about five and a half acres.

9 So I think it's very contextual,
10 very much depends on the exact nature of the
11 site. But certainly the creation of new green
12 space is very much a priority in many parts of
13 the city.

14 We don't see a lot of sites that are
15 this size. A lot of the sites that we do see are
16 former federal sites and things like Puffer
17 Point and Walter Reed. For sites like that,
18 certainly the incorporation of green space is
19 where a lot of the discussion starts.

20 VICE CHAIR COHEN: Thank you for a
21 comprehensive answer.

22 And by the way, Mr. Mordfin, I think

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1 your review was extremely thorough and helpful.
2 And you addressed a lot of the comments made in
3 the pre-hearing -- the setdown review.

4 Thank you.

5 MR. MORDFIN: Thank you.

6 CHAIRMAN HOOD: I would echo the
7 Vice Chair's comments. I think all the reports
8 by Office of Planning and DDOT and all of them
9 were very thorough. And I appreciate that.
10 I'm sure my colleagues all appreciate that and
11 helping us as we do our fact-finding.

12 The other report that we got from
13 D.C. Water -- and I'll just read the last
14 sentence -- it says, "This information is
15 subject to change. A final determination of the
16 existing public system's ability to support the
17 proposed project cannot be made until detailed
18 plans are submitted to D.C. Water for review."

19 Let's see. Anything else? Any
20 other reports that I may have missed?

21 (No audible response.)

22 CHAIRMAN HOOD: Okay. Again, do we

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1 have anyone from 7D that would like to
2 cross-examine the Office of Planning or DDOT and
3 at the same time come up and do the report?

4 (No audible response.)

5 CHAIRMAN HOOD: Let the record
6 reflect that no one is represented. But we do
7 have submissions from 7D as well as a
8 single-member district in which this is located.

9 And I found this to be very
10 interesting, colleagues. And I just want to
11 read this into the record.

12 This is from ANC 7D, Chairperson
13 Muhammad. She says, "Constituents in the
14 Parkside's community have waited many, many
15 years for positive change to visit their
16 community. And finally, it's happening and
17 they welcome the transformation. Now it's the
18 Zoning Commission's time to contribute towards
19 the change in the Parkside Community by way of
20 analyzing and granting stage 2 approval for this
21 revolutionary project."

22 I just found that interesting --

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1 "positive change to visit." So that's
2 obviously saying they've been waiting a long
3 time. And they're saying in other words, Zoning
4 Commission, do handle your business.

5 Also, we have a submission from the
6 single-member district which is noted
7 Commissioner Woods. And it's behind one of our
8 tabs. I don't know, but it's in the record in
9 support. That's very important.

10 Also, we have a letter from Ms. Bell,
11 the President of Parkside Civic Association.
12 My colleague handed me this. Do you want me to
13 read what you highlighted?

14 VICE CHAIR COHEN: No.

15 CHAIRMAN HOOD: Oh, okay.

16 VICE CHAIR COHEN: But they support
17 it.

18 CHAIRMAN HOOD: They support it.
19 And I'd like to read little captions.

20 VICE CHAIR COHEN: Oh, yes.

21 CHAIRMAN HOOD: Okay. But anyway,
22 they support it also.

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1 We don't have anyone on the witness
2 list I'm told. But is there anyone here who'd
3 like to testify either in support or in
4 opposition, if you can come forward at this time?
5 Any organizations or persons in support or
6 opposition?

7 (No audible response.)

8 CHAIRMAN HOOD: Calling for it, Ms.
9 Roddy, I don't know how much rebuttal you have,
10 but you can do your rebuttal and closing by the
11 Applicant.

12 MS. RODDY: I'd just like to say
13 that we appreciate your time this evening. We
14 understand that there's some information that we
15 do need to get to you, and we will work on that.
16 But we do hope that you will support this project
17 and approve it when the time comes for you to
18 approve.

19 Thank you.

20 CHAIRMAN HOOD: Commissioners, I'm
21 going to propose that we take final action
22 tonight. We have five things that we're asking

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1 for.

2 What did I say? Oh, oh.

3 Ms. Roddy, you're trying to pull one
4 over on me, aren't you?

5 (LAUGHTER.)

6 CHAIRMAN HOOD: I will proposed
7 that we take proposed action tonight and those
8 five things that we're asking for that they be
9 given to us by final unless there are any
10 disagreements.

11 VICE CHAIR COHEN: No.

12 CHAIRMAN HOOD: Okay. Would
13 somebody like to make a motion?

14 Commissioner Miller?

15 COMMISSIONER MILLER: I was going
16 to second your motion. I thought that was a
17 motion. So I was just going to second it.

18 COMMISSIONER MAY: Chairman, can I
19 suggest that we actually recap what still needs
20 to be done before we take a vote?

21 CHAIRMAN HOOD: Right. That's
22 kind of the way I was going to do it. That's why

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1 I was just saying that we move in that direction
2 and we'll do that and then we'll go back to the
3 motion.

4 COMMISSIONER MAY: Perfect.

5 CHAIRMAN HOOD: We want Mr.
6 Zimbabwe to get home and see Boston.

7 (LAUGHTER.)

8 MS. SCHELLIN: Okay. I have that
9 Commissioner May asked that they submit a plan
10 showing the loading dock change or drawing.

11 COMMISSIONER MAY: And actually,
12 can I talk about that for just one second?

13 No, I think you need to look at this
14 very carefully and what the clearances are
15 because I think the idea of ramping down within
16 the garage may not be a really great way to do
17 it. It's so close to the corner, it's going to
18 wind up depressing a number of the spaces. And
19 of course, if it's only six inches, that's no big
20 deal. But if it's two or three feet, it's going
21 to be a really complicated thing and you might
22 be better off just killing a couple of parking

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1 spaces in which case it changes your PUD
2 substantially.

3 So I just think it's worth taking
4 another good look at how it's all going to work
5 structurally and such.

6 MS. SCHELLIN: And I had submit a
7 plan showing the parking garage change which I
8 guess probably goes along with that. Okay?

9 COMMISSIONER MAY: That's the same
10 thing.

11 MS. SCHELLIN: Okay.

12 I didn't have that you're actually
13 looking for anything, but you'd said that with
14 regard to the lofts, it seems like there's a lot
15 more roof and flashing than necessary. But you
16 weren't making a big deal about it. But you were
17 making a statement.

18 COMMISSIONER MAY: Yes, that's a
19 suggestion --

20 MS. SCHELLIN: Yes.

21 COMMISSIONER MAY: -- that they
22 want to look at that further because I think they

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1 might want to make some improvement on that
2 number of pop-ups.

3 MS. SCHELLIN: Right.

4 Commissioner Cohen asked that they
5 provide the data for the transformer vault fence
6 or the product data information for the
7 transformer vault fence that they're using.

8 Commissioner --

9 VICE CHAIR COHEN: Just to expand a
10 little bit -- the history of its use and it's
11 being able to withstand years of abuse.

12 MS. SCHELLIN: Commissioner Hood
13 asked that they provide the data on the jobs that
14 have already been provided, especially broken
15 down by District residents versus out-of-state
16 residents.

17 Commissioner May asked for a plant
18 list.

19 Commissioner May asked with regard
20 to the air intakes and exhausts to better
21 integrate it into the facade where it's less
22 visible.

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1 Commissioner May again thinks that
2 the wood-like product is not the right way to go
3 for the transformer vaults.

4 COMMISSIONER MAY: So that may be in
5 conflict in the end with what the Vice Chairman
6 wants in terms of information on the material.
7 But I think that you ought to be looking at both
8 of those things and either come back with choices
9 or come back with a decision -- a recommendation
10 one way or the other and be responsive to --
11 explain why you think one way is better than
12 another.

13 COMMISSIONER TURNBULL: Yes, I
14 would agree that we need to look at both.
15 I guess just clarifying on those -- if I'm just
16 to clarify what you had said, Commissioner May,
17 on those. You were looking, I think, for an
18 integrated facade panel where I guess not only
19 we're talking about the mechanical grills but
20 also the exhaust vents. That's the whole nature
21 of the thing -- how those things relate to one
22 another.

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1 COMMISSIONER MAY: Yes. And can
2 they be integrated better into the facade.

3 MS. SCHELLIN: That's all I have.

4 CHAIRMAN HOOD: Are we all on the
5 same page?

6 Okay. With that, I would move
7 approval of CS GD Parkside 7 LLC Modification to
8 the First-Stage PUD and Approval of the
9 Second-Stage PUD at Square 5041, Zoning
10 Commission Case 05-28J/05-28K, and ask for a
11 second.

12 VICE CHAIR COHEN: Second.

13 CHAIRMAN HOOD: It's been moved and
14 properly seconded.

15 Any further discussion?

16 (No audible response.)

17 CHAIRMAN HOOD: Are you ready for
18 the question?

19 All those in favor?

20 (A CHORUS OF AYES.)

21 CHAIRMAN HOOD: Not hearing any
22 opposition, Ms. Schellin, would you please

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1 record the vote?

2 MS. SCHELLIN: Yes. Staff records
3 the vote five to zero to zero to approve Proposed
4 Action Zoning Commission Case Numbers
5 05-28J/05-28K. Commissioner Hood moving;
6 Commissioner Cohen seconding; Commissioners
7 Miller, Turnbull and May in support.

8 And this will come up for final
9 action December 9th.

10 CHAIRMAN HOOD: Okay. Do you we
11 have anything else, Ms. Schellin?

12 MS. SCHELLIN: Just to set dates for
13 when these items would be due so that we can make
14 that December 9th date.

15 If we could have those items by
16 November 18th, then the ANC would have until
17 November 25th to provide their responses.

18 And I would just remind Ms. Roddy to
19 comply with -- I can't remember the section
20 numbers now -- but with the new 2403.15 -- 2403
21 through 2403.20. So in seven days you have
22 something due. Okay.

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1 Thank you.

2 CHAIRMAN HOOD: Okay. Thank you,
3 Ms. Schellin.

4 Let me just remind my colleagues
5 that we have a very busy schedule next month. We
6 definitely won't be leaving this time next week.
7 We have every day except for I think Monday
8 through Thursday potentially except for the
9 holiday and on Friday. So let's get plenty of
10 rest the rest of the week.

11 And I want to thank everyone for
12 their participation tonight. And this hearing
13 is adjourned.

14 (Whereupon, at 7:53 p.m., the
15 hearing was adjourned.)

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