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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

Public Hearing

Case No. 14-01A (Jemal's Hecht's, LLC - PUD
Modification and Related Map Amendment at
Square 4037, Portions of Lots 7 and 804)

6:32 p.m. to 7:13 p.m.

Monday, May 18, 2015

Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220 South
Washington, D.C. 20001

1 Board Members:

- 2 ANTHONY HOOD, Chairperson
- 3 MARCIE COHEN, Vice-Chairperson
- 4 ROBERT MILLER, Commissioner
- 5 PETER MAY, Commissioner
- 6 MR. TURNBULL, Commissioner

7

8 Office of Zoning:

- 9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

- 12 JOEL LAWSON
- 13 KAREN THOMAS

14

15 DDOT:

- 16 RYAN WESTROM

17

18 OTHER:

- 19 NORMAN GLASGOW JR.
- 20 JESSICA BLOOMFIELD
- 21 ANDREA GOURDINE
- 22 BENJAMIN KEENEY

23

24

25

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

2 CHAIRPERSON HOOD: Good evening, ladies
3 and gentlemen, this is the public hearing of
4 the Zoning Commission for the District of
5 Columbia. Today's date is Monday, May the
6 18th.

7 My name is Anthony Hood. Joining me
8 are Vice Chair Cohen, Commissioner Miller,
9 Commissioner May, and Commissioner Turnbull.
10 We're also joined by the Office of Zoning
11 staff, Ms. Sharon Schellin, as well as the
12 Office of Planning, Ms. Thomas, and the
13 District Department of Transportation, Mr.
14 Westrom.

15 We are expected to be joined, I
16 believe, by Mr. Lawson. Anyone else from DDOT?
17 Okay.

18 This proceeding is being recorded by a
19 court reporter and is also webcast live.
20 Accordingly we must ask you to refrain from any
21 disruptive noises or actions in the hearing
22 room, including the display of any signs or
23 objects.

24 Notice of today's hearing was published
25 in the D.C. Register and copies of that

1 announcement are available to my left on the
2 wall near the door.

3 The hearing will be conducted in
4 accordance with provisions of 11-DCMR-3022 as
5 follows: preliminary matters, applicant's case,
6 report of the Office of Planning, report of
7 other government agencies, report of the ANC,
8 organizations and persons in support,
9 organizations and persons in opposition,
10 rebuttal and closing by the applicant.

11 The following time constraints will be
12 maintained in this meeting. I don't know if we
13 need 20 minutes, unless I missed part of the
14 package, but you can give us an abbreviated
15 version. Organizations five minutes,
16 individuals three minutes.

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

22 Would all individuals wishing to
23 testify please rise to take the oath and let's
24 note that Mr. Lawson is joining us. Ms.
25 Schellin, would you please administer the oath?

1 MS. SCHELLIN: Yes. Please raise your
2 right hand.

3 [Oath administered to the
4 participants.]

5 MS. SCHELLIN: Thank you.

6 CHAIRPERSON HOOD: Okay. Ms. Schellin,
7 do we have any preliminary matters?

8 MS. SCHELLIN: Yes, the applicant has
9 proffered one expert that hasn't been accepted
10 before, Mr. Keeney. His resume is at Exhibit
11 24.

12 CHAIRPERSON HOOD: Okay.
13 Commissioners, we have the request in front of
14 us, Exhibit 24. Any objections?

15 MR. MILLER: No.

16 CHAIRPERSON HOOD: Okay. So we will
17 accept him as an expert in architecture.

18 Let me just announce, for those who may
19 be watching this, the Zoning Commission was sad
20 to hear of the passing of Ms. Karen Perry, who
21 was a stalwart in the Ward 3 community.
22 Especially dealing with, I think the UDC area.
23 She worked hard and was a citizen advocate in
24 this city. So we sent our condolences out to
25 the family.

1 Okay. Ms. Bloomfield.

2 MS. BLOOMFIELD: Good evening,
3 Commissioners. My name is Jessica Bloomfield
4 from the law firm of Holland and Knight. I'd
5 ask my team to introduce themselves, please.

6 MR. GLASGOW: Norman Glasgow Jr., the
7 law firm of Holland and Knight, here to assist
8 Ms. Bloomfield.

9 MS. GOURDINE: Andrea Gourdine with
10 Douglas Development.

11 MR. KEENEY: Benjamin Keeney with
12 Antunovich Architects.

13 MS. BLOOMFIELD: And we are pleased to
14 be here this evening to present our application
15 for a modification to the approved PUD for the
16 historic Hecht Warehouse Company building at
17 1401 New York Avenue Northeast.

18 The original PUD was approved in July
19 of last year and involved the adaptive reuse of
20 the warehouse building with over 200,000 square
21 feet of retail use and approximately 338
22 residential units, including affordable units
23 that exceeded the inclusionary zoning
24 requirements.

25 As part of the PUD approval the

1 Commission also granted a map amendment to
2 rezone the PUD site from the C-M-2 district to
3 the C-3-C district, and found this designation
4 to be consistent with the future land use map
5 and the generalized policy map, which designate
6 this site for production, distribution and
7 repair uses, and in a neighborhood conservation
8 area.

9 Since that approval the applicant has
10 made significant improvements to the site,
11 including the opening of Mom's Organic Market,
12 the Nike Community Store, and Planet Fitness,
13 with other retail and residential uses coming
14 online soon.

15 This application involves the
16 construction of a second separate building on
17 the PUD site, and an extension of the original
18 PUD boundary line by approximately 1,800 square
19 feet to accommodate the new building. We are
20 also requesting a map amendment for that new
21 piece of land to be rezoned from the C-M-3
22 district to the C-3-C district to be consistent
23 with the rest of the PUD site.

24 The new building will consist of
25 approximately 8,074 square feet and will have a

1 maximum height of just over 38 feet at two
2 stories. The density for the overall PUD will
3 remain at 4.7 FAR and the gross floor area will
4 increase less than two percent.

5 The new building will be located in the
6 southeast portion of the PUD site with frontage
7 on Okie Street and on Hecht Avenue. This
8 location was originally approved as a circular
9 driveway with ingress and egress from Hecht
10 Avenue. The driveway configuration now
11 involves a one-way drive aisle with ingress
12 from Hecht Avenue and egress on to Okie Street.

13 The project complies with the building
14 lot control regulations which permit two
15 buildings to be located on a single record lot.
16 The project also meets the GAR requirements.

17 We are pleased to have support for the
18 PUD modification from ANC 5D as well as from
19 the Office of Planning and DDOT. Overall the
20 modified PUD will not have an unacceptable
21 impact on the operation of city services and
22 facilities and is appropriate when evaluated
23 against the substantial public benefits and
24 project amenities that were approved for the
25 original PUD. With that I will turn the

1 presentation over to Andrea.

2 MS. GOURDINE: Good evening,
3 Commissioners. Again, my name is Andrea
4 Gourdine and I work with Paul Millstein on this
5 project.

6 So we've come a long way since we were
7 here last June with the development of this
8 site. So originally we had the Hecht garage
9 and the warehouse and then this vacant site.
10 So over time Paul was looking at this site a
11 little bit more and saying, you know, there's
12 something that's missing. What do we need in
13 between these two buildings?

14 And so for further research, working
15 with the design team we decided that we wanted
16 to add another building and bring more retail
17 to the site. So what we've been doing is
18 working closely with the community and talking
19 to them about how the sites progressed over the
20 past several months, over the past year, and
21 what we foresee for this pad site.

22 So as Jessica said, we've had Nike,
23 Planet Fitness, and Mom's open up over the
24 course of the year and we have significantly
25 more retailers that are coming online in the

1 next year. So with the addition of this pad
2 site we believe it will make the Hecht
3 Warehouse District a better place to eat, work,
4 and play.

5 So with that said I'll turn it over to
6 Ben to talk about the design.

7 MR. KEENEY: Thank you, Andrea. Ben
8 Keeney with Antunovich Associates. Project
9 manager for the Hecht Company Warehouse and the
10 garage that came before that. This site we
11 have, just to orient you -- thank you. This
12 site, just to orient you, you are now looking
13 from Hecht Avenue towards the south at the new
14 structure that we are putting on the existing
15 approved PUD site.

16 The metal panel samples are over here
17 to my right. And we have a finish board as
18 well, and there's a couple of finishes we could
19 also pass around if you like. Thanks everyone.

20 So basically we looked at the site as
21 Andrea had mentioned. It's about 170 or so
22 linear feet of space. We felt like another
23 building fit in there quite well and really
24 kind of kept the street together and filled in,
25 you know, what we had from an urban standpoint.

1 Looking at this image you basically see
2 how the perforated metal screen wall would go
3 throughout the structure. The windows in some
4 of the conditions would basically go behind the
5 screen. There's approximately five or so
6 inches where they would be offset and you could
7 see light from the building, from the outside,
8 through the metal.

9 These are some of the other slides.
10 The original warehouse is just a little bit
11 over 95 feet tall. The building that we're
12 proposing is just a little bit over 38 feet
13 tall, as Jessica mentioned earlier. So it's
14 less than half.

15 This is a shot from Okie Street showing
16 you the overall relationship to the massing.
17 Where down below, you know, the halfway point
18 just to the top of the parapet you see with the
19 dark metal band on it at the top of the
20 penthouse at the second level.

21 From that there is an exterior deck on
22 top of the one-story mass, where we envision
23 outdoor seating going around the building. We
24 wanted to have this extremely open on all
25 sides. So in addition to the perforated metal

1 panel we have large store front openings. This
2 one shows, you know, something similar to what
3 was on the garage and on the warehouse in terms
4 of just open glass, segmented panels. And that
5 basically wraps around all four sides.

6 This is a view looking from Okie Street
7 if you are up on the second floor. You know,
8 up in the air on Okie Street in other words.
9 You see the garage on the right.

10 The deck I mentioned is on the -- you
11 know, in the foreground, that would be where we
12 would have, you know, spill out from people,
13 from the restaurant space that we envision
14 here, having a nice exterior balcony to have
15 dinner and whatnot.

16 That virtually concludes the overall
17 design portion of the presentation. I think it
18 would be the best use of everyone's time now to
19 just open up the floor for discussion and you
20 know, any questions you might have.

21 MS. BLOOMFIELD: And that concludes our
22 direct presentation and Irwin is here to answer
23 any questions about the transportation aspects
24 of the project as well.

25 CHAIRPERSON HOOD: Okay. Do we have any

1 questions up here?

2 Ms. Gourdine, let me ask you, has
3 Planet Fitness opened already? I was told
4 June.

5 MS. GOURDINE: June 6 -- I'm sorry.
6 June 1st.

7 CHAIRPERSON HOOD: Okay. Thank you.
8 Is there any questions up here? Vice Chair
9 Cohen?

10 MS. COHEN: Thank you, Mr. Chairman. I
11 note that it's a reflective surface and
12 somewhere it was quoted, its shimmering,
13 glowing effect during the day. And my question
14 is, is there like a heat effect or a visual
15 effect that could affect the cars going up and
16 down that area?

17 MR. KEENEY: We don't perceive one, but
18 that's definitely something we could look at.
19 The sample that we passed around earlier, we
20 don't foresee anything that would cause like a
21 flash, or you know, like a flashing light type
22 of effect. It's just a patterning in the metal
23 panel where we're still studying the best, you
24 know, way to have the perforations occur within
25 the panel. They're just a texture. They're

1 just a pattern more or less.

2 MS. COHEN: And so what about the heat
3 effect off of that? Is there any, or have you
4 investigated that?

5 MR. KEENEY: That's a good point.
6 We'll look into that. There shouldn't be any
7 major heat gain from the panel. It will be a
8 lighter material, unlike a dark metal that
9 could actually absorb more heat. That is a
10 good point, but we'll check on that. We'll
11 review that.

12 MS. COHEN: My other question is, is
13 this the most efficient use for this site? I
14 mean, it's a smallish site but it's on New York
15 Avenue. So is this the most efficient use?

16 MR. KEENEY: It's not on New York, it's
17 on Okie Street. We feel that if you're looking
18 towards New York -- actually, go to the site
19 plan. Just a minute.

20 This is actually the one that Jessica -
21 - this one. Here it is. Here it is.

22 So this is on Okie Street where if look
23 at the lower right-hand corner of the drawing
24 on the right the building we're proposing is
25 down on Okie Street.

1 To answer your question, we do feel
2 that this is the best use of the site. We had
3 a kind of an open area scheduled before, but it
4 was just too open and it got diluted with the
5 vehicular circulation going around. There was
6 like 170 feet almost, from one side to the
7 other, and it just kind of lost, you know, that
8 connectivity between the other buildings.

9 MS. COHEN: And does it then -- but it
10 did reduce the green. That was being proposed.
11 I mean, I don't really recall clearly but I
12 thought it was just supposed to be very open
13 and available for passive use.

14 MR. KEENEY: It was more open
15 originally. This is true. The green space --
16 it was a lot of hard surface, though. Like all
17 along. The numbers for GAR weren't in effect
18 when we had the previous design so we didn't
19 run those calculations. I don't know exactly
20 what they were. I do know that the current
21 design does meet the GAR. We have a green roof
22 and other planting designs, you know, within --
23 other planting features within this design that
24 do accommodate green space, however.

25 MS. GOURDINE: We've also added several

1 trees along the entrance of the -- along Okie
2 Street and in between the warehouse and this
3 new pad site. And also we wanted to just keep
4 -- we wanted to have retail facing retail. And
5 when we would tour the site with several people
6 who were interested in moving to the building
7 they said, well what are you doing with that
8 cleared site? What's the plan? And so that
9 just got us to thinking, you know, we should
10 just continue the retail. And also if you're a
11 resident of the Hecht building, when you come
12 out you'll see a lovely retail building where
13 you can have drinks, have lunch, do some work.
14 So again, it's keeping that eat, work, live,
15 play atmosphere.

16 MS. COHEN: Thank you.

17 CHAIRPERSON HOOD: Okay. Commissioner
18 May?

19 MR. MAY: Okay. So looking at the
20 plans from set down and what you're showing
21 tonight, did anything really change? I mean,
22 it seems like there's a little difference in
23 color. But, and like one more door or
24 something like that. But did anything really
25 change?

1 MR. KEENEY: Which one, the site? Is
2 it the building from the original or from the
3 previous --

4 MR. MAY: From set down.

5 MR. KEENEY: From the set down. We're
6 going to pull up that information to get it --
7 to get a concise answer.

8 MR. MAY: Okay. I mean, the reason I
9 ask that is that I was -- I don't know if
10 anybody remembers what I said at set down but I
11 was kind of disappointed in the design because
12 I thought this was a real opportunity to do
13 something really interesting and exciting
14 architecturally and it just felt like it was
15 just a big metal box. And I mean, big metal
16 box with some, you know, sloped walls on the
17 side and things like that. So it's I guess a
18 little bit more than an ordinary box. But it
19 still just seems like a box. And it's not -- I
20 mean, we talk about you know, a certain level
21 of -- wanting to have a certain level of visual
22 excitement to it with the shimmering and all
23 that. But it's not doing it for me. So it's
24 just, it's -- I mean, I think it's okay. But I
25 was hoping for something really exciting and it

1 didn't really change from set down.

2 I mean, so again I ask my question, did
3 anything really change between set down and
4 now, other than the addition of a door and a
5 change in color? I assume that it's a change
6 in color and not just a change in how the
7 renderings were done.

8 MR. KEENEY: Yes, there were a few
9 changes on the roof as well. How should I talk
10 to this? Can we get a before and after, I
11 wonder?

12 (Pause.)

13 MR. KEENEY: There wasn't significant
14 change in the overall geometry of the material
15 selection.

16 MR. MAY: I mean, it did change in
17 color though, right?

18 MR. KEENEY: It did change in color and
19 we looked at fenestrations, we looked at the
20 overall roof design. We made sure we, you
21 know, looked at greenery and planting and
22 street scape.

23 MR. MAY: All right. So the notes on
24 the drawings indicate perforated weathering
25 steel panels. And what you show here doesn't

1 seem to be weathering steel.

2 MR. KEENEY: That is absolutely the
3 case. So that's more than color. To be clear
4 for the record, it was more than color. It was
5 originally core tin steel and that would have
6 had a patina --

7 MR. MAY: Right.

8 MR. KEENEY: -- and it would have
9 eventually even bled on to the sidewalk. We
10 got rid of that and now we have an aluminum
11 type of --

12 MR. MAY: I saw that note and I was
13 kind of alarmed by the note. I didn't catch it
14 at set down, but it's not something -- you
15 know, Corten has its positives, but it also has
16 its negatives and --

17 MR. KEENEY: Yes.

18 MR. MAY: -- I'm glad you didn't go
19 that route. You actually can get some aluminum
20 products that mimic the look of Corten.

21 MR. KEENEY: Yes. But I'm not pushing
22 you in that direction, but I was not aware of
23 them until relatively recently. So.

24 MR. KEENEY: We felt like the champagne
25 color that we have right now --

1 MR. MAY: Yeah.

2 MR. KEENEY: Is a little more -- it's a
3 better balance between all of the dark, and the
4 dark brick, and the lighter material.

5 MR. MAY: Uh-huh.

6 MR. KEENEY: It's sort of in the -- you
7 know, kind of in the middle. There wasn't
8 really a lot of language on the site for rusty
9 steel or like some type of dark brownish
10 material.

11 MR. MAY: Right.

12 MR. KEENEY: So we went more of a
13 champagne route.

14 MR. MAY: I think, you know, I think
15 losing the Corten was the right thing to do. I
16 mean the champagne is just kind of beige to me,
17 but the building feels beige. Sorry. Just
18 kind of my impression of it.

19 At the very least you're going to need
20 to submit revised drawings that don't show
21 weathered steel panels.

22 MR. KEENEY: Understood.

23 MR. MAY: Because your most recent set
24 shows that.

25 MR. KEENEY: Okay. No problem.

1 MR. MAY: You know, I think the other
2 thing that I wouldn't say it's really so much a
3 concern, but something that still needs to be
4 addressed better and this is one of the things
5 that I think DDOT was concerned about, was the
6 loss of trees. Not that they're existing
7 trees, but the fact that the earlier design had
8 more trees in it. And I think that you want to
9 continue to have that. I don't think you're
10 showing anything in your -- certainly nothing
11 in that rendering looks like a tree on that
12 block.

13 MR. KEENEY: We purposely gray out the
14 trees when we do the renderings so that we can
15 look at the building.

16 MR. MAY: Okay. Yeah.

17 MR. KEENEY: We have them, but this is
18 --

19 MR. MAY: So it is ringed by some
20 trees?

21 MR. KEENEY: Yes, it is.

22 MR. MAY: Some trees. Okay.

23 MR. KEENEY: It is. It is ringed by
24 some trees.

25 MR. MAY: Okay.

1 MR. KEENEY: This is a better image to
2 show the --

3 MR. MAY: Yeah, I was just --

4 MR. KEENEY: -- picture.

5 MR. MAY: I didn't even think about it
6 until I looked at that image.

7 And, you know, that's another area
8 where I would think that you could do something
9 that was a little bit more interesting in terms
10 of the building. You know, again I think --
11 I'm not so much -- I don't think this is a
12 really poor design, I just feel like it's an
13 opportunity lost and you could have done
14 something more with doing a greener building,
15 doing something that involved green walls or
16 planted material on the roof. Things that
17 would, you know, make it -- I mean, I'm just
18 thinking that sitting on the roof there in the
19 summer, not going to be a great place without -
20 - you're going to have to put in a whole bunch
21 of umbrellas and things like that. Why not do
22 something that's more trellisy (sic) or hanging
23 garden or something like that. You know, it's
24 just -- I want to be really excited about the
25 building and I can't get excited about it.

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1 And I think that one of the
2 opportunities that you're losing is that you've
3 got so many thousands of people passing by this
4 on New York Avenue, often at a slow speed
5 because of the traffic, and you know, if you're
6 looking down Hecht Avenue or whatever it's
7 called, and you get a glimpse of this building
8 and it's something that really catches your eye
9 and gets you really excited, I think you'd get
10 a lot more traffic from the people who are
11 heading out of the city, especially. You know,
12 why wait in traffic when I could go to that
13 really cool building and have a drink on my way
14 out of town. Well, maybe that's not a good
15 idea. But, have a meal. How about that?

16 So I don't know, it's an opportunity
17 lost, I think. But not enough that I would
18 vote against it just can't not express my
19 concerns.

20 CHAIRPERSON HOOD: Okay. Any other
21 questions? Commissioner Turnbull, do you have
22 any comments or questions?

23 MR. TURNBULL: Okay. I've got to be
24 careful tonight. I think I already went
25 through this applicant last week with a lot of

1 issues on another project. So maybe I'll be a
2 little bit more lenient tonight.

3 I guess I just went back to our notes
4 and I guess what -- again, there's nothing with
5 this project that would prevent me for not
6 voting on it. But I think I would agree with
7 my colleagues that I think some of the notes
8 that were mentioned before, especially
9 Commissioner May didn't maybe have this in
10 front of him, but he wanted the -- what he
11 brought up last time, he wants it to look good
12 from all sides. And I think the key
13 description, he said to be more festive. In
14 other words, I think he was driving at the
15 articulation, something that would maybe, like
16 he just said, draw you in more to it.

17 And it could be -- it's an opportunity
18 lost to really articulate that a bit more. I
19 mean, not that there is an articulation. I
20 think the sloping roofs are fine. But maybe
21 there was just something else that could
22 articulate it just a little bit more to
23 increase that element that we're looking for.
24 And I just think --

25 And the loading. I think we went

1 through this. The loading is on the street, by
2 the Pepco vault side. Is that --

3 MS. BLOOMFIELD: Yeah. Yeah, so the
4 loading will be on the west side of the
5 building. Not loading facilities. It will be
6 on-street loading on that private --

7 MR. TURNBULL: Right.

8 MS. BLOOMFIELD: -- driveway.

9 MR. TURNBULL: Yeah.

10 MS. BLOOMFIELD: Which is wide enough
11 so that vehicles can pass loading trucks that
12 are positioned right there by the building.

13 MR. TURNBULL: Okay. Well, I think I'm
14 satisfied. And again, I don't think there's
15 anything with the building that would prevent
16 me from not voting on it. But I think if you
17 could maybe tweak it a bit. I think we're just
18 looking for some tweaks that would make this
19 building really stand out a little bit more.
20 So, thank you, Mr. Chair.

21 MR. MAY: I'd like more than tweaks,
22 but I don't think we're going to get that, so.

23 MR. TURNBULL: Yeah. You know, I'm
24 just trying to put them on notice that there is
25 still some work that could be done.

1 MR. MAY: Yeah. Well, that's true. I
2 think there are -- there are tweaks that could
3 be done to make this project better. I mean,
4 I'd be in favor of kind of starting over.

5 I'm sorry, I can't stop about this one.
6 I'm just, I'm not giving up.

7 There's one other point that I didn't
8 make. Sorry, Mr. Chairman, I just --

9 CHAIRPERSON HOOD: I'm going to help
10 you give up in a minute, but go ahead.

11 MR. MAY: Okay. So you know, the
12 warehouse building itself is such an iconic
13 piece of architecture in Washington, and even
14 you know, warehouses alone in Washington are
15 unusual. But that one especially is such a
16 special thing and this building feels like it's
17 not even having a, you know, any kind of dialog
18 with the warehouse building. I don't see the
19 architectural cues that you might have gotten
20 off of the warehouse to design this building.
21 I mean, maybe they're there but it's not
22 apparent to me. I'm not saying that you need
23 to design something that competes and is just
24 as iconic, but something that you know, is a
25 worthwhile addition to that campus. And I'm

1 just not feeling it.

2 So, anyway, I'll shut up now. Sorry,
3 Mr. Chairman.

4 CHAIRPERSON HOOD: No problem.
5 Commissioner Miller.

6 MR. MILLER: Thank you, Mr. Chairman.
7 I would just note that it's certain more --
8 even though it's not as festive or as exciting
9 as one might like, it's certainly more festive
10 and active and activating than what was
11 originally planned, which was a median strip
12 around a loading and circulation area.

13 So I think that we have to recognize
14 that the activation and vibrancy that's being
15 created and added on to here. And so I
16 appreciate that and I appreciate the work, the
17 continuing work by the applicant with the
18 community.

19 I guess I had one question. And we
20 wouldn't want it to compete with the -- so
21 maybe it is better that it just kind of fade
22 away. Does this have to go through historic --
23 Hecht itself was historic.

24 MR. GLASGOW: Hecht did because it was
25 a historic landmark.

1 MR. MILLER: But this doesn't affect
2 anything?

3 MR. GLASGOW: We haven't been advised
4 that we need to go through Historic
5 Preservation Review Board.

6 MR. MILLER: Right. Yeah, but you
7 wouldn't want it to compete with that. But I
8 agree. I mean, some of the suggestions that
9 Commissioner May mentioned about a green wall
10 would, you know, might be worth considering.

11 I have a question. Is this building,
12 is it too small to require its own LEED? Does
13 it have LEED rating? Are you building it to
14 some kind of LEED level, or is it just fitting
15 into the overall LEED rating of the project
16 which I can't remember what that is, if you
17 could remind me, if you know.

18 MR. KEENEY: The warehouse next door is
19 LEED Silver. This building is currently not
20 slated to do LEED. It's only 80,000 square
21 feet. Or 8,000. Sorry. Sorry. A little over
22 8,000 square feet. We weren't currently
23 planning to do LEED. It will be using some of
24 the sustainable infrastructure from the
25 historic warehouse, the condenser loop. It

1 will have similar, you know, higher efficiency
2 units mechanically.

3 We have a lot of opportunities on this
4 building because it's so small and it has this
5 open second floor rooftop deck. We were hoping
6 to have a lot of operable glass elements so
7 that you could basically walk out of the wall
8 or you could close it, like a nano wall type of
9 system. That would basically struggle a little
10 bit with some of the LEED points. It would get
11 one but it might hurt us from a handful of
12 others.

13 So without having a, you know, getting
14 too far into the technical details, and we
15 currently weren't planning to do it.

16 MR. MILLER: Right. But it does have
17 some green roof elements on the roof and
18 there's some green plantings --

19 MR. KEENEY: Yes.

20 MR. MILLER: -- on the rooftop terrace
21 --

22 MR. KEENEY: Correct.

23 MR. MILLER: -- as well.

24 MR. KEENEY: Correct.

25 MR. MILLER: Could you just briefly

1 describe what they are?

2 MR. KEENEY: Yes. We have a site plan
3 I can go back to. So we have a handful of
4 things. We have planters on the roof, as you
5 mentioned. We also have ground-level plantings
6 and the tree boxes that we've talked about.
7 There is a -- or a couple bio retention
8 planters. So it's more than just a tree box.
9 It's actually designed to hold some of the
10 water, release it out slowly.

11 There's also a line of permeable pavers
12 on the west side of the structure.

13 MR. MILLER: Do pavers -- excuse me.
14 Do the pavers tie into anything?

15 MR. KEENEY: Those pavers -- currently
16 we don't have a full blown civil design with
17 the details of that, but we'll evaluate that as
18 a feasibility. As a possibility, rather.

19 MR. MILLER: Okay. Okay. I guess you
20 were finished with answering my question,
21 right? On the green elements. So that was all
22 the questions I had, Mr. Chairman. Thank you
23 for your presentation.

24 CHAIRPERSON HOOD: Okay. I would agree
25 with Commissioner Miller. I really like -- it

1 was definitely much better than what we've had
2 previously in that area. And living not too
3 far from there I think it's really coming
4 together. And I really appreciate the comments
5 I heard from my colleagues, but those are not
6 show stoppers for me. I actually like the
7 design that's presented. If you -- as far as
8 my vote goes if you present something that
9 encompasses some of the requirements, I don't
10 have an issue. But I don't have any issue with
11 what I see here in front of me this evening.
12 Okay?

13 And Ms. Gourdine, let me ask you -- Mr.
14 Millstein thought that you could come down here
15 by yourself tonight.

16 MS. GOURDINE: Yes, I'm here
17 unsupervised.

18 CHAIRPERSON HOOD: Unsupervised. Okay.
19 Go for it. No, I'm just playing.

20 Any other questions up here?

21 Okay. Let's go to the -- is the ANC
22 here? I don't see Commissioner Henderson.
23 This is Henderson, right? Yeah. I don't see
24 Chairperson Henderson, if she's watching.

25 Okay. Let's go to Ms. Thomas.

1 MS. THOMAS: Good evening of the Chair,
2 Members of the Commission. We will stand on
3 the record of our report. We are satisfied
4 that there weren't any changes to the PUD that
5 changed the original approval.

6 CHAIRPERSON HOOD: Okay. Thank you.

7 MS. THOMAS: Thank you.

8 CHAIRPERSON HOOD: Okay. We go to
9 DDOT. Mr. Westrom.

10 MR. WESTROM: Thank you. Good evening,
11 Commissioners. DDOT would likewise stand on
12 the record. We are pleased that the applicant
13 has committed to work with us during the public
14 space permitting process to maximize the number
15 of trees on Okie Street, and DDOT has no
16 objection to the request. Thanks.

17 CHAIRPERSON HOOD: Okay. Did we have
18 any reports from any other government agencies?
19 I don't see any. Just a second.

20 Okay. I'm actually looking for the ANC
21 letter. I know it was a referral. I saw it.
22 Do you know what exhibit?

23 MS. BLOOMFIELD: 23B.

24 CHAIRPERSON HOOD: 23. Thank you very
25 much. And it's right there in front of me,

1 says ANC letter.

2 Okay. I know that the letter was in
3 support, and this comes from Chairperson Kathy
4 Henderson. Let me make sure that the -- yeah,
5 the vote. The Commission voted seven to zero
6 unanimously to support this project. And
7 again, she goes on to talk about how well the
8 applicant, as usual, has worked with this
9 community.

10 Let's go to organizations and persons
11 who are here in support. Organizations and
12 persons who are here in opposition. Did you
13 have any -- Ms. Bloomfield, you have any
14 rebuttal?

15 MS. BLOOMFIELD: No, sir.

16 CHAIRPERSON HOOD: If not, we'll take
17 your closing.

18 MS. BLOOMFIELD: We do not.

19 CHAIRPERSON HOOD: We'll take your
20 closing then. Or you close?

21 MS. BLOOMFIELD: I would just close by
22 saying that we would hope that you would
23 support this project, and I don't want to test
24 my luck, Mr. Chairman, but if you were to
25 consider taking proposed action this evening we

1 and the community would be grateful.

2 CHAIRPERSON HOOD: Okay.

3 MS. BLOOMFIELD: Thank you.

4 CHAIRPERSON HOOD: Thank you.

5 Colleagues, let me just say, I think I like the
6 design. While I know there were some issues
7 made by Commissioner May I want to be
8 considerate of those. If the applicant sees
9 fit to incorporate some of those comments. I
10 would not have a problem. I don't have a
11 problem with what I have in front of me.

12 But if you see fit to incorporate some
13 of the ideas he has -- he usually has some
14 pretty good ideas. Sometime. I'm not saying
15 this time.

16 So I would be in support of that also.
17 But I'm also in support of what I have in front
18 of me. And colleagues, I would be prepared to
19 move forward tonight as the request of Ms.
20 Bloomfield.

21 Now, Ms. Bloomfield, if this goes
22 through don't think that it happens like this
23 all the time.

24 MS. BLOOMFIELD: Understood.

25 CHAIRPERSON HOOD: You and Ms.

1 Gourdine, it's happened twice. If it goes
2 through.

3 Any other comments or questions? Mr.
4 Turnbull.

5 MR. TURNBULL: Well, Mr. Chair, let me
6 just clarify.

7 CHAIRPERSON HOOD: Sure.

8 MR. TURNBULL: You're not asking them
9 to definitely make changes. You're asking them
10 that they could include something as an option.

11 CHAIRPERSON HOOD: No, what I was
12 saying was there were a lot of comments made.
13 And I think you might have made one or two,
14 right? Did you make --

15 MR. TURNBULL: Yeah. Well, I said that
16 there's nothing here that wouldn't stop me from
17 voting on this other than what Commissioner May
18 had said about -- I called it tweaking. There
19 were some elements about the festivity, the
20 festiveness of this, and --

21 CHAIRPERSON HOOD: What I was doing was
22 just asking them to consider that.

23 MR. TURNBULL: Yeah.

24 CHAIRPERSON HOOD: I'm not saying that
25 they have to, because that's not a show stopper

1 for me.

2 MR. TURNBULL: Okay.

3 CHAIRPERSON HOOD: I'm not sure if I
4 have -- I think the votes are here for what's
5 here, I think.

6 MR. TURNBULL: Yeah, well, I didn't
7 know if you were asking when you said to
8 include Commissioner May's comments. I didn't
9 know if you were asking them for an option on
10 that, or --

11 CHAIRPERSON HOOD: I was just asking
12 them to look at that because I can tell you,
13 whether we look at it or not, the votes are
14 here. Okay.

15 MR. TURNBULL: Okay. I was just --

16 CHAIRPERSON HOOD: I was just trying to
17 be considerate, you know.

18 MR. TURNBULL: You're always
19 considerate.

20 CHAIRPERSON HOOD: Thank you. Thank
21 you very much. I don't usually get told that.

22 Was I considerate, Commissioner May, or
23 --

24 MR. MAY: I'm heartened by your
25 comments that you asked them to consider what I

1 had to say and leave it up to them.

2 You know, obviously as I think I said
3 early on, my concerns about this are not enough
4 to make me not want to vote for it. And
5 certainly what Commissioner Miller said about
6 this being an improvement over the, you know,
7 the driveway loop, is absolutely correct. And
8 so I think there are plenty of reasons why I
9 think this project should be approved at this
10 stage. But what can I say? It's good enough
11 to approve it, it's just not good enough to
12 stand up and applaud, and I kind of want to
13 stand up and applaud.

14 So, you know. But I'll vote for it
15 tonight.

16 CHAIRPERSON HOOD: Okay. I have
17 applauded sitting down also.

18 I would move approval -- any other
19 comments?

20 I would move approval of Zoning
21 Commission Case No. 14-01A. And again, if we
22 can look at some of the comments that we've
23 made from Commissioner May and Mr. Turnbull and
24 others, and ask for a second.

25 MR. MAY: I'll second it. Can I also -

1 -

2 CHAIRPERSON HOOD: Sure.

3 MR. MAY: -- note that at the very
4 least we need to have a corrected drawing with
5 that one note fixed?

6 MR. KEENEY: No problem.

7 CHAIRPERSON HOOD: Okay. So it's been
8 moved and properly seconded with the notations
9 as stated by both Commissioner May and myself.
10 Any further discussion?

11 All those in favor.

12 [Vote taken.]

13 CHAIRPERSON HOOD: Any opposition? Not
14 hearing any, Ms. Schellin, would you record the
15 vote?

16 MS. SCHELLIN: Yes. Staff records the
17 vote five to zero to zero to approve proposed
18 action in Zoning Commission Case No. 14-01A,
19 Commissioner Hood moving, Commissioner May
20 seconding, Commissioners Cohen, Miller, and
21 Turnbull in support.

22 If we could have -- if they choose to
23 make the changes I know that there needs to be
24 at a minimum the corrected drawing, and draft
25 findings, facts and conclusions of law by June

1 15th, 3:00 p.m. And if the ANC chooses to
2 respond to the submissions they would have
3 until 3:00 p.m. June 22nd, and we can put this
4 on the June 29th agenda for final action.

5 MS. COHEN: Ms. Schellin, just I would
6 also like the applicant to look into the issue
7 of the heat effect of the materials.

8 MS. SCHELLIN: Right. I think that was
9 one of the items that was asked for. I wasn't
10 going down the list listing them but all the
11 things that were spoken of this evening.

12 MR. TURNBULL: The pavers, you're
13 talking about.

14 MS. COHEN: The permeable pavers.

15 MR. TURNBULL: Follow up on the pavers.

16 MS. BLOOMFIELD: Thank you. Yeah.

17 MS. SCHELLIN: And everything that
18 Commissioner May mentioned.

19 MR. GLASGOW: Let's see if we can go
20 through them real quick.

21 Ms. Schellin, did you want to go
22 through those real quick?

23 MS. SCHELLIN: Yeah. I may have missed
24 some because I did have to step out, but as
25 Commissioner Cohen asked for, if there's any

1 heat gain from the metal panels --

2 MR. GLASGOW: Uh-huh.

3 MS. SCHELLIN: -- Commissioner May said
4 there needs to be a different finish for the
5 panels, and he spoke of the corrected drawing
6 that's needed.

7 Commissioner May and Commissioner
8 Turnbull mentioned tweaking to bring more
9 articulation to the building. And I believe it
10 was Commissioner Miller that asked for a follow
11 up on the permeable pavers and how they
12 integrate into the project.

13 MR. MILLER: That was Commissioner
14 Turnbull.

15 MS. SCHELLIN: Commissioner Turnbull,
16 I'm sorry.

17 MR. GLASGOW: And we were asked to look
18 at green wall.

19 MS. SCHELLIN: Right. And as I said, I
20 may have missed --

21 MR. GLASGOW: I just want to make sure
22 --

23 MS. SCHELLIN: -- some when I was out.

24 MR. GLASGOW: -- I got them all.

25 MS. SCHELLIN: The green wall. Yeah.

1 MR. GLASGOW: Okay. And the other
2 drawing was going to show the additional trees
3 that have been added.

4 MS. SCHELLIN: Right.

5 MR. GLASGOW: To make sure that we've
6 got that on the record. We may already have
7 that and I just want to make sure.

8 MR. KEENEY: We have the additional
9 trees. The drawing on page 25, it still says
10 weathering steel panels when we're actually
11 going to do a nonweathering aluminum type
12 panel. For the record.

13 MS. SCHELLIN: Okay. So any corrected
14 drawings that may be necessary for the record,
15 regardless of whether you decide to show more
16 articulation for the building or whatever the
17 corrected drawings will be necessary.

18 MS. GOURDINE: We will.

19 MS. SCHELLIN: Thank you.

20 CHAIRPERSON HOOD: Okay. Did we need
21 to do anything else? Any dates or anything?

22 MS. SCHELLIN: And just to confirm that
23 the Commission is waiving the proffer and --
24 gosh, I don't know what we're calling it
25 anymore. That 2403.15 process --

1 CHAIRPERSON HOOD: Okay.

2 MS. SCHELLIN: -- since this is a
3 modification and the amenities are not
4 changing; any that we can -- that the
5 Commission is waiving that process so they
6 don't need to do that.

7 CHAIRPERSON HOOD: Okay. No objection
8 to that, I don't think. Okay. No objections.

9 MR. TURNBULL: I just had one more
10 thing I wanted to clarify. On the finish
11 board, on the concrete masonry units the ground
12 finish, there is a blow-up that shows it a more
13 darker, more textured looking than the bigger
14 sample. Is that really what you're looking at?

15 MR. KEENEY: The sample is going to be
16 more accurate than that photograph. The
17 photograph was just --

18 MR. TURNBULL: Right. But the blow-up
19 shows it as more of a darker than the lighter
20 finish. I mean, it's a blow-up of it.

21 MR. KEENEY: I actually have a sample
22 with me. I can show it to you.

23 MR. TURNBULL: Okay.

24 MR. KEENEY: Briefly.

25 CHAIRPERSON HOOD: Okay. Do we have

1 anything else? Oh, I'm sorry.

2 MR. TURNBULL: Okay. That's fine.

3 That's fine. Thank you.

4 CHAIRPERSON HOOD: Okay. Do we have a
5 green wall we can show so maybe we can get that
6 cleared up tonight? Okay.

7 MR. MAY: You don't need to just add a
8 green wall. I mean --

9 CHAIRPERSON HOOD: Okay.

10 MR. MAY: -- that's not the answer.

11 MS. GOURDINE: We can add it.

12 CHAIRPERSON HOOD: Okay. I was just
13 asking.

14 MR. MAY: Just do the right thing. Do
15 the right thing.

16 CHAIRPERSON HOOD: I was just asking.
17 Okay. They're going to do the right thing.

18 Okay. Anything else?

19 MS. SCHELLIN: No, sir.

20 CHAIRPERSON HOOD: Ms. Schellin, do we
21 have anything else?

22 Okay. I want to thank everyone for
23 their participation tonight and this hearing is
24 adjourned.

25 [Hearing adjourned at 7:13 p.m.]