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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning  
Zoning Commission of the District of Columbia

PUBLIC HEARING

CASE NO. 15-11

(SQ700 TRUST, LLC -- CAPITOL GATEWAY OVERLAY  
DISTRICT REVIEW @ SQUARE 700, LOTS 43 AND 866)

6:32 TO 7:54 p.m.

Thursday, June 25, 2015

441 4th Street, N.W.

Jerrily R. Kress Memorial Room

Second Floor Hearing Room, Suite 220 South

Washington, D.C. 20001

OLENDER REPORTING, INC.  
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1 APPEARANCES:

2

3 Board Members:

4 ANTHONY HOOD, Chairman

5 MARCIE COHEN, Vice Chair

6 ROBERT MILLER

7 PETER MAY

8 MICHAEL TURNBULL

9

10 Office of Zoning:

11 DONNA HANOUSEK, Secretary

12

13 Office of Planning:

14 MATT JESICK

15 JOEL LAWSON

16

17 DDOT:

18 JAMIE HENSON

19 EVELYN ISRAEL

20

21 OTHER:

22 DENNIS HUGHES, Holland & Knight

23 AMY PHILLIPS, Monument Realty

24 WILLIAM HELLMUTH, HOK

25 DANIEL VAN PELT, Gorove/Slade

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

2 CHAIRMAN HOOD: Good evening, ladies and  
3 gentlemen. This is a Public Hearing of the Zoning  
4 Commission for the District of Columbia. Today's  
5 date is June the 25th -- Thursday, June the 25th,  
6 2015.

7 My name is Anthony Hood. Joining me are  
8 Vice Chair Cohen, Commissioner Miller,  
9 Commissioner May, and Commissioner Turnbull. We  
10 are also joined by the Office of Zoning staff, Ms.  
11 Hanousek; from the Office of Planning, Mr. Lawson  
12 and Mr. Jesick; from the District Department of  
13 Transportation, Ms. Israel and -- I forgot your  
14 name -- Henson. I'm getting brain locked. Okay.  
15 Excuse me. Mr. Henson and Ms. Israel.

16 This proceeding is being recorded by a  
17 court reporter. It's also webcast live.  
18 Accordingly, we must ask you to refrain from any  
19 disruptive noises or actions in the hearing room,  
20 including display of any signs or objects. I  
21 don't think we will have that issue tonight. I do  
22 see some signs. Well, I wouldn't call them signs.

23 Notice of today's hearing was published in  
24 the D.C. Register and copies of that announcement  
25 are available to my left on the wall near the

1 door.

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

10           The Applicant has up to 60 minutes. I'm  
11 sure -- I don't believe we need 60 minutes;  
12 organizations 5 minutes, individuals 3 minutes.

13           All persons appearing before the  
14 Commission are to fill out two witness cards.

15           The staff will be -- Ms. Hanousek will be  
16 available throughout the hearing to discuss  
17 procedural questions. Please turn off all beepers  
18 and cell phones at this time.

19           Would all individuals wishing to testify  
20 please rise to take the oath. Ms. Hanousek, would  
21 you please administer the oath.

22           MS. HANOUSEK: Yes. Do you solemnly swear  
23 or affirm that the testimony you will give tonight  
24 will be the truth, the whole truth, and nothing  
25 but the truth?

1 WITNESSES: I do.

2 [Witnesses sworn en masse.]

3 MS. HANOUSEK: Be seated.

4 CHAIRMAN HOOD: Okay. At this time we  
5 will have any preliminary matters. Does the staff  
6 have any preliminary matters?

7 MS. HANOUSEK: Yes. First, the Affidavit  
8 of Maintenance was submitted and it seems to be in  
9 order. Secondly, if you look at Exhibits 16 and  
10 19, we received a memo from DDOT when the DDOT  
11 report was due, saying that they didn't have  
12 enough time to prepare their report, and their  
13 report is now in and Exhibit 19, and we ask that  
14 the Commission accept the late filing.

15 CHAIRMAN HOOD: Okay. Colleagues, not to  
16 mention since I messed up over their names, but  
17 can we -- I'm sure -- do we have any objections?

18 MS. HANOUSEK: No.

19 CHAIRMAN HOOD: Okay. So we will accept  
20 it. Anything else?

21 MS. HANOUSEK: There are some expert  
22 witnesses proffered that the Applicant will go  
23 over.

24 CHAIRMAN HOOD: Okay. Mr. Hughes, let's  
25 go over your experts.

1           MR. HUGHES: Good evening, Mr. Chair. We  
2 have two experts, Mr. William Hellmuth from HOK,  
3 who has previously been qualified by the  
4 Commission as an expert in architecture, and Mr.  
5 Dan Van Pelt with Gorove/Slade Associates, who is  
6 our expert in transportation issues, and he's also  
7 been previously qualified as an expert.

8           CHAIRMAN HOOD: Okay. I don't think,  
9 colleagues -- we've already dealt with the expert  
10 witnesses proposed. Anyone else tonight?

11          MR. HUGHES: Not as part of our  
12 presentation but if there are questions we have  
13 others that can respond.

14          CHAIRMAN HOOD: But you're not proffering  
15 them as experts?

16          MR. HUGHES: Not at this time, no.

17          CHAIRMAN HOOD: Okay. All right. I don't  
18 think we need to revisit that. Not hearing anyone  
19 saying anything we will accept them as experts.

20          MR. HUGHES: Thank you.

21          CHAIRMAN HOOD: Do we have any other  
22 preliminary matters?

23                 [No audible response.]

24          CHAIRMAN HOOD: Okay. Okay, Mr. Hughes,  
25 you may begin.

1           MR. HUGHES: Thank you very much. Members  
2 of the Commission, my name is Dennis Hughes with  
3 Holland & Knight. I'll just quickly introduce the  
4 team that's with me here at the table. We have  
5 Amy Phillips who is representing the property  
6 owner, with Monument Realty. We have Mr. Bill  
7 Hellmuth of HOK, and at the far end we have Monika  
8 Kumor, also with HOK, who will be running the show  
9 over there. Also in the audience, as I mentioned  
10 before, we have Dan Van Pelt, should there be any  
11 issues, questions regarding transportation  
12 questions.

13           We appear before you this evening for  
14 review of proposed new construction under the CG  
15 Overlay. The Commission is, I believe, familiar  
16 with this property. We appeared, in 2013, with a  
17 previous design for the larger site, which I  
18 should tell you is at the -- it's in Square 700.  
19 It's at the southeast corner of South Capitol  
20 Street and M Street. It's also bounded by Van  
21 Street on the East. It's in the CG/CR zone and  
22 that application, if the Commission will remember,  
23 was for a speculative office building for the  
24 entire 35,000-square-foot site. We withdrew that  
25 application earlier this year and are coming

1 before you now with a substitute application for  
2 roughly the northern half of that site, to  
3 construct a build-to-suit office building that Ms.  
4 Phillips will discuss in more detail in just a  
5 moment, in terms of the occupant.

6           Mr. Hellmuth will talk about the building  
7 and its pivotal location and how we've responded  
8 to that. But as a preliminary matter, I just want  
9 to confirm the Commission's received our June 5th  
10 pre-hearing statement that sets for the technical  
11 compliance, we believe, with the various elements  
12 of the Capitol Gateway for this property,  
13 applicable to this property, as well as a couple  
14 of areas of relief that we've requested, namely a  
15 variance from the setback line along M Street --  
16 and we can talk in more detail about that and show  
17 you what we're proposing. We've also requested  
18 special exception for a very minor penthouse  
19 setback along the curvature -- with all these  
20 drawings I can't find what I'm looking for. We'll  
21 get back to that.

22           We're pleased to have the support of the  
23 Office of Planning as well as the recommendation  
24 of DDOT, and we are agreeable to all the  
25 conditions in the DDOT report, and with respect to

1 the Office of Planning report, we would be glad to  
2 discuss that. They've raised a couple of issues  
3 with respect to the penthouse relief and also with  
4 respect to compact parking spaces, that we can get  
5 into as we go through the building, unless the  
6 Commission wants to address it otherwise.

7 And I should say -- and it will get into  
8 more detail later -- the one item on the DDOT  
9 report that we would clarify is the timing, the  
10 prohibition of the timing, and Ms. Israel and Mr.  
11 Henson can probably get into that as part of their  
12 presentation.

13 With that I will turn it over to Ms.  
14 Phillips. Thank you.

15 MS. PHILLIPS: Good evening,  
16 Commissioners. Thank you for hearing us tonight.  
17 My name is Amy Phillips. I'm with Monument  
18 Realty, and I represent the owner and developer of  
19 the site that we're calling One M Street, at the  
20 corner of South Capitol Street and M Street, S.E.  
21 Monument and its partners, as Dennis mentioned,  
22 are developing the site in two parts -- an office  
23 building and an adjacent residential. The  
24 property we're discussing tonight is the office  
25 building. It will be a build-to-suit and will

1 serve as the new headquarters for the National  
2 Association of Broadcasters. They are going to  
3 move to the Capitol Riverfront from Dupont Circle.

4 Monument has been a D.C.-based developed  
5 since 1998. Our offices are located at 1700 K  
6 Street, N.W. Our portfolio of project in the  
7 district include Columbia Center on 15th Street,  
8 N.W.; Potomac Place Condominiums at 4th and I  
9 Street, S.W.; the conversion of the former  
10 Congressional Quarterly Building in Dupont Circle,  
11 from office to residential, which is now known as  
12 the Dumbarton; Franklin Square North, an office at  
13 13th and L Street, N.W.; and also 55 M Street, in  
14 the Capitol Riverfront, which is just a few blocks  
15 from this property.

16 Monument and its partners began investing  
17 in the Capitol Riverfront nearly a decade ago, and  
18 we're really excited to bring the National  
19 Association of Broadcasters to this neighborhood,  
20 which is now vibrant. Monument and NAB worked  
21 with HOK to develop what we really believe is a  
22 visually exciting building, and is responsive to  
23 its very unique location and surroundings. The  
24 materials and massing in the design were  
25 considered in the context of its really, truly

1 gateway location in the historic Saint Vincent De  
2 Paul Church across M Street, and in recognition of  
3 the Riverfront.

4           The South Capitol Street façade maintains  
5 the Capitol Gateway overlay vision of a cohesive,  
6 formal boulevard, and also speaks to the church  
7 with its fenestration pattern and its precast  
8 banding, and the curved curtain wall along M  
9 Street maintains the desired pedestrian zone at  
10 the ground level while also making a very sweeping  
11 wave-like gesture that is reflective of both the  
12 river and the airwaves of the building's future  
13 occupant.

14           As Dennis mentioned, we first began  
15 designs for this site in 2010 and have come before  
16 this commission before. We believe that the  
17 design you'll see tonight, for a committed future  
18 owner, responds to the guidance we received from  
19 this team and, as well, the ANC, and we're excited  
20 to share it with you.

21           And I'll turn it over to the architect,  
22 Bill Hellmuth.

23           MR. HELLMUTH: Thank you. Thank you.  
24 First of all, the site location is really, this  
25 Capitol Gateway District, but this is almost sort

1 of the gateway to the gateway. This is at the  
2 intersection of South Capitol and M. This is  
3 where many, many people will enter that entire  
4 district. There's an opportunity here to make a  
5 building which is unique to the district, also  
6 celebratory of that sort of gateway piece, as we  
7 come into this area and then find your way down to  
8 the ballpark and so forth.

9 Let's go to the next.

10 The site, as you can see here, is the  
11 south corner of South Capitol and M Street. The  
12 overall site, which was before you -- once upon a  
13 time, as an overall spec office building -- we're  
14 really building on the northern half of that site  
15 here, and there's a future building to go on the  
16 southern half, which is contemplated as  
17 residential, but that's not part of what we're  
18 here tonight to talk about.

19 This is different from most Washington,  
20 D.C., buildings in that South Capitol is so wide  
21 that you can really see the entire object quality  
22 of this building, and that was one of the cues  
23 that we took. Because you can get at this  
24 building from some distance it's not like many of  
25 the Washington buildings where it's really just

1 you see the façade and you design a beautiful  
2 façade, but this is really a three-dimensional  
3 building because of the way you approach it and  
4 the way you see it, and because of its pivotal  
5 location, really, at that corner of M and South  
6 Capitol.

7           Go ahead to the next.

8           This is the existing context. This is the  
9 church, which is right across the street, and then  
10 a series of other buildings in the neighborhood,  
11 which you all know well.

12           So the building itself, it sets back -- it  
13 follows all of the rules in terms of South  
14 Capitol. The South Capitol rule is that you set  
15 back at 110 feet and then you have a 45-degree sky  
16 plane and the building stays within that. We  
17 actually set back lower than the 110 feet, but  
18 keep that whole 45-degree angle. We'll show you  
19 how that works. But the building peels back to  
20 really create this corner expression. It's  
21 probably easiest to see from the model, which I'd  
22 be happy to pass.

23           [Pause while Mr. Hellmuth passes model.]

24           MR. HELLMUTH: The building we're talking  
25 about here is right there at the corner. This

1 building is the proposal for the future building,  
2 which is not part of this application, but that  
3 also follows the various rules of South Capitol  
4 Street. But essentially, what we've done is we've  
5 created this sort of stately façade along here.  
6 It relates, in its thin form, to the thin form of  
7 the tower of the church and some of the materials  
8 and so forth, without being imitative, without  
9 creating another tower, but allowing the massing  
10 to follow that. And then the curve, which really  
11 makes this gateway piece that you can see from  
12 different locations as you come to the site, is a  
13 north-facing glass curtain wall which breaks free  
14 of the precast and glass façade, which makes up  
15 the rest of the building. And you can see that --  
16 go to the next -- you can see that here on South  
17 Capitol. We come along and this is an expression.  
18 It's a vertical punch expression, which is precast  
19 and glass, and we'll show you the kind of precast  
20 and so forth, and then that gives way to this wave  
21 of glass, which really makes this gateway gesture.  
22 And one of the pieces we want to talk about here  
23 is at a height 29 feet above the sidewalk we're  
24 asking for some relief on the setback and have a  
25 projection which is within our property line, but

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1 above the 15-foot setback from the curb, which,  
2 it's our understanding that that's really about  
3 pedestrian movement and so forth, and what that  
4 does is it gives us this sort of gateway piece of  
5 the glass as you sort of enter at this quadrant.

6 Let's go to the next.

7 If you look at the ground plane, we're  
8 following the guidelines of streetscape and so  
9 forth on South Capitol Street here. This large  
10 area -- and I'll show you in a detailed drawing --  
11 this is all retail and preferred uses. This is  
12 retail and preferred uses, and the lobby and  
13 entrance is on the north face, along M Street.  
14 There is no allowance for any curb cuts for  
15 parking or for loading docks on South Capitol or  
16 M, and so we do that around the corner, on Van  
17 Street. This is our loading dock, and then we  
18 have a bay, structural bays worth of distance, for  
19 really sort of a pedestrian reservoir there,  
20 before we get to the entrance to the parking  
21 garage.

22 Let's go to the next.

23 So you can see here, you come in the  
24 lobby. Here is retail on the right, retail on the  
25 left, and the retail covers -- is slightly more

1 than the 35 percent ground floor regulation that  
2 you want for the retail. We have 50 percent of  
3 shell windows and so forth along M Street that's  
4 part of that requirement. And one of the uses  
5 that's considered in here is a broadcast studio.  
6 You know, there's a great tradition. It's W-  
7 something-something in Richmond, that has, for 50  
8 years, had its studio in a shop-front window, and  
9 lots of radio stations have done that. And one  
10 thing to understand is the National Association of  
11 Broadcasters, what they deal with is over-the-  
12 airwaves broadcasts. You know, the cable industry  
13 is sort of -- I wouldn't say their enemy but it's  
14 not what they do. They do airwave broadcasting,  
15 and that involves both television as well as  
16 radio.

17           The building -- here's the South Capitol  
18 side. The 110 feet is here and the angle that  
19 goes back at a 45-degree angle up there. We  
20 actually are about 9 feet lower than that 110 feet  
21 with this roof terrace, and that helps both the  
22 scale element with the church, as well as exposing  
23 a little bit more of the curved piece, to really  
24 make that gateway of the building, and helps step  
25 down the scale of South Capitol just a little bit,

1 but towards the tower of the church. And, of  
2 course, up here is the upper penthouse.

3 And let's go to the next.

4 On this side, this is the M Street side,  
5 you come up and then here's the 45-degree angle to  
6 the penthouse, where it goes up the full 130 feet,  
7 and then the 45. So far we have no issue with the  
8 45 and the penthouse -- sort of sky plane and all  
9 that. Where we get into that issue is if you come  
10 on the diagonal. There's a couple of feet in here  
11 -- and we can go into this in greater detail later  
12 -- where if it's measured this way or this way, it  
13 complies completely. If it's measured diagonally  
14 it misses by a couple of feet, and that's the  
15 piece that we're asking for some relief on. As I  
16 said, again, we'll get into that.

17 In terms of the floor-to-floor height of  
18 the ground floor, all of the retail is the 14-foot  
19 requirement, and the office floors, and especially  
20 the top two floors, where they have their  
21 conferencing facility and so forth, are generous  
22 floor-to-floor height, so they can have good  
23 ceiling heights, more generous than several D.C.  
24 office buildings. This is essentially a 10-story  
25 building and 130 feet. If you were really trying

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1 to pack them all in, we've seen people pack 11 or  
2 12 stories of office into that same piece, but  
3 here, because of the use, because of having the  
4 conferencing facilities and so forth on the top,  
5 because of the 14 feet on the bottom, it's  
6 essentially 10 floors of office building here.

7           Below are three levels of parking, and  
8 this just -- to be a little less confusing about  
9 it -- we probably don't have a site plan right  
10 after this, unless we do. Can you go back to a  
11 ground floor plan? Okay. Right there.

12           The building above grade is really this  
13 rectangle. The parking extends another 20 or so  
14 feet underneath the residential building, so  
15 there's an interlock of the below-grade parking  
16 and the above-grade next building over here. So  
17 this shows itself up, when this is being built, as  
18 a one-story piece, which is the entrance into the  
19 parking. The parking also below grade goes out to  
20 the property line, so we can get the full number  
21 of cars and so forth in that parking garage.

22           Now the overhang which we talk about on M  
23 Street essentially starts 29 feet up in the air,  
24 and we're going to show you some views looking up  
25 and down M Street that show that it's able to keep

1 its openness and so forth. And we think that that  
2 makes for a very special moment in the building  
3 and allows it to act as the sort of corner gateway  
4 piece into this district.

5           On the second floor it's an innie, because  
6 we can't go beyond until the third floor, and on  
7 the third floor it's an innie here and an outie  
8 there. So it's a little shift of moving the area  
9 from one side to the other, and it's all set back  
10 from the property line, but again, it maintains  
11 the 15 feet pedestrian area and it's just 29 feet  
12 in the air that this curve exists.

13           Then, as we get up to the ninth floor,  
14 there is a roof terrace here, and there will be  
15 some vegetation, a vegetated roof, but a roof  
16 terrace here, and then the floor above that, the  
17 tenth floor, there's some more spaces which  
18 overlook that terrace, and then up at the roof  
19 there's a roof terrace on the very top of the  
20 roof. NAB is going to occupy about half the  
21 building and other tenants are going to occupy the  
22 other half of the building, and this is really  
23 intended for the tenants which are not NAB, so  
24 they can have access to that roof which is this  
25 one right here, and the NAB roof is essentially

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1 right there, and the rest is penthouse and so  
2 forth.

3           One of the reasons -- and when we get into  
4 this -- one of the reasons for this curve here not  
5 being set back the exact same amount across the  
6 area is an offending elevator, which -- actually,  
7 let's go back to the section -- an offending  
8 elevator right there, which sticks up about 5'6"  
9 from the roof. So there are different ways -- if  
10 we get into this sort of roof relief and so forth,  
11 if we were allowed to have a bump out of that  
12 corner, which couldn't be seen from the street, or  
13 really most any other places, we could pull that  
14 wall back and have no issues whatsoever. So that  
15 could be one potential relief.

16           So down in the parking there are 70  
17 required spaces by zoning. We can have up to 28  
18 of them be compact spaces, and of the 42 remaining  
19 5 of them are handicapped spaces. We are  
20 producing an additional 57 spaces in that parking  
21 garage, above and beyond the zoning required  
22 spaces. All of the zoning required spaces meet  
23 the compact ratio of having them grouped in fives  
24 and so forth, but some of the spaces -- and it's  
25 really the some of the additional spaces, the

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1 compacts are not clustered in the keeping five of  
2 them together manner.

3           This is a view looking east on M Street,  
4 and you can see the curve of the roof, the façade  
5 of the building on South Capitol, the relationship  
6 of that to the tower of the church, and you can  
7 see this is the overhang at 29 feet in the air.  
8 This is the building beyond that was approved,  
9 that has a similar kind of overhang, the next  
10 block down.

11           This shows it in elevation. This is all  
12 retail along South Capitol. This is the precast  
13 and glass façade there, and then, of course, this  
14 is the curving façade up above.

15           This is a view looking towards the  
16 Capitol, and you can see the street wall. This is  
17 slightly lower than the 110 feet in height here,  
18 but maintaining, really, that dignified street  
19 wall along South Capitol Street here.

20           This is the M Street façade, showing the  
21 curving glass. It dips down here. That was the  
22 innie I showed you on the second floor, and that's  
23 the entrance to this building, and the rest of the  
24 areas that are not lobby are given over to retail  
25 and preferred uses like the radio station.

1           Now this shows, in this diagram, this  
2 shows potential areas for signage. This is  
3 showing signage, really, the sign band signage for  
4 the retail in that sign band that's about 10 feet  
5 above the sidewalk that will say, you know,  
6 Starbucks and whatever else might be going in  
7 there. Then there are three other areas. One is,  
8 we're requesting the ability to put a sign  
9 recognizing NAB here, on the M Street façade, not  
10 on the South Capitol façade, something potentially  
11 near the entrance here, and then sort of the  
12 address and so forth on the canopy right there.  
13 Put together, that might look like this or like  
14 this exhibit right here. And again, in that band  
15 along there and there would be the thin sign band  
16 for the retailers that are within that space.

17           This is the view looking west on M Street.  
18 That's the overhang here. This is the retail  
19 along there. If you squint and look very closely  
20 you can see that signage. I can't see it from  
21 here but I can assure that if I got closer I  
22 could, showing the signage for the retail along  
23 there, and looking west along M.

24           And this is the Van Street elevation,  
25 entrance to the loading and then some other uses

1 in here, and then the entrance to the parking.  
2 From here across the base of this -- and when we  
3 turn on the lights I'll show you the materials --  
4 the base, the darker gray that you see there is a  
5 granite. It's a flame-finished granite for the  
6 base, and then giving way to precast in here, and  
7 that's a buff-colored precast and the darker bands  
8 are a dark gray precast, which we also have  
9 samples of here.

10 And this is essentially a sample board,  
11 but samples don't always photograph all that well  
12 so we brought the real thing.

13 Again, the building, South Capitol and M.  
14 This portion of the building relating to the  
15 verticality of the tower over here. We're  
16 actually grabbing some of the same gray-colored  
17 stone that's on here and using that on the base,  
18 around the retail in here, and then the curving  
19 glass portion of the upper portion of the  
20 building. The terrace for NAB and their  
21 conferencing, and then the terrace for the other  
22 tenants in the building would be right there.

23 And the overall image of the building from  
24 that intersection. And I believe that's our final  
25 slide, with the exception of some of the materials

1 that we have here.

2           Actually, I might need some help with this  
3 because it's hard to hold this and bring the  
4 materials up at the same time.

5           Essentially, the body of the building --  
6 we can kind of pass these along -- this is the  
7 granite on the base. It's a warm precast up  
8 above, emulating limestone. The spandrel -- and  
9 this is completely out of proportion to the sample  
10 I brought you. We really should just have a  
11 little 3-square-inch piece of this, because it's  
12 just those small horizontal lines within the  
13 precast. But the spandrel is this precast -- I  
14 won't make you pass this down because it's too  
15 heavy. You're stronger than me. My arm was about  
16 to --.

17           The glass at the shop front is as close to  
18 clear as you can make glass, and then the glass  
19 for the windows of the building and the curtain  
20 wall of the building is a low-E glass. We're  
21 lucky because the glassy part faces north so we  
22 don't have to have the level of reflectivity that  
23 one might otherwise have to have on a large glassy  
24 element of the building, and it tends in the blue  
25 direction as opposed to in the green direction or

1 the gray direction.

2           And then there are some metal accents,  
3 particularly the panel of the penthouse, which we  
4 have in that shade, which is sort of a medium-  
5 gray, which, on certain medium-gray days will  
6 blend with the sky and on other less medium-gray  
7 days will be seen as the penthouse.

8           Thank you.

9           MR. HUGHES: Commissioners, that concludes  
10 our presentation with respect to the design of the  
11 building. I did fail to mention in my earlier  
12 remarks that we're very pleased to have the  
13 support of ANC 6D. We met with that ANC on a  
14 couple of occasions, most recently earlier this  
15 month, and received their unanimous recommendation  
16 of approval. I know we have a couple of minutes.  
17 If the Commission would like us to talk any more  
18 about the particular burdens of proof or the areas  
19 of relief, we're glad to do that as well.

20           CHAIRMAN HOOD: Did I see a slide up there  
21 about TDM measures or something, or was that --  
22 there was a slide up there.

23           MR. HUGHES: That's correct. If the  
24 Commission has any questions at all about the TDM  
25 measures, we're certainly prepared to discuss

1 that. They're mentioned in the DDOT report. I  
2 believe our measures are consistent with what's in  
3 the DDOT report, say, for the one issue that will  
4 be clarified about the hours for deliveries.

5 CHAIRMAN HOOD: Okay.

6 MR. HUGHES: Would you like to hear any  
7 more about that from Mr. Van Pelt?

8 CHAIRMAN HOOD: I thought maybe Mr. Van  
9 Pelt wanted to respond to some of that, even  
10 though we have it here.

11 MR. VAN PELT: I'm happy to participate  
12 and come up to the table here and contribute.  
13 We've been working with DDOT. We reviewed the  
14 staff report. We've gone back and forth with them  
15 and I think the TDM that is up here on the screen  
16 now is one that reflects kind of the responding to  
17 the DDOT comments and input that we've received  
18 from them. So, I mean, I could go through bullet  
19 by bullet, but that is, this is kind of in  
20 response to working with DDOT and the comments  
21 that were in the staff report.

22 CHAIRMAN HOOD: Okay. All right.  
23 Anything else, Mr. Hughes?

24 MR. HUGHES: Mr. Chair, there was one  
25 slide that when we were discussing the parking

1 levels, and just want to confirm this. There's a  
2 discrepancy I saw between the number of bicycle  
3 parking spaces provided. I just want to confirm.  
4 We were earlier proposing 12 spaces, wherein 4 are  
5 required under the current regulations, but as you  
6 can see we're now proposing 48 after discussions  
7 with DDOT. So the accurate number of bicycle  
8 parking spaces provided in the building is 48.

9 CHAIRMAN HOOD: Okay. All right.

10 MS. PHILLIPS: I'd also like to add that,  
11 after some discussion and review of our drawings  
12 and where we are today in our pricing, and working  
13 with the future owner, we're going to go ahead and  
14 resubmit a LEED Gold scorecard with our post-  
15 hearing submission.

16 CHAIRMAN HOOD: Okay. You finished?

17 MR. HUGHES: Yes, sir. Thank you.

18 CHAIRMAN HOOD: Okay. All right. Thank  
19 you all. Let's see if we have any questions or  
20 comments up here. Commissioner Miller.

21 COMMISSIONER MILLER: Thank you, Mr.  
22 Chairman. I think this is a much improved design  
23 from the last one that we saw with the previous  
24 application, so I appreciate all the work that's  
25 been done to improve the design, and other

1 elements, including locating the retail at the  
2 corner of South Capitol and M, instead of the  
3 lobby, in the previous application.

4 I'm pleased to see your last comment, Ms.  
5 Phillips, that you're going to be submitting a  
6 LEED gold scorecard, because I saw that you were  
7 at 57 credits in the application that we had  
8 before us, which is only 3 credits away, and you  
9 had 36 maybe points, so it did seem like you could  
10 get at least 3 of the 36 maybes. Will that be a -  
11 - well, maybe I'll let the Vice Chair ask her  
12 certification question. Will it be actual LEED  
13 certification?

14 MS. PHILLIPS: We are planning to certify  
15 for LEED, yes.

16 COMMISSIONER MILLER: Great. That's  
17 great. Do you know the type of retail use you  
18 might have at that -- where was the broadcast  
19 studio going to be? Was it going to be on the  
20 ground?

21 MR. HELLMUTH: It's actually -- it's a  
22 broadcast studio. They had a slightly different  
23 name for it but there's like a disc jockey or  
24 newscaster that will be in it. It may not be a  
25 full-fledged radio station but it will be a

1 broadcast center for them. It will be located in  
2 that area where you can have a window from the  
3 lobby looking into it and you can have a window  
4 from the street looking into it.

5 COMMISSIONER MILLER: Is that on the M  
6 Street side?

7 MS. PHILLIPS: Yes.

8 MR. HELLMUTH: Right in here.

9 COMMISSIONER MILLER: Right.

10 MR. HELLMUTH: It will have windows from  
11 the lobby and be part of the lobby design, as well  
12 as part of the street design.

13 COMMISSIONER MILLER: I think that's --  
14 that'll be a very exciting use to have there and  
15 consistent with activating that whole corridor.

16 And at the corner, you envision a  
17 restaurant use, or what do you envision there?

18 MR. HELLMUTH: It's a Starbucks location  
19 but who knows. It's kind of the classic, you  
20 know, light food, coffee product, whatever. They  
21 don't really know, but it's the appropriate size  
22 for that kind of a use.

23 COMMISSIONER MILLER: Okay. I had a  
24 question about the, on the west elevation, at the  
25 top -- I guess that's at the southern side --

1 yeah, that's precast concrete. What is that? Why  
2 is that unarticulated, or I guess it has some  
3 articulation.

4 MR. HELLMUTH: It has some articulation.  
5 Where that is, because we've set back a lot of the  
6 core functions, such as the restrooms and so  
7 forth, find their way up against that so we can  
8 clear out the rest of the space for meeting space  
9 and so forth. So it's a space that doesn't  
10 require windows right in that one spot.

11 COMMISSIONER MILLER: It's a very  
12 prominent spot to have kind of a blank wall, but I  
13 see you are trying to put some articulation.

14 MS. PHILLIPS: Do you want to explain that  
15 articulation?

16 MR. HELLMUTH: The articulation is also an  
17 abstraction of the NAB logo, which are these  
18 vertical bars, which I don't quite understand what  
19 they have to do with radio waves, but people who  
20 know about radio waves understand what they have  
21 to do. But it is their logo.

22 MS. PHILLIPS: In an abstract form, kind  
23 of a --

24 MR. HELLMUTH: In an abstract form.

25 COMMISSIONER MILLER: I appreciate the

1 attempt to articulate. I still think it's kind of  
2 a shame to have it such a prominent spot, which  
3 people will be entering this gateway right there,  
4 that blank wall -- not blank, but that somewhat  
5 articulated wall at the top, instead of, you know,  
6 windows and other offices, I guess, or meeting  
7 space, and putting the restrooms or whatever that  
8 don't need windows somewhere else. But I guess  
9 you've looked at alternatives.

10 MR. HELLMUTH: It has actually -- Monika,  
11 if you could go to the plan of that upper floor.  
12 It really has to do with -- we're clearing this  
13 out for the larger meeting spaces here and here.  
14 The elevator core, which, in the body of the  
15 building is in the center but because we're  
16 setting back such a great amount from South  
17 Capitol it really becomes off-center there, and so  
18 this is really sort of the logical place for  
19 catering, kitchens, and bathrooms, and so forth.

20 COMMISSIONER MILLER: The other question I  
21 had on the design -- and if I could read  
22 architectural drawings better I probably would  
23 know the answer to this question -- where the  
24 glass meets the corner, the other corner, the  
25 corner building --

1 MR. HELLMUTH: This corner or here?

2 COMMISSIONER MILLER: Closer to where  
3 South Capitol and M is.

4 MR. HELLMUTH: Right in --

5 COMMISSIONER MILLER: So, I mean, how  
6 close -- are there windows on both sides of the  
7 elements, of the facades?

8 MR. HELLMUTH: Oh, of this? There?

9 COMMISSIONER MILLER: Yeah.

10 MR. HELLMUTH: Yes, and that's going to be  
11 a spectacular room. I'm a big fan of boathouses,  
12 because boathouses have windows on three sides,  
13 and you look up and down. So this will be a  
14 pretty spectacular room with windows here, windows  
15 here, and windows there.

16 COMMISSIONER MILLER: The only other  
17 comment I would make is I'm glad that you did  
18 eliminate the other change that was an  
19 improvement, is eliminating that fourth optional  
20 parking level, and I'm sure DDOT was happy  
21 whenever you eliminate parking spaces. I mean,  
22 I'm glad that you agreed to all the TDM  
23 conditions.

24 So the only change in the TDM condition is  
25 the number of hours that deliveries can be made?

1 They had originally said 3 and now it's 2 and 1 or  
2 something?

3 MR. VAN PELT: And I think there's a  
4 loading management plan along with the  
5 transportation management plan, and that is  
6 correct.

7 COMMISSIONER MILLER: You worked that out  
8 with DDOT?

9 MR. VAN PELT: We worked that out with  
10 DDOT. It's 2 hours prior to ballpark events.

11 COMMISSIONER MILLER: Great. Thank you,  
12 Mr. Chairman. I don't have any other questions at  
13 this time. Thank you very much for your  
14 presentation.

15 CHAIRMAN HOOD: Okay. Thank you. Who  
16 would like to go next? Vice Chair Cohen, do you  
17 have any questions?

18 COMMISSIONER MILLER: I have one other  
19 comment. Sorry, Mr. Chairman. Just quickly, I'm  
20 sure others will have other views, because that's  
21 why there are five of us up here, but I have no  
22 problem with the sign up in the air, down below,  
23 and any of the alternatives. I think you  
24 currently have that kind of logo on their existing  
25 building, up at the top, right? Or it's not up at

1 --

2 MR. HUGHES: I couldn't swear to it.

3 COMMISSIONER MILLER: And I have some  
4 visual recollection in my mind. It looked  
5 familiar when I saw that. And there's another  
6 building, along M Street I believe, that you can  
7 see from when you're in Nationals Park, which I  
8 think has signage.

9 MS. PHILLIPS: Parsons does at 100 M  
10 Street.

11 COMMISSIONER MILLER: Yeah. Okay. Thank  
12 you. Thank you very much.

13 CHAIRMAN HOOD: All right. Vice Chair  
14 Cohen.

15 COMMISSIONER COHEN: Thank you, Mr.  
16 Chairman. I actually would like -- other than the  
17 vertical similarities with the church, and I think  
18 you said some of the materials, I actually don't  
19 get the connection, the design connection, so can  
20 you again walk through the major points of the  
21 relationship? And that's Part A. Part B would  
22 be, presuming that there is some reflection of the  
23 church on the office building, and the office  
24 building, which is really large compared to that  
25 church, which I happen to like that design of the

1 church -- it reminds me a little bit of Italy. So  
2 I would just like to have that relationship  
3 explained more.

4 MR. HELLMUTH: Essentially it's a massing  
5 relationship. I mean, this is a 130-story  
6 building, or 130-foot building.

7 [Laughter.]

8 MR. HELLMUTH: You have to go to China for  
9 those 130-story building.

10 COMMISSIONER COHEN: Or New York.

11 MR. HELLMUTH: Or New York. Well, no. But  
12 essentially what we've done is created this  
13 element as a vertical piece, which is the same  
14 proportion as, but larger than the verticality of  
15 the tower. We're not trying to make an imitation  
16 coming across but we're trying to use some of the  
17 horizontal banding, which finds its way into the  
18 horizontality of the church. Our irregular  
19 pattern of windows is not dissimilar to the three  
20 windows that sit over two windows in the tower of  
21 the church. If you look at the -- so it's not  
22 directly copying but it's in the spirit of.

23 COMMISSIONER COHEN: Thank you. All  
24 right. I'm happy that there's certification for  
25 LEED. That was one of my comments. I guess my

1 other concern is -- not a concern -- are we using  
2 the most recent glass panels? Because apparently  
3 throughout the city I have been reading -- not  
4 just here in D.C. but, you know, the whole  
5 movement of using more glass -- it hurts the  
6 birds.

7 MR. HELLMUTH: There are several opinions  
8 about that. One is the birds that -- according to  
9 certain experts, and I am certainly not; I'm just  
10 quoting them -- the birds that that hurts  
11 primarily are migratory birds, which avoid a lot  
12 of the city areas and hit a lot of the more  
13 suburban buildings with green around them. We're  
14 using a low-E glass which has the least amount of  
15 reflectivity that you can have. You know, the  
16 bird flies into it because they see themselves,  
17 and they fly into it and they think of it as a  
18 void. And whether it's a curtain wall building or  
19 a window, just plain window, the bird -- if a bird  
20 is going to fly into it, it doesn't matter whether  
21 it's curtain wall or window, they'll do that.

22 There are some glasses which have a  
23 mitigating measure. It is not proven how  
24 effective they are. But basically what it does is  
25 it puts a ceramic frit on the glass and it changes

1 the appearance of the glass and so forth.

2           One of the things happening here, because  
3 most of the glass is north-facing, you don't have  
4 the same kind of reflections that you do on a  
5 south-facing or an east-facing or a west-facing.  
6 This is an area that I think we're all sort of  
7 finding our way in, in terms of this particular  
8 issue. It's our opinion that this is certainly  
9 not that big an issue in this building, and we're  
10 doing the things -- it's not highly reflective, it  
11 is facing north so you don't get the reflections  
12 that you would if it was south or east or west,  
13 and the actual glass piece is really only -- the  
14 curtain wall piece is only 20 percent of the  
15 building, which is how we talked them into it in  
16 the first place, because they never would've let  
17 us do it over the whole building.

18           COMMISSIONER COHEN: Did you have any  
19 meetings with NCPC? They will review this  
20 application. But I was just wondering because of  
21 the -- where it sits as an entry, and it's on  
22 North Capitol Street.

23           MR. HUGHES: We have not had any meetings  
24 with NCPC but given its location and the  
25 provisions in the zoning regulations it was

1 referred to NCPC --

2 COMMISSIONER COHEN: It will be.

3 MR. HUGHES: -- and I believe it's on  
4 their July -- I don't know if it's July 8th --  
5 it's early July calendar, under a delegated  
6 action.

7 COMMISSIONER COHEN: Okay. And then talk  
8 to me a little bit more about the penthouse. I  
9 feel that it's -- from where I'm sitting and  
10 looking at that picture, it looks very bulky to  
11 me. So can you kind of explain what you are  
12 attempting to do, and why you think it just  
13 conforms to, you know, the zoning regulations,  
14 because it does go a little higher, modestly, than  
15 the height act, doesn't it?

16 MR. HELLMUTH: No.

17 COMMISSIONER COHEN: No?

18 MR. HELLMUTH: No, it doesn't.

19 COMMISSIONER COHEN: I thought it --

20 MR. HELLMUTH: It, it's a setback issue.

21 COMMISSIONER COHEN: Okay.

22 MR. HELLMUTH: And the setback issue is  
23 really sort of right here, from here to here.  
24 It's not from here to here and it's not from there  
25 to there.

1 COMMISSIONER COHEN: Okay.

2 MR. HELLMUTH: It's in that center area of  
3 the penthouse.

4 COMMISSIONER COHEN: Okay. So it's really  
5 -- and it's a small amount?

6 MR. HELLMUTH: Yeah.

7 COMMISSIONER COHEN: Okay. All right.  
8 That's --

9 MR. HELLMUTH: But we feel it's important  
10 to get the good curvature, so it doesn't look like  
11 a pulled punch. You know, we want to get the good  
12 curvature there, rather than sort of flattening it  
13 out, which is one of the remedies.

14 COMMISSIONER COHEN: All right. Another  
15 question about the parking. You're over somewhat  
16 with the requirement, is by about 57 parking  
17 spaces, and I was wondering, are you contemplating  
18 opening up the office use parking to stadium  
19 users?

20 MR. HELLMUTH: I have to pass that one to  
21 Amy. It's above my pay grade.

22 MS. PHILLIPS: So NAB is contemplating  
23 that. They will own the building upon completion  
24 and it is something that they're looking at as a  
25 revenue stream. They haven't made a full

1 commitment yet but it is something that they're  
2 considering.

3 COMMISSIONER COHEN: Thank you for your  
4 responses.

5 CHAIRMAN HOOD: Okay. Mr. Turnbull.

6 COMMISSIONER TURNBULL: Thank you, Mr.  
7 Chair. I want to agree with Commissioner Miller  
8 that this is a tremendous improvement over the  
9 previous building that you brought before us, or  
10 that was here before, and it does make a lot  
11 better statement as a gateway structure.

12 I just have a couple of questions or  
13 comments. You've answered the question that --  
14 the ANC had a question about the glass, which I  
15 guess you've sort of answered. The ANC also was  
16 concerned about any kind of antennas. Do you know  
17 if there's any antennas going to be on this  
18 building, as part of the broadcast nature, that's  
19 not apparent in these elevations?

20 MR. HELLMUTH: It's anticipated that there  
21 will be a dish, but that that dish would be behind  
22 the penthouse wall.

23 COMMISSIONER TURNBULL: So behind the  
24 penthouse wall.

25 MR. HELLMUTH: Not viewable.

1           COMMISSIONER TURNBULL: You say it won't  
2 be visible? Okay. That answers that question.  
3 And I'm glad to see that you've gone to LEED Gold.

4           I'm not opposed to the signs but I'd like  
5 to know what size we're looking at for signs. I'm  
6 not opposed to the location but what are the  
7 heights? What are we looking at? Five feet?  
8 Four feet? Three feet?

9           MR. HELLMUTH: The one shown --

10          MS. PHILLIPS: I will say this is  
11 conceptual and they were looking for your, you  
12 know --

13          [Simultaneous speaking.]

14          COMMISSIONER TURNBULL: I understand  
15 conceptual is one thing, which means location-  
16 wise, but if conceptual means you've got a 12-foot  
17 sign, then I'm a little bit concerned.

18          MR. HELLMUTH: Conceptually, the scale  
19 that we've drawn it here is approximately 4 feet,  
20 for the letters.

21          COMMISSIONER TURNBULL: Okay. So the  
22 record will reflect that then, that we're looking  
23 at that. Okay.

24          MR. HELLMUTH: For the record, it might be  
25 4 to 5 feet. I'm doing it by eye.

1           COMMISSIONER TURNBULL: Now, I think I  
2 heard that you are going to do all of the requests  
3 that the Department of Transportation -- you're  
4 fulfilling all of those?

5           MS. PHILLIPS: Correct.

6           COMMISSIONER TURNBULL: Okay. On the  
7 penthouse, it looks, at times -- it's metal panel  
8 but some of the elevations look like they're, it's  
9 a striated vertical -- is it flat or is it  
10 striated? It's hard to tell.

11          MR. HELLMUTH: It's striated.

12          COMMISSIONER TURNBULL: It is striated.

13          MR. HELLMUTH: It is striated.

14          COMMISSIONER TURNBULL: It is striated.

15          MR. HELLMUTH: Which we feel that on the  
16 curved surface, something that's vertically  
17 striated is much more forgiving as the light hits  
18 it. If it's a series of flat panels, or flattish  
19 panels, it can oilcan or do other things over  
20 time. So we think it's much more forgiving to  
21 have it be a striated.

22          COMMISSIONER TURNBULL: And is the  
23 concrete flat, or is any of that striated?

24          MR. HELLMUTH: No. The concrete is flat.

25          COMMISSIONER TURNBULL: The concrete is

1 flat.

2 MR. HELLMUTH: The concrete is emulating  
3 limestone.

4 COMMISSIONER TURNBULL: Okay. I guess my  
5 only concern then, I guess, I guess you haven't  
6 really made your case yet for this penthouse  
7 deviation, this 15'5". I still don't understand  
8 how there's a -- this impasse, that OP has brought  
9 up with the setback, that doesn't meet the setback  
10 requirement. I'm still not sure that there's a  
11 reason why it can't be done.

12 MR. HUGHES: Commissioner Turnbull, I'll  
13 try to respond to that first. The issue that I  
14 understand OP has raised is whether or not this is  
15 a zoning question or a height act question, and we  
16 believe it's a zoning question. I met with the  
17 zoning administrator and he confirmed his  
18 interpretation that this is a zoning question  
19 rather than a height act question. So that's the  
20 threshold issue. But the -- so if it is a zoning  
21 issue, which we believe it is, then we are  
22 appropriately before the Commission to request the  
23 special exception for deviation from the 1-to-1  
24 setback, and it's in that one small pinch point,  
25 the reason that that deviation is needed is --

1 perhaps Mr. Hellmuth could revisit the issue of  
2 the penthouse, I mean the elevator override, and -  
3 - I'll just turn it over to you on that front.

4 MR. HELLMUTH: Sure. It's probably  
5 easiest to do it -- actually, Suzette, if you  
6 could hold this.

7 One of the things that we're trying to do  
8 is get sort of a meaningful curve on there. If we  
9 have to, we have an elevator, which is this  
10 elevator, and it comes -- Monika, you'll keep me  
11 honest -- it's like 6 feet or 5 foot -- it's 6  
12 feet, 6 feet above the roof right there, and it's  
13 that fourth elevator in a row. In order to have a  
14 vertical wall on the penthouse, we pulled the  
15 penthouse out to the edge of that 6-foot  
16 projection. What would happen at that 6-foot  
17 projection is kind of within this.

18 In order to get the further setback in  
19 here, we would have to pull this out further so  
20 that that dimension here, as measured from the  
21 edge, is the full distance by a couple of feet,  
22 and it starts to diminish the visual effectiveness  
23 of the curve.

24 Now, you know, if you measure it from  
25 South Capitol, or the --

1           COMMISSIONER TURNBULL: Are you talking  
2 about the furthest elevator there on the plan,  
3 next to it, that, that elevator there?

4           MR. HELLMUTH: That elevator right there,  
5 and in section that shows up here, because you  
6 have the three elevators that stop here and the  
7 one elevator that continues up to serve the  
8 penthouse.

9           COMMISSIONER TURNBULL: And none of that  
10 can slip down?

11          MR. HELLMUTH: No, because then it bumps  
12 into this space over here, which is for conference  
13 space.

14          MS. PHILLIPS: And it's also constrained  
15 by the loading dock location.

16          MR. HELLMUTH: Yeah.

17          COMMISSIONER TURNBULL: Okay. All right.  
18 Thank you. Okay, Mr. Chair. Those are my  
19 questions.

20          CHAIRMAN HOOD: Okay. Commissioner May.

21          COMMISSIONER MAY: Yeah. Okay. So, first  
22 of all, I'm glad that you are resubmitting at LEED  
23 Gold. That's kind of the least I'd expect from  
24 HOK. I mean, you kind of wrote the book on some  
25 of this stuff, right.

1 MR. HELLMUTH: I wish we did write the  
2 book.

3 COMMISSIONER MAY: I've seen the book.

4 MR. HELLMUTH: You've seen the book.

5 COMMISSIONER MAY: I've seen the book.

6 MR. HELLMUTH: And I can't tell you how  
7 glad we are that we're submitted it as Gold.

8 COMMISSIONER MAY: I believe that. Now,  
9 what can you do to get to Platinum? But, anyway.

10 MR. HELLMUTH: We can be devious.

11 COMMISSIONER MAY: Yeah. The next-door  
12 building to the south, didn't we review that  
13 recently, the building to the south? Isn't that  
14 residential?

15 MS. PHILLIPS: There's a building at 1244  
16 South Capitol, that JBG is doing, and you did  
17 review that one. We have a building just adjacent  
18 to this property that we haven't brought to you  
19 yet but we plan to file for --

20 COMMISSIONER MAY: No. It just looks a  
21 lot like that other building.

22 MS. PHILLIPS: It does. It has the  
23 courtyard facing west.

24 COMMISSIONER MAY: That same courtyard  
25 feature and the setbacks.

1 MS. PHILLIPS: Exactly.

2 COMMISSIONER MAY: Okay. And you expect  
3 that the penthouse heights and such would match  
4 the penthouse heights on this, and so on? I mean,  
5 it's shown that way in the model, and I just want  
6 to know whether it's, in fact -- I don't want to  
7 be able to see your penthouse across the top of  
8 that residential building as you are approaching.

9 MS. PHILLIPS: Okay.

10 COMMISSIONER MAY: Do you follow me?

11 MS. PHILLIPS: Yeah. I can't say as far  
12 as in plan view how they match in setbacks, but  
13 that they should be similar heights.

14 COMMISSIONER MAY: It's less about the  
15 setbacks but the heights are similar, right?

16 MS. PHILLIPS: Yes.

17 MR. HELLMUTH: Yeah. Given the rules of  
18 filling out your 130 feet, the rules of penthouse-  
19 dom, it's --

20 COMMISSIONER MAY: It's likely.

21 MR. HELLMUTH: It's just highly unlikely  
22 that they will be exactly the same height.

23 COMMISSIONER MAY: Right. I would expect  
24 that, but since you own the property I was kind of  
25 looking for greater certainty.

1 MS. PHILLIPS: And the CGO required  
2 setbacks too. They really push us.

3 COMMISSIONER MAY: Right. So with regard  
4 to the penthouse setback and the curve, I mean,  
5 one of the things that you suggested in your  
6 presentation is that the major wall of the  
7 penthouse could actually be pushed back to meet  
8 the setback, and you would just have a bump-out on  
9 the lower level, right? So it would be walls of  
10 unequal height relief, as opposed to --

11 MR. HELLMUTH: On the penthouse.

12 COMMISSIONER MAY: Yeah.

13 MR. HELLMUTH: Yes.

14 COMMISSIONER MAY: Okay. So, I'm  
15 absolutely, 100 percent convinced that that sort  
16 of a solution is appropriate and necessary, and I  
17 believe the zoning administrator is wrong in his  
18 interpretation of the height act, and I'm sure  
19 that NCPC will find it that way as well. I mean,  
20 I believe that the zoning administrator is relying  
21 on the flawed interpretation that a setback can be  
22 from any exterior wall and not the wall of the  
23 roof that's immediately adjacent. So the fact  
24 that you have that terrace wall lower, and you are  
25 set back sufficiently from that, somehow gets you

1 a pass, and I think that's a flawed  
2 interpretation.

3 Can you explain to me that there's some  
4 other logic to it?

5 MR. HUGHES: If you'd like me to. It  
6 sounds like you've --

7 COMMISSIONER MAY: Well, I have my own  
8 opinion.

9 MR. HUGHES: Certainly the zoning  
10 administrator appreciates you have a different --  
11 the Commission has a different --

12 COMMISSIONER MAY: I believe the Office of  
13 Planning has expressed that opinion that I'm  
14 expressing. But anyway, explain to me what you  
15 think his logic is.

16 MR. HUGHES: He can certainly speak for  
17 himself, but if you could show the roof level plan  
18 --

19 COMMISSIONER MAY: Right.

20 MR. HUGHES: -- that the exterior walls of  
21 those walls, for purposes of the height act, are  
22 those walls that are street walls.

23 COMMISSIONER MAY: Right. That's exactly  
24 what I --

25 MR. HUGHES: -- [inaudible] South Capitol

1 --

2 COMMISSIONER MAY: Yeah. I'm sorry.

3 MR. HUGHES: -- South Capitol and the M  
4 Street walls, and that the wall from the ninth  
5 level up, that frames that terrace which is an  
6 open court, because the court can be defined as a  
7 curving wall.

8 COMMISSIONER MAY: Right.

9 MR. HUGHES: And so that that court wall,  
10 if you will, is not an exterior wall.

11 COMMISSIONER MAY: Okay. So I would  
12 state, and, I don't know, I think I may have  
13 stated this to the zoning administrator, he  
14 certain knows how I feel about it, but that  
15 explanation defies logic. The fact that you call  
16 an exterior wall only a wall that out at the outer  
17 edge of the property doesn't make any sense  
18 whatsoever. And it flies in the face and the  
19 spirit of the height act, which is that it's okay  
20 to have a penthouse but it's got to be set back so  
21 you can't really see it, or at least you can't see  
22 it from a 45-degree angle down from the top.

23 So I think you need to fix that, and I  
24 can't vote in favor of that particular form of  
25 relief, so I would suggest that you do fix that.

1 MR. HUGHES: Commissioner, is it okay if I  
2 respond?

3 COMMISSIONER MAY: Yeah.

4 MR. HUGHES: Give your position, I  
5 certainly don't want to tread further --

6 [Simultaneous speaking.]

7 MR. HUGHES: -- that debate, but would you  
8 be amendable to the alternative solution,  
9 essentially special exception relief from, I  
10 believe it's 411.5, which would --

11 COMMISSIONER MAY: Multiple heights.

12 MR. HUGHES: It would be -- the enclosing  
13 walls would be of differing heights and we would  
14 have a step at that corner.

15 COMMISSIONER MAY: Right. I believe we  
16 have the flexibility to grant that. I don't  
17 believe we have the flexibility to grant the  
18 insufficient setback of the entire penthouse. So,  
19 I mean, but that's up to you.

20 MR. HELLMUTH: We could certainly do the two  
21 steps, and it doesn't have to be the corner poking  
22 out as a corner. We can make it graceful and part  
23 of the composition.

24 COMMISSIONER MAY: Right. I would think  
25 you could. You've got enough room to play around

1 a bit.

2 MR. HELLMUTH: Actually, it would be  
3 rather nice.

4 COMMISSIONER MAY: So, now, I'm  
5 interested. While we're talking about the curved  
6 façade, one of the comments that came from the ANC  
7 is their sense that, you know, you're creating  
8 this beautiful and very unusual for Washington  
9 curved façade, and you're facing it kind of the  
10 wrong way, and why isn't it facing M Street, which  
11 is -- I'm sorry, South Capitol, which is really  
12 the gateway avenue. So do you want to explain you  
13 -- I mean, I understand what you're trying to do  
14 in relation to the church, but how would you  
15 respond to them?

16 MR. HELLMUTH: Well, how I would respond  
17 to that is the building really has two very  
18 different faces. One is very stately, along South  
19 Capitol, and it conforms to the more rectilinear  
20 nature of a façade along South Capitol, and, you  
21 know, some of the buildings which are likely to  
22 occur there. M Street starts to become the  
23 entrance to an entertainment district, and the  
24 north-facing glass and the curve facing M Street,  
25 we think is very appropriate in the entrance to

1 that. Now, at the top of the building both views  
2 are shared, both from South Capitol you see the  
3 curve breaking free of the rectangular piece, and  
4 that's one of the thing we actually like quite a  
5 bit about it, is you have this implication of the  
6 street wall as seen --

7 COMMISSIONER MAY: Right. I see what  
8 you're talking about.

9 MR. HELLMUTH: Yeah. So you get, you get  
10 both on South Capitol and on South Capitol you get  
11 long views of the building, so everyone will see  
12 this.

13 COMMISSIONER MAY: Everyone traveling  
14 south.

15 MR. HELLMUTH: Everyone traveling south,  
16 or along M Street, traveling east. But if you did  
17 that same sort of move on M Street, no one would  
18 see it because M Street is a confined street.

19 COMMISSIONER MAY: Okay. I mean, I don't  
20 really strongly agree with that. But, I mean,  
21 there's a point to be made, or a point that's made  
22 here, that South Capitol -- the gateway is really  
23 the South Capitol approach to the city, and  
24 having, you know, the more interesting façade  
25 along South Capitol has its benefits. Now, I

1 guess the opposite could be argued, which is that  
2 as you're coming up South Capitol, the real show  
3 here is the Capitol dome, and so you want to frame  
4 it with something that's rectilinear.

5 MR. HELLMUTH: Right.

6 COMMISSIONER MAY: So I was kind of  
7 thinking you might go there, but I got there.

8 MR. HELLMUTH: Thank you.

9 COMMISSIONER MAY: Anyway, so, yeah, so  
10 you confirmed that there are no antennas that are  
11 going to be visible. I think the only other  
12 question I had was on the penthouse color, because  
13 the way it's rendered it looks fairly dark gray,  
14 and the material that you showed is actually  
15 fairly light, and I'm a bigger fan of darker  
16 grays. So I would certainly be in favor of giving  
17 you flexibility to study something darker.

18 MR. HELLMUTH: Sure. That is certainly  
19 something we can study.

20 COMMISSIONER MAY: Yeah. I mean, I'm of  
21 the view that darker penthouses tend to fade more  
22 than lighter ones, which is sort of contrary to  
23 what you might expect, given that the sky is  
24 brightly lit and all that sort of stuff, but  
25 actually I think it does, it really does recede --

1 unless you're trying to make it, you know, the  
2 penthouse itself, you know, an artistic object,  
3 like on some other buildings.

4 MR. HELLMUTH: [Crosstalk] -- make it out  
5 of channel glass and I was told that I was crazy  
6 for even considering it, so we dropped that idea.  
7 But, you know, we can certainly study a darker  
8 shade, and the darker shade will blend a little  
9 bit more with the glass in the windows, because  
10 even clear glass looks dark, unless there's a  
11 light blind that's pulled behind it.

12 COMMISSIONER MAY: Right. I agree. All  
13 right. Thank you. That's it.

14 CHAIRMAN HOOD: Okay. I really don't have  
15 any, especially I don't have any design issues but  
16 I will tell you, if this is not done  
17 programmatically correct in this area we're going  
18 to present themselves a problem. So I'm hearing  
19 all this, I'm looking at this, and I'm just going  
20 to leave it at that. I think there are some  
21 improvements as far as design, but I just know  
22 that this is a very pivotal and critical area.  
23 Some of the concerns and issues I've heard from my  
24 colleagues, especially Mr. Turnbull about the  
25 sign, and about the rooftop, we need to make this

1 right. And I think with some of the comments  
2 you've heard -- I'm not saying their comments are  
3 going to make it better. I think that if their  
4 comments are incorporated I think it will make it  
5 right. So I don't really have anything to add. I  
6 just want to be able to criticize if their  
7 comments make it look worse than what it is, so  
8 I'm going to leave it at that point.

9 Okay. Any other comments or questions up  
10 here?

11 [No audible response.]

12 CHAIRMAN HOOD: Okay. ANC 6D. Is anyone  
13 here to represent ANC 6D?

14 [No audible response.]

15 CHAIRMAN HOOD: I'm not seeing anyone.  
16 Let's go to the Office of Planning's report, as  
17 well as the District Department of Transportation,  
18 and then we will ask our questions. Okay, Mr.  
19 Jesick, we'll start with you and then we'll go to  
20 Ms. Israel.

21 MR. JESICK: Thank you, Mr. Chairman, and  
22 members of the Commission. The Office of Planning  
23 is very supportive of this project and we can  
24 largely rest on the record this evening. The  
25 Commission has already touched on some of the

1 issues that we've brought up. We really  
2 appreciate the Applicant taking another look at  
3 some of the items like bike parking and the LEED  
4 rating. We're very supportive of the overall  
5 architectural direction of the building, including  
6 the projection into the M Street setback.

7           One item that we did briefly mention in  
8 our report was the color of the cementitious panel  
9 on the building. The tan color, which is shown in  
10 the plan set, is actually much darker than the  
11 sample that we see this evening, and we strongly  
12 support a lighter color, such as the one that's  
13 been presented this evening, for that main façade  
14 element of the building. So we feel that would be  
15 an improvement over what was shown in the plans.

16           But I'd be happy to take any questions,  
17 and again, we strongly support the application.  
18 Thank you.

19           CHAIRMAN HOOD: Thank you. Ms. Israel.

20           MS. ISRAEL: Thank you, Chairman and  
21 Commissioners. DDOT similarly feels strongly  
22 about this application and is supportive of it.  
23 We wanted to make note of an error that we made on  
24 page 5 of our report, that reads "DDOT finds that  
25 deliveries should not be scheduled within 3 hours

1 of the ballpark event." That's an error. It  
2 should read "2 hours," which has been agreed to by  
3 the Applicant.

4 And there were several mitigations that  
5 they've similarly agreed to -- the 48 long-term  
6 bike parking spaces, for example, mitigated  
7 several of our concerns, as well as their loading  
8 plan, which mitigated the concern over back-end  
9 movements for the trucks.

10 One thing that was noted that they've  
11 agreed to but I did not see it on the plan was the  
12 garage intake and vent on South Capitol Street, at  
13 the corner of South Capitol and M. Ultimately, it  
14 impedes on the ability to plant a tree at that  
15 corner. They've agreed to move it but it's not  
16 been reflected in the plans.

17 MR. HELLMUTH: Actually --

18 CHAIRMAN HOOD: Why don't you let her  
19 finish her report, and then you can address that  
20 later.

21 MS. ISRAEL: As well as restricting  
22 northbound left turns on Van Street at M, and  
23 installing signage for right turn, right-in,  
24 right-out only. And that has also been agreed to  
25 by the Applicant. If there's any questions.

1           CHAIRMAN HOOD: I thank you both, Mr.  
2 Jesick and Ms. Israel. Colleagues, any questions  
3 of either Office of Planning or DDOT? Mr.  
4 Turnbull.

5           COMMISSIONER COMMISSIONER TURNBULL: I  
6 just wanted to see if Mr. Jesick wanted to opine  
7 on Commissioner May's comments on the penthouse.

8           MR. JESICK: I could say that the Office  
9 of Planning agrees with Mr. May's view that this  
10 would be a height act issue rather than a zoning  
11 issue, so we feel it's appropriate that the  
12 Applicant take another look at that setback.

13           COMMISSIONER TURNBULL: Good. Thank you.

14           CHAIRMAN HOOD: Vice Chair Cohen.

15           COMMISSIONER COHEN: I just wanted to  
16 confirm with DDOT that the 57 extra parking  
17 spaces, you have no issue with that?

18           MR. HENSON: John Doe with DDOT. I mean  
19 Jamie Henson. Sorry. I forget my name too. It  
20 happens.

21           The 57 spaces are not necessarily above  
22 the zoning I think is correct. You know, it's not  
23 necessarily our personal favorite. We'd rather  
24 see less, but I think what happened -- and we  
25 wrote about this in the report we put for the

1 last, I think it was 9/22, that was filed a couple  
2 of years back, we really did a lot of work  
3 thinking about what the appropriate level of  
4 parking was, and we basically said that if the  
5 applicant took away one floor of parking that  
6 would be about it. So, you know, we're always  
7 going to push for less parking, but basically the  
8 Applicant did what we thought was appropriate, by  
9 taking that fourth level off. We said take off  
10 100 spaces; they took off 80 and then added a lot  
11 of bike parking on top of it, so we felt like that  
12 that really split the difference.

13 COMMISSIONER COHEN: Thank you.

14 MR. HENSON: You're welcome.

15 CHAIRMAN HOOD: Mr. Henson, was that last  
16 comment directed to me?

17 MR. HENSON: No.

18 CHAIRMAN HOOD: Okay, then that was a good  
19 answer, because, you know, I have the mic the  
20 most.

21 [Laughter.]

22 CHAIRMAN HOOD: Okay. Any other questions  
23 of DDOT or Office of Planning?

24 [No audible response.]

25 CHAIRMAN HOOD: Okay. Does the Applicant

1 have any cross-exam -- I mean, cross -- this may  
2 be a time for you to do whatever you was getting  
3 ready to do a few minutes ago.

4 MR. HELLMUTH: Yeah, and I apologize.

5 MR. HUGHES: Just the one open item that  
6 Ms. Israel mentioned, regarding the vault, perhaps  
7 Mr. Hellmuth can respond to that.

8 MR. HELLMUTH: This drawing here shows the  
9 relocation of that, and the extra tree that's been  
10 planted.

11 CHAIRMAN HOOD: Is that --

12 MS. ISRAEL: That satisfies us. I think  
13 in the site plan within the packet that was  
14 distributed it shows something incorrectly, but  
15 that's, what's reflected on the screen is correct.

16 CHAIRMAN HOOD: And that was given to us  
17 tonight in the PowerPoint, right?

18 MR. HUGHES: Yes.

19 CHAIRMAN HOOD: Okay. So we need to make  
20 sure we have correct drawings. Okay. I thought  
21 there was another issue?

22 MS. ISRAEL: The right-in, right-out and  
23 restricting turns.

24 CHAIRMAN HOOD: Okay.

25 MS. PHILLIPS: We agreed to that and we're

1 providing the signage for it.

2 MS. ISRAEL: Thank you.

3 CHAIRMAN HOOD: Anything else outstanding?

4 MS. ISRAEL: No.

5 CHAIRMAN HOOD: Okay. Thank you, Ms.

6 Israel, and also thank you, Mr. Doe. I told you I  
7 was going to have the last word.

8 Okay. Let's go to the report of the ANC.  
9 That's Exhibit -- I've been having some computer  
10 problems -- yeah, Exhibit 14, 15, 11, and I think  
11 my colleagues have expounded upon some of the  
12 concerns about the antennas, but I think, more  
13 than that, they had a vote of 4-0-1 to send DDOT  
14 this letter in support of the application, and  
15 they raised a few concerns, which I think have  
16 been addressed adequately here this evening.

17 Did we have any other reports that I may  
18 have missed? Colleagues?

19 [No audible response.]

20 CHAIRMAN HOOD: All right. Any  
21 organizations or persons who are here in support?

22 [No audible response.]

23 CHAIRMAN HOOD: Any organizations or  
24 persons who are here in opposition?

25 [No audible response.]

1           CHAIRMAN HOOD: Okay. Mr. Hughes, I don't  
2 know how much rebuttal you have but we can do that  
3 if you have some, and then we'll do your closing.

4           MR. HUGHES: No rebuttal, Mr. Chair, other  
5 than I'm not really sure how to address the  
6 suggestion or the comment in the Office of  
7 Planning Report regarding the compact spaces. Mr.  
8 Hellmuth testified with respect to the location of  
9 the spaces in the various levels. We're providing  
10 70 required spaces, of which maximum 40 percent  
11 can be compact, and they do meet the grouping, the  
12 clustering requirements of the zoning regulations.  
13 We have a few spaces in the surplus parking, if  
14 you will, that will only fit a compact space,  
15 based upon the column location, and the Office of  
16 Planning has indicated in its report, it believes  
17 that zoning relief may be required for that  
18 condition.

19           We politely and respectfully disagree. We  
20 believe that condition only applies to required  
21 parking spaces. But if the Commission -- we  
22 certainly don't want there to be an open issue on  
23 this, and if the Commission feels that additional  
24 relief on that is necessary we would request that,  
25 and I believe we meet the test for that.

1           CHAIRMAN HOOD: Okay. So I think you just  
2 did the proper thing as we move forward. Any  
3 approvals will include that request.

4           MR. HUGHES: Thank you.

5           CHAIRMAN HOOD: All right. Anything else?

6           MR. HUGHES: No, just to thank everyone  
7 for their thoroughness, the Office of Planning and  
8 DDOT, and the Commission for your time tonight,  
9 and we request your approval, and thank you.

10          CHAIRMAN HOOD: Okay. All right,  
11 Colleagues. I remember one time I wanted to move  
12 on this but this is one vote, and I know that  
13 there's some outstanding things, I think. Are  
14 there some things that we asked for?

15          COMMISSIONER TURNBULL: I think we mainly  
16 need -- the one thing would be the drawing of the  
17 penthouse. I mean, that's a design issue, which  
18 you would simply need it for the record, to have  
19 that, which I think is a minor item that can be  
20 done fairly quickly.

21          CHAIRMAN HOOD: I thought we asked for a  
22 little more.

23          COMMISSIONER TURNBULL: I think there  
24 might -- maybe Ms. Hanousek could go through the -  
25 -

1           CHAIRMAN HOOD: Donna, did we ask for  
2 anything?

3           MS. HANOUSEK: Not exactly.

4           CHAIRMAN HOOD: Turn your mic on. I'm  
5 sorry. I didn't meant to call you -- Ms.  
6 Hanousek, did we ask for anything?

7           MS. HANOUSEK: Well, not exactly. Things  
8 come up and then they seem to satisfy, you know.  
9 The only outstanding thing that I see is the  
10 penthouse.

11           CHAIRMAN HOOD: Now I just want to remind  
12 everyone, like you all reminded me the last time,  
13 this is one vote.

14           COMMISSIONER TURNBULL: I guess the only  
15 thing was that we clarified the height of the  
16 signage. I guess we're clarifying the parking,  
17 the compact parking. I'm trying to think of what  
18 else we went through.

19           CHAIRMAN HOOD: I think there was a  
20 materials issue, Commissioner May, about the  
21 lighter color.

22           COMMISSIONER MAY: Well, no. I requested  
23 they study it. I'm not really looking to see the  
24 results of that study. I'm happy to just have  
25 them have flexibility to select a darker color.

1           CHAIRMAN HOOD: Okay. So it sounds to me  
2 like we don't have any major show-stoppers here  
3 this evening.

4           COMMISSIONER MAY: It's just the diagram  
5 of how they might --

6           COMMISSIONER TURNBULL: The penthouse.

7           COMMISSIONER MAY: -- the penthouse,  
8 because that has to be in the record.

9           CHAIRMAN HOOD: Okay. So we're going to  
10 hold it up for that.

11          COMMISSIONER TURNBULL: Well, I mean, we  
12 could put this on our -- for next meeting, which  
13 could be fairly quickly, I would think.

14          CHAIRMAN HOOD: Which is actually Monday.

15          COMMISSIONER TURNBULL: No. It would have  
16 to be more than that.

17          CHAIRMAN HOOD: Well, I'm saying our next  
18 meeting is Monday.

19          COMMISSIONER TURNBULL: Oh yeah, but I  
20 don't know when the one is after that.

21          CHAIRMAN HOOD: It's probably the second,  
22 second --

23          MS. HANOUSEK: July 13th.

24          CHAIRMAN HOOD: Why don't we do that. Mr.  
25 Hughes, I don't think that's such a long time off.

1 Why don't we use those as dates, Ms. Hanousek,  
2 July 13th. July the 13th? Okay. July the 13th.  
3 Get that in to us. I think that one outstanding  
4 issue, the penthouse, and we'll go from there.

5 MR. HUGHES: And you would like that by  
6 July 13th or --

7 MS. HANOUSEK: No. We would need what  
8 you're going to submit by Monday the 29th, so that  
9 there could be comments on it, and then --

10 CHAIRMAN HOOD: Do you want us to do our  
11 second meeting in July, to give you some time?

12 MR. HUGHES: That would be fine. Thank  
13 you.

14 CHAIRMAN HOOD: Now that's a rough  
15 meeting.

16 MR. HUGHES: Oh, it is?

17 CHAIRMAN HOOD: That's usually a rough  
18 meeting.

19 MR. HUGHES: The last one before the  
20 recess.

21 COMMISSIONER MAY: Yeah, but if they get  
22 the penthouse perfect it won't take no time at  
23 all. Just look at that and we'll be done.

24 MS. HANOUSEK: In that case, we'd want  
25 your submissions July 6th, by three o'clock.

1 MR. HUGHES: I apologize. Can you do it?

2 MR. HELLMUTH: We can certainly make the drawing.  
3 I can't speak for how quickly we can get all the  
4 clients signed off, but I'd be happy to shoot for  
5 the 29th. We may not make it because we need to  
6 get NAB --

7 CHAIRMAN HOOD: Why don't you just go for  
8 our second meeting in July?

9 MR. HUGHES: Okay. And could you repeat  
10 the date on that?

11 MS. HANOUSEK: Yes. So the materials from  
12 you would be due July 6th by three o'clock, and  
13 then the parties, the ANC basically would have  
14 until the 13th to respond, and then you would  
15 submit your proposed order by the 13th, and then  
16 it could be on the 27th.

17 MR. HUGHES: Proposed order by the 13th?  
18 I'm sorry. Yes. Proposed order by the 13th?  
19 Thank you.

20 CHAIRMAN HOOD: Okay.

21 MR. HELLMUTH: Can I just --

22 CHAIRMAN HOOD: You always want to look  
23 there because you might raise the issue and then  
24 we'll have another 20 minutes. Okay. All right.  
25 Do either one of you want to say anything?

1 MR. HUGHES: No, sir, Mr. Chairman.

2 CHAIRMAN HOOD: Commissioner Miller.

3 COMMISSIONER MILLER: This isn't any kind  
4 of show-stopper for me, and none of my colleagues  
5 have mentioned it so it probably wasn't an issue  
6 for them, but I had some concern about that blank  
7 wall on the west elevation. Maybe if you got a  
8 close-up drawing, just would show me the  
9 articulation, that it's not going to look blank  
10 when you're coming down M Street in an easterly  
11 direction. So I don't know.

12 CHAIRMAN HOOD: I actually agree with  
13 that. I don't know how far you want to go with  
14 that, but I actually heard that.

15 COMMISSIONER MILLER: I wanted them to  
16 look at it and just maybe show maybe a close-up,  
17 and maybe close-up will --

18 CHAIRMAN HOOD: A close-up.

19 COMMISSIONER MILLER: Or if they come up  
20 with an alternative that has windows, I wouldn't  
21 mind it. Big windows even.

22 CHAIRMAN HOOD: Something that might --

23 COMMISSIONER TURNBULL: Is that with the  
24 logo thing up at the top?

25 COMMISSIONER MILLER: Yeah, or maybe it

1 could be glass.

2 CHAIRMAN HOOD: Something that won't make  
3 it look blank, as Commissioner Miller mentioned,  
4 you know. So here's the thing. I didn't want to  
5 say study or look at it. If they can do  
6 something, why don't you do it, because that will  
7 be our last meeting for the summer.

8 MR. HUGHES: We will. Thank you.

9 CHAIRMAN HOOD: If you can.

10 COMMISSIONER MAY: Just looking at the  
11 rendering behind you, it kind of looks like a  
12 penthouse. I mean, if you want it to be that  
13 diagram --

14 COMMISSIONER MILLER: That was the  
15 problem, yeah.

16 COMMISSIONER MAY: If you want it to  
17 communicate that logo, even in an abstract form,  
18 it maybe needs to have a little more pizzazz or  
19 something. I don't know.

20 MR. HUGHES: Okay. Thank you.

21 MR. HELLMUTH: There are a couple of  
22 remedies that I can imagine right now, including  
23 some translucent glass that would give light into  
24 those restroom facilities.

25 COMMISSIONER MILLER: That would be great.

1 MS. HANOUSEK: Excuse me. Chairman Hood,  
2 did Commissioner Cohen still have some concern  
3 about the glass?

4 COMMISSIONER COHEN: No.

5 MS. HANOUSEK: Okay.

6 CHAIRMAN HOOD: Okay. All right.

7 COMMISSIONER TURNBULL: I think  
8 Commissioner May wanted them to study a double  
9 curvature of glass on South Capitol. No, I'm just  
10 kidding.

11 [Laughter.]

12 CHAIRMAN HOOD: This is getting ready to  
13 get a lot more. We may have to do it in October.

14 [Laughter.]

15 CHAIRMAN HOOD: All right. So I think  
16 we're all on the same page. We will deal with  
17 this, I think we said our last meeting in July?  
18 Okay.

19 Do we have anything else?

20 MR. HUGHES: No. Thank you very much.

21 CHAIRMAN HOOD: Ms. Hanousek, do we have  
22 anything else?

23 MS. HANOUSEK: No, sir.

24 CHAIRMAN HOOD: Okay. And Mr. Henson, if  
25 your mother's watching, I apologize for not

1 remembering his name, but I do have those moments.

2           So with that I want to thank everyone for  
3 their participation tonight, and this hearing is  
4 adjourned.

5           [Whereupon, at 7:54 p.m., the Public  
6 Hearing of the Zoning Commission was adjourned.]

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