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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

Public Hearing

Case No. 16-06 [Jemal's Lazriv Water, LLC. - Capitol
Gateway Overlay District Review at Square 666, Lot
15.]

6:40 p.m. to 8:18 p.m.
Thursday, June 9, 2016

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

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1 Board Members:

2 ANTHONY HOOD, Chairman

3 MARCIE COHEN, Vice Chair

4 PETER MAY, Commissioner

5 ROBERT MILLER, Commissioner

6 MICHAEL TURNBULL, Commissioner

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 JENNIFER STEINGASSER

13 ELISA VITALE

14

15 DDOT:

16 RYAN WESTROM

17

18 DOEE:

19 JAY WILSON

20 TOMMY WELLS

21

22

23

24

25

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

2 CHAIRPERSON HOOD: Okay. Are we about ready
3 to get started? Okay.

4 Good evening, ladies and gentlemen, this is
5 the public hearing of the Zoning Commission for the
6 District of Columbia. Today's date is June the 9th,
7 2016. We're located in the Jerrily R. Kress Memorial
8 Hearing Room.

9 My name is Anthony Hood. Joining me are Vice
10 Chair Cohen, Commissioner Miller, Commissioner May,
11 and Commissioner Turnbull. We're also joined by the
12 Office of Zoning staff, Ms. Sharon Schellin, Office
13 of Planning staff, Ms. Steingasser and Ms. Vitale.
14 Office of District Department of Transportation, Mr.
15 Westrom, and the District Department of the -- no, I
16 get that all -- Department of the Environment --
17 Energy and Environment. Okay. Tommy Wells, I'll get
18 that right one of these years. Okay. And by --
19 we're joined by Mr. Wilson from DDOE, or DOEE.

20 This proceeding is being recorded by a court
21 reporter and is also webcast live. Accordingly, we
22 must ask you to refrain from any disruptive noises or
23 actions in the hearing room, including the display of
24 signs or objects. Notice of today's hearing was
25 published in the D.C. Register and copies of that

1 announcement are available to my left on the wall
2 near the door. 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, organizations
7 and persons in support, organizations and persons in
8 opposition, rebuttal and closing by the applicant.

9 The following time constraints will be
10 maintained in this meeting. The applicant has 25
11 minutes. I don't know if we need exactly 25, Mr.
12 Glasgow, but we can work on that. Organizations,
13 five minutes, individuals, three minutes.

14 All persons appearing before the Commission
15 are to fill out two witness cards. These cards are
16 located to my left on the table near the door. The
17 staff will be available throughout the hearing to
18 discuss procedural questions. Please turn off all
19 electronic devices at this time so not to disrupt
20 these proceedings. Would all individuals wishing to
21 testify please rise to take the oath?

22 Ms. Schellin, would you please administer the
23 oath?

24 MS. SCHELLIN: Yes. Please raise your right
25 hand. Raise your right hand, please?

1 [Oath administered to the participants.]

2 MS. SCHELLIN: Thank you.

3 CHAIRPERSON HOOD: Okay. Ms. Schellin, do we
4 have any preliminary matters?

5 MS. SCHELLIN: Yes, sir. Get my notes out
6 here. They have proffered some experts, four
7 experts. Only one has not been previously accepted
8 by the Commission. That's Mr. Filson, as a civil --
9 in civil engineering. His resume is at Exhibit 15,
10 Tab C.

11 CHAIRPERSON HOOD: Okay. And everyone else
12 has been previously accepted so I don't think we need
13 to revisit any of the rest.

14 Mr. Filson as mentioned at Exhibit 15, Tab C,
15 and you're proffering him as a civil engineer,
16 correct? Civil engineer? Any objections?

17 MS. COHEN: No.

18 CHAIRPERSON HOOD: Okay. All right. No
19 objections. Anything else?

20 Okay. Let me just ask, Commissioner
21 Hamilton, are you representing the ANC tonight?

22 MS. HAMILTON: Yes.

23 CHAIRPERSON HOOD: Okay. All right. Let's
24 go right in to it, Mr. Glasgow.

25 MR. GLASGOW: The ladies are running the show

1 tonight.

2 CHAIRPERSON HOOD: Oh, okay. All right.

3 MS. BLOOMFIELD: Good evening, Commissioners.
4 I'd also just note really quickly before we introduce
5 ourselves that Jim Watson is here, not Erwin Andres.
6 He has been qualified as an expert previously, but
7 it's not Erwin, who was listed.

8 And I am Jessica Bloomfield from the law firm
9 of Holland and Knight and I'll let our team introduce
10 themselves.

11 CHAIRPERSON HOOD: Ms. Bloom --

12 MS. SCHELLIN: Excuse me. Before --

13 CHAIRPERSON HOOD: Let me ask you, do we have
14 his resume?

15 MS. BLOOMFIELD: It's not in the record.
16 He's been qualified before. But I have copies if
17 you'd like it.

18 CHAIRPERSON HOOD: We always put it in the
19 record even though we --

20 MS. BLOOMFIELD: Yep. Okay.

21 MS. SCHELLIN: Yeah. And, Chairman Hood, if
22 I may? They did make a submission. I forgot. There
23 was one more preliminary matter. They did make a
24 submission less than 20 days and they've asked for a
25 waiver of that. They submitted some revised plans, I

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1 believe, and so that's, I believe at Exhibits --

2 MS. BLOOMFIELD: Twenty-two.

3 MS. SCHELLIN: Twenty-two. And so we'd ask
4 the Commission to make a ruling on whether they'll
5 accept that.

6 CHAIRPERSON HOOD: Any objections?

7 Okay. Okay, Ms. Bloomfield, we can proceed.
8 No objections.

9 MR. MILLSTEIN: Paul Millstein, Douglas
10 Development.

11 MR. GLASGOW: Norman M. Glasgow, Jr., Holland
12 and Knight.

13 MS. GOURDINE: Andrea Gourdine, Douglas
14 Development.

15 MR. SPERRY: Kevin Sperry, Antunovich
16 Associates.

17 MR. LEE: Jeff Lee, Lee and Associates.

18 MR. WATSON: Jim Watson, Gorove Slade
19 Associates.

20 MS. BLOOMFIELD: Good evening, again. As
21 you're aware, we're here this evening seeking
22 approval for design review under the CG Overlay
23 District requirements.

24 The subject property is located in the
25 Southwest quadrant of the District and is bounded by

1 T Street to the north, U Street to the south, the
2 Anacostia River to the east, and Water and Half
3 Streets to the west.

4 The property is improved with a mostly vacant
5 office building that was constructed in 1976 and was
6 previously used as the FBI Headquarters. The
7 existing building has a height of 90 feet, and a site
8 density of 6.0 FAR.

9 The applicant proposes to adaptively reuse
10 the existing building and turn it into an exciting
11 new mixed use development with approximately 24,000
12 square feet of retail space and 427 residential
13 units. The project removes approximately 215,000
14 square feet of gross floor area, which is about 1.9
15 FAR and it will create an E-shaped building that
16 faces the water and takes advantage of its location
17 directly adjacent to the Anacostia River.

18 The project also incorporates development of
19 the first portion of the Anacostia Riverwalk Trail,
20 which is an initiative spearheaded by the Office of
21 Planning. The applicant has been working with OP,
22 DDOT, DOEE, DCRA, and FEMA to ensure that the
23 Riverwalk's design, footprint, and materials are
24 appropriate for the site and establish good precedent
25 for the future of the Riverwalk development.

1 offer a one-year Capital BikeShare membership to all
2 residents of the building for the first year of the
3 project, and provide a transit screen.

4 We've also agreed to construct a sidewalk
5 along the east side of Half Street between T and S
6 Streets as requested by DDOT, so that the sidewalk
7 infrastructure surrounding the site will connect into
8 the infrastructure that will be developed as part of
9 D.C. United's redevelopment.

10 Yesterday we submitted a revised public space
11 improvement plan, and that's at Exhibit 22 that you
12 should have received.

13 We have submitted to the record that we will
14 achieve LEED Silver. However, today, through further
15 conversations we are committing to achieve LEED Gold
16 as part of the project, we're just not at this point
17 ready to commit to the particular points that will
18 get us there. So we're committed to Gold.

19 With that I will turn it over to the rest of
20 the team to go through the program and design of the
21 project and after that we'll be available for
22 questions.

23 MS. GOURDINE: Good evening. So tonight
24 we're going to present our project, 1900 Half Street.
25 We're extremely excited to be setting the bar again

1 in Buzzard's Point. We have a fantastic building
2 that we hopefully will start construction next year.
3 We have amazing views of the Anacostia Riverfront,
4 and we're actually working very diligently with
5 Office of Planning and with DDOT and DOEE on the
6 Riverwalk design.

7 And LAI and Antunovich will go through those
8 drawings in more detail. But we're not only going to
9 present a beautiful building but we're actually
10 making improvements outside of our property. And LAI
11 will show that exhibit, but we're making improvements
12 along Half Street, Water Street, T Street, and
13 providing that connectivity to the stadium.

14 We've been working very diligently with the
15 ANC. We met with them twice in May. First it was a
16 smaller meeting where we talked with a few
17 commissioners about the design, and then we received
18 unanimous support from the ANC the following week.
19 They provided some very constructive criticism on the
20 design and one of the things that we did implement
21 that they were very adamant about was a dog park.

22 And as Jessica mentioned, we've been working
23 very closely with DDOT, DOEE, and we're hoping to
24 work with MPS on the design of the Riverwalk beyond
25 our property. So turning it over to Antunovich for

1 walking through the building. Thank you.

2 MR. SPERRY: Thank you, Andrea. Good
3 evening, everybody. My name is Kevin Sperry with
4 Antunovich Associates. I'll be going through the
5 presentation. Can everybody see the screen, or do we
6 want to shut the lights? Great.

7 So we are, as Andrea mentioned, at 1900 Half
8 Street. This is in the Buzzard's Point neighborhood.
9 You can see it on the bottom of the slide here. Very
10 close to the future D.C. United Stadium, and a few
11 blocks south of National's Park, directly adjacent to
12 the Anacostia River.

13 Here are some existing photos of the
14 building. It's currently skinned in a precast
15 concrete panel and punched window skin. We will be
16 removing all of that skin and replacing it with a new
17 more modern metal panel and glazing system for the
18 building.

19 Here we have some additional views, some
20 views from the roof where you can see the Anacostia
21 River looking south and north. We have the plant
22 right across the street from us. The building -- I'm
23 sorry. The photo number H on the bottom right in the
24 middle shows the southern end of the building as it
25 exists today. We have two ramps that ingress into

1 the parking levels of our building. Each of these
2 ramps are going to be removed. I'm going to go into
3 a little bit further detail about that.

4 Here are some more views looking outward from
5 our property to the neighboring sights.

6 Here we have the existing site survey. As
7 was mentioned, we're on the corners of Half Street,
8 Water Street, and T Street. Majority of our building
9 actually fronts against Water Street, although the
10 address is technically along Half Street.

11 And here is the proposed site plan. You'll
12 notice the aforementioned E-shape of the building.
13 The intention of the E-shape is that it will kind of
14 maximize the number of units which will receive a
15 waterfront view. I think it's probably upwards of 85
16 percent of the units have a view of the water. We're
17 pretty excited about that.

18 As it kind of you know, looks towards the
19 water it's going to be a very natural looking
20 building. There's a second floor terrace which Lee
21 and Associates will get into the landscaping of this.
22 Very plush landscaping there. We have a few setbacks
23 as the building rises up to its height with some
24 trellises and things. And then we have an additional
25 amenity penthouse on the roof which is set back from

1 the water's edge.

2 Against Water Street the building is fairly
3 sheer. It basically just keep it as it exists, going
4 up its full height against Water Street.

5 I'm going to go through some renderings first
6 and then we'll follow up with the sections and plans.

7 So this is a view of the building from the
8 kind of looking to the Northwest. You can obviously
9 see a couple of the neighborhood features in the
10 background there. And you can start to notice the
11 form of the building as I was referencing. There's a
12 podium at the base on the Water Street side, on the
13 front of the building. This will be the 24,000
14 square feet of retail.

15 As you get to the rear of the building along
16 the water, it transitions to a single-level of
17 residential units. We're calling them loft units
18 that are about 16 feet, floor to ceiling. We're very
19 excited about these units. They are the ones which
20 step up to 14 feet in height. That's the base level
21 is at 14 feet, which is two and a half feet above the
22 floodplain. That's also above the level of the river
23 walk so there's nice differentiation between the
24 river walk kind of public space and then the private
25 space of the front terrace of those residential

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1 units, and then the unit itself.

2 Above the podium, as I mentioned, you have
3 these two really beautiful courtyards which will look
4 out on to the water, and will be very well landscaped
5 and maintained within themselves. The first level
6 adjacent to these courtyards will have a large number
7 of amenity areas. Probably a gym, things like that,
8 which will you know, kind of be open and be able to
9 go out onto the courtyard from those amenity areas.

10 There are eight levels of residential,
11 equaling a total of 427 units. And then on the top,
12 on the roof, you can see the added structures that we
13 have shown there. Some of it is amenity space, a
14 majority of it is mechanical space. Again, I'll get
15 into that in the plans.

16 Here's a view again from the water looking
17 the opposite direction. You can see kind of
18 highlighted here, the skin, the metal and glass skin
19 of the upper portion of the building, kind of a --
20 it's sort of a desaturated blue color. We think that
21 it will provide a nice level of interest without kind
22 of going overboard with any color. But we wanted it
23 to be somewhat interesting of a building.

24 And on the base there, as it kind of hits the
25 more natural ground plain and the water, we've gone

1 with a more natural pallet with some cement board
2 rain screen panels of sort of a desaturated brown
3 color, varying as you go down the building.

4 This is the view from Water Street, or Half
5 Street. From the west of the building looking east,
6 you could see sort of the corner, which is closest to
7 the new D.C. United Stadium, and the 24,000 square
8 feet of retail along the right of this image. And
9 then to the left of the image you can see our loading
10 facilities. And as the building wraps around the
11 back you can start to begin to see the residential on
12 the water.

13 This is a view from the courtyard looking
14 out. It's kind of -- it just kind of gets a sense of
15 looking across the river and seeing the Anacostia
16 River and the land beyond.

17 And here's a really interesting view from the
18 river walk, the proposed river walk. We have a
19 walking area, designated landscape area and then a
20 biking area. After that biking area, then you can
21 see there is a few steps up to get to the residential
22 terraces, and then the residential units begin beyond
23 that. We're viewing something very natural, very
24 inviting, very comfortable, with enough width which
25 is -- we've been working very closely with DOEE on,

1 and DDOT, to maintain the width that they want to see
2 for the river walk as you go really all the way up
3 and down the coast through the District.

4 I've added some interior shots here just so
5 that you can get a sense. This is the lobby. I'll
6 kind of go through these quickly. Proposed lobby
7 finishes along Water Street. This is the penthouse
8 looking out, again over the river. This is the
9 rooftop pool. We've located the pool sort of right
10 next to the water so that you can have maximum views
11 of the Anacostia River.

12 And then this is the wonderful residential
13 unit right in the corner at the top of the building
14 where you're looking over the river.

15 So I thought that probably the best way to
16 describe the building was in section and then we'll
17 get into plans.

18 On the left side of this image is Water
19 Street, and on the right side obviously is the
20 Anacostia River. So you could see how the bulk of
21 the residential -- well, first of all, as you come in
22 from Water Street you have the yellow portion, which
23 is the retail. A portion of that second floor slab
24 is cut back so the retail has additional height.
25 Then you have your residential levels above that and

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1 on the very top we're showing in this section it's
2 cutting through the mechanical penthouse. In other
3 areas you would see the amenity level on the roof.

4 And then as you get to the back you could see
5 the residential loft units. So there's kind of a
6 dashed line running through those loft units there,
7 horizontally, and that is the existing floor slab.
8 So we originally had planned for two levels of units
9 back there, but to try and raise that level of
10 residential so that it's above and out of the
11 floodplain and meeting the 500-year floodplain, we
12 cut out the middle residential level and kind of
13 converted them into one larger unit which with higher
14 ceiling heights we think it's great because it's
15 safer, it's further out of the floodplain, and it's
16 really you know, just better; better ceiling height,
17 better quality of units. So we're very excited about
18 that portion of the project.

19 And then above that level you could see where
20 the courtyards would be.

21 This is a section cut the opposite way
22 through the three sort of wings of the E. The red
23 are the stairs, and the blue is the residential
24 units. We have, as you can see, three levels of
25 parking. Kind of two and a half levels. The lower

1 two levels of parking are 100 percent parking, and
2 then the upper level of parking is the same level as
3 some of that retail. That's kind of a half and half
4 level. As you can see here.

5 So this is the ground floor plan. This
6 fronts out to Water Street. You can see the yellow
7 is the retail. We have a little bit of parking in
8 behind that, and the residential units against the
9 water on the top of the image. You can see on the
10 left of the image we have the loading facilities.
11 Those are the existing loading facilities of the
12 building, which we will be keeping.

13 Now we're going down. This is, you can see a
14 small portion of retail on the lower left corner.
15 That's because the sloping of Water Street, it goes
16 down considerably so this would be retail, which
17 would then step up to additional retail on the level
18 above this. A majority of this level is parking, and
19 then you can see the, what we're calling the elevated
20 loft flats that's a little bit -- that level is a
21 little bit higher than the parking level as I
22 mentioned before. Here's the lowest level of
23 parking.

24 So here we have the courtyard level. This is
25 where the building begins to kind of be carved out.

1 It's, a we talked about before, it's originally a
2 large rectangular building, very solid, very massive.
3 And what we did here was we removed good portions of
4 the slabs from this level upwards so that obviously
5 more light and air can come into the units and you
6 can get better views. But the important thing to
7 note is that the structure is all 100 percent
8 existing structure that we're retaining.

9 Some of the retail on the bottom is the
10 second level looking down. It's the double-height
11 ceilings that I was referencing. And then we have
12 our typical residential units going up. I will kind
13 of go through those really quickly. You can start to
14 see the terracing at the top against the water.

15 Now here we have our penthouse plan. This is
16 showing, in the middle, we have this blue area.
17 That's the amenity space. That's roughly 2,500
18 square feet of amenities. We have, just north of
19 that -- well, plan north, sorry. It's actually to
20 the east. We have a pool deck which is elevated a
21 little bit with an infinity pool on the edge.
22 Because it's an existing building with existing slabs
23 we needed to elevate that pool deck so that the space
24 below it was usable. And actually all of the amenity
25 areas, the roof as designed, is only good for

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1 basically snow load and a couple, you know, people
2 using it to fix the mechanical equipment. So we're
3 having to add a little bit of dimension on the roof
4 for structural support for this use of amenity space.

5 You can also see some of the stairs in red on
6 the two. Here we go. This side and this side.
7 Those are existing stairs that we are planning to be
8 reusing. We are also reusing the existing elevator
9 shafts, replacing the elevator caps.

10 Here's the roof plan. Here are a few
11 sections going through the roof. These sections
12 essentially illustrate what I was referencing before
13 about stepping up to the pool and thickening some of
14 that roof slab so that you can get the additional
15 structural support that you need for the amenity
16 spaces, and some of the mechanical spaces.

17 Here we have the elevations, and I'm going to
18 go through these quickly because we've seen the
19 renderings already. But it's referencing some of the
20 materials as I've mentioned. Curtain wall glass,
21 colored metal panels, there are some rain screens and
22 railings throughout the project. This is the north.
23 This is the façade from the water where you can see
24 the residential and the base.

25 Here we have some of our proposed materials.

1 We have passed around the materials up at the front
2 to you guys. If you have any questions on these, be
3 glad to answer them. We have a large amount of
4 colored metal panels, a lot of glazing with spandrel
5 glass, and the panelized rain screen.

6 As referenced before, we had submitted a LEED
7 scorecard which showed Silver. Now we're going to be
8 achieving Gold.

9 I'll hand it over now to Jeff Lee from Lee
10 Design.

11 MR. LEE: Thanks, Kevin. It's nice to be
12 first out of the box on the waterfront. And I'd like
13 to go to this exhibit here and ask Andrea to talk a
14 little bit about what we're doing beyond our property
15 line.

16 MS. GOURDINE: So, as I mentioned before, we
17 wanted to provide connectivity from our property to
18 the stadium. So as you can see in that design the
19 east side of Half Street, we are going to be building
20 the sidewalk where DDOT is essentially stopping one
21 block north of that.

22 We're also, right where you see the green
23 areas, especially the northeast side, that is where
24 the dog park is going to be. And when we've had the
25 stakeholder meeting with OP and DDOT about the river

1 walk, one of the things that did come up was, well,
2 how do you differentiate between different property
3 owners, because right now there aren't set materials,
4 there isn't a specific design for the river walk. So
5 what we wanted to do was that dog park is almost a
6 gathering space for people who are utilizing the
7 trail, excuse me, and then also for the dog park.

8 We also wanted to not just have the river
9 walk stop at our building, so we're continuing some
10 landscaping right to that U Street right of way. And
11 again, making improvements beyond our property to
12 really make our project stand out, and to give the
13 community more and kind of set the bar for Buzzard's
14 point.

15 MR. LEE: Great. So when you look at the
16 illustrated plan you start to see the challenges that
17 we face in terms of connecting this river walk. The
18 standard trail there is, the dimensions are 14 foot
19 for the trail, 10 foot for the planting, and 10 foot
20 for the track. And so as it narrows towards the
21 middle of the building we go to a 10-foot trail,
22 five-foot planting, and then another 10-foot bikeway.

23 So, the pinch point as we get to the obvious
24 point, we've been working very closely with Office of
25 Planning where it's been agreed that the pedestrian

1 way would be at eight foot, and we would reduce the
2 planting area to between five to three-foot strip to
3 still accommodate the 10-foot trail. So the trail
4 doesn't -- there's no compromise in the tail
5 dimensions for the overall area.

6 As Andrea pointed out earlier, if you look at
7 the corner of the site, we're right next to T Street,
8 there would be a 3,200 square foot dog park, as well
9 as the overlook park that terminates with the water's
10 view.

11 We are making improvements. Everywhere you
12 see that's illustrative, we're making improvements,
13 with the exception of the south side of the project
14 where you see where the National Park Service
15 property abuts our right of way area. We'll be
16 working together very closely to make sure that that
17 trail integrates itself seamlessly onto the National
18 Park Service property.

19 If you take a look at -- because of Florida
20 Rock to the north of us, the trail really cannot go
21 through that industrial site, so that's why we're
22 proposing this track that on T Street that would then
23 get you out and on to Half Street and beyond up to
24 North Capitol Street, the oval that will be coming
25 for the Frederick Douglas Bridge, you know, which is

1 on its way, I guess.

2 So to take a look at those sections that I
3 just described, you can start to see AA, it would be
4 the typical 10 foot, 14 foot, 10 foot, and 10-foot
5 track. And then the second, the BB would be the
6 reduced track of 10, five, and 10. And then
7 obviously the CC is the area that we're most
8 concerned about, where you can actually start to see
9 that there's landscaping, right along the building,
10 and then we have a 10-foot track. And then depending
11 on the dimension that we have, three to five foot of
12 planting before we have the pedestrian river walk
13 area.

14 And this is the same rendering that Kevin
15 alluded to earlier. This would be the area where it
16 would be a typical section of the river walk with the
17 dimensions that I've already stated.

18 Going to the front of the building on Water
19 Street, we have a peculiar situation where the
20 sidewalk is only 10 foot. We have discussed this
21 with DDOT, about expanding that area, where we extend
22 the sidewalk another 12 foot, which will enable us to
23 basically create a standard D.C. sidewalk area, which
24 also would allow us to dial in the low impact
25 development storm water strategies for the public

1 realm.

2 So here is the typical section of what that
3 would look like. The improvements will be made in
4 the public right of way. The slender sliver with
5 triangle is National Park Service property, but
6 around that area in terms of pedestrian and
7 streetscape improvements, we'll be dialing all those
8 things in. Those small dimensions that you see along
9 the face of the building, also enables us to engage
10 the sidewalk as café areas to support the retail.

11 One of my favorite parts of the project was,
12 you know, getting up to the roof and I guess it's
13 devoid of the eve, where you know, you try to
14 integrate a roof cordon. So our idea was to sort of
15 almost as a -- creating a landscaped terrace by using
16 the column heads, but if you use the column heads
17 specifically for the whole thing then it just looks
18 like a big box. So we tried to arbitrarily take a
19 few trees out of here and there to sort of give it a
20 more of a --

21 [Timer sounds.]

22 CHAIRPERSON HOOD: Don't worry about --

23 MR. LEE: More of a natural tree cover.

24 The other thing was to really start to look
25 at that area by bringing in small seat walls to start

1 mounding over those areas to sort of create this
2 undulating form that sort of starts to mimic nature.
3 The idea also, in terms of planting in that area, is
4 to engage the water loving plants along the river
5 walk and then bring them up to the upper level so
6 that there's this sort of a -- the flavor of that
7 indigent natural water plant that sort of acts as
8 a -- even though you're up higher you sort of still
9 feel like you're along the water's edge.

10 Getting up to the roof, then so the green ha-
11 ha, becomes a water ha-ha, where you have the
12 Anacostia River as the water, and then you have the
13 swimming pool that sort of disappears into that
14 space.

15 There will be extensive use of sedum and then
16 green roof. Once again, working very closely with
17 our civil and our sustainability consult to make sure
18 that the GAR, storm water, and all those elements are
19 balanced, and now since we're going for Gold.

20 Yeah. Okay. With that I will hand over to
21 Gorove/Slade.

22 MR. WATSON: I'll quickly go through some of
23 the transportation points. For the record, I'm Jim
24 Watson with Gorove Slade Associates.

25 As has been mentioned, the site is 1900 block

1 of Half street, adjacent to T and Water Streets.
2 It's approximately a quarter mile southwest of
3 National's Park and very nearby the proposed D.C.
4 United Stadium.

5 We scoped a comprehensive transportation
6 review with DDOT and performed that review for the
7 project. We expect the site will generate 150
8 morning peak hour trips, and 207 afternoon trips for
9 the 427 units that are there. Our CTR found that the
10 roadways surrounding the site could adequately
11 accommodate these additional trips.

12 And that being said, and it has been
13 discussed, the applicant is proposing to improve a
14 lot of the roadway infrastructure surrounding the
15 site.

16 We are providing 312 total parking spaces,
17 300 of which are zoning space; zoning adequate
18 spaces. And those will be accessed from T Street and
19 just immediately adjacent to that loading will be
20 accessed to the east of there.

21 Given the site's location we did feel that it
22 was appropriate to add a robust number of bicycle
23 parking spaces to try to encourage residents to
24 bicycle more.

25 Taking a look at the existing transportation

1 facilities that surround the site, as most of us
2 expect, most of the bus and Metro facilities are to
3 the north along M Street, and to the northeast along
4 South Capitol Street. We're about nine tenths of a
5 mile from both the Navy Yard and Waterfront Metro
6 stations. And some bicycle lanes do exist along
7 Potomac Avenue and First Street Southeast, as well as
8 some shared bike streets to the north of the site.

9 I think we've looked at this proposed site
10 plan a few times, and I'm not going to rehash some of
11 the improvements, but you know, we are adding the
12 cycle track along T Street. New sidewalks along Half
13 Street between T Street and S Street, to tie in with
14 the improvements that will be made with the stadium,
15 as well as new sidewalks, pedestrian ramps, curb and
16 gutter surrounding the site.

17 Water Street itself is going to be designated
18 one-way northbound immediately adjacent to the site,
19 and we planned curb extensions and other improvements
20 to enhance the safety of both vehicles and
21 pedestrians coming along Water Street from Half
22 Street.

23 There is a fairly robust TDM plan that we've
24 planned, and DDOT has offered some suggestion that
25 we're happy to incorporate that include BikeShare

1 memberships, and new BikeShare station, as well as a
2 transit screen. And those have been mentioned
3 before.

4 And my last slide here is just a rundown of
5 some of the DDOT conditions that we're happy that we
6 were able to meet, all of these conditions.

7 With that, happy to take some questions.

8 MS. BLOOMFIELD: That's the end of our direct
9 presentation. We're all here for questions.

10 CHAIRPERSON HOOD: Okay. Is that what Mr.
11 Glasgow just told you? Did both of you all tell the
12 two that's sitting over to my right that you all did
13 a good job the last time that you were here? Did you
14 all tell them that? You all forgot to tell them?
15 Make sure that's key.

16 MR. MILLSTEIN: We were watching.

17 CHAIRPERSON HOOD: Oh, okay. You all were
18 watching. Okay.

19 MR. MILLSTEIN: We were watching.

20 MR. GLASGOW: We were well aware of how well
21 they did.

22 CHAIRPERSON HOOD: You all must not have had
23 anything else to do, you all watching us that night.
24 Anyway. Okay.

25 Let's see if we have any questions or

1 comments up here. Anybody? We're a little slow up
2 here sometimes. But you know what always gets them?
3 We don't have any questions so we'll move to the ANC.
4 Okay, Vice -- I'm sorry, Commissioner May.

5 MR. MAY: I don't have a lot of questions.
6 If I understand correctly, because of the way the
7 topography works on the site, all of the access
8 points to the building are going to be at or above
9 the 500-foot floodplain, so none of those ramps or
10 anything is going to cut into it?

11 MR. SPERRY: I believe the parking -- sorry.
12 The entrance to the parking is nominally below the
13 500 foot plain. It's above the 100 foot plain.

14 MR. MAY: So you're going to like stock up on
15 sandbags or something, just in case. I mean, you
16 don't want the garage to get flooded. I mean, unless
17 you're planning -- are you designing the garage to
18 flood? Some garages are designed to floor. You are?

19 MR. MILLSTEIN: As a matter of fact, yeah.
20 This garage, the intention is to be designed to take
21 water in event of a flood. That's the way it was
22 built and that's what we intend to do --

23 MR. MAY: Sort of -- yeah.

24 MR. MILLSTEIN: That's right.

25 MR. MAY: To keep it from popping up out of

1 the ground, right?

2 MR. MILLSTEIN: That's right. That's right.
3 That's exactly right.

4 MR. MAY: All right. So, I'm glad you -- you
5 know, you mentioned the intention to work with the
6 Park Service to the south. I was wondering because
7 the drawings, it was not clear what was actually
8 being done there. And of course this is just a
9 Capitol Gateway Overlay review and variances and
10 things like that, so it's not like a PUD where I'd
11 expect you to have, you know, worked all that stuff
12 out.

13 And if I understand correctly, are you making
14 all those roadway improvements, even along Half
15 Street?

16 MS. GOURDINE: Yes.

17 MS. BLOOMFIELD: Well, the roadway
18 improvements that we're making are show in Exhibit
19 22.

20 MR. MAY: Yeah.

21 MS. BLOOMFIELD: Not in the exhibit that we
22 submitted 20 days prior to our statement.

23 MR. MAY: Exhibit 22, all right. I'll look
24 at that.

25 MS. BLOOMFIELD: Yeah. So that's on page --

1 MR. MAY: Yeah. That's the correct version.
2 That's okay, I'll look at that.

3 MS. BLOOMFIELD: -- 38. So it's
4 everything --

5 MS. GOURDINE: North.

6 MS. BLOOMFIELD: -- north of -- it's U Street
7 and everything north of it. Do you want to turn to
8 that plan?

9 MR. MAY: That's okay.

10 MS. BLOOMFIELD: Okay.

11 MR. MAY: I'll look at the drawing. You
12 know, I don't have any major comments about the
13 design. I have a small comment which is that I've
14 seen sort of several different renditions of the blue
15 color of the panels. Is that -- I mean, is what
16 you've submitted that fairly deep blue, is that it?
17 Or is that representative?

18 MR. SPERRY: That is what we have -- that is
19 our number one option right now.

20 MR. MAY: Number one option.

21 MR. SPERRY: That's right.

22 MR. MAY: Okay.

23 MR. SPERRY: We did want something --

24 MR. MILLSTEIN: That's it.

25 MR. MAY: That's it.

1 MR. SPERRY: Yeah.

2 MR. MAY: He's very, very direct. Yeah. I
3 like that.

4 Then so and the decking sample that you
5 submitted, is that all just -- is that going to be
6 used on the building itself as well as the river
7 walk?

8 MR. SPERRY: That decking sample is primarily
9 for the roof.

10 MR. MAY: For the roof.

11 MR. SPERRY: Yes.

12 MR. MAY: Is it on the river walk too?

13 MR. SPERRY: It's the same type of wood but
14 it's a little bit of a different detail. It will be
15 an open edge.

16 MR. MAY: Yeah, that's fine. Okay. I'm just
17 -- I wanted to understand better what I was looking
18 at and holding.

19 And what's the species of wood?

20 MR. SPERRY: We're looking at Ipe right now.

21 MR. MAY: Okay. I'll let the Vice Chair ask
22 about sustainability of Ipe.

23 Then, all right. So the last question, the
24 relief that you need for setback, as I understand the
25 only setback relief you need on the penthouse has to

1 do with the stairways, and that's because the
2 stairways are existing.

3 MS. BLOOMFIELD: That's correct.

4 MR. MAY: And everything else is being carved
5 away.

6 MS. BLOOMFIELD: Yes.

7 MR. MAY: Okay. So you're cutting the heck
8 out of the whole building. How difficult is it for
9 you to actually to do a transfer stair and get rid of
10 that?

11 MR. SPERRY: It's a little difficult. I
12 mean, I think it's difficult structurally. It's a
13 very strong stair that's adequate, that's very wide,
14 and it's just, it's a great stair that we wanted to
15 reuse. If you were to --

16 MR. MAY: It's a great stair? I don't
17 really --

18 MR. SPERRY: It is. It's --

19 MR. MAY: -- hear that as a comment about an
20 exit stair. It's a great stair.

21 MR. MILLSTEIN: So it's more than a normal
22 stair because it was built as the FBI Headquarters
23 and they --

24 MR. MAY: Right.

25 MR. MILLSTEIN: It was --

1 MR. MAY: That was like the, it's the
2 regional headquarters, right? Not the --

3 MR. MILLSTEIN: Back in the day with Dr.
4 Talbor (phonetic). Way back, right?

5 MR. MAY: Yeah.

6 MR. MILLSTEIN: So, it's probably --

7 MR. MAY: That's the office that's now up by
8 the building museum, right?

9 MR. MILLSTEIN: That's right. So, it's an
10 extra wide stair, has a very large capacity. It's
11 really fortified. But that being said, if it's a
12 problem we can always build a transfer stair.

13 MR. MAY: Okay. Well, I'm --

14 MR. MILLSTEIN: But it's a massive stair.

15 MR. MAY: You gave in really easy. I want to
16 know -- I mean, I want to understand how good this
17 stair is.

18 MR. MILLSTEIN: Sure.

19 MR. MAY: If it's such a great stair.

20 MR. MILLSTEIN: We'll be conducting tours
21 next week if you --

22 MR. MAY: Oh. As much as I'd like to. No,
23 so here's the thing about the stairs, that from the
24 outside it doesn't look like much. So what is it --
25 I mean, do you have any views of the corridor. I

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1 mean, not the corridor. The court itself, three
2 dimensional views into that court?

3 MR. SPERRY: Not on the presentation, no.

4 MR. MAY: No. Okay. Because what I'm seeing
5 is a, you know, a tan brick with a, you know, a few
6 small portals. And I know that, you know, there's
7 always a limit on the number of windows you can put
8 onto a stairway, but if it's a great stair and we
9 want to encourage people to use stairs rather than
10 the elevators, you know, can you do something more
11 with that to make it more of a feature, because that
12 makes it more acceptable without the setback as well.

13 MR. SPERRY: Right.

14 MR. MAY: So, and I don't have any great
15 ideas about what to do because I can't really see it.
16 I mean, maybe it's wonderful the way it is. But the
17 little bit that I'm seeing doesn't look wonderful.
18 So I think that's worth another look.

19 MR. SPERRY: Absolutely. And I wouldn't
20 automatically go to a transfer stair if it's a great
21 stair. So I think that's it for my questions.

22 CHAIRPERSON HOOD: Okay. Vice Chair.

23 MS. COHEN: Thank you, Mr. Chairman. Can you
24 tell me what is the view towards the transfer
25 station? Can you give me an idea? I mean, somebody

1 is going to look -- it's the transfer.

2 MR. MAY: Transformer.

3 MS. COHEN: Transformer. I'm sorry.

4 Transformer station.

5 MR. MAY: Transfer stations are only
6 [Speaking off mic.].

7 MS. COHEN: Really, we are in Anthony's
8 neighborhood.

9 CHAIRPERSON HOOD: You know, I actually heard
10 that.

11 MR. MAY: That's why I said it.

12 CHAIRPERSON HOOD: But I want you to know
13 that I'm going to get you back for that one.

14 MS. COHEN: Him, not me.

15 MR. MAY: Yeah, you just complained.

16 MS. COHEN: Yeah, the --

17 MR. SPERRY: So on the screen we have two of
18 the views. The upper view on the left, and the lower
19 view on the left are both along Half Street and there
20 you can see the station there.

21 On the upper left view you can see the large
22 building to the south. That's actually currently
23 vacant and it's -- you know, there are plans to
24 renovate it into something else. The transformer
25 area has gotten smaller, right? Yeah. So it's you

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1 know, there is still equipment there, there will be
2 equipment there, but it has been reduced recently.

3 MS. COHEN: Thank you. All right. Before I
4 forget, can you tell me the sustainability of the Ipe
5 material?

6 MR. SPERRY: So the Ipe is mainly, frankly,
7 intended to be used for the roof. It is a --

8 MS. COHEN: Yeah. No, I understand that.

9 MR. SPERRY: It is a -- it's a very durable
10 material. It's very great for maintenance and it's
11 very safe because it doesn't splinter. So that's one
12 of the real reasons. I don't know much about the
13 sustainability of Ipe. There may be potentially more
14 sustainable materials, but we don't intend to use Ipe
15 more than normally. We're not going to go, you know,
16 all the way out with it.

17 For the river walk area we are still looking
18 at options of the material there because that -- as
19 we're the first project along the river walk, D.C. is
20 going to use this kind of as a standard and move
21 forward, and we're working with DDOT on the
22 materiality for that area. So we would like for it
23 to be a planked material because it's lighter.
24 Because that's the walking area. The biking area is
25 an asphalt. So it's lighter, it's better for

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1 drainage, and part of it is actually going to be
2 elevated over the bank.

3 So the idea there is that it's a planked
4 material and that we're still working on the
5 actual --

6 MS. COHEN: Where else has it been used?

7 MR. SPERRY: Ipe?

8 MS. COHEN: Yeah.

9 MR. SPERRY: Well, we've used it on a few of
10 our recent projects with Douglas. On Gang of Three,
11 we have it on the roof deck. They come in panelized
12 kind of platform tiles, premade that you can just put
13 up there and it's very safe. And like I said, and
14 easy to level with the existing roof.

15 MS. COHEN: It's a fairly new material, then?

16 MR. LEE: No, it's been around for a while.

17 But also, you know, we're constantly, you know, in
18 terms of getting certified, you know, in terms of
19 sustainability, we're like if there are farms in
20 Costa Rica where they certify that it's not being
21 torn out of the jungle. You know. So but not only
22 Ipe but there's other materials that are hardwoods
23 that we're constantly getting more information on.
24 So, you know, you know, it's not a -- it's a -- I
25 don't want to say it's a moving target but it's

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1 something that we're researching continuously to find
2 something that really is sustainable.

3 MS. COHEN: And healthy.

4 MR. LEE: Yeah.

5 MR. MAY: Madam Chair, can I follow up on
6 the --

7 MS. COHEN: Sure.

8 MR. MAY: On the Ipe question. So, I thought
9 I heard you saying that this is coming from -- it's a
10 farmed product, sustainably produced? Is that what
11 you're saying?

12 MR. LEE: Well --

13 MR. MAY: As opposed to, you know, we're not
14 clearing tropical forest to --

15 MR. LEE: Right.

16 MR. MAY: -- produce this, right?

17 MR. LEE: Right. I mean, the manufacturers
18 have that label and they, you know, they tell us its
19 certified. We, you know, it may be confiscated
20 hardwood from the Costa Rican government for all we
21 know. But, you know, as far as we are concerned,
22 there are ways of, as a professional, checking the
23 certification of what the source of the wood is.

24 MR. MAY: Okay. Yeah, I'm going to ask one
25 other question on this, which is that -- and this

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1 just has to do with the aesthetics of it. How does
2 it age? I mean, does it gray? Is that what happens
3 under normal exterior conditions, because I know what
4 happens with it in my shower where it grays very
5 unevenly and it's a sort of constant battle to keep
6 it looking rich and red.

7 MR. LEE: It does. It does turn --

8 MR. MAY: It just grays.

9 MR. LEE: -- gray, silverish.

10 MR. MAY: Yeah.

11 MR. LEE: You know, and that's the nature of
12 what --

13 MR. MAY: Yeah. Unfortunately, I can't get,
14 you know, constant even rainfall in my shower, but
15 anyway. Thank you.

16 MS. COHEN: Ms. Bloomfield, I did read your
17 late submission but I did not have an opportunity to
18 compare it to the DOEE comments. And what I can say
19 to you is that in the zoning order we will hold
20 you -- and two of your presenters did say Gold, so I
21 just want to, you know, confirm that because you were
22 a little wishy-washy at the beginning.

23 MS. BLOOMFIELD: Thank you. I didn't mean to
24 be wishy-washy. We were --

25 MS. COHEN: You're a lawyer.

1 MS. BLOOMFIELD: As of yesterday when we
2 submitted that, we were committing to Silver and we
3 did not believe that we could commit to Gold at this
4 time. We are now committing to Gold. Our scoresheet
5 that we've submitted to the record shows Silver
6 because we are three points short right now. We are
7 committed to getting there, so we can put it in the
8 order that we will get to Gold.

9 MS. COHEN: Well, I look forward to DOEE's
10 presentation because I want to make sure that they
11 are very comfortable with what is being proposed and
12 they will obviously influence me, which they often
13 do.

14 The other thing that I just want to bring to
15 everybody's attention is the ANC 6D report. And for
16 the record I'm going to read it.

17 "ANC 6D is diverse and economics play a huge
18 part in that diversity. We want to maintain that
19 diversity. Consequently, we want to make sure the
20 stock of housing is diverse as well. However, if all
21 new housing units are priced at market we will lose
22 that diversity. With that in mind we ask the
23 applicant to consider including low income or
24 affordable units in the mix. Even a minimalist
25 inclusion would demonstrate an effort is being made

1 by them. The response is, 'we don't have to.'"

2 Well, that's right, and I know this is a PUD,
3 but it wouldn't be a public hearing if I didn't say
4 something about affordable housing. Sorry.

5 And one of the things I just want to assure
6 you is that for me, having taken an oath to protect
7 the built environment of the District of Columbia, I
8 see it as more than just, you know, PUDs and Zoning
9 Regulations. I see it as livability issues. And I
10 know that Douglas Development has a great partnership
11 with the city. You've done a great deal for our
12 revitalization, and the City of Washington, D.C. has
13 been a great partner to you as well.

14 And therefore, I think it's in your interest
15 to have more affordability in your building, not just
16 market rate. And you are, by the way, asking for I
17 think, two inches in height. So that's why I
18 could -- I feel very comfortable bringing this up and
19 I know my attorney, if he's watching, is probably
20 having a conniption.

21 However, I really do believe that you have to
22 be part of the solution. The city is having serious
23 issues in affordability. And if, you know, you
24 follow the fact that income isn't keeping up with
25 rents, you just know that people are really hurting.

1 And most of those people are already living in the
2 city. To afford a two-bedroom unit in this city you
3 have to make \$31 an hour, and we just bumped it up to
4 \$15 as a minimum wage.

5 I think that because you're pioneering in a
6 neighborhood as well, you're probably going to have
7 to do some lease up giveaways. And maybe instead of
8 doing that it would be in your interest, your
9 enlightened self-interest, to come down on some of
10 the rents up front. You're not going to be held to
11 it for 40 years, because it's not part of a PUD. But
12 I just encourage you, and I think it would obviously
13 help you with your relationship and future deals with
14 ANC 6D, and me, to consider that. Thank you.

15 CHAIRPERSON HOOD: I got confused. I don't
16 know, are we here on a PUD or a CG -- I done got
17 confused now. Okay. Mr. Turnbull.

18 MR. TURNBULL: Yeah, no. It's a Capitol
19 Gateway review. So, we're not quite at a PUD level
20 here.

21 Thank you for your presentation. I think
22 this shows a great reuse of an existing structure in
23 keeping the building stock that we have in trying to
24 adapt to it. That being said, I mean, including the
25 Hoover Memorial Stairs, or whatever you want to call

1 them that you're trying to -- I don't think you'll
2 have a plaque, though, that says he walked on these.

3 I guess my first question, on the roof with
4 the green roof, is the roof actually capable of
5 holding earth and -- I mean, it's only a 25-pound
6 live load I thought was on there. Can you actually
7 support that kind of -- with rain water and snow, and
8 everything else?

9 MR. LEE: Yeah. And also there has been
10 structural oversight on all these areas because you
11 know, when you look at the building that the terraces
12 were supporting, you know, in terms of vehicles and
13 cars and everything else, when we started loading it
14 up with snow load, live load, and plants, you know,
15 there has to be structural strengthening.

16 And then as Kevin pointed out earlier, that
17 on the roof itself there had to be additional
18 strengthening of the structure.

19 MR. TURNBULL: Well, I guess I thought you
20 were only adding additional strength by the amenity
21 areas. To be actually --

22 MS. BLOOMFIELD: That's right.

23 MR. TURNBULL: -- building in the pool area.

24 MS. BLOOMFIELD: We are only adding structure
25 for the amenity areas and the pool.

1 MR. TURNBULL: So I was just wondering,
2 since --

3 MR. LEE: Oh, you're just asking about the
4 sedum green roof.

5 MR. TURNBULL: The sedum green roof and the
6 rain and everything else and --

7 MR. LEE: The membrane.

8 MR. TURNBULL: Is that, you've got enough
9 live load to take care of the extra of that kind of
10 weight?

11 MR. SPERRY: Yes, we do. We have a three-
12 inch system. It's a very thin system and we've run
13 it through by the structural engineers and it's
14 adequate.

15 MR. TURNBULL: Okay. The Vice Chair was
16 talking about Department of Engineering or -- not
17 Department of -- Environmental. One of the things
18 that they talked about was -- and maybe you were
19 talking about it and we didn't get into it. They
20 were recommending a capture of a 1.7 inch rain storm
21 event. Are you going to be doing that?

22 MS. GOURDINE: So, in conversations with our
23 civil engineer, the Anacostia Watershed requires, I
24 think it's point -- it might be one inch, but the 1.7
25 is for properties or projects that are either owned

1 by the District or partially financed by the
2 District.

3 MR. TURNBULL: Okay. Well, we'll ask Jay
4 when we get into this.

5 And we haven't really gone into how many
6 things you're doing in response to DOEE's letter. I
7 mean, I don't know how many things you're not doing,
8 how many things you are doing.

9 MS. BLOOMFIELD: So, we've worked closely
10 with DOEE and we're doing -- if you go to page 5 of
11 their report, they have three bullet points. One is
12 to redesign the project site to accommodate a river
13 walk trail without proposed fills or construction of
14 a bulkhead. We are doing a living shoreline. In
15 order to do a living shoreline, we will be filling
16 and creating piles, which is something that someone
17 else on our team will be -- could describe in more
18 detail. But we are agreeing to do that first bullet
19 point in their list?

20 MR. TURNBULL: Okay.

21 MS. BLOOMFIELD: For their second bullet
22 point, develop a list of measures to be taken to
23 prevent loss of life and property at this site in the
24 event of a flood. In our submission that we filed
25 yesterday we submitted ground floor plans that show

1 the elevation of the exits on the lowest level of
2 residential use, and evacuation routes, which is
3 what --

4 MR. TURNBULL: Okay.

5 MS. BLOOMFIELD: -- we had a conversation
6 with DDOT -- DOEE about, and that's what they
7 requested. And you can see that on Exhibit 22 as
8 well.

9 MR. TURNBULL: Okay.

10 MS. BLOOMFIELD: For the third bullet point,
11 we sort of talked about this already, where the
12 building was built to be flooded in the below-grade
13 levels. So we're doing that as well.

14 MR. TURNBULL: Okay. Okay. All right.
15 Thank you.

16 I guess one of the things that I didn't see,
17 I mean, and you talked I think in -- and I guess it's
18 Exhibit -- I have to go back in my exhibits, then.
19 It's the June 6th memo from Antunovich Associates
20 talking about some of the things along here. And I
21 guess what I'm -- about filling in the ten and a half
22 foot, the building -- but we don't really have a
23 section that shows the existing shoreline and what
24 you're actually doing, the fill, and compare -- we
25 have the new drawings which sort of show a bulkhead

1 and how comparing it to the 100-foot floor -- but is
2 there anything that really compares it to the
3 existing like side-by-side drawing that shows what it
4 is and what is now and what it will be?

5 MR. SPERRY: The slide that I have up on the
6 screen now, slide no. 41, there is a kind of a bold
7 dash line on there that's not actually -- I guess
8 it's referenced in a couple spots. It says, existing
9 grade. So that's the grade as it exists today, and
10 you can see the fill that we're adding on top of
11 that.

12 MR. TURNBULL: Let me find -- let me go back
13 and find that.

14 MR. SPERRY: Yeah, sure. It's --

15 MR. TURNBULL: What number is that?

16 MR. SPERRY: Number 41. Here is the note on
17 river walk Section B, saying existing grade.

18 MS. BLOOMFIELD: In Exhibit 22 --

19 MR. TURNBULL: Oh, this is the existing
20 grade?

21 MS. BLOOMFIELD: It's 47.

22 MR. SPERRY: That's exactly right. Yes.

23 MR. TURNBULL: That's the existing grade.

24 And these are the piles you're talking about, coming
25 down here?

1 MR. SPERRY: That's correct.

2 MS. GOURDINE: Yes.

3 MR. LEE: That's correct.

4 MR. TURNBULL: Okay. All right. Thank you.
5 I guess getting back to the Vice Chair's comments and
6 getting back to the ANC 6D, and I think she's being
7 generous to you in that you're only asking for two or
8 three inches, which -- and actually you've got almost
9 25 feet, since you've got an existing structure you
10 already have a bonus height in the area, which is
11 exceptional for this riverfront view.

12 So you've really got a bonus that you're
13 working with. I mean, if I'm looking at the Office
14 of Planning says the zoning mix of building height of
15 70 feet, the existing building has a height of 90
16 feet. So the applicant proposes to maintain for the
17 majority of the building. The Height Act of the
18 building would permit a building of 100 feet, however
19 relief is necessary because the applicant proposes to
20 install a two-foot, three-inch slab over the center.

21 Anyways, I guess what I'm saying, it's more
22 than her two or three inches, and you've got an
23 incredible site. You've really picked up a bonus
24 with the existing structure, and I think the ANC's
25 comments are very germane. I think it would be a

1 gesture, an incredible gesture on the site of this
2 development to offer some affordable housing in this
3 building. I think it's one of those things that
4 would be a shame that if this did not have something
5 in it. I think it's appropriate, I think it's
6 worthwhile, and I think it's an amenity that not only
7 would the ANC appreciate, but I think the whole city
8 would appreciate a gesture that way.

9 So I would like to have you really think hard
10 about that. I mean, I think it would be a great
11 benefit to include some into this.

12 And with that, Mr. Chair, and again, I think
13 it's a great project. I think you're doing a great
14 job. Once again, I think Douglas Development is
15 doing an incredible project here and I think just a
16 little tweak more would really make this a sterling
17 project. So with that, Mr. Chair, I'm finished.

18 CHAIRPERSON HOOD: Okay. Thank you.
19 Commissioner Miller?

20 MR. MILLER: Thank you, Mr. Chairman, and
21 thank you all for your presentation, and I think this
22 is a beautiful, very well designed, very attractive
23 project. It will be part of the transformation of
24 this whole neighborhood, which is about to happen.

25 I appreciate that you've gotten to the LEED

1 Gold commitment. I think that's great. The 400 and
2 27 units, what is the size mix of the units? I saw
3 the ANC had referenced that they were appreciative
4 that there were some three-bedroom units. But can
5 you just tell what the breakdown is? It probably was
6 somewhere in the presentation but I missed it.

7 MR. SPERRY: Sure. The 46 percent of the
8 units are studio, junior one, and loft units. So
9 it's kind of those are units that are less than one
10 bedroom. Thirty-two percent are one-bedroom, and 22
11 percent are one plus den, two, and three-bedroom
12 units. So that would be things that you could
13 accommodate two beds in. We have a total of 10
14 three-bedroom units in the project, and 50 two-
15 bedroom units in the project.

16 MR. MILLER: And the lofts, the ground floor
17 lofts are, what are they?

18 MR. SPERRY: They're 16 units. The lofts are
19 -- the idea is, they're 20 feet wide. The idea is to
20 keep them largely open so that people could you know,
21 kind of design them as they please. Put a bed and
22 things like that, and really take advantage of the
23 large ceiling height and the views out to the water,
24 and not put walls in them so that wherever you are
25 you have a view of the water.

1 MR. MILLER: I would echo Commissioner
2 Turnbull's and the Vice Chair's comments about the
3 affordable housing. You are -- why are you doing the
4 adaptive reuse? Is it to capture the height? I
5 mean, and I realize it's a sustainably good thing and
6 we're getting some LEED credit for reusing existing
7 materials. But are you doing it mostly to get the
8 existing height, which you're also asking a variance
9 for to get height on top of that.

10 MR. GLASGOW: Right. The building when Dock
11 Tower built it, was six FAR, 90 feet in height, it
12 was M Zoned at the time. My father worked with Dr.
13 Talbor on the thing and then when I first started
14 practicing the building was going through some type
15 of rehabilitation or whatever. I worked with them a
16 little bit on it.

17 But it was built like a fortress because it
18 was the FBI Field Headquarters, and the building has
19 got great bones to use. And, you know, it's at a
20 great height, and an FAR that you can't match at this
21 point in time. So even though you're taking out
22 215,000 square feet, it's still a presence.

23 MR. MILLER: So, and is it more expensive or
24 less expensive to deal with an existing structure
25 like that as opposed to just demolishing and starting

1 over?

2 MR. MILLSTEIN: I'd say in this particular
3 building it's a cost savings. Definitely I think it
4 saves money.

5 I also, just from a fundamental standpoint,
6 our company doesn't like to throw things away that
7 still have a use. We started out 77 P Street, the
8 Old People's Warehouse. We save concrete structures
9 whenever we can. We just philosophically like to do
10 it. But on this one we'll save money.

11 MR. MILLER: Right. So, no and I've noticed
12 that you've done that and I think it is
13 environmentally a good thing. And you do get some
14 LEED credit for that.

15 So do you have any comment at this time on
16 the affordable housing, or you just want to think
17 about it and get back to us?

18 MR. MILLSTEIN: So, I hear you loud and
19 clear. I struggle with the same issues. So we try
20 to work with the zoning that's handed to us, and
21 instead of hands -- and you know, we always do try to
22 raise the bar. But that being said, I think we're in
23 a position to commit, and I'd rather not get into a
24 lot of horse trading, right? Just step up. So I
25 think if we were to proffer 10 units at 60 percent

1 AMI for 10 years, I think we've done a reasonable
2 thing.

3 I want to be careful because we're always
4 talking about setting precedent for other projects
5 and it's not required and this isn't a PUD and it's a
6 slippery slope. But 10 units at 60 percent AMI for
7 10 years, we could move comfortably forward with.

8 MR. MAY: Can I speak to this issue for a
9 second, because it's bothered me since the subject
10 came up. Which is that this is just a CG Overlay,
11 and these are variances and special exceptions, and
12 the only basis on which we should evaluating it is
13 whether it meets the test for the CG Overlay and the
14 variance relief requested.

15 And the fact, I mean the mere fact that the
16 word horse trading even came up is problematic from
17 my perspective. We should not be evaluating this at
18 all on the basis of whether any kind of affordable
19 housing is being offered. I just don't think -- I
20 mean, you know, if they walked in the door and said,
21 hey, this is what we would like to do, all the more,
22 that's great. But it should not be the basis.

23 And, you know, I'm not saying that if it were
24 offered we would turn it down, but I think it's very
25 important that we not create the impression for

1 anybody who reads the case record on this that we're
2 actually, you know, deciding this case on the basis
3 of whether something like this is being offered. I
4 think that that's a problem.

5 And I don't want to be excessively lawyer
6 about it but --

7 MR. MILLER: Yeah, I'm sure we would -- we
8 might hear the same thing from --

9 MR. MILLSTEIN: And if I may add, and I
10 appreciate Commissioner May's response, I sit here
11 and I feel guilty that we didn't offer it. We should
12 have. So whether this is the appropriate format or
13 not, I think it's the right thing to do. But I do
14 appreciate those comments.

15 MS. COHEN: Your mother would appreciate
16 that.

17 CHAIRPERSON HOOD: Let me say this, because I
18 haven't had a chance to weigh in and I usually wait.
19 I was waiting, if it ever got to be my turn, to
20 mention it.

21 I think as someone who voted on this
22 Commission on the CG Overlay rules, I think we did it
23 for a reason. And I think that this applicant comes
24 in here under what's predictable under the law. We
25 can request it and ask and move on, but you know,

1 it's not like we're sitting here bringing some other
2 equations which is not factorable within the
3 regulations. I associate myself with Commissioner
4 May. But I want us to also be very careful. I think
5 Commissioner Turnbull when he says, it would be a
6 generous gesture. I don't think that was pushing a
7 forced hand. So I would agree, we need to be very
8 careful. There's a set of rules why we operate.

9 I sat here when this Commission -- I don't
10 know who else was up here with me. Mr. Turnbull. We
11 went through a lot of exhaustive discussion with the
12 Office of Planning. We had public comment, and we
13 ended up where we are. This applicant comes in under
14 the rules that we have in front of us, and I think
15 that's how we need to be operating. So that's where
16 I am.

17 It's a nice gesture. If you choose to do it,
18 you choose to do it. I don't think this Commission
19 should be giving any direction to going that way.
20 But if you choose to do it, yeah everybody would be
21 happy. I think the ANC would -- you know, we all
22 have a set of rules that we need to operate up under
23 and we should operating up under -- the government,
24 and I'm taking this from Andy Altman, the government
25 should be predictable. And I like that. He said

1 that years ago. I do listen to Office of Planning
2 sometimes. So I think that's important.

3 But let's go back to Commissioner Miller,
4 Vice Chair, and let him finish.

5 MR. MILLER: Thank you, Mr. Chairman. I
6 appreciate everybody's comments on that subject. I
7 guess the only additional comment that I would make
8 would be just to echo what Commissioner Turnbull had
9 said that in this particular case there is a height
10 variance that's being requested. And I think that we
11 can factor in whether the, you know, if the overall
12 zoning regulations are -- you know, whether there's
13 public good that's being -- that's part of the
14 project. And I think affordable housing can be
15 considered, by my own perspective, as part of that
16 public good and public benefit when you're doing the
17 variance test when the underlying zoning is at 70
18 feet in there at -- mostly 90 feet, because that's
19 what the existing building is. But about 20 percent
20 is even higher than that under the variance that
21 they're seeking.

22 So I appreciate that they're considering that
23 and I look forward to seeing what they might offer.
24 I don't see it as a precedent. But I appreciate
25 their willingness to be responsive to the ANC point

1 about that as well. Thank you.

2 CHAIRPERSON HOOD: Okay.

3 MR. MILLER: I forgot to say that I also
4 appreciate the dog park, that you're very responsive
5 to the ANC on the dog park. And once again, I think
6 it's a very beautiful project.

7 CHAIRPERSON HOOD: Okay. Ms. Gourdine, did I
8 pronounce your name -- Gourdine, right? Ms.
9 Gourdine. I have a question for you, and not for Mr.
10 -- I mean, Mr. Millstein. I want to ask you the
11 question. I think I do this all the time.

12 The ANC letter, other than the discussion
13 about the affordability of the housing, everything
14 else pretty much, does the applicant concur with? I
15 think I -- did I hear you say that at the beginning,
16 that you concurred? I think other than -- I mean,
17 did you agree with everything else that some of this
18 good stuff -- I think you said good suggestions. I
19 don't want to put words in your mouth for the most
20 part.

21 MS. GOURDINE: Yes.

22 CHAIRPERSON HOOD: Okay. Good. Let me talk
23 about the circulation for a minute. I do like it,
24 but I want to make sure I understand it. The way I
25 look at the circulation, especially down towards the

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1 water, towards the river, it looks like you have a
2 good mix-up, and you distinguish between who can use
3 what. We don't have car -- well, on the back side,
4 we don't have cars, bicycles and pedestrians all at
5 the same. It's kind of like on -- I don't know what,
6 page 50, it's a sidewalk is made for those who are
7 walking. And then it says the dedicated bike lanes.
8 And then we have the shared pedestrian bike path.

9 Am I reading that correctly, the schematic on
10 page 50? And it's designated for certain ways to
11 move whether I'm walking, and I won't be walking
12 along with the bicycles riding past me and all that
13 stuff mixed up together? Is that it?

14 MR. WATSON: Yes, that's the intention that
15 the river walk trail would separate out bicycle and
16 pedestrian traffic.

17 CHAIRPERSON HOOD: Okay. How is that going
18 to be enforced? Just curious. I mean, I think it's
19 a great concept. I had another case I wish it was
20 like this, but I think that's a great concept. How
21 would that be enforced, though? Are we going to have
22 signs or --

23 MR. LEE: Yeah. Well, the track would be
24 different. I mean, it's very, very visible, it's
25 very, very different, and I think it's going to be

1 one of those typical situations that you're going to
2 see more and more throughout the city. I think Main
3 Avenue is going to set the bar at the Wharf where
4 you're going to be able to see that.

5 I remember being a tourist in Berlin, Germany
6 years ago when we didn't have separated path, and I
7 happened to be walking down a bike path and I got
8 yelled at in German. So I'm not saying that the D.C.
9 residents are going to start yelling at each other
10 but I think it's going to be --

11 CHAIRPERSON HOOD: So you were walking.
12 Let's go down that a little. I want to peruse that a
13 little bit. You were walking and a bicyclist came up
14 and yelled at you for walking.

15 MR. LEE: Exactly.

16 CHAIRPERSON HOOD: Oh, okay.

17 MR. LEE: I think -- I don't remember the
18 German word for, you know, pedestrian idiot, but you
19 know, that's what probably what they said.

20 CHAIRPERSON HOOD: Okay. And that's exactly
21 the reason. And I'd like to see this, exactly how
22 this is presented for safety issues. Safety
23 concerns. That's all the questions I have. I
24 actually think this is a great design. I really like
25 it on the waterfront, and again, you come in with the

1 rules that were at hand. And that's kind of where I
2 look at it.

3 I would love to see affordability down there,
4 but those weren't the rules, I think, at hand. So,
5 and me of all people would want to concur with that,
6 but you know, you have to operate with what's before
7 us and that's where I am.

8 Any other questions up here? Okay. Does the
9 ANC have any cross-examination of the panel? Any
10 cross? It will be a time for you to do your report,
11 Commissioner Hamilton. But right now any cross of
12 anything you've heard?

13 [No audible response.]

14 CHAIRPERSON HOOD: Okay. Let's go to the
15 Office of Planning, let's go to DDOT, and then DOEE.

16 MS. VITALE: Good evening, Mr. Chair, members
17 of the Commission, Elisa Vitale with the Office of
18 Planning. The Office of Planning will largely rest
19 on the record in support of the application. We
20 would note that the applicant stated tonight that
21 they would meet the LEED Gold standard. And
22 obviously we'd look to them to provide a new LEED
23 scorecard demonstrating how they would meet that LEED
24 Gold standard.

25 We appreciate the additional detail that was

1 provided with respect to the terraces for the loft
2 units. And we would note that OP, DDOT, and DOEE are
3 continuing to work on the ultimate design, including
4 the final materials for the river walk trail. And we
5 have been in close coordination with the applicant
6 and other property owners in the area on this issue.

7 And finally, OP would also note that should
8 any elements of the building design require revision
9 based on any ongoing discussions or approvals with
10 DDOT or DOEE, that we would note that the applicant
11 would need to bring back any significant revisions to
12 the project based on those approvals to the
13 Commission.

14 With that, that concludes my report and I can
15 answer any questions that you might have.

16 CHAIRPERSON HOOD: Okay. Thank you. Mr.
17 Westrom.

18 MR. WESTROM: Thank you. Good evening,
19 Chairman, and good evening, Commissioners. Hello to
20 the applicant. Thank you for the dialog as part of
21 this project. We were very pleased as you heard
22 earlier this evening, to hear and also see in the
23 filing yesterday, the agreements to the DDOT
24 conditions that were laid forth. And with that, the
25 case, we look forward to working and continuing to

1 dialog as part of the public space permitting
2 process, and we have no objection to the proposal and
3 look forward to any questions that you might have.

4 Thank you.

5 CHAIRPERSON HOOD: Okay. Thank you. Mr.
6 Wilson.

7 MR. WILSON: Thank you, and good evening, Mr.
8 Chairman and Members of the Zoning Commission. My
9 report provides a detail of our agency's initial
10 concerns and through close coordination with the
11 applicant we've made a lot of progress. I'd like to
12 highlight a few areas of continued concern. And it's
13 a fairly complicated site with a lot of technical
14 issues with regard to the river, so I'm going to read
15 my comments today. So bear with me on the technical
16 pieces.

17 For green buildings we very much appreciate
18 the applicant's commitment to LEED Gold and will be
19 glad to work with them to identify and provide any
20 necessary technical assistance as they work through
21 exactly which credits they're going to pursue.

22 Although solar panels, not currently shown,
23 are identified as a sustainability strategy it
24 remains a priority for the District and we anticipate
25 solar would be suitable for this project and we'd

1 mentioned. It is one inch for all sites. However,
2 for new construction sites within the city our storm
3 water regulations now require 1.2 inch retention
4 volume.

5 As this isn't new construction, it's not
6 subject to that. It would just need to meet the one
7 inch. But the 1.7 inch retention volume suggested in
8 our report is a recommendation given the site's close
9 proximity to the river. There would be a lot of
10 ancillary benefits that we'd like the project to
11 consider pursuing. And we can work with them through
12 the regulatory process again.

13 Floodplain management. The issue of
14 permitting the project within the 100-year floodplain
15 is a complicated one. And so we've been working
16 closely with the applicant to identify a path forward
17 through the process. I'd like to highlight some of
18 the regulations that actually apply.

19 FEMA has a process to correct the flood
20 insurance rate map, or regulatory floodplain map if
21 there is an incorrect information on the map. All
22 requests for flood map changes, other than those
23 initiated by FEMA, must be made in writing by the CEO
24 of the community. Here in D.C. that's the mayor who
25 has designated her authority to the Director of DOEE.

1 The second regulation is that FEMA relies
2 heavily on the District of Columbia to provide
3 notification of changing flood hazard information and
4 to submit the technical support data needed to
5 reflect the updated flood hazards on the National
6 Flood Insurance Program Maps.

7 One of the requirements is written assurance
8 by the District, and DOEE as the D.C. floodplain
9 administrator will determine that the land and any
10 existing or proposed structure should be removed from
11 the special flood hazard area, or 100-year
12 floodplain, or reasonable safe from flooding.

13 So, DOEE does not encourage requests for
14 Flood Insurance Rate Map revisions from FEMA to
15 remove a specific site from a floodplain. We'd
16 rather see developments mitigate flood hazards
17 through their design and go through the code
18 modification process. However, we understand that
19 there are often requirements for developers and
20 additional benefits to remove the project from the
21 floodplain, including reduced flood insurance.

22 We agree with the applicant, the process that
23 they've laid out in their testimony is an acceptable
24 path forward. And at this point in the design
25 process, without the opportunities to review

1 particular like Sandy-like surge happens?

2 MR. WILSON: Yes, absolutely. So the
3 District is currently in the process of creating our
4 climate-ready D.C. plan, which is the District's plan
5 to deal with climate change, how it will affect the
6 city with rising sea levels and storm surge. So
7 those models have been created. I'm actually
8 speaking to the Zoning Commission next Thursday
9 evening about that plan to show you what those models
10 are.

11 In this area we have projected the 500-year
12 floodplain storm surges. The applicant is doing what
13 they can with what they have. It's not everything,
14 but they are taking several precautionary measures.

15 CHAIRPERSON HOOD: Commissioner May.

16 MR. MAY: So, I guess this is a question for
17 the Office of Planning, but I mean, a lot of the
18 information that came from Mr. Wilson and what's in
19 the report, I mean, it's all interesting, helpful,
20 regulatory stuff. But how does it relate to the
21 Capitol Gateway Overlay review? I mean, in your
22 report I only see the reference to you know,
23 beneficial to the environment as demonstrated by
24 using a LEED checklist. Is there any other -- I
25 mean, there are other ways in which we should be

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1 considering what DOEE has reported?

2 MS. VITALE: I think the report obviously
3 lays out the Capitol Gateway criteria that should be
4 considered for this --

5 MR. MAY: Right.

6 MS. VITALE: -- review. Obviously the
7 applicant will have to proceed through the other
8 necessary review --

9 MR. MAY: Right.

10 MS. VITALE: -- and approval processes. As
11 Jay mentioned, they will need to deal with storm
12 water management, sediment, and erosion control.

13 MR. MAY: Right.

14 MS. VITALE: But those would be separate from
15 the specific criteria that are laid out in the report
16 for the Capitol Gateway Overlay review.

17 MR. MAY: Right. So it doesn't specifically
18 relate to our approval.

19 MS. VITALE: No. That's correct.

20 MR. MAY: Okay. Thank you. That's all
21 helpful and it's good to hear and there are good
22 things and all that, but okay. Thank you.

23 CHAIRPERSON HOOD: Okay. Any other questions
24 or comments for either one of those departments or
25 agencies? Commissioner Miller.

1 MR. MILLER: Yeah. I just wanted to ask a
2 question of Ms. Vitale or Ms. Steingasser from the
3 Office of Planning. If you could just indicate why
4 this particular area is exempt from the Inclusionary
5 Zoning requirements, what was the rationale for that?
6 I think I know the answer, but I think I just want to
7 have that for the record.

8 MS. STEINGASSER: It's not that the area is
9 exempt, it's that the conversion of office to housing
10 is exempt. So it's the conversion of the building,
11 the change in use.

12 MR. MILLER: Okay. Thank you.

13 CHAIRPERSON HOOD: Any other comments up
14 here? Okay. Does the applicant have any cross of
15 either one of those --

16 MS. BLOOMFIELD: We do not. Thank you.

17 CHAIRPERSON HOOD: Okay. Does the ANC have
18 any cross of either one of those departments? Okay.
19 Thank you all very much. Any other reports that I
20 may have missed, other than what we've heard today?
21 Any other government reports?

22 Okay. Commissioner Hamilton, do you want to
23 come up and give us ANC report?

24 [Pause.]

25 CHAIRPERSON HOOD: Turn your mic on and --

1 MS. HAMILTON: Okay. I just want to go on
2 record because I know the Commission has received a
3 letter --

4 CHAIRPERSON HOOD: Can you identify yourself?

5 MS. HAMILTON: -- from the ANC 6D.

6 CHAIRPERSON HOOD: Can you identify yourself?
7 I know who you are.

8 MS. HAMILTON: Oh, sorry. I'm Rhonda
9 Hamilton. I represent ANC 6D for this project. And
10 I know that the Commission has already received a
11 copy of the ANC 6D letter, and so I want to go on
12 record as well as supporting the requested variance
13 and the special exception for this project.

14 I also want to thank the Commission for its
15 comments on the affordable housing, because the
16 Buzzard Point framework design developed by OP calls
17 for 6,000 units of market rate housing. The only way
18 that we're going to have affordable housing in
19 Buzzard point is to work with the developers.
20 Otherwise we will have no low to moderate income
21 residents that resides in Buzzard Point.

22 And to me, this would not reflect the
23 diversity of Southwest. Southwest has always been a
24 place where we have a mixtures of incomes.
25 Therefore, if we don't have the affordable units in

1 Buzzard Point then we will not have professions like
2 firefighters, teachers, and those who are in
3 professions that don't have the very high income. So
4 we will appreciate continuing to work with the
5 developer so that we can have some affordable units
6 in this building. And I know some of the other
7 concerns that we talked about, and I appreciate the
8 dog park and all of that, but we still have the
9 concerns about the pet waste.

10 When you see the high amount of dogs that we
11 have in the units, they're creating increasingly
12 concerns, particularly among homeowners for the
13 amount of waste, because you think if it's one or two
14 dogs, but if it's 100 dogs, or 150 dogs, and you
15 multiply that times the amount of developments that
16 occur down Buzzard Point, you have what's created to
17 be a health and a sanitation issue. That's why the
18 Commission is asking the developers to develop a dog
19 waste management program so that it does not create a
20 health issue because a lot of times when you have
21 areas and children and families, they want to play on
22 the grass. They want to sit and have picnics and
23 things of that nature. It is not healthy when you
24 have a lot of pet waste that's not properly managed.
25 It could create health issues for the residents as

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1 well.

2 And so we also were asking about the
3 construction management plan because we are currently
4 seeing some challenges with one of the major projects
5 with the way that the trucks come in and out of these
6 projects. It is critical because the community is
7 right now, very walkable. You know, Buzzard Point
8 with the additional sidewalks, which we're glad that
9 the applicant is putting in, is going to make the
10 area more walkable. But at the same time it's
11 important that these trucks and buses have that
12 management plan to ensure that they take those safe
13 routes because they endanger pedestrians when they
14 shortcut through the area.

15 Buzzard Point has very limited egress points.
16 So a lot of times you'll find when trucks and buses
17 come in and out of that area, sometimes they'll
18 decide to shortcut through the neighborhood. And
19 being as though the streets closest to the project is
20 very narrow, it will be dangerous if they don't have
21 a good construction management plan that they stick
22 with because we multiply these projects, well, we see
23 the waterfront construction project. We'll also see
24 the soccer stadium. There's going to be a lot of
25 construction going on down there. So their

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1 construction management plans for each of these
2 projects will have to be looked at very, very
3 thoroughly to make sure that we don't, as residents,
4 look out and see 150 trucks line out -- lined up on
5 the different streets to service these different
6 projects.

7 So like I said, it's a really, really tight
8 going in and out. So the Commission is concerned to
9 make sure that they adhere to whatever construction
10 management plan and that plan is showing the safety
11 of the pedestrians.

12 And the last concern that we wanted to bring
13 through is the transportation issue, because I know
14 this particular project has a lot, a tremendous
15 amount of parking. But we want to ensure that this
16 area has shuttle service, has also bicycle routes.
17 But a variety of transportation to get people in and
18 out of that neighborhood, not just cars, because a
19 lot of times when we have cars we have traffic, we
20 have congestion, and those don't make way for
21 environmentally friendly community. We know that
22 some people, when they do have to drive, but Buzzard
23 point does have access to like the Navy Yard Metro,
24 the Waterfront Metro, and we feel like shuttle
25 service could, if the applicant is willing to do

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1 something like shuttle service, that could discourage
2 people from taking cars because everyone cannot
3 drive. Because we're going to have a soccer stadium
4 which has about 20,000 square feet, and we have --
5 that's a lot of cars if everyone chooses to take, to
6 get into their cars, no one would get in and out of
7 Buzzard Point, because the way that you do that is
8 through 2nd Street, Half Street, Potomac Avenue.
9 There is just three main ways that you can get in and
10 out of this area.

11 So it's very important that they look at
12 other means besides parking. And the bicycles, which
13 we were very happy about, but also the shuttle
14 service is one of the things that we would also, as a
15 Commission, like to see, the applicant consider.

16 So I have no further comments. I just thank
17 the Commission for --

18 CHAIRPERSON HOOD: Thank you, Commissioner.
19 Let's see if we have any questions or comments.
20 Anybody? Okay.

21 I think -- okay, Commissioner May.

22 MR. MAY: I actually didn't -- I have a
23 question that relates to her testimony but it's
24 actually for the Office of Planning, which is that
25 there are other properties that surround this that

1 are going to be redeveloped. Do we anticipate that
2 there will be affordable housing components in those
3 buildings?

4 MS. VITALE: I think we'll have a mix. There
5 are some other existing buildings in the area that we
6 believe may be coming in for redevelopment, and then
7 there's certainly opportunities for new development
8 that would have to meet the affordable housing
9 requirements of IZ.

10 MR. MAY: Thank you.

11 CHAIRPERSON HOOD: Commissioner Hamilton,
12 sometime back, and I'm not sure, there was a -- I
13 can't remember exactly what the name of it was, but
14 was it a community benefits group that were working
15 together on it? Is that group still in existence?

16 MS. HAMILTON: Yes.

17 CHAIRPERSON HOOD: Okay. And you mentioned
18 construction management plan with all these
19 developments that's going on, and that may be
20 something that just how you all did that CBA group --

21 MS. HAMILTON: Uh-huh.

22 CHAIRPERSON HOOD: -- you might want to do a
23 construction management group because you all handled
24 that very well. I actually have mentioned that down
25 here previously of how the ANCs in Ward 6 were

1 dealing with that whole issue and putting off some of
2 those amenities together and for the benefits of the
3 community. So you may want to take it back to the
4 ANC. You all may be doing this already. But I heard
5 you said something that's very important with all the
6 development that's going on down there. You want to
7 make sure that you have a construction management
8 plan and maybe -- and it's not necessarily just
9 germane to one applicant, but the way I understand it
10 from your comments, it's all of them.

11 And so maybe that -- you may want to do the
12 same thing like something similar to how you all
13 focused it when you did the CBA. Just a suggestion.

14 MS. HAMILTON: Okay.

15 CHAIRPERSON HOOD: And you mentioned -- and
16 you heard our discussion about the affordable
17 housing. And I understand what you mean, but I
18 think, you know, this applicant, you work with them
19 and they can work it out. But within our rules and
20 our regulations, you know, we may disagree. Our
21 rules are what they are, but you can continue to have
22 those conversations. Our approval or disapproval
23 cannot be based on things that are not factual from
24 my standpoint in the regulations, and I'm sure our
25 counsel will correct me if I'm incorrect.

1 But I think that this applicant, you can have
2 that conversation and coordination with them, and see
3 some of those other issues that you mentioned. Okay?

4 MS. HAMILTON: Okay.

5 CHAIRPERSON HOOD: Because this is just a
6 design for us. So I don't want you to think we're
7 ignoring the ANC, because we never ignore this ANC
8 because we know you all work hard and we appreciate
9 all the work you all do.

10 MS. HAMILTON: Thank you.

11 CHAIRPERSON HOOD: Okay. Let's see if we --
12 and, Ms. Gourdine, Mr. Millstein, they are right
13 there. They'll be working with you hand in glove.
14 Okay?

15 All right. Let's see. Any other questions
16 up here? Does the applicant have any cross?

17 MS. BLOOMFIELD: No. Thank you.

18 CHAIRPERSON HOOD: Okay. Well, thank you
19 very much and we appreciate all the work that you all
20 do.

21 Okay. Do we have any -- I can't wait until
22 we roll out our new kiosk. So, if I'm mispronouncing
23 names then and I have -- well, I probably will
24 mispronounce names. But I'll at least be able to
25 read them.

1 Organizations and persons in support. Do we
2 have anybody who would like to testify, organizations
3 or persons who would like to testify in support? Any
4 organizations or persons who would like to testify in
5 opposition?

6 Okay. Any rebuttal and closing?

7 MS. BLOOMFIELD: I'll do a short closing.
8 Thank you first and foremost for all of your comments
9 this evening from the Commission, the agencies, and
10 the ANC as well. We believe that we have a strong
11 project. We have a lot of work to do. We, tonight
12 have committed to provide some affordable housing
13 units as Mr. Millstein mentioned. We'll provide 10
14 units for 10 years at 60 percent of the AMI. We
15 recognize that it's not part of the CG Overlay, but
16 it's the right thing to do and this developer is
17 committed to doing it.

18 DOEE listed a number of items that we will
19 continue to work with them through the permitting
20 process. We don't think that they are relevant to
21 this Commission's decision on the CG Overlay design
22 review this evening, so we would respectfully ask
23 that you would approve this project by a vote this
24 evening. And we're happy to follow up with any items
25 but it didn't sound to us that there was anything

1 that would hold up a vote this evening, and I think
2 that's it. Thank you so much.

3 CHAIRPERSON HOOD: Okay. Thank you, Ms.
4 Bloomfield.

5 Let me just say from right off, we have some
6 housekeeping issues that we need to do, which will
7 hold up a vote for us tonight. So I will leave it at
8 that. Maybe some other things that people want to
9 ask for, but we will deal with this on July the 11th.
10 I do have some housekeeping issues that we need to
11 deal with, so just let me leave it at that. Okay?

12 But do we need anything else, colleagues?
13 Okay. All right. So we'll -- Ms. Schellin, could
14 you give -- well, do we need any dates? I already
15 gave them July 11th. We'll deal with this July the
16 11th.

17 MS. SCHELLIN: A draft order.

18 MS. BLOOMFIELD: When do you need that by?

19 MS. SCHELLIN: Let me check.

20 [Pause.]

21 MS. SCHELLIN: I'm going to check one thing.
22 I just need to check.

23 [Pause.]

24 MS. SCHELLIN: We're going to schedule a
25 special public meeting on July 7th to take this case

1 up at --

2 CHAIRPERSON HOOD: We have a hearing at 6:30.

3 MS. SCHELLIN: We do.

4 CHAIRPERSON HOOD: So we can have this at
5 6:25.

6 MS. SCHELLIN: 6:25. How about 6:15?

7 CHAIRPERSON HOOD: We're going to sit here
8 for --

9 MS. SCHELLIN: Commissioner May is shaking
10 his head. So that's the only reason.

11 CHAIRPERSON HOOD: I don't even look that way
12 because --

13 MS. SCHELLIN: Oh.

14 CHAIRPERSON HOOD: -- I don't care. So, if
15 6:15 is fine. I was just giving us more time to get
16 here.

17 MS. SCHELLIN: Oh.

18 CHAIRPERSON HOOD: That's all right. 6:15.

19 MS. SCHELLIN: Okay. 6:15. Okay.

20 CHAIRPERSON HOOD: I'm going to monitor who
21 comes in late.

22 MS. SCHELLIN: Sorry, I was just checking on
23 something to see if we could do it then. So 6:15 on
24 July 7th. So working from that date if I could have
25 draft findings of fact and conclusions of law by,

1 let's see, today is the 9th, by the 20th. And if the
2 ANC wishes to provide draft findings of fact
3 conclusions of law they could also provide their
4 draft by the 20th. Other than that the record would
5 be closed.

6 MS. BLOOMFIELD: That works for us. Thank
7 you.

8 MS. SCHELLIN: Did you already submit a
9 complete set of plans?

10 MS. BLOOMFIELD: No. We can do so if you'd
11 like us to. We have the set we submitted on the 20-
12 day submission.

13 MS. SCHELLIN: Wasn't complete.

14 MS. BLOOMFIELD: No, we submitted about 10
15 sheets yesterday. So we can submit a consolidated.
16 Should we do that on the 20th as well?

17 MS. SCHELLIN: Yeah, I think combining the
18 two sets, because when you go to DCRA they're going
19 to want a complete set. So if you would just merge
20 the two sets together?

21 MS. BLOOMFIELD: No problem. Thank you.

22 MS. SCHELLIN: No changes, obviously.

23 MS. BLOOMFIELD: Right.

24 CHAIRPERSON HOOD: Okay. We have everything?

25 MS. SCHELLIN: Other than that then the

1 record would be closed.

2 CHAIRPERSON HOOD: Okay. Right.

3 MS. SCHELLIN: Thank you.

4 CHAIRPERSON HOOD: Okay. Anything else, Ms.
5 Schellin?

6 MS. SCHELLIN: No, sir.

7 CHAIRPERSON HOOD: Okay. We want to thank
8 everyone for their presentation tonight and this
9 hearing is adjourned.

10 [Whereupon, the hearing adjourned at 8:18
11 p.m.]

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