

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission

Special Public Meeting  
Case No. 05-46D [Half Street Residential PJV, LLC -  
Modification of Consequence at Square 701.]

5:53 p.m. to 6:08 p.m.  
Thursday, May 18, 2017

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

OLENDER REPORTING, INC.  
1100 Connecticut Avenue NW, #810, Washington, DC 20036  
Washington: 202-898-1108 • Baltimore: 410-752-3376  
Toll Free: 888-445-3376

1 Board Members:

2 ANTHONY HOOD, Chairman

3 ROBERT MILLER, Vice Chair

4 PETER MAY, Commissioner

5 MICHAEL TURNBULL, Commissioner

6 PETER SHAPIRO, Commissioner

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

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

2 CHAIRPERSON HOOD: Okay. Good evening.  
3 We're ready to begin our special public meeting. We  
4 do not take any public testimony at our special  
5 public meetings. We have one item on the agenda.

6 My name is Anthony Hood. Joining me are Vice  
7 Chair Miller, Commissioner Turnbull, Commissioner  
8 May, and Commissioner Shapiro, as well as the Office  
9 of Zoning Staff, Ms. Sharon Schellin, as well as the  
10 Office of Attorney General, Mr. Cohen, as well as the  
11 Office of Planning staff, Ms. Steingasser, Mr.  
12 Lawson, and Mr. Jesick. Ms. Schellin, do we have any  
13 preliminary matters?

14 MS. SCHELLIN: No preliminary matters.

15 CHAIRPERSON HOOD: Ms. Schellin, could you  
16 tee it up for us?

17 MS. SCHELLIN: Yes. So, the first case -- or  
18 the only case on the special public meeting agenda is  
19 Case No. 06-46D, Half Street Residential PJB, LLC  
20 which if the Commission will recall is modification  
21 for consequence to a design review at Square 701.  
22 This case has been deferred a few times and the last  
23 time was from the May 8th meeting agenda to allow the  
24 ANC a last opportunity to provide a response, which  
25 they have done at Exhibit 9. And then the applicant

1 has filed a letter at Exhibit 10, which submits a  
2 response to the ANC letter.

3 So, we'd ask the Commission to consider  
4 taking action this evening, and may recall that at  
5 that last meeting the Commission said that they would  
6 proceed forward with action this evening. Thank you.

7 CHAIRPERSON HOOD: Okay, again Commissioners,  
8 because of the lighting issue, as you all can  
9 remember, we held this over I think three times for  
10 the ANC's response. And I'm just going to go on  
11 record for saying that I want to make sure that we do  
12 due diligence of other ANCs in the city as well. And  
13 I'm not just saying we just did it for this ANC, but  
14 I want to make sure we're mindful that we -- as we  
15 move forward. And we want to make sure we're  
16 consistent across the Board. So, anyway. So, when  
17 it comes up again I want us to have the same  
18 considerations for other ANCs in the City as well.

19 So, we did get a response this time and I  
20 guess part of it was because I know for me it was the  
21 reason why I had some uncertainty, and I'm glad we  
22 did eventually get something because this ANC always  
23 responds. You know, they have a track record of  
24 always responding so I'm not sure what was going on  
25 and anything like that, but we do have a response.

1           And we also have a response to that from the  
2 applicant. So, let me open it up for any comments,  
3 questions.

4           MR. MAY: Mr. Chairman.

5           CHAIRPERSON HOOD: Yes.

6           MR. MAY: I did not see Exhibit 10 until I  
7 just heard about it. I checked this afternoon and it  
8 wasn't in there, so I would just ask if we could have  
9 a couple minutes to read the letter.

10           CHAIRPERSON HOOD: Sure. Maybe my computer  
11 will come up by then. So, yeah, you can have as much  
12 time as you need.

13           MR. MAY: That's dangerous saying that to me,  
14 you know.

15           CHAIRPERSON HOOD: No, I didn't say talking.  
16 I said reading.

17           MR. MILLER: Yeah, I'm just reading the  
18 applicant's letter for the first time too.

19           [Pause.]

20           CHAIRPERSON HOOD: I guess you're ready to  
21 talk about it. Are we all ready?

22           Okay. Who would like to get us started off?  
23 Again, we have the ANC's letter, which we waited for,  
24 and we also have the response.

25           Well, let me just say typically, I do have

1 some concerns, especially now that the ANC has  
2 weighed in and I understand there's some questions  
3 about some of the ANC statements. But I think from  
4 previous -- a previous case, and I hate to go back  
5 all the time in the case, but that's the only way you  
6 learn, we had some placement and it caused a problem.  
7 And for me, I would be in favor of -- let me throw  
8 this out there, of asking for -- because of the type  
9 of sign that's just being asked for, I would be in  
10 favor of right now, just approving the -- just  
11 approving the -- approving everything else, with the  
12 exception of signage, ask for additional detailed  
13 drawings, not showing any signage, or any of the  
14 signage and see. I just want to throw that out there  
15 for discussion.

16 MR. MAY: So, I'm sorry. Additional drawings  
17 that would show?

18 CHAIRPERSON HOOD: Would show no signage.

19 MR. MAY: Oh, so an alternative that's no  
20 signage?

21 CHAIRPERSON HOOD: With no signage.

22 MR. MAY: Yeah. I mean, actually, I wouldn't  
23 mind seeing some better views of the signage as well,  
24 because I think what we have is not really -- there's  
25 no really good like, street level close up views of

1 it.

2 CHAIRPERSON HOOD: Well, the problem for me  
3 is, I see this and when it says placement and many of  
4 them move things around. This caused us a problem in  
5 another case where, how many signs were supposed to  
6 up. So, right now I would just rather start fresh  
7 and approve no signage, and then work back from  
8 there, taking into note what the ANC has mentioned.  
9 But let me hear from others. Vice Chair Miller.

10 MR. MILLER: Thank you, Mr. Chairman. Yeah,  
11 I agree with you. I generally agree with the ANC  
12 letter, that the previous design that had the  
13 transparent glass on that second level was a lot more  
14 interactive, people to people, between the people at  
15 the retail and the people on the street. And this  
16 was a lot more attractive generally than what's --  
17 than the digital motion signage that's now blocking  
18 that corner.

19 I also agree with the ANC's comments about  
20 the -- permitting the change in use to -- not change  
21 in use, the additional use of the bowling alley and  
22 the attractiveness of some of the brick materials. I  
23 basically agree with everything that's in the ANC  
24 letter. So, I'd be willing to approve the  
25 modification of consequence, but would like -- except

1 for that signage that's blocking that second-floor  
2 interaction with the street and ask them to revisit  
3 their original design.

4 CHAIRPERSON HOOD: Okay. Commissioner  
5 Shapiro?

6 MR. SHAPIRO: Thank you, Mr. Chair. Yeah, I  
7 would agree with my colleagues. I appreciated the  
8 ANC letter also. Chairman Hood, you went above and  
9 beyond to make sure that we did hear from the ANC and  
10 I think this is a good example of why that can be  
11 very helpful. So, thank you for that.

12 I was a little bit confused because then when  
13 I read the applicant's response to that, their  
14 response suggested that it actually does not -- that  
15 this LED sign does not do what the ANC suggested it  
16 did do, which was to block the -- to create a visual  
17 block between folks on the second floor and then the  
18 ground floor. So, that left me a little confused,  
19 because if that's the case then the fundamental issue  
20 isn't really there. It's not that I had so much of a  
21 problem with the LED signage, but I didn't like the  
22 idea that it created that visual blockage. I thought  
23 the ANC point was well taken.

24 And you know, I'm not sure if it's possible  
25 for us to hear a little bit more about it or take

1 another look at it, or what.

2 CHAIRPERSON HOOD: I think if we need to,  
3 whatever we need to do to give us a comfort level of  
4 moving forward. But let me just say this before I go  
5 to Commissioner Turnbull, while I appreciate the  
6 accolade for keeping -- I supported us continuing to  
7 have the input from the ANC. I think Commissioner  
8 May -- but I should take the credit, I get credit for  
9 everything else so I might as well take credit for  
10 that.

11 MR. SHAPIRO: My apologies, sir.

12 CHAIRPERSON HOOD: But no, I want to give  
13 that to Commissioner May.

14 MR. MAY: But, you got it. You got it.

15 CHAIRPERSON HOOD: Okay, Commissioner  
16 Turnbull.

17 MR. TURNBULL: Yeah, thank you, Mr. Chair. I  
18 think Chairman Litsky's last main paragraph, I think  
19 talking about the balconies and the openness, I think  
20 that goes back to some of the issues that we all  
21 talked about when we were doing the hearing before  
22 and we sort of liked that aspect. So, I would agree  
23 100 percent with what he's saying, and I think the  
24 applicant needs to go back and revisit this.

25 So, I would agree with all of my colleagues'

1 comments.

2 CHAIRPERSON HOOD: Okay, Commissioner May.

3 MR. MAY: I don't think I have anything to  
4 add. I think you guys hit all the right points.

5 CHAIRPERSON HOOD: So, I think from what I'm  
6 hearing, we're approving everything but the signage,  
7 right? And you had one other piece that you -- okay.  
8 So, somebody like to make a motion?

9 MR. MILLER: Mr. Chairman, I would move that  
10 the Zoning Commission approve, except for the digital  
11 signage at the corner, otherwise approve the  
12 modification of consequence for Zoning Commission  
13 Case No. 06-46D, Half Street Residential PJV, LLC,  
14 modification of consequence to design review at  
15 Square 701 and ask for a second.

16 MR. TURNBULL: Second.

17 CHAIRPERSON HOOD: Okay, it's been moved and  
18 properly seconded. Any further discussion?  
19 Commissioner Shapiro?

20 MR. SHAPIRO: Thank you, Mr. Chair. I just  
21 want to be sure that what -- because, I believe what  
22 we liked was the glass balcony. And so, but now I'm  
23 not quite clear whether that is still in there, if we  
24 take away the LED signage.

25 So, it does revert back to that?

1 MS. SCHELLIN: It stays as what was  
2 previously approved.

3 MR. SHAPIRO: Okay. Thank you. Thank you,  
4 Mr. Chair.

5 CHAIRPERSON HOOD: So, we all set?

6 Okay, it's been moved and properly seconded.  
7 Any further discussion?

8 [Vote taken.]

9 CHAIRPERSON HOOD: Ms. Schellin, would you  
10 record the vote, please?

11 MS. SCHELLIN: Staff records the vote five,  
12 to zero, to zero to approve final action in Zoning  
13 Commission Case No. 06-46D, without the digital  
14 signage, Commissioner Miller moving, Commissioner  
15 Turnbull seconding, Commissioners Hood, May, and  
16 Shapiro in support. We'd ask the Commission to  
17 submit new drawings without the digital signage prior  
18 to an order being issued.

19 MR. MAY: I assume you're going to ask the  
20 applicant for that, not the Commission.

21 MS. SCHELLIN: I'm sorry. The applicant will  
22 do that, you're correct.

23 CHAIRPERSON HOOD: Okay. Anything else?  
24 Okay, we're going to take about three minutes before  
25 we start our -- we have two hearings tonight. We're

1 going to finish up one and then we'll hear the second  
2 one as soon as we finish the next one.

3           So, with that, this special public meeting is  
4 adjourned.

5           [Whereupon, the special public meeting  
6 adjourned at 6:08 p.m.]

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25