

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

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IN THE MATTER OF: :
: :

GEORGE WASHINGTON UNIVERSITY : Case Nos.
& BOSTON PROPERTIES, : 06-110 & 06-120
Amendment to Campus Plan @ :
Square 75, etc. :
----- :

Thursday,
October 12, 2017

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

The Public Hearing of Case Nos. 6-110 and 6-120
by the District of Columbia Zoning Commission convened at
6:30 p.m. in the Jerrily R. Kress Memorial Hearing Room at
441 4th Street, N.W., Washington, D.C., 20001, Anthony J.
Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
PETER G. MAY, Commissioner (NPS)
PETER SHAPIRO, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

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OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director
MATT JESICK

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF PRESENT:

HALEY PECKETT
AARON ZIMMERMAN

The transcript constitutes the minutes from the
Public Hearing held on October 12, 2017.

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

(6:37 p.m.)

CHAIRMAN HOOD: Okay, good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia. Today's date is October the 12th, 2017. My name is Anthony Hood. Joining me are Commissioner Vice Chair Miller and Commissioner Shapiro.

We're also joined by the Office of Zoning Staff Ms. Sharon Schellin, as well as the Office of Planning staff Mr. Jesick, District Department of Transportation Ms. Peckett, and Mr. Zimmerman.

This proceeding is being recorded by a court reporter, it's also webcast live. Accordingly, I must ask you to refrain from any disruptive noises or actions in the Hearing Room, including the display of any size or objects.

Notice of today's hearing was published in the DC Register and copies of that announcement are available to my left and when you walk in the building.

The hearing will be conducting in accordance with provision of 11Z DCMR Chapter 4 as follows, preliminary matters, Applicant's case, Report of Office of Planning, report of other Government Agencies, Report of the ANC, organizations and persons in support, organizations and persons in opposition, rebuttal, and closing by the Applicant.

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1 The following time constraints will be maintained
2 in this meeting, the Applicant has up to 60 minutes. I
3 really don't believe we need 60 minutes, if you could just
4 hit the highlights of some of the issues in both cases. And
5 I think that will take care of that issue. Organizations
6 five minutes, to individuals, three minutes.

7 All persons that wishes to testify before the
8 Commission in this evening's hearing are asked to register
9 at the witness kiosk. If you need any assistance, Ms.
10 Schellin will be available to help you.

11 Also, we ask that you fill out two witness cards
12 and we ask you to fill those out before you come to the
13 table. On your way to the table, we ask that you would give
14 them to the court reporter at that time.

15 When presenting information to the Commission,
16 please turn on and speak into the microphone. First state
17 your name and home address. When you are finished speaking,
18 please turn your microphone off so that your microphone is
19 no longer picking up sound and background noise.

20 The decision of the Commission in this case must
21 be based exclusively on the record, upon the public record.
22 Staff will be available throughout the hearing to discuss
23 procedural questions. Please turn off all electronic devices
24 at this time so as not to interrupt these proceedings.

25 Would all individuals wishing to testify please

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1 rise to take the oath. Ms. Schellin, would you please
2 administer the oath?

3 (Witnesses sworn)

4 CHAIRMAN HOOD: At this time, the Commission will
5 consider any preliminary matters. Does the Staff have any
6 preliminary matters?

7 MS. SCHELLIN: Yes, the first one would be that
8 there's a party status request in opposition from the West
9 End Citizen's Association which was filed on time.

10 They filed their certificate of service after the
11 fact, however they did serve the parties when they filed
12 their application. So we would ask the Commission to
13 consider the party's status request first.

14 CHAIRMAN HOOD: Okay. Commissioners, any, we have
15 a submission from West End Citizen's Association. Any
16 objections to giving them party status?

17 (No audible response)

18 CHAIRMAN HOOD: Okay, all right. So we will give
19 them party status. Anything else, Ms. Schellin?

20 MS. SCHELLIN: And then the two proffered expert
21 witnesses. Rafael Pelli, previously accepted; Craig Copeland,
22 I don't have a record of him being previously accepted. Both
23 are with Pelli Clark Architects, or Pelli Clark Pelli
24 Architects, I may have butchered that name.

25 And so Mr. Copeland would need to be accepted or

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1 considered as an expert. Jami Milanovich, previously
2 accepted. They just need the two that have previously been
3 accepted, if the Commission would just accept them in this
4 case, and then consider Mr. Copeland.

5 CHAIRMAN HOOD: Okay.

6 MS. SCHELLIN: His resume is the Exhibit 11b, Page
7 2.

8 CHAIRMAN HOOD: Okay, I am certain that we do not
9 want to do what we've done, at least not in this case. So
10 I would, unless that I hear anything different, we would
11 continue our expert status of the two that we've already
12 accepted previously. And you said 11b? Which?

13 MS. SCHELLIN: Page 2. Case number 06-120.

14 CHAIRMAN HOOD: Right.

15 MS. SCHELLIN: Yes.

16 CHAIRMAN HOOD: Craig Copeland?

17 MS. SCHELLIN: Correct.

18 CHAIRMAN HOOD: Can you raise your hand, Craig
19 Copeland? Sometime I try to look and see if I recognize
20 them. I don't recognize Mr. Copeland. He's being proffered
21 as an expert in?

22 MR. PELLI: As an expert in architecture.

23 CHAIRMAN HOOD: Architecture.

24 MR. PELLI: Architecture. He's an architect with
25 Pelli Clark Pelli.

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1 CHAIRMAN HOOD: Oh, he got a big pass in that
2 architect size. Yes, so we're going to scrutinize though.
3 We've learned very well from them.

4 COMMISSIONER SHAPIRO: No objection, Mr. Chair.

5 CHAIRMAN HOOD: Okay. Unless, and I'm just
6 reviewing this quickly like I did earlier, I see a few
7 projects, certain things, I want to make sure there's a lead
8 on it. I want to make sure I fill in and do my due diligence
9 for Commissioner Turnbull and Commissioner May.

10 But they usually like to see more projects. But
11 I'm sure you got it there, and I'm sure it's in here
12 somewhere, maybe I just don't recognize it all. But I don't
13 have any objections. So we will give him expert status.
14 Anything else?

15 MS. SCHELLIN: No, sir, other than to just let you
16 know the material board is behind you. And I've put a couple
17 glass materials, oh they've already made it down to the send.
18 So they are here on the dais.

19 CHAIRMAN HOOD: And let me go back to the expert
20 status. I think the credentials are here, it's just I don't
21 see a whole lot of list of projects that I'm used to seeing.
22 But anyway, no objections to the expert status. And Ms.
23 SCHELLIN, you mentioned about the material boards. Anything
24 else?

25 (No audible response)

1 CHAIRMAN HOOD: Okay, Mr. Avitabile, we may begin.
2 Like I said, let's just hit the highlights, what's in some
3 of the issues.

4 MR. AVITABILE: Will do, will do. We'll keep it
5 very brief tonight. Good evening, Commissioners. David
6 Avitabile with Goulston & Storrs. I'm joined tonight by Cary
7 Kadlec as well. We're going to do a very brief
8 presentation.

9 It will begin with a couple of minutes about the
10 high level on the architectural design from Rafael Pelli, and
11 then the rest of the panel will go through the issues in the
12 OP report, DDOT report, ANC report, all of which were in
13 support of the project, and then the issues that have been
14 raised by the West End Citizen's Association. So, Raphael?

15 MR. PELLI: I'm Rafael Pelli from Pelli Clark
16 Pelli from New York City, and we have designed a project for
17 a very special site here in downtown DC that will be a very
18 sculptural building.

19 We've worked for many years in Washington, nearly
20 25 years. My father designed the bottom two projects you
21 see, I designed the most recent ones. But Washington's a
22 very special place, and we've got a great affection for
23 designing here.

24 This is a very special site which will be seen
25 with great prominence from a distance. So we've designed a

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1 building that will be seen as both sculptural but very
2 spatial.

3 A lot of the ideas about the form you see were
4 generated by ideas about contemporary workplace design and
5 the variety that they're seeking, and also the main lobby and
6 atrium space form kind of longs for this building.

7 It's a building that will be seen as a very
8 sculptural building from great distance with a lot of use of
9 curved glass. On the ground floor, the lobby is prominently
10 located at the corner of 21st Street and Pennsylvania. And
11 the retail is all located, very high ceiling retail space
12 trying to replicate from the success of the retail space on
13 the Avenue two blocks away.

14 We have on the, going up a floor, this is the main
15 atrium floor. This shows you an idea about sort of the lungs
16 of the project between the lobby and the atrium space forming
17 together kind of a way to bring light and air into the center
18 of this space.

19 Going up to a typical floor you can see full
20 floors that could be used by a single user, it could be
21 broken down into multiple tenants with a lot of perimeter
22 space for daylight.

23 We looked at a lot of different precedents for how
24 buildings on a more triangular site can take that position,
25 that special position, there's ways of doing it that others

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1 have tried over the years.

2 And we've looked closely at a lot of these
3 precedents. As we designed it, we were looking at doing
4 something more sculptural, as I mentioned, and particularly
5 with the use of curved glass.

6 Single pane, clear curved glass has been around
7 for a long time, but to be able to do this in insulated units
8 and with high performance coatings is something actually
9 quite new, still very much in the cutting edge, but we're
10 using pretty extensively in the wall here to create this
11 ripple effect of the bays that are expressed along the
12 building.

13 These diagrams show you ways in which the curved
14 glass and locations at which the curved glass is used, it's
15 around the corners of the building and creates the bays which
16 are directional. So we have four foot bays along I Street
17 and Pennsylvania, and we have six foot projection bays along
18 21st Street facing the park across the street.

19 This is showing it from a couple of different
20 angles. Again, the view of the front from the distance with
21 this strong prow view at night. We're looking at some
22 lighting effects that would just softly create a glow along
23 these ribbons, these bands which are actually going to be
24 made up of a shaped terra cotta which you can see on the
25 material board behind you there.

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1 I'll go through the materials a bit more in a
2 moment. The view from I Street will actually allow you to
3 see the back of the atrium wall because there's a public
4 alley and a park adjoining it. So you'll see this building
5 form all sides.

6 We have a setback so we can keep a nine story
7 height on I Street where we set back the top two floors and
8 create a lower height along I Street. The I Street at the
9 retail level, again high ceiling spaces for the retail
10 following George Washington's, GW's design streetscape
11 standards with very active retail, 20 foot of clear space for
12 the possibility of tables and chairs and active uses outside.

13 This is a view of the penthouse, trying to create
14 a very special kind of pavilion like element for the
15 penthouse at the very top. And then a detail of the typical
16 walls of a four story piece showing you the use of glass,
17 frit glass below the sill line which will hide the junk but
18 be something that will not be that visible from the exterior.

19 And then the use of these terra cotta bands which
20 the material qualities you can see in the actual terra cotta
21 pieces we have on the sample board which will be a light
22 color on the main wall for most of the building, and then a
23 dark color above the retail. But it's going to be a shaped
24 profile that can capture the light and accentuate the sense
25 of these curves and these ripples on the facade.

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1 These are sections which show you the ability of
2 the retail to actually have big openings down to below so we
3 can continue the spaces below, large volume users.

4 And the final image which is a section through the
5 building showing you the relationship of the lobby and the
6 atrium space, really trying to very much create views even
7 from the sidewalk outside through into the building, but also
8 through it to light beyond from within the buildings back out
9 to the park across the street with plentiful daylight. We've
10 even shaped the building section inside in order to
11 accentuate that. Thank you.

12 MR. AVITABILE: All right. And then next I'll ask
13 Alicia Knight from George Washington University to briefly
14 speak to a couple of the issues that were addressed in the
15 ANC report regarding the campus plan aspects of this case.

16 MS. KNIGHT: Thanks. Good evening, Chairman Hood,
17 Members of the Commission. My name is Alicia Knight, I'm the
18 Senior Associate Vice President for Operations at the
19 University. I'm pleased to be here with this team, with our
20 partners Boston Properties for the redevelopment of this
21 project.

22 I think as the Commission is well aware, the
23 University has a practice of utilizing our investment real
24 estate to generate revenue to support our academic mission.
25 And this project provides us the opportunity to not only do

1 great things with architecture at the entrance to our campus,
2 but also to achieve that goal.

3 I would like to touch on three items that were
4 raised in the ANC report and during our engagement with the
5 community and the Office of Planning on this project.

6 The first question is the relocation of uses that
7 are on the site. In addition to what is traditionally 2100
8 Pennsylvania Avenue, the University has an administrative
9 building, Rice Hall, that is also a part of this project,
10 where I currently sit.

11 The University has identified a plan for
12 relocating uses that are in Rice Hall. I think the long and
13 short of the story is that our need for administrative space
14 on our Foggy Bottom campus has decreased over time. It has
15 decreased and it will continue to decrease.

16 A few core items that are related to that, first
17 being just a change in office planning standards. Long gone
18 are the days of very large offices. Much more of an open
19 floor plan. We're seeing this across, you know, industry and
20 business in general, and universities are no exceptions.

21 Increasing in telecommuting, improved space
22 layouts, and then of course consolidation and co-location of
23 uses as we're moving things around on the campus.

24 We have engaged an architect, HOK Architects has
25 been working with us on a space planning and space management

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1 effort, and they completed a study. The key outcomes of the
2 study I will summarize for you.

3 Units that are affected by the relocation will be
4 moving to all three of our campuses. So not just within
5 Foggy Bottom, but we will also be using our Mount Vernon
6 campus and our Virginia Science and Technology campus to
7 accommodate some of these administrative uses.

8 Primarily the relocations on our Foggy Bottom
9 campus will relocate to two places along F Street. One is
10 called Old Maine, and the other is 1918 F Street down there
11 at the corner of F Street and 20th Street.

12 Users that are currently in that building, a few
13 academic departments and some other functions at the
14 University, will then also need to relocate. And those will
15 be relocating in a few different ways.

16 Smaller uses will go into existing buildings, into
17 pockets of space that exist. Some of the larger departments
18 will be relocated to an academic building on the campus that
19 was vacated when the University occupied Science and
20 Engineering Hall.

21 That is a large piece of it. Some units will
22 relocate to our Mount Vernon campus, some academic programs
23 that are more closely aligned with things happening at Mount
24 Vernon like our women's leadership program.

25 And then finally one of the larger units that's

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1 in the lower level of the building, our psychology doctorate
2 program, will return to the building following renovations
3 of the building.

4 So the uses not only in Rice Hall, but the uses
5 that are dominoed as we're moving people around, we do have
6 a plan to accommodate those as we move forward.

7 Other topic that I wanted to touch on that was
8 raised is retail, both in the context of this project as well
9 as the context of the 2112 Pennsylvania Avenue project that
10 the University brought forward with a different development
11 partner that is currently under construction.

12 With respect to 2100 Pennsylvania Avenue, we do
13 have a number of retail tenants on the first floor of this
14 building currently. Those retail tenants have been aware of
15 redevelopment plans for some time.

16 The two tenants that the community is particularly
17 interested in and has raised the barbershop as well as the
18 dry cleaner. The University has had conversations with those
19 tenants about relocating them potentially to 2000
20 Pennsylvania Avenue.

21 We've identified potential spaces for those
22 tenants and have had some conversations with them about that
23 and what we're able to offer. I cannot say that we have a
24 deal in the works exactly. There are some limitations,
25 street frontage and other things at that building. But we

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1 are currently working with them.

2 And then related to 2112 Pennsylvania Avenue,
3 Skanska has reported to us that there has been significant
4 interest in the retail at that building, and that they are
5 having discussions with retailers for two restaurant type of
6 concepts, one being more of a full service, sit down
7 establishment and the other a fast casual establishment.

8 So that leasing and the opportunity for retail
9 along Pennsylvania Avenue, which is what everyone is desirous
10 of in this project as well as that one is moving forward as
11 planned. So I hope that information is helpful and touches
12 on the issues.

13 MR. AVITABILE: Great. Now Jami Milanovich will
14 briefly address the items in the DDOT report and how we
15 responded to them.

16 MS. MILANOVICH: Thanks, Dave. So I just wanted
17 to take a couple of minutes. We're pleased to have DDOT
18 support. I do note that they had a number of conditions in
19 the report, and so I just wanted to walk through each of
20 those very quickly.

21 We are happy to report that we have agreed to the
22 vast majority of those conditions. DDOT had requested that
23 if a car share provider is not interested in the two spaces
24 that we have dedicated in our garage, that we provide up to,
25 or a minimum of \$25,000 of Capital Bikeshare memberships for

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1 tenants of the building.

2 And so we have agreed to do that. We've also
3 agreed to provide six electric vehicle charging stations in
4 the garage as DDOT requested. DDOT also requested that we
5 schedule deliveries using trucks that are WB40s which is
6 about a 45 foot tractor trailer, that we schedule those for
7 non-peak times and we have agreed to do that.

8 And then finally, DDOT requested that the
9 Applicant conduct the final design and install pedestrian
10 improvements at the 22nd and I Street intersection, and
11 provide an additional \$80,000 contribution to WMATA on top
12 of the \$350,000 contribution that the Applicant had already
13 proffered.

14 The pedestrian improvements at 22nd and I Street,
15 the proposed traffic signal at I Street and 21st Street,
16 along with the \$350,000 contribution to WMATA to fund access
17 improvements at the Foggy Bottom Metro station all will
18 provide significant pedestrian improvements along the I
19 Street corridor and will improve access for pedestrians to
20 the Foggy Bottom Metro station.

21 We believe that those three significant
22 improvements not only more than offset the impact of this
23 project, but also provide a benefit to the greater community.

24 Therefore, the Applicant has agreed to conduct the
25 final design and install the pedestrian improvements at 22nd

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1 and I, but has not agreed to the additional \$80,000
2 contribution to WMATA.

3 MR. AVITABILE: All right, and then next, Jake and
4 I will both address the items raised in the OP report.
5 First, the Office of Planning had asked that we make a
6 commitment to the curved glass that's been shown and is an
7 integral part of the design, as Mr. Pelli noted.

8 We've committed to that, we've included a drawing
9 in the book that we submitted three weeks ago. We also
10 included that drawing in the package tonight. I will note
11 there's one change, and it's the portion of the building that
12 immediately abuts the building next door.

13 As we studied it further, we realized there could
14 be a constructability issue with our curved glass meeting the
15 flat facade of the adjacent building next door. So that's
16 the one area where we've pulled back. But otherwise, we're
17 committed to the curved glass on the portions of the building
18 that we identified.

19 We are also committed to the facade details that
20 we identified. In particular, I think Mr. Jesick had noted
21 the depth of the primary mullion at eight inches is part of
22 our plans, that's part of our commitment.

23 We were also asked to confirm that we are indeed
24 committed to achieving certification from the US Supreme
25 Building Council to achieve the gold level under LEED version

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1 four. We are committed to that. We will go through US GBC
2 and get the certification. I thought the language was clear
3 on that point, but we'll make sure that it is clear.

4 And then there were two issues raised regarding
5 a first source or other employment benefits as well as our
6 day care. On first source, I think as the Commission knows,
7 there have been some challenges lately in voluntarily
8 proffering first source agreement. So that's not something
9 that we're proffering at this time. However, Jake, if you
10 want to speak briefly as to what we've thought about.

11 MR. STROMAN: Yes, sure. So we were asked by the
12 Office of Planning to think about alternate ways to help
13 satisfy a commitment like that. We talked about potentially
14 doing tours for all of the DC public schools, yearly tours.

15 MR. AVITABILE: High schools.

16 MR. STROMAN: Excuse me, all the DC public high
17 schools, yearly tours to essentially provide an opportunity
18 for folks to understand a little bit more about the
19 construction process, the roles of a developer, the design
20 team, the tradesmen on the project, and hopefully provide
21 some input and guidance into potential job opportunities upon
22 graduation from high school.

23 So that's one of the commitments and one of the
24 other ways that we've thought about potentially, you know,
25 meeting that commitment.

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1 MR. AVITABILE: And the last, do you want to
2 address the comment about daycare?

3 MR. STROMAN: Sure. And then the last comment was
4 about the daycare. And so right now we're planning on to
5 having daycare at ground level along Pennsylvania Avenue.
6 But as you all know, the PUD lives for the life of the
7 building.

8 And we've had recent success in building out
9 daycare spaces, I just did one for Alman Porter's
10 headquarters at 601 Massachusetts Avenue where that space is
11 all below grade. And it's a really dynamic, great childcare
12 center.

13 We're looking for the flexibility to ultimately,
14 you know, move that location around as needed throughout the
15 life of the building. Again, it's been done successfully
16 very recently by us, and so we're looking for that
17 flexibility.

18 MR. AVITABILE: Thank you, Jake. And then last,
19 I wanted to briefly address the four issues that were raised
20 by the West End Citizen's Association. First, they've
21 raised, in their party status application, a suggestion that
22 we shouldn't have the re-zoning because it will allow 130
23 feet in height along I Street.

24 As the Commission's aware, the existing zoning,
25 the MU9 zone, actually allows you to get to 130 feet through

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1 a PUD. So the height itself is actually permitted under the
2 existing zoning if we do a PUD.

3 But moreover, I think we've met the intent of what
4 the West End Citizen's Association is seeking, and it was
5 actually partly based on discussions with them at the
6 beginning of this project nine months ago in January where
7 we agreed to set back the entire length of the building along
8 I Street.

9 And Mr. Pelli talked to that, which creates an
10 appearance of height being at 110 feet. I should note that
11 that suggestion also came from the Office of Planning as
12 well, in part to respect kind of the transition from the
13 commercial corridor on Pennsylvania Avenue toward the campus
14 and the historic buildings that are along I Street.

15 So we believe that what we've proposed does meet
16 certainly the intent of the regulations in creating that
17 transition, and is consistent with the campus plan.

18 Second issue raised was regarding the relocation
19 of the existing Capital Bikeshare station on the site.
20 That's an issue that ultimately will need to be reviewed and
21 approved by District Public Space officials.

22 One of the locations we proposed is Reservation
23 28 right next store, which means the Park Service will also
24 play a role in that. There will be multiple opportunities
25 through those different proceedings for everyone to talk

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1 extensively about it. I don't know that this may necessarily
2 be the right forum for that.

3 That's not part of what we're proffering tonight.
4 It's ultimately an outcome of the project, but there were
5 other places where that will be fully addressed and worked
6 on.

7 The third issue that was raised was regarding the
8 size of the penthouse. And as you all know, you just adopted
9 regulations that specifically intended to create these
10 habitable penthouses on top of buildings.

11 This is a goal of the zoning regulations to create
12 additional space using our rooftops, and we're doing exactly
13 what you've all asked us to do.

14 And I'll note that that penthouse that we showed
15 you results in a half million dollar payment to the City's
16 Housing Production Trust Fund which is a pretty significant
17 contribution, but not nearly as significant as the \$8 million
18 contribution to the trust fund that will come from the
19 building itself. But I do think that alone is one reason why
20 that penthouse is a very good idea.

21 And then the last thing I wanted to address, and
22 I think this is the primary reason why West End is here in
23 opposition this evening, is regarding our proffer on the
24 WMATA contribution.

25 As certainly Chairman Hood and Commissioner Miller

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1 remember from previous conversations we've had, the West End
2 Citizen's Association has been advocating for improvements
3 to the Foggy Bottom Metro Rail station in past zoning
4 actions.

5 We saw this project had the scale and the scope
6 that warranted seeing what we could do to meet them. We met
7 with them early on and, you know, unsurprisingly this was
8 their primary issue.

9 And the next thing we did is we talked to WMATA
10 and said okay, well what can we do, you know, what's the
11 status. They reiterated what we've talked about in may
12 previous proceedings, a second Metro Rail entrance to the
13 Foggy Bottom station is not forthcoming anytime in the near
14 future.

15 It involves an order of magnitude in terms of cost
16 that no one project is going to make happen. But in that
17 conversation they also noted we're about to undertake a
18 feasibility study for improvements to the existing station.

19 And we thought, well that's a great opportunity
20 for us to maybe help participate and maybe through that
21 process provide a little bit of additional revenue to deliver
22 something, a little something more, something a little more
23 quickly that would be of value to the neighborhood.

24 We brought that back and we spoke with, we had
25 convened a group of the various stakeholders of the

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1 neighborhood. We spoke about what we were going to commit
2 to. We agreed upon the dollar value that we've proffered,
3 \$350,000 is actually responsive of part of the discussion.

4 And we explained that, you know, the challenge is
5 ultimately WMATA has to go through a process before they
6 decide on what they're going to do with that station. They
7 have to undertake the feasibility study. They have to look
8 at the outcome to the feasibility study and decide what it
9 is that they might do.

10 And then after they've gone through that process,
11 they'll then decide what they're going to put in the budget.
12 But the idea was our contribution would be something that
13 would be known up front, and perhaps through the feasibility
14 study they could try to identify something that could happen
15 more quickly or an earlier phase that our contribution helps
16 facilitate.

17 So that's ultimately what we've proffered. We
18 think it's a reasonable compromise that provides the West End
19 Citizen's Association, and other members of the neighborhood,
20 with meaningful improvements to the Metro Rail station, but
21 at the same time recognizes and respects WMATA's process for
22 going through and evaluating the improvements that it makes
23 to its station.

24 So that's where we are with that. I think we've
25 gone through and addressed all the issues that have been

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1 noted in the record. I think the last thing that I did want
2 to note is we are here tonight not only with support from the
3 Office of Planning and DDOT, but with support from the ANC
4 and support from the Foggy Bottom Association.

5 And Chairman Hood, I'm sure you remember 10, 12
6 years ago when we were here for the last time Boston
7 Properties and GW partnered to develop the old GW Hospital
8 site, the Foggy Bottom Association was in a very different
9 position.

10 I think their support and the ANC's support does
11 speak to a lot of the progress that we've all made in finding
12 a way together. Thank you.

13 CHAIRMAN HOOD: Thank you very much, Mr.
14 Avitabile. And I have to say this, I guess things have
15 changed with Foggy Bottom and some of the ANC and civic
16 groups. And, I guess, some of that had to do with the Zoning
17 Commission because we had a member up here at one time who
18 was, I think, referred to as a, I just have to do this, Mr.
19 Barber, because you in the audience. What was it, a pool
20 pit? No.

21 PARTICIPANT: The bully pulpit.

22 CHAIRMAN HOOD: The bully pulpit. And every time
23 I see Mr. Barbar I think of when he called me that. So
24 anyway, let's open it up. Any questions or comments,
25 Commissioners? Mr. Shapiro?

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1 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Just
2 a few questions, and I may have more after of these as well.
3 But I didn't understand what you were saying where you pulled
4 back on the curved glass where it was adjacent to the
5 building. Can you show that to us?

6 MR. AVITABILE: Absolutely. So here is where --
7 (Off-microphone comment)

8 CHAIRMAN HOOD: You need a mic. There's one right
9 by you.

10 MR. PELLI: I'm sorry, I'm sorry. Okay, is this
11 better? There is a place along the edge of the building on
12 Pennsylvania where we abut the other project which is just
13 being developed now. It's 2112?

14 (Off-microphone comment)

15 MR. PELLI: 2112, and there's a condition there
16 we were proposing to curve it, but how that hits their
17 building depends on a lot on what they're doing with their
18 building. So we are, I should say, Jake should speak to
19 that, is in discussions with them.

20 But the final resolution of that is still a little
21 bit up in the air. So we are sort of holding that out as
22 still a possibility, but not committing to it right now.

23 COMMISSIONER MAY: These are connected buildings,
24 they will be connected buildings?

25 MR. PELLI: That's correct.

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1 COMMISSIONER MAY: Right up to the street wall?

2 MR. STROMAN: Yes. And ultimately, what it would
3 end up leaving if we do curve the facade in that location
4 will leave kind of an empty void in their building which will
5 result in some come back work to install new skin for them.
6 So that's the issue that we're discussing with them right
7 now. It's a coordination issue.

8 MR. PELLI: It's untypical for Washington. It's
9 really the only, like, party wall condition we have.
10 Everywhere else where the building floats free, we're curving
11 because that's where you get the maximum advantage of
12 expressing it. There having a partial turn against a flat
13 wall is a little more awkward and I think would get less
14 benefit to begin with. But it's something we're still
15 looking at doing.

16 COMMISSIONER MAY: Thank you. And another
17 question along the design. The blank wall at the retail
18 level along the public alley, what are the plans for that,
19 if any?

20 MR. STROMAN: So are you referring to this wall
21 section here?

22 COMMISSIONER MAY: Right.

23 MR. STROMAN: Okay. So this is the entrance off
24 of I Street to the public alley. So what we've done is we've
25 returned the glass line to create some, a view corridor into

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1 that retail space. But ultimately behind that wall we do
2 have some exhaust and intake air locations to feed our
3 garage, our below grade garage.

4 COMMISSIONER MAY: I mean, I'm asking, this is
5 where our, I miss my architect colleagues, but to my eye,
6 that looks unfinished.

7 MR. AVITABILE: I think part of what maybe is
8 missing is that that area that right now is shown as a green
9 space right, I'll put my finger on it, that is a future
10 development site for the University.

11 And ultimately there'll be a building here. So
12 that wall will not be nearly as visible as it is going to be
13 in the interim condition. So that's part of the, also the
14 reason why that wall is more solid and less glass.

15 COMMISSIONER MAY: You know, it's one thing if
16 that were happening if the plans were in the pipeline that
17 would be happening in the next two, three years, something
18 very different in that's going to be happening in ten years
19 because I get what you're saying but that looks very
20 unfinished and might for the next ten years.

21 I don't have a solution to it. I was just
22 wondering if there's some, if you could take that into
23 account, if there's some way to design around that, if there
24 some kind of a feature, if there's some way to embellish it
25 or hide it or something.

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1 MR. COPELAND: My name is Craig Copeland. Perhaps
2 I could speak to that briefly. I don't know if we can zoom
3 in on this.

4 MR. STROMAN: Well done.

5 MR. COPELAND: Thank you, Jake. So we are
6 carrying the stone base around, and we're also carrying the
7 same articulation as far as the five foot spacing. And our
8 intention is that it would line up with the curtain wall
9 that's above that. And we also carry the, that darker terra
10 cotta around the corner. So the intention is that it's still
11 part of the base.

12 COMMISSIONER MAY: So what happens with the darker
13 terra cotta that's along that upper end? How does that run
14 into the lighter terra cotta? It looks like it's the one
15 place where you have these two lines meeting, even though
16 it's a little bit, I can't tell how curved around that is or
17 if that's a projection at that place where they meet.

18 MR. COPELAND: Perhaps you're looking to the left
19 --

20 COMMISSIONER MAY: Right there, exactly where --

21 MR. COPELAND: -- to the left of the terra cotta.
22 Yes. Actually that particular rendering, that would actually
23 continue across.

24 COMMISSIONER MAY: The darker.

25 (Off-microphone comments)

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1 COMMISSIONER MAY: Yes. It's kind of cute.

2 CHAIRMAN HOOD: You actually need to be on a mic.
3 Okay.

4 MR. PELLI: It's comes, the dark terra cotta band
5 will come and turn around the corner. And then this does not
6 have the terra cotta band where we have the atrium space.
7 It originally terminates here. And the dark, the light terra
8 cotta band comes here.

9 COMMISSIONER MAY: So, I guess my reactions for
10 all of this is it probably isn't a big issue when there's
11 another building next to it. But it seems fairly visible and
12 a bit unfinished when there is no building next to it.

13 MR. AVITABILE: We can certainly continue to study
14 it.

15 COMMISSIONER MAY: Beyond the design, I think I
16 had a couple other quick questions. No I'm actually just,
17 overall my reaction is it looks like a beautiful building.
18 And I'm excited about the, that you took seriously our
19 request to explore solar panels and that seems feasible.

20 Very much appreciate the \$8.5 million dollars to
21 the Housing Production Trust Fund, which I'm sure my
22 colleagues, the Vice Chair, would say as well. And I'll
23 leave it at that, Mr. Chair.

24 CHAIRMAN HOOD: Okay, thank you. Vice Chair?

25 COMMISSIONER SHAPIRO: Thank you, Mr. Chairman.

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1 So I would first would just say, I guess I've occasionally,
2 I don't know if I've done it every time, but disclosed that
3 I'm a graduate of GW law school many eons ago. But I don't
4 think it effects my ability to be impartial upon this case
5 or any other GW case.

6 But if any party does, you can let me know, or my
7 colleague. I don't have very fond memories of my law school
8 experience, so I try to kind of fight there and go back and
9 forth in my apartment very quickly. So I just wanted to
10 disclose that fact.

11 Yes. I would echo the comments of my colleague,
12 Mr. Shapiro. I certainly am pleased about the eight and a
13 half million dollar contribution to the Housing Production
14 Trust Fund, both from the additional bonus office space, the
15 eight million from that and the half a million from Capitol
16 on top, from the Penthouse, occupy-able penthouse.

17 And while we're on the penthouse, I guess on
18 behalf of one of my colleagues who isn't here, Mr. May, I
19 guess I would ask why you can't meet the setback requirement
20 of one of the mechanical things up there? I'm really doing
21 this on his behalf more than my own.

22 I'm happy that you're doing the occupy-able space
23 up there. I think he would say, don't do the occupy-able
24 space and find a way to meet the one to one setback. I'm
25 glad you're doing the occupy-able space to make that an

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1 active space and make the half a million dollar additional
2 commitment to the Housing Production Trust Fund.

3 But maybe you could just go into that a little bit
4 as to why and, you know, how it doesn't really have a visible
5 impact on the neighborhood.

6 MR. AVITABILE: So I think there are two things.
7 One, we prepared a drawing that, a couple of drawings that
8 show how visible or really not visible the penthouse is
9 despite the lack of setback.

10 And so I think that's the first thing we're going
11 to bring up and we'll speak to. And I think we can speak to
12 more generally as to how the penthouse is arranged the way
13 that it is.

14 (Off-microphone comments)

15 MR. AVITABILE: Great.

16 MR. PELLI: So that location, because of the way
17 the core is distributed kind of dictated the penthouse
18 configuration. And it is the place where it is, comes
19 closest to the neighboring, the 2112, just as where we're
20 talking about the curved glass below.

21 This is sort of the same angle view. What we're
22 showing you is as you're coming down Pennsylvania Avenue, the
23 main building, the red in the very second image shows you the
24 one brief instant in which you would actually see it.

25 It's because of the location of the neighboring

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1 building relative to ours. It's actually almost invisible
2 from all other locations and even from this one direction
3 it's going to be visible only for a brief instant. It really
4 has very little impact in the overall massing and your sense
5 of the bulk of the building.

6 COMMISSIONER SHAPIRO: Thank you for that
7 explanation. On the hundred and thirty foot height, since
8 you said that that was a concern of West End Citizens, but
9 it's something that you could get with the POD anyway. So
10 why, if you can get it with the POD anyway, why do you need
11 it, need the map amendment? You need it because of the FAR
12 density?

13 MR. AVITABILE: That's right, for the density.
14 We're at just under a nine FAR, and the highest you can get
15 under the new regulations is a 7.8 --

16 (Simultaneous speaking.)

17 COMMISSIONER SHAPIRO: So it's the FAR that's
18 dictating that.

19 MR. AVITABILE: That's right.

20 COMMISSIONER SHAPIRO: And I'm very pleased with
21 your commitment tonight that you're going to go for
22 certification of the lead gold. And I appreciate that in
23 response to comments that Office of Planning and maybe Zoning
24 Commission that made and set down, and I appreciate the
25 commitment to the solar panels.

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1 The retail you said was going to try to be
2 restaurant serving uses?

3 MR. AVITABILE: So I think there are two different
4 pieces to that. I think within this building, Jake can speak
5 to the overall --

6 COMMISSIONER SHAPIRO: It's 20,000 square feet --

7 MR. AVITABILE: 30,000 square feet.

8 COMMISSIONER SHAPIRO: 30,000.

9 MR. AVITABILE: So Jake you want to speak briefly
10 to the retail in this building.

11 MR. PELLI: Yes, sure. So, ideally a lot of the,
12 what we're trying to create is the dynamic environment along
13 the I Street retail corridor effectively becoming kind of
14 GW's main street. We designed space that has very high
15 ceiling heights which will hopefully attract, kind of, you
16 know, everything from fast casual restaurants to white
17 tablecloth restaurants.

18 One of the interesting design features of this
19 project is we also have some connectivity space between
20 retail along I Street and space below grade that we've
21 designed to have 19 foot tall ceilings.

22 We've developed successfully the Square 54, the
23 Avenue Project, in which we have a Whole Foods that is a two
24 level whole foods that's been wildly successful. It's been
25 one of the most successful stores in the mid-Atlantic. You

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1 know, there's definitely a market I think for additional
2 retail like that.

3 So we've tried to design the space to be flexible
4 enough to accept everything from a grocer to a food hall to,
5 you know, you name it. But the idea is to try to create this
6 active environment that effectuates almost a 24/7 feel.

7 That's ideally, and most of that retail is
8 congregated along the I Street retail corridor. There is
9 some retail on Pennsylvania Avenue, and again I mentioned
10 that most likely slotted for a daycare space on the northwest
11 corner of the project.

12 MR. STROMAN: Right. And on the daycare, I guess
13 we'll hear more from OP. I don't personally have a problem
14 with it being flexible to allow it to be both at the ground
15 level and/or at some point in the, I think if it's designed
16 well it can be below ground. But we'll hear more from maybe
17 OP about that. But at this point I don't know about that
18 flexibility that you requested on that point.

19 There was one other point I wanted to ask about.
20 It's escaping me at the moment, Mr. Chairman. So maybe I'll
21 come back to it after you make some comments.

22 CHAIRMAN HOOD: I going to go back to Mr. Shapiro.

23 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. On
24 the daycare issue, I'm curious to hear from OP as well
25 because I didn't have a strong reaction to it, to allowing

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1 the flexibility. But I'm curious as to whether there are
2 issues related to, I don't know. So we'll see.

3 I mean, so one thing and I apologize for this if
4 I'm just having a senior moment, but is this a purely spec
5 building or are there University related uses that are some
6 percentage that are already programmed in? Or do you have
7 some tenants that you're already committed? Or where are you
8 with that?

9 MR. AVITABILE: Yes. Absolutely. So, it is
10 effectively a speculative office building. But there's,
11 we've been very active trying to market the project to the,
12 kind of, trophy quality class A tenants that would occupy it,
13 you know, that being law firms and lobbying associations and
14 what have you.

15 And so, you know, we are actively talking to one
16 specific user that would occupy roughly 60 percent of the
17 space. But we don't have a lease, per se, at this point.

18 COMMISSIONER SHAPIRO: And I don't think we need
19 to bring that up in public, but I'm just curious as to where
20 you are. So it's spec for the potential office users as well
21 as the retail tenants at this point.

22 MR. AVITABILE: That's correct. But, you know,
23 myself and our marketing team have given more than our fair
24 share of presentations to the retail community.

25 It's interesting. The retail in this Foggy Bottom

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1 area is very much under served, and so it's a very attractive
2 property that a lot of retailers are looking to get into that
3 location.

4 And I think part of it is sort of, kind of,
5 riding coattails of the successes that were at Square 54 in
6 the Avenue. And those retailers have done a great job and
7 posted really good numbers. And so there's an active
8 community there and we think it's a little bit under served
9 from the retail perspective.

10 COMMISSIONER MAY: I mean, I guess the question
11 it brings up for me though is if, I'm flipping a bit but I'm
12 going to the DDOT report and the transport studies. And
13 you're making all sorts of assumptions about AM and PM peak
14 hour usage which are going to be all over the place depending
15 on what retail is in there.

16 MS. MILANOVICH: Sure. So, you know, without
17 knowing the specific type of retail when we do trip
18 generation, there is a general retail category that is,
19 frankly, very conservative for urban conditions. And, you
20 know, I would note that we also did the traffic study at
21 Square 54, the Avenue that Jake referenced.

22 And we're required to do annual monitoring studies
23 every year on that. And I would just note that we use the
24 same methodology for this project, for the retail for this
25 project that we used for that project.

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1 And when we do our monitoring studies every year,
2 we're still seeing significantly less traffic at that
3 development, less vehicular traffic at that development that
4 what we projected in our study. So our analysis is very
5 conservative on that front.

6 I mean, in this particular area, those retail
7 establishments are really getting a lot of foot traffic, not
8 only from the University, but the pedestrians that are coming
9 to and from the Metro station. So we feel very confident
10 that, you know, frankly, we think our estimates are very
11 conservative given our experience with this Square 54
12 development.

13 COMMISSIONER MAY: Thank you. I appreciate that
14 answer. And the last question is related to signage, and I
15 may have missed this, but I didn't see a whole lot of detail
16 conversation around the tenant signage except for in the
17 picture that we're staring at right now with a, I don't know
18 how many feet sign, that says tenant sign.

19 MR. AVITABILE: Sure. So in the supplemental
20 statement, which was the package we filed three weeks ago,
21 we included, it was Tab B of that submission, a storefront
22 and signage plan that goes through, in some detail, to first
23 identify the locations in the building where there will be
24 storefronts.

25 Really, those are the spaces that retail tenants

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1 will have the flexibility to modify to reflect their brand.
2 And this is consistent, I think, with other packages the
3 Zoning Commission has seen and accepted in other PUDs.

4 And then the following pages in that document then
5 go through and identify the different types of signage in the
6 building, where it would be located, who can put what type
7 of signage on the building.

8 COMMISSIONER MAY: Which exhibit is it again?

9 MR. AVITABILE: So it's Tab B of the supplemental
10 submission which was filed on September 21st. I'm not sure
11 what exhibit it is of the record. But it would have been
12 filed three weeks ago.

13 COMMISSIONER MAY: I'll look at it as we're
14 talking, too. I think there a way that we might identify --

15 MR. AVITABILE: Maybe, I'm sorry, it's Tab E of
16 that package. I'm sorry. Tab E, not B. But it's entitled
17 Comprehensive Signage and Storefront Plan Manual. And that
18 package goes through and identifies again the storefront
19 areas and then the different areas in the building, the
20 limited areas where signage allowed, and then goes through
21 in some detail the types of signage that would be allowed in
22 those locations, the heights of the letters and so on.

23 And I think specifically the, we did include the
24 signage on the renderings as well. I think that was actually
25 in response to a direct request from the Office of Planning

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1 to make sure we reflected it.

2 MS. SCHELLIN: Eighteen. Excuse me, 18-E I
3 believe.

4 MR. AVITABILE: Eighteen E. Thank you, Ms.
5 SCHELLIN. So the office --

6 COMMISSIONER MAY: There, thank you.

7 MR. AVITABILE: -- tenant identification signage,
8 that sign located up on the roof of the building would have
9 a maximum height of 60 inches.

10 COMMISSIONER MAY: So, that's all fine. I
11 appreciate that and I'll look at this too as we go through.
12 But I'll be curious to hear any comments from the OP about
13 that as well as we continue along. And I'll stop there Mr.
14 Chair.

15 CHAIRMAN HOOD: Thank you. I just want to go back
16 to your jobs alternative is what I like to call it. I really
17 like that, I've never heard that. So I guess, at least I've
18 never, I don't remember hearing it. I think that's a plus.
19 I hope you will move forward in that fashion. I think that
20 is superb.

21 MR. STROMAN: Interestingly enough, you know,
22 informally when we were developing the project that we keep
23 on referencing that this whole team at the table was involved
24 with called Square 54 of the Avenue, I mean, we did this on
25 an informal basis. Not with all of the DC public high

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1 schools, but, I mean, I'm excited about it.

2 It gives everybody the opportunity to kind of see
3 some hands on, you know, get hands on construction experience
4 and training, and ultimately understand what people on site
5 do and how they got to where they are.

6 CHAIRMAN HOOD: Right, I think that's very
7 important. That would be a good tool especially to help our
8 young folks. Let me ask you this though. You said DC public
9 schools, high schools. That's the scope. Okay, okay. I
10 think that will be excellent.

11 MR. AVITABILE: And we should give credit because
12 Mr. Jesick actually was the origin of the suggestion.

13 CHAIRMAN HOOD: I already knew Mr. Jesick had
14 something to do with some of that. Kudos, Mr. Jesick. But
15 I think that is very spectacular. And I know, I mean, I'm
16 out of school so long, there's one school here that does
17 architecture and, is it Phelps.

18 Let's look into that because I think it is, that's
19 the architectural school here in the city. I'm not saying
20 just limit to them, but they may be able to go around and
21 help you. And the peers will hear from then.

22 So I'm adding to that group, that spectacular
23 group that came up with this idea. So I want to make sure
24 that my name is mentioned when you all get all the credit.

25 But I think that's spectacular. And actually you

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1 might hear that some more because I actually like that idea.
2 I mean, not you all, but other developers may hear something
3 of that nature. So let's see if we can memorialize and get
4 that going.

5 MR. STROMAN: It's already done.

6 CHAIRMAN HOOD: And then, and if you let there,
7 I'm sitting there thinking because I got all hooked up with
8 that and forgot about everything else. But I think that if
9 it appears, if Phelps who are studying this are the ones who
10 go out and help, then I think we got a win/win.

11 So let's see how, I'd be interested in following
12 that. Let's see how we memorialize that and make that
13 happen.

14 MR. STROMAN: We will extend the invite to you as
15 well.

16 CHAIRMAN HOOD: No. Nobody else is doing it so.
17 Only when it's a problem. But I appreciate it. Let me also
18 ask about the flexibility. I'm sure the flexibility of the
19 childcare center.

20 I think that light has something to do when you
21 grow. I'm from the old school, so maybe that might not be
22 the issue no more, but I thought that had something to do
23 with it. So, I'm not sure where Office is Planning is coming
24 from.

25 And I know you all have been as successful other

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1 places, but I think that has stuff to do with the growth.
2 You said you already had one that was underground that was
3 working just fine.

4 MR. AVITABILE: We just did one at the corner of
5 6th and Massachusetts Avenue for Arnold and Porter. And, you
6 know, we established a bunch of light wells in cuts through
7 the ground floor slab to create the space.

8 But in order for us to create the amount of space
9 that was needed to satisfy the childcare requirement, we
10 ended up having to put a majority of that below grade.

11 But depending on the age of the children that are
12 involved in the program, if there's cribs, you need to create
13 ramped access out for egress purposes. That's also part of
14 what we created in this project.

15 And I'm very accustomed to the process after now
16 having done it in two of my projects where you've got to meet
17 with the licensing folks and meet all of their various
18 requirements and criteria which we'll obviously, do. But it
19 was done really successfully and it was kind of met with
20 great acclaim, the one that was just recently developed at
21 the corner of 6th.

22 (Off-microphone comment)

23 MR. AVITABILE: Yes. And the other part is that
24 the children are required to visit outdoor parks and spaces
25 as part of the curriculum. And so, you know, the great thing

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1 about what we have adjacent to us is Reservation 28, which
2 is a triangular parcel, literally right adjacent to our
3 project which hopefully, if we are able to improve it, will
4 be even better than it is today. And so, I think that it
5 will be a great space for the children.

6 CHAIRMAN HOOD: Okay, I don't have a whole lot.
7 I have one more question. I just want to know, the students
8 back there, are they from GW? Okay. And are they going to
9 testify, you just bought them out for support, or is that a
10 class?

11 MR. AVITABILE: They came of their own volition.
12 I think they're excited about the project as well. I think
13 they will also hear your concerns about brevity and focus
14 their comments to the extent that they come up.

15 CHAIRMAN HOOD: Oh okay. Well, that's good. I
16 didn't know. Sometime we have classes and I always like to
17 acknowledge the students. I saw one or two of them yawning.
18 I actually used this sometime at night myself.

19 So, I mean, you know, but I understand this, when
20 you try to talk to people about zoning, sometimes it's not
21 the most exciting subject. But it is a major subject that
22 impacts our lives. So, I don't really have anything major.
23 I'd like to hear from Office of Planning and DDOT.

24 Oh, I do have one question, Ms. Milanovich. I
25 noted, I don't think it's necessarily germane to us because

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1 I noticed it's one of the continued conversations you all had
2 with Levi, but when I saw the bus stop, I know when you track
3 you to the bus in my neighborhood, I want off.

4 And I tell you, I was that, now that one WMATA
5 meeting that I went to. So, and even though I haven't ridden
6 the bus since they kept it. But the point is sometime that
7 changes. Are we talking about moving it down the street or
8 what? I don't understand that.

9 MS. MILANOVICH: No. It will be in the same
10 location. The issue is that it currently doesn't have the
11 appropriate clearance for ADA requirements. It's too close
12 to the curb. So it will be in the same general vicinity.
13 We just need to relocate it so that we can meet those ADA
14 clearance requirements.

15 CHAIRMAN HOOD: But we not have to go two blocks
16 down to catch it --

17 MS. MILANOVICH: No. No. It'll be on the same
18 block.

19 CHAIRMAN HOOD: -- I'm not going to run and catch
20 the bus and all that so --

21 MS. MILANOVICH: Right. Right. It's just the
22 shelter. The stop remains in the same spot. It's just
23 moving the shelter.

24 CHAIRMAN HOOD: Okay. Vice Chair?

25 COMMISSIONER SHAPIRO: Thank you, Mr. Chairman.

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1 Yes, I remembered what my question was that I couldn't
2 remember before.

3 So in your discussions with WMATA, I mean, you
4 have this \$350,000, commitment to WMATA for this feasibility
5 study to improve access at the existing Metro Rail entrance.
6 Do you have any idea in your discussions what the
7 improvements might be?

8 Is the 350,000 going to the study or is it going
9 to go right to the, is it going to go to certain specific
10 improvements that we can identify in the zoning order, or
11 just at least in this hearing record as to what you're
12 talking about?

13 MR. AVITABILE: So it's not going to the study.
14 It's going to go to whatever, the study is going to be for
15 access and capacity improvement. So it will go to some
16 improvement that's identified in their feasibility study.
17 So we don't know it at this time.

18 So the way we propose the proffer is, we've made
19 the commitment to make the contribution with the final use
20 of it to be identified by WMATA.

21 And the idea is so long as, and we're going to go
22 with them and push them to the extent we can, so long as by
23 the time we're ready to pull our certificate of occupancy,
24 they have identified improvements in their palatable
25 improvements plan which basically said we're going to build

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1 this in the next couple of years, and we've made our
2 contribution.

3 That's how we demonstrate that we've satisfied,
4 you know, the requirement. It is, you know, a little bit
5 non-traditional compared to I think the Zoning Commission
6 does typically like to see the actual good delivered at the
7 time of the C of O.

8 But WMATA works in longer increments of time than
9 we all are typically used to, and we had to work with them.
10 We thought about saying this doesn't work the way the
11 Commission usually likes to see amenities structured, we
12 should just look at something else.

13 But, I mean, certainly Chairman Hood, and this has
14 been a persistent call and we wanted to do what we could to
15 take advantage of this opportunity to meet the West End
16 Citizens Association more than half way on this and try to
17 come up with a compromise.

18 Some of the improvements that they talked about,
19 some of the goals are things to improve. This is from our
20 conversations with them, queuing around the escalator or the
21 stairs, increasing ADA access. One of the specific items
22 they mentioned is new elevator access from the plaza down to
23 the mezzanine, extending the mezzanine.

24 So the specific item that the West End Citizens
25 Association is interested in, this idea of a new elevator,

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1 is one of the things that's in WMATA's head as they go into
2 the feasibility study, but they can't commit themselves at
3 the outset to do something.

4 That's the whole point of doing a feasibility
5 study is to see, here's the range of things we could do,
6 what's doing to give us the best bang for our buck overall
7 and make the best use of this. So, that's where we are.

8 COMMISSIONER SHAPIRO: And your discussions, are
9 they doing any kind of feasibility study? I think you made
10 reference to this that they aren't on a second entrance.

11 MR. AVITABILE: That's not on the books for them
12 at this time. They're focused --

13 COMMISSIONER SHAPIRO: Which would cost how much
14 total?

15 MR. AVITABILE: I don't remember, it was millions,
16 millions of dollars to create that second entrance. Tens of
17 millions.

18 COMMISSIONER SHAPIRO: Tens of millions.

19 MR. AVITABILE: And that's why they're focused on
20 the existing station. I mean, I think the world has also
21 changed for WMATA since the last time we had this
22 conversation with you all five or six years ago.

23 And I think, you know, they are focused the Foggy
24 Bottom station. It's a station that needs additional
25 attention. They explain that, I think, there are a couple

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1 of other stations that they're going through the study right
2 now and then Foggy Bottom is next on the list.

3 So really, in some ways, this is a little bit of
4 serendipity that we happen to come along and, maybe Jake you
5 can speak to it, but when Jake called them up they thought
6 this was great timing because they were about to do this
7 feasibility study.

8 COMMISSIONER SHAPIRO: And what's the Reservation
9 28 improvement that you're going to make?

10 MR. AVITABILE: So that is the, that's the park
11 that is immediately across the street from the project.

12 COMMISSIONER SHAPIRO: The National Park Service
13 property.

14 MR. AVITABILE: That's right, it's Park Service
15 property. We've had multiple conversations with the Park
16 Service about what we might do there. We've come up with an
17 initial concept to show that the idea. We could speak
18 briefly to kind of the design intent, if you're interested.

19 But in terms of process, there's going to be a
20 long process between what we have on paper here and where
21 this will ultimately land. Because it's a federal
22 reservation and improvements are of a somewhat significant
23 scope, it will have to go before the Commission of Fine Arts
24 and the National Capitol Planning Commission.

25 So we'll be going through that process. It also

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1 has to go through the Park Service's own internal review.
2 We started that initial discussion.

3 They kind of have to identify what features from
4 the existing park stay, whether there's materiality,
5 pathways, et cetera. What can be changed? And then I think
6 that from there, that will further inform the design as we
7 produce it. But ultimately the commitment is to make
8 significant improvements to increase the usability of the
9 park.

10 I think our commitment, we articulated, I mean,
11 we're committed to designing a new park. We don't know what
12 it's going to be yet. The minimum dollar commitment is at
13 least \$150,000, but if we were to do this park, it's easily
14 what, half a million.

15 (Off-microphone comment)

16 MR. AVITABILE: Well, more than that. So this
17 would be a significant dollar contribution, or significant
18 value created by doing these improvements.

19 COMMISSIONER SHAPIRO: Okay, thank you very much.

20 COMMISSIONER SHAPIRO: Okay, do we have any other
21 questions? Okay, let's go to Ms. Kahlow, you know I was not
22 going to forget you. I want to go to the ANC first. Does
23 the ANC have any cross, hold on a second, ANC-2A in this
24 case. Yes, I'm sorry --

25 MR. AVITABILE: Chairman Hood, I spoke to

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1 Commissioner Kennedy, Chairman Kennedy a couple of hours
2 before the hearing. He had somewhere else that he was going
3 to be earlier in the evening. He will be here this evening,
4 but he understands that he --

5 CHAIRMAN HOOD: Sure he will, he's going to the
6 NATS game.

7 (Laughter)

8 MR. AVITABILE: No, no, no. You know Mr.
9 Kennedy, he's very serious.

10 CHAIRMAN HOOD: Yes, I know. Yes, he is. Okay,
11 so hopefully he doesn't have any cross. Okay, Ms. Kahlow.
12 Ms. Kahlow, you know I was not going to forget you.

13 MS. KAHLOW: I'm Barbara Kahlow. I'm representing
14 the West End Citizens Association tonight and I only have
15 three questions for this panel. First, retail. You talked
16 a lot about eating establishments. What percent would be
17 non-eating establishments which will be retail for our
18 community?

19 MR. STROMAN: We actually don't know that right
20 now. We are actively now with these pretty pictures and
21 renderings, we now have material that we can go out and start
22 talking to the retail brokerage community.

23 But I can't tell you right now what will be eating
24 establishment and what won't be, at this point. I just, you
25 know, one of the things that we've committed to is the, we're

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1 not going to have financial services along I Street.

2 That's a definitive commitment and a conversation
3 we've had with the Office of Planning, but in terms of what
4 is going to be fast casual or otherwise, eating
5 establishments and what's going to be non-food uses, we just
6 don't know yet.

7 MS. KAHLOW: If I can ask, isn't that correct on
8 Square 54 it's all eating with the exception of one bank?
9 There's no other retail?

10 MR. STROMAN: Actually, interestingly enough, we
11 do have a daycare facility which is why I'm well versed in
12 what the daycare licensing is like. So there is daycare
13 within Square 54 as well.

14 MS. KAHLOW: But no community oriented retail.
15 That's what I was asking because that's why we missed it the
16 last time, is there any way you can try to do that this time?

17 MR. STROMAN: Well, interestingly enough too, I
18 think harkening back 12 years to the conversations we all
19 had, and I can remember the conversations we had with the
20 West End Citizens Association about the fact that we would
21 never get a grocery store at Square 54.

22 (Simultaneous speaking)

23 MR. STROMAN: And, nonetheless, we did deliver a
24 Whole Foods there which is very much community serving, I
25 think.

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1 MS. KAHLOW: Okay. Second question, I was
2 thrilled to hear Jami's answer that the bus stop at 21st and
3 Pen will remain. It is silent, and you just said it moved
4 somewhere. DDOT says move somewhere.

5 Can you put it in writing that it will stay at
6 21st and Pen? This is a place that is used by elderly and
7 handicapped. It's one of our most frequent used bus stops.
8 Is there any way we can get that in writing?

9 MR. AVITABILE: That's ultimately the decision by
10 WMATA and DDOT. It's not our commitment to make. We're
11 certainly, we have no intention or desire to move anywhere
12 other the location that it is.

13 All we're talking about it adjusting it in terms
14 of a matter of feet. We can certainly indicate, I don't know
15 that we can even indicate any condition, it's really not part
16 of the application that's before the Commission this evening.

17 CHAIRMAN HOOD: We can strongly encourage, and
18 I think I saw some here. So if it comes from you all
19 pushing, I know the decision in WMATA and I think it's just
20 how it's worded in the order. So, because the way I heard
21 it, and I'm agreeing with Ms. Kahlow, what I heard from Ms.
22 Milanovich is all we going to make it ADA compliant.

23 But I also noted the final decision doesn't rest
24 here either. So as long we say we strongly encourage, that's
25 probably the best we can do.

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1 MS. KAHLOW: That would be perfect. And we
2 appreciate that. Unfortunately, we only identified four of
3 the multiple issues we have and we'll discussing those, and
4 that's one of them, the bus stop, that we didn't identify
5 that in the party letter, so thank you so much.

6 We have a second thing we want strongly
7 encouraged, and that's the next question. In terms of the
8 elevator, right now we have a dysfunctional elevator.

9 Can you -- is Boston Properties and the applicant
10 willing to strongly encourage WMATA to put the \$350,000
11 towards the elevators since another elevator either on one
12 of the opposite two corners or at the same place it is now
13 is \$350,000. That's the full amount. Can you strongly
14 encourage that to WMATA? That's what we would like.

15 MR. STROMAN: Okay, could you clarify the
16 question. Is it to replacing the existing elevator?

17 MS. KAHLOW: No. To have an additional elevator
18 next to the original one. Or better still would be across
19 the street on 23rd so people, the elderly and the handicapped
20 don't have to cross 23rd Street at either corner.

21 But the point was not to indicate the location so
22 much as to make sure the 350,000 that's needed for an
23 elevator, that's what they costed it, are you willing to have
24 the Zoning Commission add a strongly encouraged which is what
25 we've been asking for that, for the elevator.

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1 CHAIRMAN HOOD: Let me ask this, who is not a
2 representative from the Council on that?

3 MS. KAHLOW: It's Jack. I had spoken to him and
4 he has called the head man. And he's working on it, but
5 right now he's in the middle of, as you know, other WMATA
6 issues so he didn't get back to me in time.

7 But yes, we have asked him and he clearly has
8 lived through the alley closings on Square 75 and 77. He
9 clearly wants to do it. But I want to know if the Applicant
10 will also say that and make everybody's life easier.

11 MR. STROMAN: If that's something that WMATA
12 believes is the most important improvement to make, that's
13 fine for me.

14 MS. KAHLOW: But even if WMATA doesn't, if the
15 Zoning Commission strongly encourages DDOT on the bus stop
16 and WMATA on the elevator, that would be very helpful because
17 that is what we want. We need access. And I'll be
18 testifying about the problem of the existing --

19 CHAIRMAN HOOD: We can strongly, I don't want to
20 put anybody on promise. We strongly encourage a lot of
21 things that are not strongly done. So, yes.

22 MS. KAHLOW: I understand. I would be happy with
23 strongly encouraged.

24 CHAIRMAN HOOD: Okay.

25 MR. AVITABILE: But here's the issue to respond

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1 to the question, kind of a question is installing a new
2 elevator is not just \$350,000 for a cab. You have to create
3 a space where that elevator goes. You have to create a top
4 and a bottom and a shaft in which it exists.

5 You've got to find a way to connect it. It may
6 involve extending or expanding a mezzanine to create space
7 for it. It could very well not just be \$350,000 for a cab.
8 It could very well be a couple million dollars to create the
9 casing around the cab, and that's what WMATA has to consider.

10 So we really, and I think my concern is from an
11 enforceability perspective, if we have a condition that says
12 that but then they ultimately choose to do something else
13 with that money, we don't want to be in an enforceability
14 problem because that's not what was delivered and now Ms.
15 Kahlow's at the --

16 (Simultaneous speaking)

17 CHAIRMAN HOOD: I think we would be advised not
18 to make that a condition by our council, I already know that.
19 I think I can speak for them, I'm sure. If I don't, correct
20 me. I don't think we can. I think what Ms. Kahlow is asking
21 that you all kind of put some oomph behind it.

22 MS. KAHLOW: Exactly.

23 CHAIRMAN HOOD: I think that's all she's asking.
24 I don't know what's all involved. But here's what I'm
25 thinking, and I'm thinking out loud. What's the guy's name

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1 that says thinking out loud? But anyway, I'm thinking out
2 loud now.

3 The problem I'm having with that though, Ms.
4 Kahlow, is if they do that, and then that money is earmarked,
5 or not necessarily earmarked, encouraged to do what we're
6 asking for and that money is not enough, then where does it
7 go. Or does it go back to, I mean, what happens?

8 MS. KAHLOW: Well, if it's an encourage and
9 there's a second choice afterwards, then I would go to that.
10 But the whole idea of engaging Jack Evans, our council
11 member, is because he is the pivotal person.

12 CHAIRMAN HOOD: So I think though --

13 MS. KAHLOW: We understand that.

14 CHAIRMAN HOOD: -- that this applicant would need
15 to know what the second alternative is if they choose not to
16 go in that direction. Right?

17 MS. KAHLOW: I understand.

18 CHAIRMAN HOOD: And I'm probably going way out of
19 what my jurisdiction, I do all the time. But I'm just trying
20 to move this along for some reason.

21 MS. KAHLOW: Okay. Those were my only questions,
22 those three questions.

23 MR. AVITABILE: Wait. But we can't, I mean we
24 can't, I mean, the second alternative, we don't know what
25 that could be, and they might go with a third or a fourth.

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1 They're going to do a comprehensive study of the entire
2 station and figure out what might work.

3 And for us to, you know, try to, we're wading into
4 an area where it goes well beyond any of our expertise or
5 otherwise to wade into it. That's the challenge.

6 We've had this conversation, we understand exactly
7 where Ms. Kahlow is coming from. But it's tough because we
8 can't tell WMATA how to do their job.

9 CHAIRMAN HOOD: Right. So we can just go back to
10 strongly encourage and leave it there.

11 MS. KAHLOW: Yes, strongly --

12 CHAIRMAN HOOD: I just don't want the 350 to fall
13 out somewhere where we'll never see it.

14 MS. KAHLOW: It won't fall out. It won't fall
15 out. I just want to tell you that WMATA came to the West End
16 Citizen's Association meeting, suggested in writing get
17 \$350,000 for an elevator the last round. And that's what
18 they said it will cost, they had already costed it out. And
19 it was they who suggested it. So I think that we just want
20 you all to --

21 (Simultaneous speaking)

22 CHAIRMAN HOOD: Let me ask you this so we can move
23 along, is strongly encourage a problem?

24 MR. AVITABILE: I think we need to talk about it
25 internally. But we'll certainly respond to that.

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1 CHAIRMAN HOOD: Okay, okay. And you all just let
2 us know so we can make sure that we are able to get back.

3 MS. KAHLOW: Thank you.

4 CHAIRMAN HOOD: Mr. Shapiro, you had something?

5 COMMISSIONER SHAPIRO: I did, Mr. Chair. It's
6 just I'm very sympathetic to the argument. I feel like I
7 don't have enough information because I don't know what any,
8 I don't have the data in front of me to know what location
9 we're talking about, what unintended consequences there are
10 for any other developments or transportation issues related
11 to the location of the, potential location of this additional
12 elevator.

13 I certainly am wholeheartedly in support of
14 improving access to the station. And if this is where the
15 powers that be say this is the best way to go, I want to
16 encourage that. I just, I don't even know, I'm not even sure
17 what we're strongly encouraging.

18 CHAIRMAN HOOD: Well, he's going to --

19 COMMISSIONER SHAPIRO: I mean, maybe if we can
20 hear from DDOT around this, it might help a bit.

21 CHAIRMAN HOOD: DDOT, okay. We can hear from
22 DDOT. But I know you all will probably reach out to WMATA.
23 And I'm sure that will get worked out some kind of way.

24 MS. KAHLOW: It just didn't happen in time.

25 CHAIRMAN HOOD: Okay.

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1 MS. KAHLOW: We have reached out.

2 CHAIRMAN HOOD: Well, Ms. Kahlow has worked out
3 a number of things so I'm sure this is like a piece of cake
4 to her. So, anyway.

5 MS. KAHLOW: Thank you.

6 CHAIRMAN HOOD: All right. But I agree, we'll
7 hear from DDOT and then we'll I guess eventually find out
8 what WMATA's saying. Okay, anything else?

9 (No audible response)

10 CHAIRMAN HOOD: Okay. All right, let's go to
11 Office of Planning and DDOT. Thanks. In that order.

12 MR. JESICK: Thank you, Mr. Chairman and Members
13 of the Commission. My name is Matt Jesick. We strongly
14 support the overall PUD. We're very pleased with the design.
15 We feel that the architecture that's been proposed is an
16 attempt to get out of that DC box that we typically see. So
17 we strongly support the design direction.

18 And we were left with just a couple of issues, as
19 has been noted in our written report, the commitment to LEED
20 certification. We're pleased to hear that the Applicant is
21 committing to that.

22 We're very pleased with the outreach to high
23 schools for sort of job information and job training. We
24 look forward to getting more details on that, the frequency,
25 is it just a tour, is it hands on experience, those sorts of

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1 details.

2 Regarding the day care, it is our preference that
3 it be on the ground floor for, as Mr. Hood noted, access to
4 daylight, potentially views depending on what the glazing is,
5 also for parents. It's much more convenient to get in and
6 out when you're dropping off your kids, you have strollers
7 and bags and that sort of thing. So that's where we were
8 coming from on that issue.

9 The Commission asked about signage. We reviewed
10 Exhibit 18E. It seems similar to other sign plans that we've
11 seen in the past. The size of the signs seemed reasonable,
12 so we were comfortable with that sign.

13 So with the resolution of those issues, we can
14 recommend approval of the application. Thank you.

15 CHAIRMAN HOOD: Thank you.

16 Let's go to Ms. Peckett, and then we'll ask our
17 questions.

18 MS. PECKETT: Thank you, and thank you to the
19 Zoning Commission for the opportunity to share our report.
20 I'm Haley Peckett. We support the Office of Redevelopment
21 and especially the new revitalized retail and streetscape
22 frontage on I Street. So we're overall happy to see about
23 this project.

24 The focus of our review was on the significant
25 number of new trips to be generated by this development

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1 across all modes, in particular transit, pedestrian, and
2 auto. There is more than about, approximately 90 spaces more
3 of auto parking than what is required by zoning.

4 And due to the proximity to the Foggy Bottom Metro
5 Rail station, we generally support measures to encourage mode
6 shift to non-auto modes.

7 I would also note that in the scoping process, we
8 agreed to a mode split that ends up calculating to be about
9 60 percent for transit uses and more like 15 to 20 percent
10 for auto. We are happy with this mode split and we encourage
11 this type of use, especially so close to a well-served
12 transit corridor.

13 But we also recognize that this isn't typical of
14 office and retail development, and in fact it's much greater
15 on the transit side than what we would usually see. So we
16 did craft our report to try to encourage that level of
17 transit use and make sure it's friendly for pedestrians and
18 transit users.

19 Quickly on site design, there's no loading relief,
20 and we are in agreement with the type of loading that will
21 occur via the public alley as well as the number of bicycle
22 parking spaces per zoning.

23 There is a, the Public Space Committee did grant
24 the Applicant a curb cut during Public Space Committee
25 hearing, and they, due to ANC requests there will be a

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1 flagger provided during peak hours and a special entrance for
2 the tenants of the office facility so that they don't have
3 to cross that driveway during peak hours.

4 Also there is the 33 dock which is a very large
5 bike share station currently on property. As Mr. Avitabile
6 said, we are happy to work out the exact location of that in
7 public space permitting.

8 Generally, we do like to see that relocated on
9 site, but we're open to other uses including the Reservation
10 28 assuming that we get concurrence from Park Service prior
11 to the public space permitting.

12 In terms of the mitigations, the Applicant has
13 proposed some significant signal improvements and
14 intersection improvements to mitigate the traffic impacts as
15 well as the over-parking and to encourage mode split, and
16 they've also provided that \$350,000 in the WMATA contribution
17 as to community benefit.

18 So usually DDOT does not consider that amenities
19 package as part of our mitigations, though we do recognize
20 it's a significant contribution and can make a big difference
21 in this case. So we're happy to see that.

22 And we also noted that the Applicant has agreed
23 to many of DDOT's TDM measures including a transit screen in
24 the lobby and the car share spaces. And we have talked with
25 them extensively about the pedestrian improvements at 22nd

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1 and I Street which, again, we're happy to see.

2 We do just want to mention that we originally had
3 requested SmarTrip and Capital Bikeshare memberships for
4 office tenants which again is typical as part of our TDM
5 package. And we would have requested a new Bike Share
6 station in addition to the one on site due to the number of
7 parking spaces and the mode split.

8 And that, the new station would cost about
9 \$80,000. We decided in light of the Bike Share station
10 already on site and the demand for use, while the demand for
11 use is high in the area, we thought that that would be better
12 put towards an additional WMATA contribution.

13 And this is both for the, to encourage the mode
14 split for WMATA. We also are interested to see the results
15 of the feasibility study, and we would like to see what WMATA
16 comes up with in terms of what is the best uses for that
17 site.

18 We would like to, and unlike, if there is not an
19 appropriate use that WMATA has identified for the \$80,000
20 that we are requesting, then we would like to see that
21 funding go back to the SmarTrip or the Capital Bikeshare
22 benefits which is what we would have otherwise requested for
23 this, for mitigation.

24 So I'll wrap up there, and feel free to let me
25 know if you have other questions. But we recognize many of

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1 these actions will need to be finalized at a later date, and
2 we look forward to participating in those conversations.

3 CHAIRMAN HOOD: Thank you, Ms. Peckett. You say
4 that with such a smile. Let me also say, we've been joined
5 by Ms. Steingasser a while back, and I think I called your
6 name earlier, Mr. Zimmerman. Okay, I just want to make sure.
7 Okay, any questions of Office of Planning or DDOT? Mr.
8 Shapiro?

9 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. So,
10 quick question for Office of Planning related to the signage.
11 So my reaction was more around the large tenant sign on the
12 upper floors and whether or not that's an outlier for the
13 surrounding area.

14 I'm just looking around and I'm wondering if there
15 are other high, large signs along some of the neighboring
16 buildings, or is this going to be one of the first ones that
17 we're going to see?

18 MR. JESICK: I can't answer that with specificity.
19 I feel like I've seen large signs in that area, but I can't
20 say for sure.

21 COMMISSIONER SHAPIRO: But it's not, I mean, from
22 a signage design, what's permitted, this isn't out of the
23 ordinary for you, even if it is one of the first ones there?
24 That's what I'm hearing from you is none of this raised any
25 flags for you.

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1 I just look at that there. And even from the, I
2 was thinking of the architect, and I just can't imagine that
3 that enhances the beauty of this building. But I don't want
4 to get you in trouble with your clients, so we'll leave that.

5 MR. JESICK: It did not raise any red flags for
6 us. The signs seemed fairly minimal given the scale of the
7 building.

8 COMMISSIONER SHAPIRO: It isn't the retail
9 signage, it's nothing else on there. It was literally just
10 that identify sign, the higher level one. So okay, all
11 right. That's fine.

12 And then the other question for DDOT, can you
13 weigh in at all, do you have any thoughts related to this
14 additional elevator, the request, the location? Are these
15 conversations that you all have been involved in in any way,
16 shape, or form? Is there something that you could add to
17 this that might help us with our thinking?

18 MS. PECKETT: I think in general we would, as a
19 planner I would defer to the planners at WMATA to go through
20 their feasibility study and to verify what's there. But I
21 think in general, we do support anything that will improve
22 access and capacity at the station, and understand that an
23 elevator might do that.

24 I don't have any specific data about whether it
25 is an elevator versus something else. But I understand for

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1 this approximately amount of money, that might be an
2 appropriate improvement, but I would want to see the results
3 of the feasibility study first.

4 COMMISSIONER SHAPIRO: Are you knowledgeable of
5 the specific location that they're talking about, where this
6 elevator shaft would go?

7 MR. JESICK: I'm familiar with the above-ground
8 area. I don't know, kind of like what Mr. Avitabile said,
9 about what types of improvements would need to be made for
10 a shaft to be able to accommodate a new elevator at a
11 different location other than adjacent to the current one.

12 COMMISSIONER SHAPIRO: All right, thank you.
13 Thank you, Mr. Chair.

14 CHAIRMAN HOOD: Any other questions? Vice Chair?

15 COMMISSIONER MAY: Maybe. So this \$80,000 is
16 still an outstanding issue for DDOT that the Applicant hasn't
17 agreed to, is that correct?

18 MS. PECKETT: As far as I understand, yes. We've
19 included in our report and we do think that it should be part
20 of the mitigation package that has not yet been agreed to by
21 the Applicant.

22 COMMISSIONER MAY: Which you would like to either
23 be devoted to WMATA in addition to the 350 that they've
24 already committed to, or to the Capital Bikeshare or Smart
25 Share program?

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1 MS. PECKETT: Correct. And I think our preference
2 is the WMATA contribution just because we recognize that
3 we've had many times where we think that something costs
4 \$350,000 but it might actually be more, especially a few
5 years from now or at the end of the study.

6 So having that additional flexibility, or if there
7 are other improvements identified as part of their
8 feasibility study that would encourage mode shift
9 specifically, it might help more people whether they be
10 people with disabilities that need access assistance or other
11 folks that take transit as opposed to a private auto share,
12 we would like to encourage those types of improvements.

13 COMMISSIONER MAY: Okay, thank you.

14 CHAIRMAN HOOD: Okay, any other questions? I
15 don't have any. Does the Applicant have any cross?

16 (No audible response)

17 CHAIRMAN HOOD: Ms. Kahlow, come forward. Do you
18 have any cross?

19 MS. KAHLOW: Two for DDOT and one for OP. Let's
20 start with DDOT. You heard the conversation about the bus
21 stop. Your statement says you don't know where it's going.
22 Are you supportive of maintaining a bus stop at 21st and Pen?
23 I read an article today in a not very reputable publication
24 that said you might be wanting to close that. Do you want
25 to have the bus stop at 21st and Pen?

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1 MS. PECKETT: As far as I know, everyone at DDOT
2 has plans, has no plans, sorry, has no plans to move that bus
3 stop. All of the future plans that I've seen, both
4 conceptual and more detailed do include the bus stop there.
5 The only things that we're requesting on this report is to
6 have the ADA accessibility improvements.

7 I can't say if there are future WMATA and DDOT
8 planning efforts that are bigger picture. But there's nothing
9 I've seen that shows a desire to move that bus stop.

10 MS. KAHLOW: Thank you, that's great news. Second
11 question, you didn't mention it right now but in your report
12 you mention that there's all these exacerbated -- and they're
13 doing something, the Applicant, at 21st and I, 22nd and I,
14 but not 23rd and I. And you said you wanted mitigation
15 measures at 23rd and I. Do you have anything to recommend
16 because you just said do it but you didn't say what you
17 recommend.

18 MS. PECKETT: So that became part of the rationale
19 both for the 22nd and I pedestrian improvements, which was
20 actually volunteered by the Applicant as an additional
21 mitigation. And we think that that will make the pedestrian
22 environment much safer along the entire corridor.

23 And second, the \$80,000 contribution is meant for
24 that. We did examine and talk to the Applicant about making
25 changes at 23rd and I. And due to the heavy pedestrian

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1 volumes there, those just really aren't feasible from a
2 network perspective. And it's a pretty minor impact that --

3 (Simultaneous speaking)

4 MS. KAHLOW: But you wrote that you wanted them
5 to do it. So I wanted --

6 MS. PECKETT: I'm sorry, we wrote that we were
7 looking for additional mitigations as a package, not specific
8 to that intersection. I'm sorry for the clarification.

9 MS. KAHLOW: All right, well that is a focus. It
10 is a mess right now, as you pointed out. It's impossible to
11 cross because busses are stopping in the middle of the
12 pedestrian crosswalk so people are almost killed almost every
13 day. And I don't know what to do about that. It's a very
14 dangerous intersection.

15 Okay, OP. I'm frustrated. We try to work with
16 OP, and we copied them on our, West End Citizen's Association
17 copied them on our party status letter. Why is there no
18 mention of West End Citizen's Association, the FBA, the ANC?

19 There's no mention of any of the community issues.
20 Why is there no mention? I mean, why didn't anybody contact
21 me by email or otherwise? How do we get you to try to
22 recognize our issues? Specifically, why is there no history
23 at Square 75 and 77 PUDs that went before this commission
24 about WCA's request for elevators for access for the elderly
25 and handicapped? Why is there no mention of that?

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1 MR. JESICK: Well, our report is an analysis to
2 advise the Zoning Commission on Office of Planning's review
3 of the case against the comprehensive plan and the zoning
4 regulations. We don't typically forward on community
5 comments to the Zoning Commission. They view those in the
6 record. And I'm sure they've, you know, read your statement
7 and understand what your concerns are.

8 MS. KAHLOW: Well, we haven't made a statement
9 yet.

10 MR. JESICK: Well, your application for party
11 status.

12 MS. KAHLOW: Right. But what I'm saying is years
13 ago OP used to call us or meet with us to actually discuss
14 it. And we don't have people coming to the ANC meeting or
15 anything to hear what the community comments are.

16 How do we get OP involved in our community, that's
17 the question. And we've met with OP on this issue, and here
18 we go again. I'm just raising it because this is something
19 that we have had, this particular square, we have a long
20 history with this square.

21 MS. STEINGASSER: Well, Ms. Kahlow, as you know,
22 the Office of Planning has a neighborhood planning division,
23 and we have a Ward 2 planner and a team that focuses on the
24 center city.

25 And we would be happy to advise them to reach out

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1 to you and the ANC. We do meet with the ANC as requested.
2 So we'll be happy to have them give you a call.

3 MS. KAHLOW: Okay. Is it possible that if I send
4 the letter to, a copy of the letter to Joel Lawson, that
5 he'll circulate it to them? I mean, I don't know who, your
6 people change constantly. How do we know who they are?
7 That's why we sent it to Lawson. That's what he asked me to
8 do and the meeting we have with you. So we see him. How do
9 we find out who the OP person is?

10 MS. STEINGASSER: You can send it to either Mr.
11 Lawson, to myself, or to Eric Shaw, the director.

12 MS. KAHLOW: Okay.

13 MS. STEINGASSER: And we'll pass it on to --

14 (Simultaneous speaking)

15 MS. KAHLOW: We've tried doing that. I just
16 wanted to make that notice, it's frustrating to us. They
17 don't come to our ANC meetings, our civic association
18 meetings, we don't know how to, they weren't at the meeting
19 where WMATA spoke. It's just frustrating. Thank you.

20 CHAIRMAN HOOD: All right, thank you. Let's go to,
21 I see we have Chairman Kennedy here. Would you happen to have
22 any cross for anybody or anything?

23 (No audible response)

24 CHAIRMAN HOOD: Okay, come on up. We're ready for
25 you now. It's the ANC report. And just in case you watch

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1 the stream, you go back and look at what happened before you
2 got here, I'm going to tell you what I said so you won't have
3 to wait until you get home and watch it.

4 I thought maybe you might have went to the game
5 or something, and I didn't know.

6 MR. KENNEDY: Can't afford those tickets on an ANC
7 salary. I think I'll be relatively brief. So, good evening,
8 Chairman Hood, Members of the Commission. Thank you for
9 hearing me this evening.

10 My name is Patrick Kennedy, I'm the Chairman of
11 Advisory Neighborhood Commission 2A which represents Foggy
12 Bottom and the West End. I come here to report our ANC's
13 position on this project which is one of qualified support.

14 This Commission has considered this application
15 at a number of meetings, most recently for a decision at its
16 September meeting, and voted in support by a vote of six to
17 nothing.

18 And I think there are a couple of factors that lie
19 behind our support. And there are a few factors that I wish
20 to emphasize that are a little bit more nuanced.

21 But just so far as factors and support, I think
22 that the Applicant has presented a design that will be a
23 significant improvement over the building that is currently
24 located on that site, that sort of '70s concrete building,
25 part of which was actually torn down for the office

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1 development next door.

2 From what the Applicant has presented, we think
3 it will be a significant improvement for the aesthetics on
4 that corner. And in particular, I think the urban design of
5 the building is very promising as far as how the retail will
6 engage the street as opposed to the current structure where
7 it's sort of set back under an arcade.

8 So we're optimistic about that. I think that
9 Boston Property's track record on retail is one that the
10 community is very familiar with, having developed the Square
11 54 site where GW Hospital used to be. And it was a positive
12 track record.

13 And so I think there's a residual amount of trust
14 from that development that we will see similarly quality
15 tenants attracted to this property.

16 Without getting into too much, and I'll circle
17 back to this at the end, I think the other thing that really
18 tipped a lot of people in support of this was the
19 comprehensive public benefits package that was proffered by
20 the Applicant.

21 They have gone through the process many times
22 under the Council, Mr. Avitabile. And so they know the
23 community very well. They engaged, I think, with the
24 appropriate members of the community, community
25 organizations, and community members.

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1 And I think, you know, this having been my
2 probably I guess fourth year as chair and fifth on the
3 Commission, you know, I've been to a number of the PUDs now.
4 And I think this one is really the best community benefits
5 package.

6 It reflects priorities from all corners of the
7 neighborhoods. We have projects in the West End, we have
8 projects in Foggy Bottom. There is a distinct bent to it
9 where it is focused on parks and public spaces.

10 But I think consequently, we're going to see a lot
11 of improved parks and public spaces in the community. It was
12 very responsive to community priorities. And so, you know,
13 while they can proffer whatever they want, I think they
14 really took into account community requests, and frankly
15 fulfilled most community requests.

16 So I think the benefits identified hit on a number
17 of community priorities, and we appreciate the responsiveness
18 to that, and we think that the total value of the amenities
19 is certainly commensurate with the zoning flexibility being
20 sought.

21 As far as caveats, as though I mentioned earlier,
22 there is a concern that I've expressed, and I think this is
23 true for a number of GW developments, is just we have to make
24 sure that we're being faithful to the campus plan.

25 This campus plan which went into effect in 2007

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1 was built, as you know, to grow up not out. You know, it was
2 a plan that would be predictable for the long term, the 20
3 year term of the campus plan that we would have a picture for
4 what the University's development would look like in the
5 community, that it would not stretch outside of its campus
6 borders.

7 And I think the University has mostly lived up to
8 that, and has even retrenched from some off-campus property.
9 So in that respect, they've fulfilled their commitments.

10 But I think, you know, much as we support this
11 project, I don't think we want to see a trend established,
12 or certainly a precedent established where sites that were
13 designated for academic or administrative use or student life
14 use, other uses that are more directly related to the
15 University's mission, are redesignated for investment
16 purposes.

17 And so the inclusion of Rice Hall in this was a
18 bit of a moment of pause for me and I think some of the other
19 Commissioners just so that we make sure that the University
20 is, you know, sits on very valuable real estate. There's
21 conceivably no limit to the extent to which they could
22 capitalize on their real estate if they were to use it for
23 commercial purposes.

24 We understand that the Pennsylvania Avenue
25 proximity is particularly important for them. And so

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1 strategically they felt that it was important to develop this
2 site. But I think the community wants some assurance that
3 this is sort of the end of the line for that.

4 We really want the uses that are designated under
5 the campus plan to be durable and upheld for the term of the
6 plan. While we're open to changes that respond to things as
7 they evolve over the course of a 20 year term, broadly
8 speaking I think that was something that we just wanted to
9 put out for the record that we very much rely upon the
10 representations that are made in that plan, and we would hope
11 that it would be followed moving forward.

12 I also would note in relation to the relocation
13 of uses from Rice Hall, a concern that I think was raised and
14 has been raised in other developments is for the uses that
15 are displaced from this property, where do they go elsewhere
16 on campus because there's not an offsetting development site
17 that is proposed to directly accommodate administrative uses.

18 And to that end, you know, we wanted to make sure
19 and we want the final zoning order to reflect that the uses
20 that are displaced from Rice Hall will not replace student
21 serving functions under campus boundaries.

22 That was a priority that I had as a student, and
23 I know that it has been carried forward by some members of
24 the student association and current students more generally.

25 So we just want to make sure that when

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1 administrative functions are relocated from Rice Hall, that
2 they don't crowd out student serving functions in other areas
3 of campus as I experienced on a couple of different occasions
4 during my time at the University, not directly as a result
5 of development but due to other priorities.

6 So I think that was one aspect of it. I will say
7 I had a meeting with Alicia probably Monday last, and it was
8 a very productive one. She was very specific and very
9 responsive to that concern. And I believe that GW has
10 stipulated to certain things in their filings, and
11 specifically a commitment as it relates to uses not crowding
12 out student serving purposes.

13 So from my conversations with Ms. Knight, I'm
14 confident that the University has a path forward on this that
15 will not necessarily adversely impact students or other
16 academic uses without getting into the internal politics of
17 how they, you know, parcel out office space on their campus.

18 I think the broader concern that we had which was
19 just foregoing administrative uses on this site, meaning
20 crowding out some other use elsewhere, I think we're broadly
21 satisfied that that won't happen in this case, but would like
22 that memorialized for the record.

23 The final thing I'll note as a broader
24 neighborhood concern over a number of years, and certainly
25 people who have lived in the community longer than I have can

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1 speak to this, is Pennsylvania Avenue has largely been turned
2 into a dead street outside of workday hours during the week.

3 There's no mix of uses on the Avenue. Most of the
4 more low density or older row house structures that by their
5 nature were more attractive to lower income small business
6 tenants, they have mostly been eradicated through
7 development, whether it's institutional in nature, GW, IMF,
8 World Bank, or otherwise.

9 And that has largely, I think, been completed on
10 the segment of Pennsylvania Avenue between 17th and 23rd.
11 This project is not really going to worsen that cycle because
12 the current office structure there contributes immensely to
13 the aesthetic decline of Pennsylvania Avenue.

14 So in that respect, it's an improvement. But
15 there are some tenants on the site who are longstanding
16 members of our business community, in particular the barber
17 shop that I believe is located across the street even before
18 it was on this site on the 2100 block of Pennsylvania Avenue
19 next to I think where the Circle Theater used to be and some
20 of the older shops that used to be where the International
21 Finance Corporation is.

22 The upshot is they have a long history in this
23 community. The dry cleaner has a long history in this
24 community. TGI Friday's is not a beloved local business, but
25 some people get use out of it.

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1 But I think, you know, in view of the University's
2 rather large real estate portfolio, and we have had
3 discussions with them about this, we would hope that they
4 could make allowances for the relocation of those small
5 business tenants in particular so that they can continue
6 their tenancy in the community.

7 They've come to be valued and relied upon. If you
8 like my hair cut, I get it at Puglisi. I would prefer not
9 to go elsewhere. If you don't like my haircut, I got it
10 Fantastic Sam's or somewhere else. So I would just point
11 that out for the record that, you know, we do continue to be
12 concerned with the loss of spaces for our small businesses.

13 And in particular on the project next door which
14 was the very first one that I testified to as part of a
15 zoning case, there were four row house structures that housed
16 small businesses that were lost. And some of them relocated
17 nearby, but further in to the office core and away from sort
18 of the residential heart of Foggy Bottom.

19 And so we're just very cognizant of how change,
20 in as much as it might be beneficial for other reasons, is
21 affecting the character of the community.

22 And we would hope that given GW's substantial real
23 estate offerings and the representations that they have made,
24 sort of one-on-one with me in a different setting, but
25 hopefully they can accommodate those tenants. But I want to

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1 spotlight that as an issue of note for the record.

2 The final thing I will close with is just to
3 underline I think this is the best project that I've worked
4 on in a zoning matter in my tenure as chair, and this will
5 be my last as chair after four years.

6 I've seen the good, I've seen the bad, and I've
7 seen the ugly. And I just want to spotlight for the record
8 that Boston Properties has been very accommodating to us in
9 our different meetings over the years.

10 And I think they've gone above and beyond as far
11 as engagement is concerned. In particular, I'll spotlight
12 just one thing that took place after the ANC passed its
13 resolution on this matter, so there was really no change in
14 our position, there was nothing for them to be gained from
15 this.

16 But they went above and beyond for a particular
17 commitment for the school garden at Francis Stevens and
18 agreed to contribute even more money than they had proffered
19 in their package just to make sure that they were whole on
20 the project to create the school garden for the kids there.

21 And I think that just reflects an extraordinary
22 measure of good faith. And you know, regardless of the
23 merits of the project, I want to put out for the record that
24 we appreciate that in the community.

25 That school means so much to us, we saved it from

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1 closure. And having Boston Properties as a partner for that
2 among all the other tremendous parks improvements in the
3 community that were identified as priorities is going to be
4 really fantastic for us.

5 So with that having been said, I would like to
6 thank you for your consideration of the ANC's views and I'm
7 happy to answer any questions.

8 CHAIRMAN HOOD: Okay, thank you, Chairman Kennedy.
9 Let's see if we have any questions or comments up here.
10 Okay, did you, did I hear you say that, some things go by me
11 fast but I stopped when you said this will be my last PUD.
12 When you say that, are you saying that Foggy Bottom's not
13 going to have anymore PUDs or --

14 MR. KENNEDY: No, I'm saying somebody else will
15 have the pleasure of coming to these hearings in the future.

16 CHAIRMAN HOOD: Okay, okay. So you're not going
17 to re --

18 MR. KENNEDY: We have a term limit, so this is my
19 swan song as chair.

20 CHAIRMAN HOOD: Oh, so but you'll still be
21 involved on ANC pretty much?

22 MR. KENNEDY: For the time being.

23 CHAIRMAN HOOD: Okay, good. And the reason I say
24 that is because I think you have brought, I've been here
25 through the long haul. I remember when there was no talking,

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1 nothing. We already knew, the Zoning Commission at that
2 time, we knew what was going to happen when GW was coming.

3 We knew that what type of hearing we were going
4 to have. So everybody that was saying, I can let you all in
5 this because that was some years ago, everybody would say
6 make sure you eat your dinner, because you're not going to
7 be able to eat it. You're going to be, it's going to be too
8 late when we leave.

9 We already knew what we were expecting whenever
10 we got a GW case. So I want to commend you and I think your
11 predecessor, I can't think of the young lady's name.

12 MR. KENNEDY: Florence Harmon?

13 CHAIRMAN HOOD: Ms. Harmon, and who have started
14 trying to, I saw the gap bridging together a little closer
15 when she got in place. Not saying anything about some of the
16 ones who were before that because even, I believe it or not,
17 the ones, bless her heart, she's deceased now, but she told
18 me with her cane.

19 She said I'm going to watch you. She was shaking
20 that cane at me. I think it was Ms. Harriet Hubbard.

21 (Simultaneous speaking)

22 CHAIRMAN HOOD: Dorothy Miller, no we worked it
23 out. Yes, I know Dorothy Miller. But it was her and Hubbard
24 as well. So that just shows you how far it went back. But
25 when you said that to me, I said all the work that you've

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1 done, and your predecessor, and probably I don't know who her
2 predecessor was, I can't remember.

3 MR. KENNEDY: Rebecca Coder?

4 CHAIRMAN HOOD: Probably her too, yes. It started
5 around in those times and I can tell you from what the Zoning
6 Commission looked at, I'll be right now honest, my colleagues
7 are gone and I'm still here, but a number of us just never
8 thought we would see this day.

9 So I'm glad to have been here to see this day
10 because I never thought it would have ever come. But it did
11 come. So not saying that you're not going to have
12 disagreements, you're not going to have other issues as
13 you're working it out, but they're talking now and I think
14 that's very important.

15 So hats off to you and those who came before you
16 for us getting to this point because I think even with my two
17 friends who are always threatening me, I think even with
18 their involvement it made it a better situation for everyone
19 down in that area.

20 And Ms. Kahlow, they're still here fighting that
21 good fight. So I want to say that I think with everyone
22 involved, I don't want to leave them out because they were
23 there with us through the long hall, they probably were there
24 before I got here.

25 And I'm getting ready to go on 20 years, so I can

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1 just tell you to see things come together makes a big
2 difference. That's my soapbox, I'm actually talking too
3 long. Any other questions up here?

4 (No audible response)

5 CHAIRMAN HOOD: So keep up, we appreciate what
6 you've done. Any cross from the Applicant? You have any
7 cross?

8 (No audible response)

9 CHAIRMAN HOOD: Okay, Ms. Kahlow. Okay. Thank
10 you very much, we appreciate it.

11 MR. KENNEDY: Thank you.

12 CHAIRMAN HOOD: Okay, so now I'm going to
13 organizations and persons in support. Do we have any
14 organizations or persons who would like to testify in
15 support? Okay, ma'am, let me go to the -- oh, okay. Do I
16 have a list? Every person who -- okay, well let's go ahead.

17 MS. SCHELLIN: I think he's got the first case.
18 It should be the other case.

19 CHAIRMAN HOOD: Okay, there it is.

20 MS. SCHELLIN: There you go.

21 CHAIRMAN HOOD: There it is. Okay, so everyone
22 who wants to testify in support, come up at this time. We
23 have three other seats. Okay, so we're in with this panel.
24 You all look pretty young, are you students?

25 (No audible response)

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1 CHAIRMAN HOOD: Okay, well maybe I shouldn't say
2 anything then because I look like a student as well. So you
3 can go ahead. Let's start to my left.

4 MS. GALLICCHIO: All right, thank you. My name is
5 Anna Gallicchio, and I'm a current resident of Foggy Bottom
6 and a student at the Elliot School of International Affairs
7 at GW. I'm here today to testify in support of the
8 construction and the redevelopment project at 2100 Pen.

9 And I would like to start off by bringing your
10 attention to one critical point on the student end of the
11 spectrum. At GW today, thousands of students of all ages
12 come to start and finish their education.

13 And with that in mind, projects such as this
14 create non-tuition revenue for investment projects and to
15 improving the resources and facilities that students like
16 myself can utilize to receive even a greater education.

17 Investment into GW will not only help to increase
18 the worth of my own education, but will foster a diverse
19 community of residents, of intellectuals and future leaders.

20 The growth of this institution will also be an
21 investment into the future of the Foggy Bottom community,
22 creating more spaces for businesses and community members
23 alike to work to the betterment of the region and of the
24 City.

25 So as a student and a community member, I am in

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1 full support of the construction at 2100 Pennsylvania Avenue
2 and look forward to seeing the progression of this project
3 from illustration to reality.

4 CHAIRMAN HOOD: Thank you. Next?

5 MR. O'BRIEN: Good evening, Mr. Chairman, Members
6 of the Zoning Commission. My name is Colin O'Brien, I'm also
7 a student of George Washington University in my second year.
8 I'm a resident of the Amsterdam Hall residence hall on H
9 Street and 23rd, so I live very close to the I Street retail
10 area.

11 It's incredibly convenient for me as a student and
12 other students in the area, Shenkman Hall is another
13 residence hall there, to have a grocery store, dining
14 options, all this retail area just a few blocks from our
15 campus as well as the Metro station.

16 And the best part about this is a student from
17 western Massachusetts, a small town, is that this area is
18 sort of our Main Street of campus and has the most community
19 feel. And it's sort of where GW as a University comes into
20 contact the most with the Foggy Bottom and West End
21 communities through these retail stores, Whole Foods,
22 restaurants.

23 And so you know, the rush of workers, people going
24 back and forth to the Metro, people eating outside at Circa,
25 hearing those conversations, you know, street performers,

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1 musicians, hearing those on the way to class, on the way to
2 work, this really feels like the nucleus of campus, and
3 adding this development here will really extend that I Street
4 corridor.

5 And as was already mentioned, it really will
6 become the Main Street of GW and the Main Street of Foggy
7 Bottom and track residents from across the District and as
8 well as really bringing out more students to the area who
9 already live on campus and getting them in contact with our
10 community members who, as we've all spoke about tonight, have
11 increasingly better relationships.

12 This is only going to improve upon that. Thank
13 you.

14 CHAIRMAN HOOD: Thank you. Next?

15 MS. LIU: Good evening. My name is Meredith Liu,
16 I am a second year student here at the George Washington
17 University. I am studying business administration.

18 As a student of the School of Business, GW has
19 given me solid basic foundations of economics. One principle
20 of economics that I really see affecting the sustainable
21 future is the power of incentives.

22 So GW is an institution that is strongly committed
23 to sustainability, it even lists sustainability as one of its
24 nine core values. This building will become the 11th project
25 of GW in just the last decade to receive LEED certification.

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1 Tying this back to incentives, when a world
2 renowned institution like GW takes the first steps into
3 creating a more sustainable future like buildings with this
4 project, it increases incentives for other institutions to
5 take the same initiatives as GW.

6 So this project will not only make our own Foggy
7 Bottom community more sustainable, but it will also take the
8 lead for other sustainable initiatives in other communities
9 to occur. This project really creates a sustainable for GW,
10 the Foggy Bottom community, and onward. So I thank you for
11 taking my thoughts into consideration.

12 CHAIRMAN HOOD: Thank you. Next?

13 MS. WETMORE: Good evening, my name is Finley
14 Wetmore, I'm a current sophomore at GW. I'm studying systems
15 engineering and minoring in sustainability and organizational
16 sciences.

17 Just a fact about me, I'm an exceptionally
18 indecisive human being. When it came for applying to
19 college, I applied to 21 schools in every part of the country
20 for entirely different programs and majors, and quickly
21 realized my mistake when acceptances came in and I actually
22 had to choose where I wanted to go.

23 But I'm also an exceptionally lucky person because
24 I came to college having already found my passion, which was
25 the environment. So using this metric, my decision became

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1 really simple. I chose GW because of its devout commitment
2 to on-campus sustainability and to the sustainable
3 development of DC.

4 And I'm really proud to be standing here today,
5 proving how real those commitments are. The 2100 Pen project
6 has been meticulously designed to meet those high
7 sustainability standards. For me, I'm most excited about the
8 green roof that has been planned for the top of campus, or
9 the top of the building, sorry.

10 Water savings, energy conservation, rainwater
11 recycling, as well as a reduction in storm water runoff.
12 Buildings like the Milton Institute and the Science and
13 Engineering Hall define our campus and our City as
14 environmental allies.

15 Adding this building to Pennsylvania Avenue will
16 continue to prove DC's commitment to sustainability to every
17 person who interacts with it, and I truly hope you'll support
18 it. Thank you.

19 CHAIRMAN HOOD: Thank you. Next?

20 MR. DICKSON: Good evening. My name is Robert
21 Dickson, I'm a second year student studying political
22 communication at GW School of Media and Public Affairs. I'm
23 here tonight as a student to voice my support for this
24 project.

25 With the Avenue project, GW created a greater

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1 sense of community for all residents of Foggy Bottom. You
2 don't need to be a GW student to celebrate the benefits
3 directly on campus. All members of the community can grab
4 lunch with family members and friends and appreciate the
5 improvements to Foggy Bottom.

6 The Square 75 project will do the same. Extending
7 the I Street retail corridor is smart for many reasons,
8 specifically increase tax revenue and additional locations
9 to develop a stronger sense of community.

10 The District benefits from the revenue, and GW
11 students and Foggy Bottom community members receive new
12 retail offerings. These benefits are lasting to the
13 community. The new retail offerings are notably special for
14 GW students due to our unique dining plan.

15 Rather than the traditional dining hall, we use
16 our student ID to purchase food on campus and around DC. So
17 potentially providing additional locations for students is
18 greatly helpful for the dining program.

19 All students living in GW residence halls use this
20 dining plan, so these new vendors would help thousands of GW
21 students alone, not to include all those working or residing
22 in Foggy Bottom.

23 In addition to the praise-worthy improvements of
24 the 2100 building itself, the project will benefit the
25 community by improving local parks and the Foggy Bottom Metro

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1 station. Updates to the WMATA station help commuters like GW
2 students, residents of the area, and tourists looking for
3 simplified public transportation.

4 In conclusion, I support this project because of
5 its monumentally positive contributions to the GW and Foggy
6 Bottom community. This is a win-win for all of those who
7 reside, study, work, and visit our community. Thank you for
8 your time and your service to the District.

9 The one thing that I didn't include in my written
10 testimony, but that Alicia noted in her testimony that I find
11 important to share is that no student space will be taken
12 from the relocation of Rice Hall.

13 As a student in multiple leadership roles on
14 campus, I really know the value of student space, and applaud
15 GW for reserving the space for students. Thank you.

16 CHAIRMAN HOOD: I want to thank you all. You all
17 have done a very good job in coming in and providing
18 testimony. Let's see if we have any questions of you.
19 Commissioner Shapiro?

20 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. And
21 I would agree with you, I appreciate the extremely
22 intelligent remarks and the broad range of perspectives too,
23 it's very helpful to hear.

24 I'm just curious what brings you to take the time
25 out to come tonight. I really am. There's so many other

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1 things you could be doing. Are you in student leadership
2 roles already, how --

3 MS. GALLICCHIO: I can answer that for myself.

4 COMMISSIONER SHAPIRO: -- did you hear about it?
5 You know, I so appreciate it.

6 MS. GALLICCHIO: So for me, I'm an international
7 affairs major, but I'm concentrating in international
8 development and minoring in economics and sustainability,
9 which is a kind of diverse group of areas.

10 So after kind of learning more about the project,
11 I've kind of grown a passion for understanding more about it,
12 and I think it's helped foster my education in kind of being
13 able to participate in this process. So for me, that's kind
14 of why I'm here tonight.

15 COMMISSIONER SHAPIRO: Thank you. Yes, any other
16 quick thoughts, I'm just curious. You don't all have to
17 speak, but if there's anything that --

18 CHAIRMAN HOOD: I would like to hear from Ms.
19 Indecisive. I mean, anybody can do it. We're going to take
20 time because I would like to hear from you.

21 MS. WETMORE: Yes, of course. Yes, so I basically
22 came, again as I said, I came to GW knowing that I was
23 passionate about the environment. And so when at orientation
24 I saw a green shirted person and I pointed directly at them
25 and I was like I belong to you, I know that I'm going to be

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1 with you.

2 And that's how I got involved with Eco Reps who
3 are our student leaders on campus who work with the
4 University to make sure that sustainability is not only a
5 commitment that the University upholds with its development
6 projects, but it's something that's actually visible on
7 campus that students know that the University is committed
8 in doing some of the small things like water bottle filling
9 stations, stuff like that.

10 So that's how I got involved with this particular,
11 the Eco Reps on campus. And then through that I met people
12 who are working on this and became really involved.

13 And I also, I really love committee meetings like
14 this. I used to go to them in high school, and I'm kind of
15 a nerd about them. So I really enjoy them. So I'm really
16 happy to be here.

17 CHAIRMAN HOOD: Okay, we probably need to play
18 that just before all of our hearings. Okay. Let's see if,
19 anybody else? Yes?

20 MR. O'BRIEN: I didn't actually mention anything
21 about sustainability in my testimony, but I am also a member
22 of our Eco Rep program here at GW.

23 We also have two freshman Eco Reps in the back,
24 so they are even more eager to be here and take time out of
25 their busy schedules because we know that the environmental

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1 impact of this building is going to be so great. So that was
2 sort of something that made me passionate about testifying
3 tonight.

4 MS. LIU: So I came into GW with little to no
5 interest at all in economics or sustainability. And coming
6 into GW and seeing their just commitment to sustainability
7 and being exposed to all these unique projects, and again,
8 like, our Eco Rep program, that really, really, really got
9 me excited about sustainability.

10 And also as a business student, I was required to
11 take economics courses, and I had no idea I would like that.
12 So just the combination of the both just really spurred my
13 interest in that, and I would say that GW specifically just
14 coming into college and having their, like, just their
15 commitment to sustainability really, really got me interested
16 in that.

17 CHAIRMAN HOOD: Okay, anybody else? Okay, we're
18 good. Okay, thank you. Did we do cross? Oh, we didn't.
19 Mr. Avitabile, do you have any cross? Ms. Kahlow, do you
20 have any cross? Okay, thank you all very much. We
21 appreciate you coming out and taking the time.

22 Okay. Let's go to the party in opposition. And
23 I'm going to preface this. And I'm sure Ms. Kahlow -- did
24 we get the undeclared person?

25 (Off-microphone comment)

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1 CHAIRMAN HOOD: Okay. I'm sorry. We need to do
2 that afterwards, right? Undeclared is last. Okay. I'm
3 still learning the rules myself. Undeclared goes after.

4 (Off-microphone comment)

5 CHAIRMAN HOOD: After the opposition. Okay, I'll
6 let you begin, Ms. Kahlow. But I think you more or less on
7 the, it seems like there's some things that are still
8 outstanding.

9 MS. KAHLOW: There are.

10 CHAIRMAN HOOD: Negotiations --

11 MS. KAHLOW: Because I --

12 CHAIRMAN HOOD: I wouldn't say from what I heard
13 from you that you are, and I'm going out on a limb here. I
14 wouldn't say that you are opposition. I would say that
15 you're just a good negotiator.

16 MS. KAHLOW: I think --

17 CHAIRMAN HOOD: Is that fair?

18 MS. KINDER: Thank you very much. That's correct.

19 CHAIRMAN HOOD: Is that a fair assessment?

20 MS. KAHLOW: That is a fair assessment.

21 CHAIRMAN HOOD: Okay. Okay.

22 MS. KAHLOW: We were close, but not, no cigar.
23 I, Barbara Kahlow, live at 820 5th Street. Tonight I'm
24 testifying on behalf of the West End Citizen Association, the
25 oldest Citizen Association in Foggy Bottom West End area.

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1 We started in 1910, one of the oldest in D.C.

2 WCA is primarily interested in maintaining the
3 quality life for the existing residential community in Foggy
4 Bottom West End. We requested party status, and indicated
5 four areas.

6 There are now a few more that I'll be mentioning
7 today. There will be six, since we didn't have some of the
8 material until later. Four of them have to do with
9 transportation.

10 One we've already mentioned today was the need for
11 the \$350,000 dollar amenity contribution for WMATA to be,
12 these are the Chairman's words, strongly encouraged for a
13 WMATA elevator access at the Foggy Bottom, for the Foggy
14 Bottom Metro Station, especially for the elderly and
15 handicapped.

16 Just an aside, it is the eighth busiest metro
17 station in the system. The only one without a second
18 entrance. And that's why they want to do it. But they have
19 so many other things they're doing, they're not doing it now.

20 But it's on one side of 23rd Street. And we would
21 love to have an elevator on the other side of 21st Street,
22 exactly, 23rd Street, exactly opposite.

23 As I mentioned earlier, 23rd and I is a mess. And
24 it's hard to get across because of all the cars illegally
25 blocking the pedestrian access. And elderly and handicapped

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1 people, it's impossible. But we'd be happy enough to have
2 an elevator next to the other one. And I'll be mentioning
3 that.

4 The second was the relocation of the bike share
5 station. We would prefer one of the other two options. Not
6 federal parkland. We'd like it on site.

7 Or we'd like it in something that ANC Chairman
8 Patrick Kennedy came up with, which is some unused space
9 directly south of the parkland, on I Street. And either
10 place would be fine. But not on federal parkland. And I'll
11 discuss that.

12 The third is the bus stop, which we were thrilled
13 to hear today that is going to be continued. And the fourth
14 was exacerbating failing traffic at the I and 23rd, that DDOT
15 suggested needed more mitigation today. They didn't specify
16 what.

17 So, let's talk about the elevator first. We have
18 talked about it some. There are three possible locations on
19 either corner on 23rd and I. There's right now a dorm on one
20 side, and retail, Square 54, on the other.

21 And there may or may not be, as Mr. Avitabile
22 said, the underground network there for them to easily put
23 the elevator right now. And the other one is right next to
24 the existing elevator, which clearly has the capacity.

25 The reason that's important is because the

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1 existing elevator rarely works. I'm a user, because I can't
2 do stairs. And the escalators are often not working. And
3 people have difficulty if they can't use the elevator. Then
4 they have to take a cab, or they have to walk to the next
5 station.

6 And then I quote from the applicant's submission
7 about what they said in the submission.

8 I think it's important that you need to know that
9 the Ambulatory Care Center is at 22nd and I. So, there are
10 a lot of disabled people that come to this site. There are
11 a lot of elderly. And we need something that works, so that
12 we can use Metro.

13 And as I said in the questioning, cross
14 examination, Metro said it was \$350 grand. And they
15 suggested we ask for it.

16 The second was the Capitol Bike Share relocation.
17 The existing one is at the corner. And they suggested three
18 locations. We do not want the precedent of moving it to a
19 federal parkland.

20 If we start with that all of the city will start
21 moving bikeshares, instead of next to properties that should
22 have it, on to federal parkland. And we have less parks.
23 And we don't want it there.

24 And if Mr. May were here I think he'd probably
25 say, good point. We'll take it either, and I hope they do

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1 consider the suggestion of Mr. Kennedy, or on site. Either
2 of those would be fine with us.

3 DDOT's preference in their stated report was for
4 relocation on site. So, D.C. prefers on site. We'll take
5 DDOT's on site, or we'll take Mr. Kennedy's. But we don't
6 want the parkland.

7 The third was the bus stop. And we've gone
8 through that many times. This bus stop is one of the most
9 used bus stops in anything. Because it's, residential
10 community feeds into it.

11 Students, and elderly, and handicapped, they
12 couldn't go anywhere else. So, we really need to maintain
13 that bus stop. And we'll have to go to hearings if you don't
14 do a strongly encourage in your order.

15 Now, the failing traffic, we also asked DDOT. We
16 have three center sections that have very bad levels of
17 service degradations, one of which was 23rd and I Street.

18 They're fixing 22nd and I with pedestrian stuff.
19 They're adding a stop light at 21st and I. But doing nothing
20 on 23rd and I. Right now it doesn't work.

21 I mean, I'm going to be run over every time I
22 cross the street. And I have to cross it because I live on
23 the other side of 23rd Street, to be able to go to Whole
24 Foods.

25 Something needs to be done. I don't know what.

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1 But if DDOT could actually look at that. I don't know if
2 you're actually there during the day when you see nobody can
3 cross.

4 Because all the busses are in the middle. So, you
5 can't get across in the crosswalk. That would be helpful if
6 you all could come up with something, working with Boston
7 Properties.

8 Non transportation we have two concerns. One was
9 the excess height along I Street. We object to any height
10 over 110 feet, no matter what was in the campus plan.

11 The WCA successfully objected to the Boston
12 Properties proposed 130 feet along I Street for Square 54.
13 The Zoning Commission said fine. But NCP said, not fine.

14 So, as a consequence the dormitories, not
15 dormitories, they're apartment buildings, excuse me, on, at
16 Square 54, or near all that retail, is 120 feet. Everything
17 is 110 feet from I Street, from 23rd on through this street.

18 And 130 feet would be a terrible precedent. It
19 would change the scale of that part of Foggy Bottom. We like
20 that there is a setback. But it's not enough. So, we
21 objected to that. And we think that the precedent would be
22 bad.

23 The penthouse commercial habitable space is very
24 unusual. The WCA Board met with the developer. And we
25 talked about this and said, and I could show you the page in

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1 the application.

2 It shows that the penthouse, a lot of it is going
3 to be commercial office space. And he's, and of course, as
4 you know, they're asking for, they said there's only a
5 limited area for mechanical equipment. So, they want relief
6 from that.

7 We don't know. They didn't know of anyplace that
8 had a, basically another half floor of commercial office
9 space. I know you're going to get some housing reduction
10 plus fund money. But again, it's a precedent issue.

11 The other times that you all have allowed it in
12 our neighborhood for PUDs, you've had it for conference
13 spaces, swimming pool, changing rooms, Board conference
14 spaces, and residential buildings. A number of those we're
15 familiar with.

16 This is the first time that it's a commercial,
17 basically an additional floor of commercial office space.
18 I know that you all are trying to be a little more flexible
19 on this, the Office of Planning and the ZRR.

20 However, I don't, we are questioning if it's even
21 consistent with the intent of the Height of Buildings Act to
22 have basically another half floor of commercial office space.
23 And we would actually like a look in on that.

24 As for agency reports, as I said in the thing,
25 neither OP in its setdown report, or its final report made

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1 any mention of the WCA concerns.

2 Most importantly, the history for Square 75 and
3 77, where there are alley closings and PUDs, where said we
4 want an elevator to have the second entrance, and then now
5 the second entrance is on a slower burner. And you had no
6 history.

7 Luckily, Mr. Hood, who's been with us forever, and
8 Rod Miller knows him from his Council days when we did the
9 alley closings, we've been wanting something for elderly and
10 handicapped for a long time.

11 What I did was, I attached a copy of the
12 applicant's email back and forth, saying at that point,
13 unlike today, that they would be happy to have a dedication.
14 Or, as the Chairman said, strongly encourage for the \$350
15 grand when WMATA does it for a second elevator, either on
16 site, or across the street.

17 And in DDOT's report for the \$80 grand they want
18 is for SmarTrip cards for building tenants, encouraging moto
19 splits, station prudence, et cetera. We don't want that to
20 come out of our \$350,000 dollars. Because that would, then
21 we couldn't have an elevator.

22 But meanwhile, our key request, and as you, right,
23 we are, we don't object to this project, is to get the Zoning
24 Commission to strongly encourage that the bus stop remain,
25 and that the \$350,000 dollars be devoted to an additional

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1 elevator access for elderly and handicapped in our community.

2 They need it. And we really, we've been through
3 this so many times with you guys. We'd appreciate it. Thank
4 you very much.

5 CHAIRMAN HOOD: Thank you, Ms. Kahlow. I'd just
6 rather call you a professional negotiator.

7 MS. KAHLOW: Thank you.

8 CHAIRMAN HOOD: But let me just say that I
9 appreciate your testimony here. What I am going to do is,
10 because I have to make sure that what we do is, I believe
11 it's sufficient and in order.

12 MS. KAHLOW: Right.

13 CHAIRMAN HOOD: I'm going to ask our Counsel, Ms.
14 Schellin to look at this. Because I don't want to deal with
15 anything that's not in my purview. I hate to use that word
16 nowadays. But anything that's not in my purview.

17 And then when we can, I need to talk to them about
18 the language of strongly encourage. And then also, I know
19 that Mr. Avitabile is going to be working with some stuff
20 also, take a look at it.

21 MS. KAHLOW: He --

22 CHAIRMAN HOOD: Things that are not within our
23 purview we really, actually it's not for us to make a
24 decision. I know some things that are going to happen our --

25 But at least that's an attempt that we can make,

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1 Ms. Kahlow, that will help some of these things that are here
2 for us to be able to deal with. So, I'm going to ask our
3 Counsel to do that.

4 MS. KAHLOW: Thank you.

5 CHAIRMAN HOOD: And we'll go from there. And
6 then, Mr. Avitabile, I'm sure you all will respond to some
7 of those things. Some of the things --

8 MS. KAHLOW: And --

9 CHAIRMAN HOOD: -- I'm sure are up to WMATA. So,
10 you know --

11 MS. KAHLOW: If Mr. Evans comes up with something
12 on WMATA letterhead, could you keep the record open? Since
13 he is in the middle of discussing it with them.

14 CHAIRMAN HOOD: Oh, I believe the record's going
15 to be, well let's see. But I believe he record's going to
16 be kept open anyway.

17 MS. KAHLOW: I mean, do you accept -- you'd accept
18 something from WMATA is what I'm saying, on -- He wouldn't
19 use his Council letter if he's using WMATA's.

20 CHAIRMAN HOOD: Yes. If the Council Member --

21 MS. KAHLOW: Yes.

22 CHAIRMAN HOOD: -- wants, in his capacity wants
23 to submit something we'll leave the record open for that.

24 MS. KAHLOW: Thank you.

25 CHAIRMAN HOOD: Okay. And I'm going to ask,

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1 they'll probably kill me for this. I'm going to ask
2 Commissioner May and Mr. Turnbull to read the record.

3 MS. SCHELLIN: Commissioner May was planning on
4 participating.

5 CHAIRMAN HOOD: Okay.

6 MS. KAHLOW: I think because of the National Park
7 Service he really needs to --

8 CHAIRMAN HOOD: Okay. What about Commissioner
9 Turnbull?

10 MS. SCHELLIN: We didn't discuss it. Because he's
11 --

12 CHAIRMAN HOOD: Just asking. Tell him that --

13 MS. SCHELLIN: Yes. But I'm sure he will.

14 CHAIRMAN HOOD: Yes. Tell him the Vice Chair
15 asked him to read the record.

16 MS. KAHLOW: The Vice Chair?

17 CHAIRMAN HOOD: No, I'm just delegated.

18 CHAIRMAN HOOD: Okay. So, any questions of Ms.
19 Kahlow? Okay. All right. Any cross? Does the ANC have any
20 cross? Okay. Thank you, Ms. Kahlow. We appreciate it.

21 Okay. Let's go to any persons who are in
22 opposition. Now, let's go to undeclared. Now, we finally
23 got there. Turn your mic on, introduce yourself. Is your
24 mic on?

25 MR. ABRAVANEL: Thank you very much. I've been

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1 a long term resident, over 30 years in the District of
2 Columbia. I'm very interested in the landscape and in the
3 buildings. And in the prerogatives that some seem to have
4 to maybe do things that really are not very useful for the
5 city. And therefore, I have come out on a number of
6 occasions.

7 I recall when I first met Mr. May was when the
8 National Capitol Planning Commission was meeting over the
9 Height Act. And I believe that he took one of the boldest
10 stands at the time.

11 And was very instrumental in getting official
12 recognition for what many of the people in the audience at
13 that time, and oftentimes it had 50 people or more, felt was
14 really essential for maintaining the appropriateness of
15 Washington, DC as a capital city.

16 So, I'm sorry that he wasn't here today. I think
17 he would have a lot of things to say. And I respected his
18 judgment very much.

19 I think I have a fundamental issue with a lot of
20 what I've heard tonight. The last speaker reflected a number
21 of my points. And I may just reiterate them very briefly.

22 If we were to get the picture that we had up there
23 on the screen before of the layout of the land, that could
24 be helpful. I don't know whether you can reset that.

25 As I see it there are several problems for this

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1 little piece of the city. It's a small section, just a few
2 blocks. But there are a number of issues and problems that
3 really should be thought about.

4 First, it's a pair of blocks that has so much
5 going on. There is, as has already been said, a metro
6 station there. That means that thousands of people are being
7 expelled by the metro, or who are approaching the metro in
8 order to use it.

9 There are busses, D.C. busses that pass along 23rd
10 Street at a regular rate. There are ambulances that go to
11 the GW Hospital or to the Medical Faculty Associates, which
12 is on I Street and 21st.

13 There are Kennedy Center busses which take people
14 from the metro to the Kennedy Center. There are ambulances
15 that take people from the metro and elsewhere to the
16 ambulatory and medical faculty associates.

17 From that point of view alone it's a very crowded
18 and perhaps overly used street for just two blocks. So, on
19 I Street, 21st, 22nd to 23rd, it's intensely used.

20 I think if we were to talk about sustainability
21 it would be, how do you maintain an area which is so overused
22 in some reasonable way?

23 So, from my perspective, rather than building
24 higher, building more, increasing density of all kinds,
25 traffic, human, bicycle, and let's get to a couple of others

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1 in a little while, that we should be thinking about how to
2 use those few blocks in a much more sustainable way.

3 And here I'm talking ecologically,
4 environmentally, as well as in a human way that's
5 sustainable. I can understand GW's need for additional funds
6 at this time. They've built a lot. They've gotten involved
7 with many projects which have been expensive.

8 And I'm sure that they can make a lot of good use
9 of additional monies for all kinds of reasons, from what we
10 heard from the students, helping them with scholarships,
11 helping them with tuition, and so on. It can also help the
12 academic world by keeping people there, and making them kind
13 of satisfied with being at GW.

14 When 2000 Pennsylvania Avenue, or 2000 I Street
15 I guess we should call it. No, they call it Pennsylvania
16 Ave., 2000 Pennsylvania Avenue was built there was clear
17 interest in trying to maintain at least a facade that looked
18 like row houses, looked like smaller structures, looked like
19 the older kind of thing that existed around Washington Circle
20 at one time.

21 So, the facade looks cute. It looks nice.
22 Architecturally it's interesting. And it breaks the mold.
23 Instead of seeing huge buildings made either out of brut
24 concrete or out of glass, it gave us storefronts that were
25 nice to see.

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1 Behind the storefronts was 2000 Pennsylvania
2 Avenue, a very tall and large building for its time. And
3 it's done a reasonably good job of I guess having offices
4 that have been occupied some of the time.

5 On the other hand, although it hasn't been said
6 so clearly here tonight, frequently the office space, and
7 even, and also some of the commercial space on 20th and I has
8 not been filled.

9 Nor has the building that was, the corner building
10 called the Henry Building at one time. It too has not been
11 completely filled.

12 CHAIRMAN HOOD: Here's what I want to ask.

13 MR. ABRAVANEL: Yes.

14 CHAIRMAN HOOD: There was a buzzer that rang a
15 little while ago. Yes. It was a buzzer that rang. That's
16 actually the time up. But since you waited, and you're the
17 only one here I'll let you extend it.

18 So, what I want to do, and I understand you're
19 giving us the history. And I appreciate some of the history.
20 I want you to nail down to the point of where you're at, and
21 where you would like for us to try to come with you. I'm
22 going to give you two more minutes.

23 MR. ABRAVANEL: Okay. I think that this building
24 is too large, takes up too much space. It's too tall, as was
25 just recently said. 110 feet seemed to me to be more than

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1 enough. Now it will go to 130. There used to be seven
2 floors. There are going to be ten, or 11, or 12.

3 Likewise, the building that is adjacent to it is
4 a glass covered building. And it's just a rectangular cube
5 like building. It's not very attractive.

6 I'm hoping that the plan that's been presented
7 here really will be an addition to the attractiveness of
8 Pennsylvania Avenue, one of our major avenues, right, from
9 1600 on up, all the way to Georgetown.

10 I'm not convinced really that that will add to the
11 beauty, or the sustainability of that particular spot. So,
12 I'm concerned about the fact that frequently GW's property
13 has not fully been used. There are a lot of vacancies.

14 This may be the same issue here. Although there
15 was a lot of optimism, I can't be so much.

16 The other is, as I was trying to say before,
17 there's a tremendous density of pedestrians, traffic, busses,
18 ambulances, and more on I Street along, just for two blocks.

19 Therefore, one needs to really rethink, how do you
20 reduce all that density, make life a little bit more livable
21 for the people who live in that area, as well as for those
22 who work in that area, and for those who have to expect to
23 commute using the metro?

24 So, I know this is a bit of a throw ball out of
25 left center, or something of that, left of center I guess.

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1 But I do believe there's a lot more thinking that needs to
2 be done to justify the size, scope, and density of this
3 project.

4 CHAIRMAN HOOD: Okay. All right. Well, thank you
5 very much. Let's see if we have any questions for you. Hold
6 your seat.

7 MR. ABRAVANEL: Sure.

8 CHAIRMAN HOOD: Any questions up here? Okay. Mr.
9 Avitabile, cross? Ms. Kahlow, you come forward.

10 MS. KAHLOW: Where do you live?

11 MR. ABRAVANEL: I live on 32nd Street N.W. in
12 Washington. A little bit of a distance from here. But I do
13 believe these issues are not exclusive to this small area.
14 They're issues that are recurring throughout northwest
15 Washington, at least.

16 And I believe even in some other areas. And
17 that's why I mentioned the National Capitol Planning
18 Commission meetings a few years ago, where there was a
19 serious realization that we need to have height limitations.
20 Also, the penthouse issue. That was taken up.

21 And it was Commissioner May who made the point
22 that if you're going to have penthouses, they should be
23 included within the height limitation of 110 feet, not add-
24 ons. That's a very important point.

25 So, I think for citizens who live in the city, and

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1 who love the city, there are a lot of issues that are
2 connected to growth, and to sensible building, affective
3 building, sustainable building.

4 CHAIRMAN HOOD: Okay. But we were, Commissioner
5 May's going to be reading the record on this case. And I'm
6 sure that he would like your comments.

7 He probably doesn't hear that much, like the rest
8 of us. But I'm sure he would like to hear you, somebody say
9 something nice about him. So, he'll hear what I said. So,
10 we'll, I'm --

11 MR. ABRAVANEL: Don't people usually?

12 CHAIRMAN HOOD: Yes. No. So, I'm going to thank
13 you for saying those nice comments. And I'm going to have
14 him thank me for thanking you, for saying those nice
15 compliments. Okay. Thank you very much.

16 MR. ABRAVANEL: Sure.

17 CHAIRMAN HOOD: Okay. Ms. Maddux, did you have
18 something you want to say? Some things just go with change.
19 Ms. Maddux is not, we've been together for years.

20 MS. MADDUX: For years. May I ask for a
21 parliamentary exception? Commissioner Hood, Members, we're
22 all long term in this. And you talked about the increase in
23 the positiveness that have come out.

24 I would like to reflect back our appreciation that
25 in the campus plan you instituted, like the quarterly

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1 meetings required, with GW, and other things.

2 So, you were very instrumental in improving our
3 opportunities for communicating, working together, having our
4 ups and downs, and whatever, and changing the whole attitude.

5 And so, please accept our thanks for the things
6 you all wrote into the campus plans to make the processes
7 work better. Even though we all don't come out with what we
8 want, at least we have a chance. And I would personally like
9 to thank you.

10 CHAIRMAN HOOD: Well, thank you for saying that.
11 I'm glad. It's very kind. We don't get a lot of that.
12 Maybe we should run all that before all of our hearings. So,
13 thank you very much. We appreciate it. Thank you very much.

14 Okay, Mr. Avitabile, do you have any rebuttal?
15 Okay. Do you have a lot of rebuttal? Because I think it
16 seems like there's going to be some more work. And Mr. May
17 is going to be reading the record. I hope that Mr. Turnbull
18 doesn't mind, the Vice Chair's going to have --

19 MR. AVITABILE: Yes. I just wanted to go over a
20 couple of issues that I wanted to address live tonight.

21 First, just to be clear on the record, the Height
22 Act was amended to allow for occupiable penthouses that
23 exceed the height limit. That was very clearly done.

24 Commissioner May was in support of that, as he was
25 in support of then amending the Zoning Regulations to allow

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1 for those penthouses to be occupied under the zoning
2 regulations.

3 What we're doing is completely consistent with
4 both the Height Act and with the zoning regulations. So, I
5 just wanted to be very clear on that point.

6 I also, I think, to the point about this two block
7 stretch of I Street, and density. The 2006 Comprehensive
8 Plan is extraordinarily clear about the need for the District
9 to take advantage of our transit oriented sites.

10 And that should be where density is focused, where
11 opportunities for infill, and growth, and change should be
12 focused. So, this project is completely consistent with
13 that.

14 So, I think that really the only thing I really
15 wanted to address here is the discussion with DDOT about this
16 additional \$80,000 dollars.

17 And Ms. Peckett mentioned how our discussions with
18 DDOT originally started with, you know, them asking us to
19 make a commitment to get SmarTrip memberships, or SmarTrip
20 cards and bike share memberships for the tenants o the office
21 building. And then contribute to an additional bike share
22 station.

23 And, Jake, if you could recap the dollar values
24 that we came up with for those, for the SmarTrip for the
25 office folk? Roughly.

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1 MR. STROMAN: You're asking me a loaded question.
2 I think it was about \$50,000 dollars in SmarTrip, and about
3 \$50,000 dollars in Capitol Bikeshare memberships.

4 MR. AVITABILE: Right. And then add that together
5 with the \$80,000 for the Bikeshare station. It's about
6 \$180,000.

7 MR. STROMAN: It was, about \$180,000 dollars was,
8 essentially I think what was the initial sort of value of the
9 ask.

10 MR. AVITABILE: And so, I think that's why we
11 think that providing the, you know, the full scope of the
12 improvements at the 22nd and I Street intersection, which we
13 did the costing out. And it's about \$175,000 dollars. It's
14 in line with the initial ask from DDOT.

15 And we think that focusing our efforts on that
16 intersection, making it better and safer for pedestrians, as
17 well as working with the signal time to improve that for
18 traffic flow, that really makes a meaningful impact. So,
19 that's why I think we focused on that as the nature
20 improvement project.

21 And then the only other piece I wanted to address,
22 and this is I think largely in response to some of the
23 comments that West End brought up. I wanted Jami to speak
24 briefly about what the impact was that was identified at the
25 23rd and I Street intersection.

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1 MS. MILANOVICH: Sure. The impact at the 23rd and
2 I Street intersection was actually very minor. There was an
3 impact on the westbound approach of the intersection.

4 When we do our analysis we look at each approach.
5 And then we also look at the overall intersection, which is
6 essentially a weighted average for the intersection.

7 And when you look at the weighted average for the
8 intersection the level of service remains the same. So, the
9 impact was just limited to the westbound approach.

10 I would note that if you look at the volume of
11 traffic we're adding at that intersection, we're adding about
12 two percent increase, which is very minor.

13 And then the final point I will make is that DDOT
14 released a new design and engineering manual in June. And
15 that manual provides definitions for what constitutes an
16 impact.

17 Prior to the release of that design and engineering
18 manual we would not have identified that as an impact. And
19 in fact, our study was done two months prior to that new
20 definition in the new design and engineering manual.

21 So, the criteria is a little more stringent today
22 than it was when we did our study. And so, you know, I think
23 that speaks to the minor nature of that impact at 23rd and
24 I.

25 And again, when you look at sort of the

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1 comprehensive improvement package that the applicant has put
2 forward, the \$350,000 dollar contribution towards metro
3 station improvements, the pedestrian improvements at 22nd and
4 I, and then the traffic signal at 21st and I, I think that,
5 you know, that package in total certainly more than mitigates
6 the impact at that particular location.

7 MR. AVITABILE: Thank you. And I think the last
8 point, you know, you'll see what Ms. Gill submitted for
9 yourself when you have a chance to review it.

10 But I think it's consistent with what we've said
11 throughout the hearing regarding the metro station, and what
12 we can agree to, and strongly encourage or otherwise.

13 Our challenge is, we can't get out in front of
14 WMATA. It's their station. It's their study. And it's
15 exactly what Ms. Peckett said. They're the planner. They
16 have to look at it, and thoughtfully think about all of the
17 impacts, the sum total, as Commissioner Shapiro talked about
18 earlier.

19 So, we can't get out in front of them. So, that's
20 why we're, you know, if you're sensing any reluctance it's,
21 we're happy to follow WMATA's lead. We just can't get out
22 in front of them.

23 I think that's all I have. I don't know if anyone
24 else had anything to add. All right. That's all. We thank
25 you for your time.

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1 CHAIRMAN HOOD: Okay. Thank you. Any questions
2 up here? Commissioner Shapiro?

3 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Yes.
4 I would be interested in your response to Ms. Kahlow's
5 concerns, or noting that the habitable penthouse space at
6 their, that this is somehow unique, in that it will be
7 habitable penthouse space, but nonresidential use.

8 MR. AVITABILE: I don't think that's particularly
9 unique. It is explicitly called for in the zoning
10 regulations that for a commercial office building you could
11 have non habitable space devoted to any use that's permitted
12 within the underlying zone.

13 The only distinction is if it was a nightclub or
14 a bar. You know, that would require a special exception
15 approval. But otherwise I think it was always intended that
16 it could be general office space.

17 It could be an amenity room. It could be a
18 conferencing facility. And I think you may not see it as
19 often with commercial office buildings, because most of the
20 commercial office buildings are downtown as a matter of
21 right.

22 But I know just from the work that we've been
23 doing with our plans in the firm, there are many people that
24 have been looking at penthouses as opportunities not just to
25 build a slightly larger entertainment room, but putting up

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1 conference facilities up there, putting up potentially, you
2 know, actual office space up there.

3 It's your choice to do what you want. And the
4 linkage payment is to offset that additional space. But
5 it's, the full range of uses is permitted up there.

6 COMMISSIONER SHAPIRO: Thank you. Thank you very
7 much. Thank you, Mr. Chair.

8 CHAIRMAN HOOD: Okay. Thank you. Any other
9 questions? Let's do that. Does ANC have any cross on
10 rebuttal?

11 (Off-microphone comment)

12 MR. KENNEDY: I'll ask questions I guess about
13 transportation improvements. And I appreciate the
14 forbearance on my delayed arrival. So, allow me to address
15 that now.

16 With the intersection improvements at 22nd and I,
17 and specifically that east crosswalk, as part of the
18 mitigation plan, when is the implementation phase of that?
19 Since I, it is my understanding that DDOT has already done
20 some preliminary work on that. Is that something that can
21 be frontloaded?

22 MR. STROMAN: Absolutely.

23 MR. KENNEDY: All right.

24 MR. STROMAN: I mean, my preference would, in all
25 honesty, be to do that work as soon as I could.

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1 MR. AVITABILE: The only thing I'd add is, one of
2 the things we've discussed with DDOT is they would like us
3 to go through the, you know, typical WMATA JDAC process to
4 work with them, since it close to some of their facilities.

5 So, there's a little bit of additional
6 conversation time associated with that. Again, to keep the
7 theme, we don't want to get out in front of WMATA. But
8 beyond that --

9 MR. KENNEDY: Okay. I appreciate that. I'll just
10 reiterate the community's strong preference for that.

11 CHAIRMAN HOOD: Ms. Kahlow, do you have any --
12 Okay. All right. Thank you. Okay, Mr. Avitabile, do you
13 have a closing?

14 MR. AVITABILE: No. Other than we thank everyone
15 for their time. Thank you.

16 CHAIRMAN HOOD: All right. Do we need to, did we
17 ask for anything?

18 MS. SCHELLIN: Yes. But Mr. Kadlecsek I think was
19 taking lots of notes.

20 CHAIRMAN HOOD: Take good notes. Okay.

21 MS. SCHELLIN: And I was out for part of the time.
22 So --

23 CHAIRMAN HOOD: Okay. So, Mr. Kadlecsek has
24 everything?

25 MS. SCHELLIN: Yes.

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1 CHAIRMAN HOOD: So, if we don't have everything
2 at bat, when we're getting ready to discuss it we're looking
3 at Mr. Kadlecek.

4 MS. SCHELLIN: Right.

5 CHAIRMAN HOOD: The other thing is, again, we want
6 to get our two colleagues to join in with the votes. And,
7 Ms. Schellin, just so everyone knows moving forward, can you
8 tell them how we're going to be proceeding?

9 MS. SCHELLIN: Yes.

10 CHAIRMAN HOOD: Well, actually tell me too.

11 (Laughter)

12 MS. SCHELLIN: Yes. Because the campus plan is
13 just a one vote, obviously, and this case has a map amendment
14 added to it, or the 120 case has a map amendment added to it,
15 it's going to require two votes. So, it does require
16 proposed action.

17 So, we need to schedule that case for proposed
18 action. And the campus plan case will come up at final
19 action on this case if you get favorable proposed that is.

20 So, setting dates for the additional documents
21 that were requested. And to allow the other two
22 Commissioners to review the record. Set a date of 3 o'clock
23 p.m. November 2nd. That's for the applicant to submit their
24 stuff.

25 And also, if the Council Member wants to submit

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1 something he could also do that. And the responses from the
2 parties were due by, would be due by 3:00 p.m. on November
3 9th.

4 Draft findings of facts, conclusions of law would
5 be due by 3:00 p.m. on November 13th. And we can put this
6 on the November 27th meeting agenda for proposed action.
7 That would just be Case number 06-120.

8 MS. KAHLOW: May I ask for a little bit of a
9 change. For Jack Evans, can you give it until November 9th?
10 Because I'll be out of the country until November 4th. Can
11 you do that too?

12 MS. SCHELLIN: Give him until November 9th?

13 MS. KAHLOW: Yes, please.

14 MS. SCHELLIN: Sure.

15 CHAIRMAN HOOD: Other Council Members, that was
16 noted to be very accommodating. Because we may need that
17 accommodation sometime when we come down and apply to him.

18 MS. SCHELLIN: He's not usually there. He's never
19 been there when we've been down there.

20 CHAIRMAN HOOD: That's very accommodating. That
21 means he doesn't have any questions for us.

22 MS. SCHELLIN: Okay. Maybe that's what it is.
23 He might need to be there when we have tough questions, or
24 people are getting on him.

25 CHAIRMAN HOOD: So, anyway, anything else, Ms.

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1 Schellin?

2 MS. SCHELLIN: No.

3 CHAIRMAN HOOD: Okay.

4 MS. SCHELLIN: We've got everything.

5 CHAIRMAN HOOD: I want to thank everyone for their
6 participation this night. And I'm just, participation in
7 this hearing tonight. And this hearing is adjourned.

8 MS. SCHELLIN: Okay.

9 (Whereupon, the above-entitled matter went off the
10 record at 9:08 p.m.)

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