

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON

ELISA VITALE

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF PRESENT:

JONATHAN ROGERS

**The transcript constitutes the minutes from the
Public Hearing held on November 15, 2018.**

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

2 (6:36 p.m.)

3 CHAIRMAN HOOD: Good evening, ladies and
4 gentlemen. This is a public hearing of the Zoning Commission
5 for the District of Columbia. Today's date is November the
6 15th, 2018. My name is Anthony Hood.

7 Joining me are Vice Chair Miller, Commissioner
8 Shapiro, and Commissioner May. We're also joined by the
9 Office of Zoning staff, Ms. Sharon Schellin, Office of
10 Planning staff, Mr. Lawson, Mr. Vitale, and the District
11 Department of Transportation, Mr. Rogers.

12 This proceeding is being recorded by a court
13 reporter. It's also web cast live. Accordingly, we must ask
14 you to refrain from any disruptive noises or actions in the
15 hearing room.

16 Notice of today's hearing was published in the
17 D.C. Register and copies of that announcement are over to my
18 left on the wall near the door. The hearing will be
19 conducted in accordance with provisions of 11
20 D.C.M.R. Chapter 4 as follows: preliminary matters, the
21 Applicant's case, report of the Office of Planning, report
22 of other government agencies, report of the ANC,
23 organizations and persons in support, organizations and
24 persons in opposition, rebuttal, and closing by the
25 Applicant.

1 The following time constraints will be maintained
2 in this meeting. The Applicant has up to 60 minutes. I
3 believe we can get this done. I think the record is
4 complete. I believe we can get it done in 10 minutes. I see
5 we have 15. If we need 15, we'll go there but I think 10
6 will do it; organizations 5 minutes; individuals, 3 minutes.

7 All persons wishing to testify before the
8 Commission in this evening's hearing are asked to register
9 at the witness kiosk to my left and fill out two witness
10 cards.

11 The staff will be available throughout the hearing
12 to discuss procedural questions.

13 Please turn off all electronic devices at this
14 time so not to disrupt these proceedings.

15 Would all individuals wishing to testify please
16 rise to take the oath?

17 Ms. Schellin, would you please administer the
18 oath?

19 MS. SCHELLIN: Please raise your right hand. Do
20 you solemnly swear or affirm the testimony you'll give this
21 evening will be the truth, the whole truth, and nothing but
22 the truth?

23 (Witnesses sworn.)

24 MS. SCHELLIN: Thank you.

25 CHAIRMAN HOOD: Okay. Let me just do a quick

1 housekeeping check. Is there anyone here who's in opposition
2 to this case?

3 (No response.)

4 CHAIRMAN HOOD: Anyone here who's undeclared in
5 this case?

6 (No response.)

7 CHAIRMAN HOOD: Okay. So I think 10 minutes --
8 I'm just letting the Applicant know 10 minutes I think is
9 sufficient, and we would -- if you can hit the highlights,
10 and we will ask any questions that we have so we can all move
11 this expeditiously as possible.

12 Michelle, do we have any preliminary matters?

13 MS. SCHELLIN: Yes. We have an Applicant's motion
14 to waive the 20-day rule -- filing rule to make an additional
15 submissions which included a request for added relief and
16 revised plans. So we'd ask the Commission to rule on that
17 request, that motion.

18 CHAIRMAN HOOD: Okay. Any objections?

19 Not hearing any objections, Ms. Schellin, next.

20 MS. SCHELLIN: Okay. We do not -- we no longer
21 have the party status request. That was withdrawn. We have
22 some proffered experts. The architect for this evening is
23 Mr. Pichon. He -- you have his resume before you. He has
24 been accepted as an expert by the Commission before.

25 CHAIRMAN HOOD: Okay.

1 MS. SCHELLIN: So we just ask that you accept him
2 in this evening's case. Mr. Andres, he's been accepted many
3 times, and Mr. Varga, he was recently accepted by the
4 Commission.

5 CHAIRMAN HOOD: Okay. I think we have accepted
6 all three previously and I'm sure that I have no objection
7 to continuing that status. Okay. Anything else?

8 MS. SCHELLIN: I just want to confirm that you
9 filed your affidavit of maintenance?

10 MS. MOLDENHAUER: Yes. This is Meridith
11 Moldenhauer. We filed our affidavit of maintenance.

12 MS. SCHELLIN: Okay. Thank you. That's all staff
13 has.

14 CHAIRMAN HOOD: Okay. Ms. Moldenhauer, you may
15 begin.

16 MS. MOLDENHAUER: Thank you, all. I'll just
17 introduce a quick summary of the case we're here for design
18 review under K512.1(e) and 512.12.2 for a proposed 101-unit
19 project in the CG-4 zone. We are also seeking variance
20 relief from the plaza requirement of Subtitle K504.13 and
21 loading requirements of Subtitle C901.9, special exception
22 relief from lot occupancy and court relief from Subtitle
23 K504.6 and 504.10.

24 We have Office of Planning support, DDOT support,
25 ANC support. We know the ANC Commissioner is present today

1 and the party status request, I withdrew. I'll turn it over
2 to the Applicant quickly to just introduce themselves.

3 MR. MUTREJA: Good evening, Chairman Hood and
4 distinguished members of the Zoning Commission of the
5 District of Columbia. I'll like to take this opportunity to
6 give you just a quick brief summary of the project. I wrote
7 this whole thing up and I know you want to keep it short.

8 So this is a phase two to the 1550 project that
9 we met on last year. It's the same joint venture with United
10 Planning Organization as a managing member and TM Associates,
11 an affordable housing developer in Rockville, Maryland. This
12 project is 101 units of mix of one, twos, threes, and four
13 bedrooms, all targeting 50 percent of AMI or below, and we
14 will have 21 units of permanent supportive housing, and those
15 units targeting 30 percent of AMI or below.

16 MR. SMITH: Hello. My name is Wendell Smith and
17 I represent the United Planning Organization and the UPO CDC.
18 I bring greetings from Dana M. Jones, the President and CEO
19 of the United Planning Organization, and Stanley J. Mays, who
20 is the Chairman of the UPO CDC.

21 The United Planning Organization began in December
22 of 1962 offering services to the District of Columbia
23 residents. We have had difficulty finding affordable places
24 to actually provide services to the residents. This gives
25 us an opportunity to work with the community in Southwest to

1 provide jobs and job training. We recently had an event
2 where we were able to get information from about 40 people
3 who are looking for job training and new careers. So this
4 is an opportunity for us to provide services to the District
5 of Columbia residents. Thank you.

6 MS. MOLDENHAUER: Sorry. We're having some
7 technical difficulty. We have a -- our mouse is showing on
8 the large screen, not on the computer screen.

9 CHAIRMAN HOOD: Is this Stanley Mays who lives in
10 Ward 1? Give him our regards.

11 MR. SMITH: He actually was out of town tonight
12 but he would be here.

13 CHAIRMAN HOOD: Okay. Tell him I was looking for
14 him.

15 MR. SMITH: Thank you.

16 CHAIRMAN HOOD: All right.

17 MR. PICHON: Good evening, Commissioners. My name
18 is Sean Pichon. I'm a principle at PGN Architects. We're
19 excited to be here tonight to present the phase two of the
20 project that we recently had approved at 1550 First Street.
21 This is 1530 First Street. Again, we're here hoping to
22 promote the -- an affordable project that provides an
23 exemplary design that showcases how to do affordable housing
24 in a new and fresh light.

25 So in keeping with -- I'll let -- I'm going to let

1 a quick one-minute animation run and included in this is the
2 corner lot which we were looking at as the sort of gateway
3 project to this area, and completing a block with 1530 as a
4 complementary building, trying not to replicate but
5 complement the building that we had approved through the
6 Commission previously. We're continuing with the ground-
7 level retail and the CG overlay requirements for the urban
8 design standards and streetscapes, which we've gone through
9 and vetted with DDOT. We've had a preliminary PDRM with them
10 to hear their comments and incorporate those into the over --
11 into our plan.

12 One of the -- and as we get back into the slide
13 show, just to run through the requests that we're making
14 tonight, the -- I don't know if we want to run through that
15 now -- we were requesting relief from the plaza requirement,
16 which would be a minimum of 14 feet and a percentage equaling
17 about 1,000 square feet of frontage along First Street.
18 Because the two adjacent properties do not require that 14-
19 foot setback, we thought that from an urban design
20 standpoint, keeping the street wall at the property line was
21 most advantageous to the overlay. So we're asking for relief
22 for that one requirement.

23 We are also -- and part of our design was to,
24 since we are the last parcel leading into the residential
25 lower zone, we wanted to make a significant gesture in

1 stepping the building down as we're going towards the RF-1
2 zone. So you'll see at the corner of our building -- at the
3 edge of our building, we're stepping down to a three-story
4 massing, and that does two things for us. It allows us to
5 provide air and light to the north face of the building,
6 which gives us unobstructed views to the Capitol.

7 So these affordable units will have outdoor
8 balconies that will overlook the U.S. Capitol building.

9 Other design features, we're incorporating high-
10 quality materials all the way around the building. We're
11 keeping those -- the same materials that are on the front
12 facade that wrap around the building. We're not setting back
13 or changing the materials to any lesser qualities. We do
14 have a material board that's behind you that showcases the
15 brick materials that we're providing -- or proposing, the
16 metal panels, the glass, and certain other features that are
17 materials that are going to be represented throughout the
18 facades.

19 The other relief that we're looking for is with
20 loading, and I think we've provided some turning diagrams
21 that represent the largest truck that we can get in here
22 through the alleyway is a 23-foot truck. So we're providing
23 a loading berth that would accommodate that. It's slightly
24 smaller than the required loading. We talked about the plaza
25 already.

1 And then the court is the next part of relief that
2 we're requesting, and this one, we're looking at this as the
3 court relief is for 1530, but as you can look at both phase
4 one and phase two together, the combined court represents a
5 larger area than what would be required for the court. So
6 since we're able to look at these projects together, we're
7 able to plan around a larger court. So we're looking for
8 court relief on 1530.

9 And then the last area of relief is related to the
10 lot occupancy at the third floor, and the reason for this is
11 we are -- that is the floor where we were extending out to
12 the property line to create that step-down. The second floor
13 doesn't have this problem because it has cutout, so in
14 keeping with that same floor -- that same elevation, we would
15 -- we're increasing the size of this one floor plate, and
16 that -- and to mention that that is the area where we have
17 one of our four-bedroom units. So that additional lot area
18 is allowing us to provide an additional four-bedroom unit in
19 the project.

20 And then as we go up the building, we're stepping
21 back at the 90-foot threshold per the zoning requirements and
22 then again at the penthouse level with the required setbacks,
23 all the required setbacks are being met from the penthouse
24 perspective. And we've done some diagrams to represent that
25 in the plan.

1 And just quickly, to touch again, we've met with
2 DDOT. We've had a PDRM and we've gone through their
3 requirements and have met -- gotten approval from DDOT for
4 our streetscape plan.

5 I think the last piece that we really wanted to
6 highlight was the signage. We are sticking within the
7 guidelines. We are proposing signage only at the first
8 level, at the residential entry and then at the retail entry
9 points. There will be opportunity for blade signs. We have
10 some representations of signage and the first-level graphics
11 that could include graphics in the windows, some blade signs
12 and some freestanding letter signs on the ground floor
13 facade.

14 MALE SPEAKER: Ten minutes.

15 CHAIRMAN HOOD: You can finish. You got somebody
16 else?

17 MS. MOLDENHAUER: No. We are complete. We have
18 other individuals present. We have Erwin Andres from
19 Gorove/Slade available and also, Mr. Varga, if you had any
20 questions. Otherwise, we will be available for questions
21 from the Commission.

22 CHAIRMAN HOOD: All right. Thank you. Thank you
23 for your presentation. Let me ask the first gentleman, did
24 you introduce yourself; did you give us your name?

25 MR. MUTREJA: Yes, sir. Neil Mutreja with TM

1 Associates.

2 CHAIRMAN HOOD: Okay. All right. Thank you all
3 for your presentation. Let's open it up. Any questions or
4 comments, Vice Chair Miller?

5 VICE CHAIR MILLER: Thank you, Mr. Chairman. I
6 really don't have any questions. I think this is an -- a
7 very commendable project and with the partnership with United
8 Planning Organization CDC to provide this all affordable
9 housing in a neighborhood that is changing and -- but needs
10 to keep its historical lower income and diverse population,
11 provide housing for it, and wraparound services that you're
12 providing, the job training and addiction and child care and
13 all the rest of it is so very commendable. And I notice that
14 in the -- I guess it was in the DDOT report I noticed that
15 one of the -- I don't know if it was in mitigation or
16 whatever but it's that they're providing in that building a
17 business center that has the internet access and that -- and
18 copying facilities and computers, I guess, which the
19 population might not otherwise be able to afford, or it's an
20 amenity for the residents which is great.

21 And the design of the building is also to be
22 commended, all the -- I think it's very complementary to the
23 adjacent building and respectful of the smaller apartment
24 building that's nearby with the step-backs and set-downs and
25 -- but all the projections, all these bays and balconies --

1 I love balconies on residential building, even though some
2 of them are Juliet balconies, but some of them are real
3 balconies, right?

4 MR. PICHON: Yes -- yes, they are.

5 VICE CHAIR MILLER: Yes.

6 MR. MUTREJA: I remember from our 1550 meeting
7 that we weren't able to get you your balconies so we worked
8 really hard to get them on this project for you.

9 VICE CHAIR MILLER: Well, I appreciate that. So
10 I don't think I have any other -- any questions. I think
11 it's a fantastic project and it'll be a real asset to the
12 neighborhood and to the city. So thank you for bringing it
13 forward.

14 CHAIRMAN HOOD: Okay. Commissioner Shapiro?

15 COMMISSIONER SHAPIRO: Thank you, Mr. Chairman,
16 I associate myself with the remarks of the Vice Chair
17 regarding the design. The -- it's wonderful to see this all
18 affordable project. It really is.

19 Just help me to understand this Housing Production
20 Trust Fund is one of the sources of income. This is a tax
21 credit deal?

22 MR. MUTREJA: Yes. This is a four percent tax
23 credit deal so where the financing stack is, owner equity,
24 tax exempt bond financing with some HPTF funds.

25 COMMISSIONER SHAPIRO: Okay. Great Good to hear.

1 So a couple questions. One is just I have a design question
2 about the step-down, and the only thing that caught my eye
3 was -- if you can go back to that graphic -- is what the
4 neighbors in the town -- not the townhomes, I guess they're
5 walk-ups -- next to it, what they see when they're looking
6 at that step-down portion?

7 MR. PICHON: We continue to have difficulties
8 every time we go out to come back into the program. Give us
9 a second.

10 COMMISSIONER SHAPIRO: I think we saw Candy Crush
11 floating through there, too.

12 (Pause.)

13 COMMISSIONER SHAPIRO: There was a view that I saw
14 on the -- in the slide, the movie but I'm not sure if there's
15 a slide that's most helpful for that. There, that's fine.
16 That's the one, so my reaction -- sometimes I have a tendency
17 to flag things for my architect colleague, but my quick
18 reaction to that is that it kind of makes sense when you're
19 stepping back and, you know, it -- sort of their -- the
20 heights are in dialogue with each other but I'm just trying
21 to get a sense of what the tenants of the neighboring unit
22 are going to be looking at, and it looks like it's kind of
23 a faux wall, grills; is it their utilities; what is that?

24 MR. PICHON: Yes. So there are at-risk windows
25 there on that wall, and I'm going to quickly jump back to the

1 flat-on elevation so if you want to take a mental shot of
2 that, and then I'll go back to the elevation that shows it
3 more in detail if I could zoom in. So there are at-risk
4 windows at the base of air -- allowing light into the retail
5 space, but the -- this corner piece has -- it's a party wall
6 condition, so there's -- there are brick patterns there that
7 represent the window pattern that's going throughout the
8 design, but those are not windows at this point. There's
9 windows at the ground floor back to here and then this second
10 floor is set back -- I don't -- it's about 10 feet. I don't
11 know the exact setback --

12 COMMISSIONER SHAPIRO: Actually, it's helpful,
13 that this is where you're building up to the property line.
14 That's the at-risk wall, the at-risk windows.

15 MR. PICHON: Yes.

16 COMMISSIONER SHAPIRO: So that clarifies it.

17 MR. PICHON: Yes.

18 COMMISSIONER SHAPIRO: That's fine. Thank you.

19 My other question is can you talk for a minute or two about
20 the environmental elements? The OP recommended that you work
21 toward LEED Gold and I'm curious about whether even with LEED
22 Silver you're looking at just getting the equivalent number
23 of points or you're actually looking to get certified. And
24 also, where are you with rooftop solar; what kind of
25 exploration have you done; have you talked to DOE? You know,

1 versus the conversation before and there's just -- I can't
2 run into a whole lot of reasons why it's not possible.

3 MR. MUTREJA: Correct. So we are targeting LEED
4 Silver. We've been able to hit LEED Silver as it stands now,
5 and we are trying to approach LEED Gold if possible. But as
6 it stands now, we have hit LEED Silver.

7 Regarding solar, we did meet with DOE and we're
8 exploring four different options, which is the PACE program,
9 a new program called SEU, I believe it is, Sustainable Energy
10 Utility, and then there's other various programs. So we
11 actually reached out to several solar companies to get
12 studies done to see how viable it is for this project. As
13 you may recall in the 1550 project, the roof was too small.

14 COMMISSIONER SHAPIRO: Right.

15 MR. MUTREJA: So we weren't able to accomplish
16 that.

17 COMMISSIONER SHAPIRO: That's not the case with
18 this one?

19 MR. MUTREJA: Right. That's not the case here and
20 DOE is currently working on an analysis to provide us as well
21 as to what they see the viability is for doing solar. So
22 we'll absolutely pursue it as we get more information with
23 these various companies and DOE.

24 COMMISSIONER SHAPIRO: Okay. All right. Thank
25 you.

1 MR. MUTREJA: No problem.

2 COMMISSIONER SHAPIRO: That's all I had there, Mr.
3 Chair.

4 CHAIRMAN HOOD: Thank you. Commissioner May?

5 COMMISSIONER MAY: Yes. So just to be clear, I
6 appreciate my colleague pointing out the at-risk windows and
7 at-risk -- I mean that wall. I mean, that's -- right now
8 there's a space between that and the adjacent apartments,
9 right?

10 MR. MUTREJA: Correct. There's a drive aisle for
11 its --

12 COMMISSIONER MAY: There's a drive aisle, and
13 that's part of the property next door?

14 MR. MUTREJA: Yes, sir.

15 COMMISSIONER MAY: But, theoretically, that might
16 be redevelopment but it's still in the RF-1 or something so
17 it's not --

18 MR. MUTREJA: Correct.

19 COMMISSIONER MAY: -- it's not immediately going
20 to be developed at the same kind of dimension as what you
21 have? But theoretically, it could be if they were in support
22 in the future? Is -- where's the comp plans?

23 MS. MOLDENHAUER: It's the Green Leaf Senior
24 Living facility.

25 COMMISSIONER MAY: Okay.

1 MS. MOLDENHAUER: And yes, it's a lower density
2 RF.

3 COMMISSIONER MAY: Right. And is it the -- I
4 should have looked at what was in the OP report on the comp
5 plan, but does the comp plan indicate any potential up-zoning
6 for that property?

7 MS. MOLDENHAUER: Not to my knowledge.

8 COMMISSIONER MAY: Okay. So to the design of the
9 building itself, on the southeast side of it where you are
10 abutting the rear yards of the townhouses that are directly
11 to the east of phase one, there is no setback for the
12 penthouse. So maybe you want to just bring up a plan that
13 shows the penthouse, right? Right. So yes, that lower right
14 side there, there's no setback at the penthouse. Why
15 wouldn't that be required? I mean it's not up against
16 another building. It's -- I mean I've forgotten all the
17 rules for setback -- setting back penthouses, but I would
18 think that that would have to be set back?

19 MS. MOLDENHAUER: Commissioner May, it's a side --
20 Neil, could you just --

21 COMMISSIONER MAY: Yes. It's a side wall but it's
22 not abutting a building. It's --

23 MS. MOLDENHAUER: The regulation they give is that
24 it's a sidewall and the Zoning Administrators deemed that as
25 long as it abuts a building on one portion of the sidewall,

1 the entire sidewall does not need to be set back.

2 COMMISSIONER MAY: Oh, well, that's something we
3 ought to fix --

4 MS. MOLDENHAUER: Okay. Well, that --

5 COMMISSIONER MAY: -- because that's not the way
6 it's supposed to be. Can you tell me what the future of
7 those hold -- might hold for those other properties? Are
8 those all individually held, those townhouses?

9 MS. MOLDENHAUER: The homeowners, I believe,
10 that's actually the side of the hotel so it's going to be a
11 hotel development.

12 COMMISSIONER MAY: It will be a hotel?

13 MS. MOLDENHAUER: Yes.

14 COMMISSIONER MAY: So it's eventually not going
15 to be visible?

16 MS. MOLDENHAUER: It's not going to be single
17 townhouse.

18 COMMISSIONER MAY: All right. Well, I have a
19 little bit more comfortable -- comfort with that. But that's
20 a real oversight on our part because anytime there's -- I
21 mean we try to capture all those moments when the -- when a
22 penthouse would be visible and make sure that it had -- that
23 it was set back so that, you know, the perceived height of
24 the building was to the roof, not to the roof of the
25 penthouse. And that would be a mistake to just let it be

1 like that.

2 So is that hotel project something that we already
3 reviewed? I know we reviewed a hotel project down there.
4 I can't remember.

5 MR. MUTREJA: I believe it's come --

6 MS. MOLDENHAUER: On November the 25th.

7 MR. MUTREJA: The 25th. Yes, November 25th, the
8 69 Q Street --

9 COMMISSIONER MAY: Oh, okay.

10 MR. MUTREJA: McDonald Donahue is the developer.

11 COMMISSIONER MAY: All right. Great, something
12 to look forward to, something else to look forward to; how
13 about that?

14 So can we go to the diagrams where you show how
15 a truck can access the loading dock? It's way at the end.
16 Yes, that one will do, slide 50. Okay. So let me just ask,
17 there's a very tiny portion of the swing of the truck that
18 crosses somebody else's property or what looks like somebody
19 else's property. It's not labeled as "alley." Is that
20 somebody else's property?

21 MS. MOLDENHAUER: Yes. It is somebody else's
22 property and we've communicated that with DDOT, but it is
23 somebody else's property.

24 COMMISSIONER MAY: Okay. But have you
25 communicated that with the other of that property, that

1 you're going to have trucks crossing their property?

2 MS. MOLDENHAUER: No. Right now it's an open
3 space and it's part of a commercial development on the other
4 side of the property.

5 COMMISSIONER MAY: Right. But theoretically, they
6 could like put up a fence or something like that that would
7 obstruct your ability to load there?

8 MS. MOLDENHAUER: Theoretically, they could, yes.

9 COMMISSIONER MAY: Okay. Isn't that a problem?

10 MS. MOLDENHAUER: Erwin, I'll turn you to kind of
11 walk you through now that I have the diagrams back up and --

12 COMMISSIONER MAY: You're nicking the corner of
13 that piece of somebody else's property.

14 MR. ANDRES: For the record, Erwin Andres from
15 Gorove/Slade Associates. So, yes, you are right,
16 Commissioner May. The swing of the vehicle to pull in there
17 would cross -- would encroach on that. If we were to shift
18 that swing, it probably looks like maybe about a foot-and-a-
19 half to two feet, there is a little bit of clearance on the
20 front end of that swing that we can slide that over. But it
21 is going to be very close. In the event that somebody does
22 put a gate, this movement would have to take -- it would be
23 additional movements to get in there.

24 COMMISSIONER MAY: And you say it's been reviewed
25 by DDOT. Did they -- are they aware of this, that you might

1 have to be jockeying back and forth in the alley in order to
2 get in there?

3 MR. ANDRES: In the event -- so the short answer
4 is we have shown this to DDOT. I'm --

5 COMMISSIONER MAY: Did they notice that there was
6 this issue? Did you discuss this issue with them?

7 MR. ANDRES: Frankly, I don't remember.

8 COMMISSIONER MAY: Okay. So I'll take that as a
9 "no," they were not really that focused on it.

10 MS. MOLDENHAUER: I was in the meeting and I --
11 we did discuss it. I think that at the end of the day,
12 obviously, if someone did need to obviously close that, there
13 would be a discussion between the operations of this property
14 owner and the abutting property owner. I know that TMA has
15 already been working with the Q Street and the hotel in
16 collaboration with construction, so there has been a very
17 collaborative effort in regards to development on this
18 square, and I would believe that that will continue. There's
19 a lot of projects all throughout the city in the downtown.
20 We're --

21 COMMISSIONER MAY: Okay. So that's all very good.
22 I mean I really appreciate that. However, I think that there
23 is an essential problem if there is the potential that -- and
24 another property owner could take action on their property
25 that would render -- potentially render your loading dock

1 unusable for what you are telling us you would use it for.
2 So -- and that -- you know, that could lead to all sorts of
3 problems. It could lead to you know, trucks unloading in the
4 alley or in front of the building. It could lead to not
5 being able to handle trucks of a certain size.

6 It could -- I mean there are ways in which this
7 could go awry, and it may seem like a pretty minor point, but
8 I think it's something that you should work out. So either
9 that means showing a diagram that shows out what happens if
10 you cannot cross the neighbor's property and making sure that
11 DDOT agrees that that's okay from their perspective. Or you
12 go and secure some sort of right from that property owner to
13 cross that little corner of their property because otherwise,
14 I don't think -- I mean you're not showing us what the
15 project necessarily will be, maybe what it's probably going
16 to be but not necessarily what it will be.

17 MR. ANDRES: So, Commissioner May, I do believe
18 there is some flexibility in here that we can show. We can
19 come back and submit something for the record that mitigates
20 that.

21 COMMISSIONER MAY: That's fine. I mean if you can
22 show a diagram that demonstrates that a truck of the size
23 that you are saying can get in there can actually get in
24 there and it doesn't take a whole lot of back and forth or
25 DDOT is satisfied that the back and forth is all that's

1 needed, but I mean it should be something that works.

2 MR. ANDRES: Understood. We can take another look
3 at it but there is, given this -- the location of the swing,
4 it does look like that there is a little bit of leeway in
5 there.

6 COMMISSIONER MAY: Yes. I mean I saw there was
7 a little bit. I mean it's very tight. I know, you ever try
8 to back in a -- what -- how long is that -- it's a 23-foot?

9 MR. ANDRES: It's a 23-foot truck so it's --

10 COMMISSIONER MAY: Yes.

11 MR. ANDRES: -- you know, the good thing is it's
12 --

13 COMMISSIONER MAY: Ever tried backing up one of
14 those trucks?

15 MR. ANDRES: Yes.

16 COMMISSIONER MAY: Yes, me, too. It's a pain in
17 the neck. Of course, I didn't do it full-time but, you know,
18 many people won't be doing it full-time. They'll be doing
19 it -- the building will get banged up and so on, but, you
20 know, again, the key thing is getting to the point where you
21 are showing something to us that works and that DDOT agrees
22 works.

23 MR. ANDRES: Understood. And we can provide some
24 revised exhibits that show that.

25 COMMISSIONER MAY: Okay. Thank you.

1 CHAIRMAN HOOD: All right. I don't have any
2 questions. Any follow-ups?

3 VICE CHAIR MILLER: Yes. I just --

4 CHAIRMAN HOOD: Oh, Vice Chair Miller.

5 VICE CHAIR MILLER: I just wanted -- in all my
6 accolades, I forgot to include just a couple more emphasizing
7 the 100 percent affordable and 20 percent and 30 percent AMI
8 and NFI and the 80 percent and 50 percent -- and the family-
9 sized units. That's really important, the number of three
10 and four bedrooms. I just wanted to have that out on the
11 record for the public since we are criticized in the public
12 so often for not doing family-sized units. When we often
13 have the pleasure of seeing a project come forward with that,
14 so we're very appreciative of that so, thank you.

15 CHAIRMAN HOOD: I actually thought about that when
16 I heard him say one, two, three, and four but I just --
17 tonight I just didn't feel like commenting on that. So thank
18 you, Vice Chair, for taking on --

19 VICE CHAIR MILLER: I was channeling you.

20 CHAIRMAN HOOD: -- taking on that one. Yes.
21 Okay. So let's go to the ANC. Do you have any cross --
22 okay. Let's go to the Office of Planning and then DDOT, Ms.
23 Vitale and then Mr. Rogers.

24 MS. VITALE: Good evening, Mr. Chair, Members of
25 the Commission. Elisa Vitale with the Office of Planning.

1 The Office of Planning supports the Applicant's special
2 exception relief for lot occupancy and court relief as well
3 as the loading and public plaza requirement variance relief,
4 and OP supports the subject design review application for 101
5 units of affordable housing with ground floor commercial.

6 As OP noted in its report, there were certain
7 items which we were requesting some additional information
8 for. The Applicant has shown tonight a revised streetscape
9 and we would anticipate that they would continue to work
10 through the public space process and refine that to ensure
11 that it conforms to the Buzzard Point streetscape design
12 guidelines.

13 The Appellants also provided sign information this
14 evening, and that was an item that OP had requested. We'd
15 obviously encouraged the Applicant to continue to work with
16 DOE on the rooftop solar, and I believe the Applicant also
17 has, tonight, in the PowerPoint, but we haven't reviewed it,
18 some additional information. There were some slight changes
19 into the -- in the building parameters with respect to square
20 footage and FAR, and I think they have information in their
21 PowerPoint this evening that addresses where those changes
22 came from.

23 So this concludes my report. I am happy to answer
24 any questions that you might have at this time. Thank you.

25 CHAIRMAN HOOD: Thank you, Ms. Vitale. Let's go

1 straight to Mr. Rogers.

2 MR. ROGERS: Good evening, Mr. Chair, Members of
3 the Commission. For the record, I'm Jonathan Rogers with the
4 District Department of Transportation. I'd just like to hit
5 on a few items this evening. First, as a point of
6 clarification, I think there was reference in the
7 presentation that there had been DDOT approval for the public
8 space. I just wanted to clarify that there had been a
9 preliminary review design meeting to discuss the public space
10 plans, which are largely consistent with DDOT standards and
11 the Buzzard Point streetscape guidelines, but that the actual
12 approval mechanism and the final design would take place
13 during the public space permitting process, so just to
14 clarify that.

15 In DDOT's report, we requested a few additional
16 elements to the transportation demand management and loading
17 management plans which, as proposed by the Applicant, were
18 a good basis for achieving the desired moat splits and
19 helping to mitigate the impacts of the loading relief that's
20 requested. But there were a few additional elements that we
21 requested to really strengthen those plans and further
22 mitigate impacts there. And we'd like to understand from the
23 Applicant their position on those requested mitigations.

24 There was also an update since the time of DDOT's
25 report regarding the number of bike parking spaces. I think

1 at the time that our report was issued, it workshop
2 referenced that there would be 45 long-term bicycle parking
3 spaces. It's DDOT's understanding that as those spaces were
4 dimensioned out to meet the zoning requirements and the
5 allowable -- and the spaces available for the bike room, that
6 that number shrunk but is still meeting the zoning
7 requirements, which would be -- just would be okay with DDOT
8 but I just wanted to clarify that the number of long-term
9 bike parking spaces that are proposed.

10 And then finally, in terms of the loading
11 maneuvers, that's something that DDOT is happy to continue
12 to engage with the Applicant on. In some discussions with
13 the Applicant, that piece of land adjacent to the alley was
14 -- is actually part of an L-shaped parcel that fronts Half
15 Street, Southwest, and so I think there was some discussion
16 that in terms of that land being built upon, it's unlikely
17 to be built upon in the future but I think there needs to be
18 an understanding of what rights the Applicant has to maneuver
19 some trucks, and what would take some partnership with
20 adjacent property owners. And we're happy to continue to
21 work with the developer and the Applicant on that as well
22 as any refinements to the auto turn truck maneuvers that are
23 shown and figuring out where there's some maneuverability as
24 well as looking at a few options for the different types of
25 trucks that were -- that are analyzed. I think our, DDOT's,

1 preference was to accommodate the largest truck as possible
2 in that space. In looking at commercially available truck
3 rental options, there are a number of different -- for
4 example, U-Haul or Hertz Trucks, that are able to serve two
5 and three-unit bedroom units that are maybe not that exact
6 dimension shown in the existing auto turn.

7 And so understanding what different size trucks
8 would fit relatively easily without additional maneuvers, I
9 think, would be an important input into the loading
10 management plan. So as we work to understand what the auto
11 turn shows, we can refine the loading management plan as
12 necessary. And we'll continue to work with the Applicant on
13 that.

14 So with that, I'll pause and take any questions.
15 Thank you.

16 CHAIRMAN HOOD: Thank you, Mr. Rogers and Ms.
17 Vitale. Mr. Rogers, let me ask you, you mentioned a number
18 of things that you're still working with the Applicant on.
19 Are most of those within our proceedings or are they -- will
20 they be in public space with the exception of maybe the
21 maneuvering of the truck maneuvering?

22 MR. ROGERS: I think the only element that's
23 really related to public space would be the design of the
24 public realm in front of the building in the -- in a public
25 space. And with that, no major concerns from DDOT at this

1 point. The preliminary plans are consistent with what we
2 would like to see. It's more of just a note of that there
3 is a public space permitting process that would be the
4 formal approval mechanism for the public space designs. But
5 the other elements of the loading management plan, the TDM,
6 figuring out the trucks and the clarification of the bicycle
7 parking would be within the jurisdiction of this body.

8 CHAIRMAN HOOD: Okay. Just was trying to make
9 sure I understood that. Okay. All right. And this is a
10 one-vote case. I just want to tell my colleagues that. All
11 right. Any other questions or comments, Office of Planning
12 or DDOT? Vice Chair Miller.

13 VICE CHAIR MILLER: Yes. I just had one question
14 for Ms. Vitale. I support the variance relief for the plaza
15 requirement for all the reasons that are set forth in your
16 report and the Applicant's supplemental hearing submission
17 and the ANC, because it's a much better pedestrian-friendly
18 project without having that plaza. But I'm just confused
19 what -- was this -- was that plaza requirement intended for
20 First Street, Southeast or is this -- there was some
21 technical correction case, or what was the rationale for the
22 plaza requirement in this area?

23 MS. VITALE: The plaza requirement does apply in
24 this area on projects over a certain size, so that
25 requirement didn't apply to the adjacent phase one project

1 that this developer had submitted. There was a provision in
2 the regulations that did require a technical correction that
3 was an issue with Southeast/Southwest. That had more to do
4 with areas that were designated streets, so it was sort of
5 tangentially related but the plaza requirement was, in fact,
6 intended to apply in this area for development over a certain
7 size, and this project did meet that criteria.

8 VICE CHAIR MILLER: And had projects yet been
9 built to conform to that requirement? It's --

10 MS. VITALE: In Buzzard Point, within the CG
11 zones, I don't believe we've had a project yet that has come
12 through design review that has had to meet the plaza
13 requirement. I think this may be the first one. The hotel
14 project that you guys will be seeing soon, that's another
15 parcel that meets the minimum size threshold and would be
16 required to meet the plaza -- the public plaza requirement.

17 VICE CHAIR MILLER: So is the rationale just
18 because it's close to the river, we want a lot of public
19 gathering places, or is it something that we should be
20 revisiting if it doesn't make sense for --

21 MS. VITALE: This is a provision that has been in
22 the regulations that predates the ZR16 update. I think there
23 was actually some discussion when we did ZR16, when we went
24 through the update process. And I think there was actually
25 a conscious decision to maintain the plaza requirement. It's

1 certainly something that we'd be willing to take another look
2 at if the Commission would be interested in that.

3 VICE CHAIR MILLER: Yes. Well, yes, maybe if --
4 we can see how it plays out if we get a lot of these variance
5 requests and it's not -- doesn't seem to be working. It
6 seems like the -- we got rid of that internal space
7 requirement for downtown. What was that called? What was
8 that? That was a totally unfriendly -- and maybe this is
9 falling into that -- it may have been well-intended but it
10 may not be accomplishing what it -- I didn't realize it pre-
11 dated and I thought it might have been First -- intended for
12 First Street, Southeast and maybe there we want it, but it
13 was the ball park and everybody's falling out into the
14 sidewalks and everything. But it -- so it may be something
15 to look at, not on the top of anybody's list because you have
16 a big list there.

17 MS. VITALE: We'll certainly add it to the list
18 though. Thank you.

19 CHAIRMAN HOOD: Okay. All right. Any other
20 questions for Office of Planning or DDOT?

21 (No response.)

22 CHAIRMAN HOOD: All right. Does the Applicant
23 have any questions or cross?

24 MS. MOLDENHAUER: No questions, thank you.

25 CHAIRMAN HOOD: Okay. Does the ANC?

1 (No response.)

2 CHAIRMAN HOOD: Okay. All right. Thank you.
3 Let's move right along. We do have the -- we're going to
4 call up the ANC Commissioner. Let me see.

5 MS. SCHELLIN: Mr. Moffatt.

6 CHAIRMAN HOOD: Yes. That was -- but I think --
7 okay, Mr. Moffatt, I guess -- maybe I thought Ms. Hamilton
8 was but I see you're here, and I don't see her so -- all
9 right, Mr. Moffatt. Excellent replacement. Excellent.

10 MR. MOFFATT: Is this supposed to be "red" or
11 "green?" Okay. Good. "Red" usually means stop. Are we
12 ready? I'm ready. Okay.

13 Good evening, Chairman Hood and all the
14 Commissioners of the Zoning Commission of the District of
15 Columbia, and good evening fellow citizens of the District
16 of Columbia. My name is Roger Moffatt and I serve as
17 Commissioner for Single Member District 60-05. I am here
18 tonight to speak on behalf of ANC 60 and Rhonda Hamilton,
19 Commissioner for SMD 60-06, where this project is located,
20 who -- she was unable to attend tonight's hearing.

21 As stated on the ANC report, 60 voted 700 in
22 support of Zoning Case 18-13. A unanimous vote is indicative
23 of the support for low income housing on this Commission.
24 And as the report states the ANC is extremely impressed with
25 the Applicant's proposal that includes 100 percent affordable

1 housing at 1530 First Street, Southwest. It is for that
2 reason that the ANC not only wants to offer a report but also
3 has a Commissioner here to verbally state our position.

4 Affordable housing options are desperately needed
5 in our community and throughout the District. As the demand
6 for affordable housing far exceeds the existing supply and
7 with the zoning changes that allow greater and more lucrative
8 densification of Buzzard Point, with few protections beyond
9 an insufficient inclusionary zoning requirement, the stock
10 of affordable housing is disappearing fast. The creation of
11 101 affordable housing units at this site demonstrates to
12 perspective of the developers, the fact that affordable
13 housing is not only needed but that it can work for them, and
14 we applaud this -- their project for including three and four
15 bedrooms, because it is something that we have fought for for
16 a long time.

17 Regarding the design review, the ANC is supportive
18 of the project design overall and believes the project works
19 well within the neighborhood and is complementary to the
20 design of the Applicant's adjacent building at 1550 First
21 Street, Southwest.

22 The ANC supports the Applicant's request for
23 variance relief from the plaza requirement of Subtitle K,
24 Paragraph 504.13 because were the Applicant to provide the
25 plaza, an odd dark space would be created that would be

1 neither inviting to pedestrians nor enhancing to the
2 commercial viability of the proposed retail space. Also,
3 such a plaza would create a jagged streetscape because it
4 would be bounded by the blank -- a blank wall on 1550 First
5 Street, Southwest and potentially by another blank wall to
6 the south if that property is developed.

7 The ANC also supports the Applicant's request for
8 variance relief from the loading requirements and Subtitle
9 C, Paragraph 901.1 because the narrow nature of the alley
10 system does not allow for a 30-foot loading bay, and the
11 proposed 20-foot service bay should be sufficient.

12 The ANC also supports the Applicant's request for
13 special exception relief from the lot occupancy and the court
14 requirements of Subtitle K, Paragraphs 504.6 and 504.10,
15 because the minor lot occupancy relief is only required for
16 the building's third floor because the building narrowly
17 exceeds the CG-4 zone's lot occupancy requirement on that
18 floor alone. The ANC believes that the court relief is
19 necessary, although the two courts do not satisfy the court
20 area requirements, they are compliant in court width.

21 The ANC is, however, increasingly concerned about
22 the impact of the project's construction on the environment
23 and quality of life on near Buzzard Point residents. This
24 neighborhood is designed as a -- designated as an
25 environmental justice area of concern according to the

1 community health and safety study health risk assessment
2 conducted by the Department of Health prior to the
3 construction of nearby Audi Field. ANC 60 requests that the
4 Zoning Commission also consider the housing and environmental
5 impacts of the simultaneous construction projects on nearby
6 residents, particularly residents in low-rise residential
7 apartments.

8 Accordingly, the ANC asked in the report, in our
9 report, that the Zoning Commission require Applicant to
10 submit items one through four below in a post hearing
11 submission prior to issuing a final order in this case. And
12 I am pleased to state that the memorandum of agreement is now
13 a part of the record for Zoning Case 18-13. The only item
14 left out of the agreement is item number 2, the parking plan,
15 and that states that the Applicant will provide ANC 60 with
16 a plan as to how they will address the nearby resident
17 concerns of the extremely limited parking that will be
18 provided on site at the project.

19 So -- and I'm not going to read those to you.
20 They're there for you to read again, but thank you for
21 allowing me to testify this evening.

22 CHAIRMAN HOOD: So, Mr. Moffatt, thank you. So
23 in your discussions, everything has been pretty much
24 satisfied except for number 2?

25 MR. MOFFATT: Yes.

1 CHAIRMAN HOOD: Okay. All right.

2 MR. MOFFATT: According to Ms. Hamilton.

3 CHAIRMAN HOOD: According to Ms. Hamilton.

4 MR. MOFFATT: I talked with her this afternoon.

5 CHAIRMAN HOOD: Okay. All right.

6 MR. MOFFATT: The Applicant believes it's covered
7 in the agreement but I don't see it stated in there, but --
8 and she doesn't either so.

9 CHAIRMAN HOOD: Okay.

10 MR. MOFFATT: And she was the one who was
11 negotiating with the --

12 CHAIRMAN HOOD: Okay. Normally, I would say it
13 might no be under our purview or something of that nature,
14 but the courts have told me something different, so I'm going
15 to ask the Applicant to address that and let's make sure that
16 we can -- if we can't find it, let's make sure we can have
17 them look into that, so I think it is within our purview so.
18 All right.

19 MR. MOFFATT: Thank you.

20 CHAIRMAN HOOD: Mr. Shapiro.

21 COMMISSIONER SHAPIRO: Thank you, Mr. Chair.

22 Commissioner Moffatt, I want to make sure I understand. The
23 parking plan piece that you're talking about is related to
24 the -- part of the construction management plan or are you
25 talking about once the project's developed?

1 MR. MOFFATT It's once the project is developed
2 because the other part, parking for construction is addressed
3 in the agreement.

4 COMMISSIONER SHAPIRO: Okay. All right. Thank
5 you. Thank you, Mr. Chair.

6 CHAIRMAN HOOD: Any other questions or comments?

7 (No response.)

8 CHAIRMAN HOOD: Does the Applicant have any
9 questions of Mr. Moffatt -- Commissioner Moffatt?

10 MS. MOLDENHAUER: No. Thank you very much.

11 CHAIRMAN HOOD: Commissioner Moffatt, thank you
12 for your service. We continue to thank you for continuing
13 to do all that you all do in that ANC. So thank you very
14 much.

15 MR. MOFFATT: You're welcome and we thank you for
16 your service as well --

17 CHAIRMAN HOOD: Thank you.

18 MR. MOFFATT: -- all of you.

19 CHAIRMAN HOOD: All right. Let's go to
20 organizations and persons who are here in support.

21 (No response.)

22 CHAIRMAN HOOD: Organizations and persons who are
23 here in opposition.

24 (No response.)

25 CHAIRMAN HOOD: Organizations and persons who are

1 here who are undeclared.

2 (No response.)

3 CHAIRMAN HOOD: Okay. Ms. Moldenhauer, let's --
4 do you have any rebuttal or any closing, and if you can
5 comment on that number 2?

6 MS. MOLDENHAUER: Yes.

7 CHAIRMAN HOOD: And this -- because obviously,
8 we're not going to be able to take a vote tonight from what
9 I've heard from DDOT. So let's -- if you don't have an
10 answer to number 2 tonight, come back with it. I'd rather
11 for you to think it out than to dish it out, okay. Think --
12 just think through it first.

13 MS. MOLDENHAUER: No. I mean so -- and I can turn
14 it over to the Applicant but we worked extensively with the
15 ANC. Number 2 asks for concerns about parking in the
16 neighborhood and the concern about the overall community as
17 it talks about the extreme limited parking provided, you
18 know, on site. But on site, we are providing 18 parking
19 spaces which are more than the zoning requirement, and we,
20 you know, have -- we believe that that has been addressed.

21 I've also indicated that, you know, when the
22 operating -- the agreement does talk about, I think your
23 question, Chairman Hill, about whether that's a concern about
24 the project during construction or -- I'm sorry -- Hood --
25 during construction or during the operation, we do have, as

1 Exhibit 31, Section 24, which talks about the fact that the
2 Applicant will continue to work with the neighborhood on all
3 of its concerns or any that's requested in regards to the
4 neighbors' concerns or requests once the building is
5 operational, and that's item number 24.

6 But obviously, we will continue to work with the
7 ANC, and I know that the Applicant is -- actually been --
8 reached out to Commissioner Rhonda right before this meeting
9 trying to understand exactly what the issues were so we could
10 maybe discuss that and resolve it.

11 But I think that one of the things that is very
12 clear in Exhibit Number 31 is the willingness of this
13 Applicant to work with the ANC and to make sure that that
14 does get addressed as it continues. And I think the
15 agreement does address that, but I'd also like to address
16 some of DDOT's comments and just clarify on the record the
17 bike parking. So Mr. Pichon, if you can just clarify the
18 bike parking?

19 MR. PICHON: I think there -- the bike parking
20 that was noted by DDOT is correct, that we are providing 36
21 long-term bicycle parking spaces. That was a reduction from
22 the original submission, and that was due to some reworking
23 and tooling of the interior spaces. We had to add some
24 utility rooms and things of that nature that took away from
25 the overall ability for bike parking to be provided. But we

1 are still above the required 34 spaces.

2 MS. MOLDENHAUER: And the other comment of DDOT
3 was a question about the TDM plan, and we would be more than
4 happy to add language to the TDM plan that discusses
5 utilizing different types of U-Haul vehicles that are of a
6 smaller size as well that can house different types of family
7 sizes. And that being said, we believe that we have also
8 identified areas of flexibility. We have a handout for the
9 Commissioners if they'd like to see that printed out, but we
10 also have that part of our PowerPoint.

11 With that, we'd be available to answer any
12 questions, but we believe that we satisfied the standards,
13 and if the Board feels -- the Commission feels as though we
14 need to address the updated turning radius, we can always
15 supplement the record for that.

16 CHAIRMAN HOOD: All right. Thank you very much
17 and I know Chairman Hill's name was on your mind. I guess
18 you all spent a lot of time with Vice Chair Miller here last
19 night, but I just want to out on the record that's not the --
20 you're getting there, though, but it's not the record.
21 Record's at 1:30.

22 But anyway, what I would do, colleagues -- I'm
23 sorry?

24 MS. MOLDENHAUER: 1:30 p.m. you're saying?

25 CHAIRMAN HOOD: No, 1:30.

1 MS. MOLDENHAUER: A.M. -- oh, a.m., okay.

2 CHAIRMAN HOOD: I understand you all were here
3 pretty late last night.

4 VICE CHAIR MILLER: Only 11:30, 14 hours.

5 CHAIRMAN HOOD: Oh, that was nothing. I'm just
6 playing. But anyway, great job everybody. Glad I wasn't
7 here. But anyway --

8 CHAIRMAN HOOD: Yes, I'm sure. Oh, yes -- great
9 job to everybody who stuck it out. What I was going to ask,
10 Ms. Schellin, we have some things that are needed,
11 colleagues, and I understand that Ms. Moldenhauer just
12 mentioned, but there are still some outstanding things that
13 are needed. And this is a one-vote case so I would -- unless
14 my colleagues disagree, I think we have to wait and get some
15 things taken care of clarified in this case. I mean I
16 applaud the Applicant in this case because when I first
17 started looking, until I got the letter from -- rescinding
18 the party application -- I know some work has been done --
19 I want to take -- the -- this ANC works very hard. They have
20 a lot of projects in that area, so I want to make sure that
21 we at least go back and do some discovery on number 2, which
22 Ms. Hamilton and Commissioner Moffatt had mentioned this
23 evening. I think we're there, we're closer than -- we're
24 more closer together than we are far apart. Any other
25 comments, Commissioners?

1 VICE CHAIR MILLER: Did you say --

2 CHAIRMAN HOOD: Commissioner Miller?

3 VICE CHAIR MILLER: -- did you say, Ms.

4 Moldenhauer, that the PowerPoint is uploaded with -- and it
5 has that flexibility slide in there? So I think it would be
6 helpful to have that into the record in addition to whatever
7 else you're going to submit to address --

8 MS. MOLDENHAUER: Yes. So the PowerPoint does
9 have the flexibility.

10 VICE CHAIR MILLER: Yes.

11 MS. MOLDENHAUER: It goes through --

12 VICE CHAIR MILLER: Yes, I --

13 MS. MOLDENHAUER:

14 well it's two pages, but it is part of the record as well.
15 I just also had a printout of it tonight if we were at a
16 point -- but it doesn't sound like we're at that point, so
17 it's part of the record now and we can --

18 VICE CHAIR MILLER: Okay.

19 MS. MOLDENHAUER: -- discuss it at the next --

20 VICE CHAIR MILLER: I just wanted to make sure it
21 was part of the record.

22 MS. MOLDENHAUER: Absolutely.

23 CHAIRMAN HOOD: and also, I would ask that we ask
24 Commissioner Turnbull to read the record.

25 VICE CHAIR MILLER: Oh, yes.

1 CHAIRMAN HOOD: Especially since we have signage

2 --

3 COMMISSIONER SHAPIRO: And the flexibility
4 request.

5 CHAIRMAN HOOD: Flexibility, yes. I would like
6 for him to read the record if it's doable. Anything else
7 that I'm missing? I think it's pretty straightforward. We
8 can work with Mr. Rogers and knock some of those things out.
9 Commissioner May, did you have something? Oh, you had --
10 when I see your microphone light up, I'm going to call on you
11 so.

12 COMMISSIONER SHAPIRO: And you --

13 COMMISSIONER MAY: I forgot to turn it off.

14 COMMISSIONER SHAPIRO: -- you'll be able to get
15 back to you with where you are on DOE and the different
16 funding options for the rooftop solar and the LEED
17 certification?

18 MR. MUTREJA: Yes. I think within several weeks,
19 we should be able to answer all of the --

20 COMMISSIONER SHAPIRO: Okay. Thank you.

21 CHAIRMAN HOOD: Okay. Do we have some dates? We
22 do have a meeting in December?

23 MS. SCHELLIN: We have a meeting on December 17th,
24 yes. Can you have everything by the 3rd of December?

25 MS. MOLDENHAUER: Yes, we can.

1 MS. SCHELLIN: Okay. Then the ANC, DDOT and OP,
2 if they choose to, can provide their responses to what you
3 file by December 10th. Then we can put this on for our only
4 December meeting, which is the 17th, 6:30.

5 CHAIRMAN HOOD: Okay. Does that work for
6 everyone?

7 MS. MOLDENHAUER: That does work, thank you. And
8 --

9 CHAIRMAN HOOD: ANC Commission as well? Okay.
10 All right. Neither. Okay, great.

11 MS. MOLDENHAUER: And on the flexibility, Chairman
12 Hood, we did work to make sure that we've updated that based
13 on comments from the Zoning Commission in more -- in previous
14 cases. And so just we can note that --

15 CHAIRMAN HOOD: Okay.

16 MS. MOLDENHAUER: -- so that when Commissioner
17 Turnbull reads the record, he can note that they have been
18 updated from our original filing, so the ones that are in
19 part of the PowerPoint do actually reflect some of the
20 Commissioner's recent comments and tweaks on that flexibility
21 language.

22 CHAIRMAN HOOD: Okay. Good.

23 MS. SCHELLIN: And also --

24 CHAIRMAN HOOD: The less we'll have to worry about
25 then.

1 MS. SCHELLIN: -- if you could provide the draft
2 order, that would be due on the 10th.

3 MS. MOLDENHAUER: We will do that.

4 MS. SCHELLIN: So your additional filing's on the
5 3rd and the draft order on the 10th.

6 MS. MOLDENHAUER: Yes.

7 CHAIRMAN HOOD: Okay. Anything else up here,
8 comments?

9 (No response.)

10 CHAIRMAN HOOD: Ms. Schellin, do we have anything
11 else?

12 MS. SCHELLIN: No, sir.

13 CHAIRMAN HOOD: All right. I want to thank
14 everyone for their participation and their hard work in this
15 case. And with that, this hearing is adjourned.

16 (Whereupon, at 7:37 p.m., the above-entitled
17 matter went off the record.)

18

19

20

21

22

23

24

25

A

a.m. 43:1,1
ability 22:7 41:25
able 8:2 11:6,7 13:19
 14:7 17:4,15 24:5
 30:4 40:8 45:14,19
above-entitled 47:16
absolutely 17:22 44:22
abuts 19:25
abutting 19:10,22 23:14
accept 6:1
accepted 5:24 6:2,3,5
access 13:17 21:15
accolades 26:6
accommodate 10:23
 30:1
accomplish 17:15
accomplishing 33:10
achieving 28:18
action 23:24
actions 3:14
actual 28:11
add 33:17 41:23 42:4
added 5:15
addiction 13:12
addition 44:6
additional 5:14 11:17
 11:18 22:23 27:7,18
 28:15,20 30:8 47:4
address 37:16 38:15
 41:15,15 42:14 44:7
addressed 39:2 40:20
 41:14
addresses 27:21
adjacent 9:18 13:23
 18:8 29:13,20 31:25
 35:20
adjourned 47:15
administer 4:17
Administrators 19:24
advantageous 9:21
affidavit 6:9,11
affirm 4:20
afford 13:19
affordable 7:11,23 8:22
 8:23 10:7 13:8 14:18
 26:7 27:5 34:25 35:4
 35:6,10,11,12
afternoon 38:4
agencies 3:22
agreement 37:12,14
 38:7 39:3 40:22 41:15
agrees 24:11 25:21
air 10:5 16:4
aisle 18:10,12
alley 21:19 23:1 24:4
 29:13 36:9
alleyway 10:22

allow 35:7 36:10
allowable 29:5
allowing 11:18 16:4
 37:21
allows 10:4
amenity 13:20
AMI 7:13,15 26:7
analysis 17:20
analyzed 29:25
ANC 3:22 6:25,25 26:21
 31:17 33:25 34:4,18
 34:21,24 35:2,17,22
 36:7,12,18,21 37:3,8
 37:15 39:13 40:15
 41:7,13 43:19 46:1,9
Andres 1:23 6:2 12:18
 22:14,14 23:3,7 24:17
 25:2,9,11,15,23
animation 9:1
announcement 3:17
answer 23:3 27:23
 40:10 42:11 45:19
Anthony 1:17,19,20 3:6
anticipate 27:9
anybody's 33:15
anytime 20:20
anyway 42:22 43:6,7
apart 43:24
apartment 13:23
apartments 18:8 37:7
Appellants 27:13
applaud 35:14 43:16
Applicant 3:25 4:2 5:8
 7:2 27:8,15,16 28:17
 28:23 29:12,13,18,21
 30:12,18 33:22 35:24
 37:9,15 38:6,15 39:8
 40:14 41:2,7,13 43:16
Applicant's 3:21 5:13
 27:1 31:16 34:25
 35:20,22 36:7,12
application 27:4 43:18
apply 31:23,25 32:6
appreciate 14:9 18:6
 23:22
appreciative 26:14
approach 17:5
approval 12:3 28:7,12
 31:4
approved 8:20 9:5
architect 5:22 15:17
Architects 8:18
area 9:3 11:5,9,16,17
 31:22,24 32:6 36:20
 36:25 43:20
areas 32:4 42:8
asked 4:8 37:8
asking 9:21

asks 40:15
assessment 37:1
asset 14:11
associate 14:16
Associates 7:10 13:1
 22:15
at-risk 15:24 16:3,14,14
 18:6,7
attend 34:20
Audi 37:3
auto 29:22 30:6,10
available 4:11 12:19,20
 29:5 30:2 42:11
aware 22:25
awry 24:7

B

back 9:12 10:12 11:21
 15:3,8,19,25 16:2,9
 16:10 19:17,18 20:1
 20:23 22:11 23:1
 24:19,24,25 25:8
 40:10 43:21 45:15
backing 25:13
balconies 10:8 13:25
 14:1,2,3,7
ball 33:13
banged 25:19
base 16:4
based 46:12
basis 28:18
bay 36:10,11
bays 13:25
bedroom 30:5
bedrooms 7:13 26:10
 35:15
began 7:21
behalf 34:18
believe 4:3,4 17:9 20:9
 21:5 23:18 24:17
 27:16 32:11 40:20
 42:7,12
believes 35:18 36:18
 38:6
berth 10:23
better 31:17
beyond 35:8
bicycle 29:2 31:6 41:21
big 33:16
bike 28:25 29:5,9 41:17
 41:18,19,25
bit 20:19 22:19 25:4,7
blade 12:9,11
blank 36:4,4,5
block 9:3
board 10:14 42:13
body 31:7
bond 14:24

bounded 36:4
brick 10:15 16:6
brief 7:6
bring 7:18 19:12
bringing 14:12
building 9:4,5 10:1,2,3
 10:5,8,10,12 11:20
 13:16,21,23,24 14:1
 16:13 19:9,16,22,25
 20:24 24:4 25:19
 27:19 30:24 35:20
 36:16 41:4
building's 36:16
built 29:16,17 32:9
business 13:17
Buzzard 27:11 28:11
 32:10 35:8 36:23

C

C 36:9
C901.9 6:21
call 34:4 45:10
called 17:9 33:7
Candy 15:10
Capitol 10:6,8
capture 20:21
cards 4:10
care 13:12 43:15
careers 8:3
case 1:9,15 3:21 5:2,5
 6:2,17 17:17,19 31:10
 31:21 34:22 37:11,13
 43:13,15,16 47:15
cases 46:14
cast 3:13
caught 15:2
CDC 7:17,20 13:8
center 13:17
CEO 7:18
certain 10:16 24:5 27:6
 31:24 32:6
certainly 33:1,17
certification 45:17
certified 16:23
CG 9:7 32:10
CG-4 6:19 36:17
Chair 3:7 13:4,5 14:5,9
 14:16 18:3 26:3,4,5
 26:18,19,24 28:2
 31:12,13 32:8,17 33:3
 38:21 39:5 42:18 43:4
 44:1,3,10,12,18,20,25
Chairman 1:17 3:3 4:25
 5:4,7,18,25 6:5,14 7:3
 7:20 8:9,13,16 12:15
 12:22 13:2,5 14:14,15
 18:4 26:1,4,15,20
 27:25 30:16 31:8

33:19,22,25 34:2,6,13
 37:22 38:1,3,5,9,12
 38:20 39:6,8,11,17,19
 39:22,25 40:3,7,23
 42:16,17,25 43:2,5,8
 44:2,23 45:1,5,21
 46:5,9,11,15,22,24
 47:7,10,13
Chairperson 1:19,20
changes 27:18,21 35:7
changing 10:13 13:9
channeling 26:19
Chapter 3:20
check 5:1
child 13:12
choose 46:2
citizens 34:15
city 14:12 23:19
clarification 28:6 31:6
clarified 43:15
clarifies 16:16
clarify 28:8,14 29:8
 41:16,17
clear 18:5 41:12
clearance 22:19
close 22:21 23:12 32:18
closer 43:23,24
closing 3:24 40:4
collaboration 23:16
collaborative 23:17
colleague 15:17 18:6
colleagues 31:10 42:22
 43:11,14
Columbia 1:2,16 3:5
 7:5,22 8:5 34:15,16
combined 11:4
come 15:8 21:5 24:19
 26:13 32:11 40:10
comfort 20:19
comfortable 20:19
commendable 13:7,13
commended 13:22
comment 40:5 42:2
commenting 26:17
comments 9:10 13:4
 31:11 39:6 41:16
 43:25 46:13,20 47:8
commercial 22:3 27:5
 36:2
commercially 30:2
Commission 1:4,16,18
 3:4 4:8 5:16,24 6:4
 7:4 9:6 12:21 26:25
 28:3 33:2 34:14,23
 37:4,9 42:13 46:9,13
Commissioner 1:20,21
 3:7,8 6:25 14:14,15
 14:25 15:10,13 16:12

16:16,18 17:14,17,24
 18:2,4,5,12,15,19,25
 19:3,8,19,21 20:2,5
 20:12,14,18 21:9,11
 21:24 22:5,9,12,16,24
 23:5,8,21 24:17,21
 25:6,10,13,16,25 34:4
 34:17,19 35:3 38:21
 38:22 39:4,9,11 41:8
 43:22 44:2,24 45:3,9
 45:12,13,14,20 46:16
Commissioner's 46:20
Commissioners 8:17
 34:14 42:9 43:25
communicated 21:22
 21:25
community 7:25 35:5
 37:1 40:16
comp 18:22 19:4,5
companies 17:11,23
complement 9:5
complementary 9:4
 13:22 35:19
complete 4:4 12:17
completing 9:3
compliant 36:20
computer 8:8
computers 13:18
concern 36:25 40:16,23
concerned 36:21
concerns 30:25 37:17
 40:15 41:3,4
concludes 27:23
condition 16:6
conducted 3:19 37:2
confirm 6:8
conform 32:9
conforms 27:11
confused 31:18
conscious 32:25
consider 37:4
consistent 28:10 31:1
constitutes 2:16
constraints 4:1
construction 23:16
 36:22 37:3,5 38:24
 39:2 40:24,25
continue 15:7 23:18
 27:9,15 29:11,20
 30:12 39:12 41:2,6
continues 41:14
continuing 6:7 9:6
 39:12
convened 1:16
conversation 17:1
copies 3:17
copying 13:18
corner 9:2 10:2 16:5

22:12 24:13
correct 17:3 18:10,18
 41:20
correction 31:21 32:2
couple 15:1 26:6
course 25:17
court 3:12 6:22 11:1,3,4
 11:5,7,8 27:2 36:13
 36:18,19,20
courts 36:19 38:14
covered 38:6
create 11:12 36:3
created 35:25
creation 35:10
credit 14:21,23
criteria 32:7
criticized 26:11
cross 22:17 24:10,13
 26:21 33:23
crosses 21:18
crossing 22:1
Crush 15:10
curious 16:21
currently 17:20
cutout 11:13

D

D.C 1:14,17 3:17
D.C.M.R 3:20
Dana 7:18
dark 35:25
date 3:5
dated 33:11
dates 45:21
day 23:11
DDOT 6:24 9:9 12:2,3
 13:14 21:22 22:25
 23:4 24:11,25 25:21
 26:22 28:7,10 29:7,11
 30:25 31:12 33:20
 40:9 41:20 42:2 46:1
DDOT's 28:15,24 29:3
 29:25 41:16
deal 14:21,23
December 7:21 45:22
 45:23,24 46:3,4
decision 32:25
deemed 19:24
demand 28:16 35:5
demonstrates 24:22
 35:11
densification 35:8
density 19:1
Department 2:11 3:11
 28:4 37:2
design 1:9 6:17 8:23
 9:8,19,23 10:9 13:21
 14:17 15:1 16:8 19:8
 27:4,11 28:9,12 30:23
 32:12 35:17,18,20
designated 32:4 36:24
designed 36:24
designs 31:4
desired 28:18
desperately 35:4
detail 16:3
developed 18:20 36:6
 38:25 39:1
developer 7:11 21:10
 29:21 32:1
developers 35:12
development 20:11
 22:3 23:17 32:6
devices 4:13
diagram 24:9,22
diagrams 10:20 11:24
 21:14 22:11
dialogue 15:20
different 17:8 29:24
 30:3,7 38:14 42:5,6
 45:15
difficulties 15:7
difficulty 7:23 8:7
dimension 18:20 30:6
dimensioned 29:4
directly 19:10
disagree 43:14
disappearing 35:10
discovery 43:21
discuss 4:12 23:6,11
 28:9 41:10 44:19
discusses 42:4
discussion 23:13 29:15
 32:23
discussions 29:12
 37:23
dish 40:11
disrupt 4:14
disruptive 3:14
distinguished 7:4
District 1:2,16 2:11 3:5
 3:10 7:5,22 8:4 28:4
 34:14,15,17 35:5
diverse 13:10
doable 45:6
dock 21:15 23:25
DOE 16:25 17:7,20,23
 27:16 45:15
doing 17:21 25:18,18
 26:12
Donahue 21:10
door 3:18 18:13
downtown 23:19 33:7
draft 47:1,5
drive 18:10,12
due 41:22 47:2

E

easily 30:8
east 19:11
edge 10:3
effort 23:17
either 24:8 38:8
electronic 4:13
element 30:22
elements 16:20 28:16
 28:20 31:5
elevation 11:14 16:1,2
Elisa 2:9 26:25
else's 21:18,19,20,21
 21:23 22:13
emphasizing 26:6
encouraged 27:15
encroach 22:17
Energy 17:9
engage 29:12
enhancing 36:1
ensure 27:10
entire 20:1
entry 12:8,8
environment 36:22
environmental 16:20
 36:25 37:4
equaling 9:16
equity 14:23
equivalent 16:22
Erwin 1:23 12:18 22:10
 22:14
Especially 45:1
essential 23:23
evening 3:3 4:21 5:22
 7:3 8:17 26:24 27:14
 27:21 28:2,5 34:13,15
 37:21 43:23
evening's 4:8 6:2
event 8:1 22:21 23:3
eventually 20:14
everybody 43:6,9
everybody's 33:13
exact 16:11 30:5
exactly 41:9
example 30:4
exceeds 35:6 36:17
Excellent 34:9,9
exception 6:21 27:2
 30:20 36:13
excited 8:19
exemplary 8:23
exempt 14:24
Exhibit 41:1,12
exhibits 25:24
existing 30:6 35:6
expeditiously 5:11
expert 5:24
experts 5:22

exploration 16:25
exploring 17:8
extending 11:11
extensively 40:14
extreme 40:17
extremely 34:24 37:17
eye 15:2

F

facade 10:12 12:13
facades 10:18
face 10:5
facilities 13:18
facility 18:24
fact 32:5 35:12 41:1
falling 33:9,13
family 42:6
family- 26:8
family-sized 26:12
fantastic 14:11
far 27:20 35:6 43:24
fast 35:10
faux 15:23
features 10:9,16
feel 26:17
feels 42:13,13
feet 9:16,17 16:10
 22:19
fellow 34:15
fence 22:6
Field 37:3
figuring 29:23 31:6
file 46:3
filed 6:9,11
filing 5:14 46:18
filing's 47:4
fill 4:9
final 28:12 37:11
finally 29:10
financing 14:23,24
find 38:16
finding 7:23
fine 15:15 16:18 24:21
finish 12:15
first 8:20,21 9:17 12:7
 12:23 28:5 31:20
 32:13 33:11,12 35:1
 35:20 36:4 40:12
 43:16
first-level 12:10
fit 30:8
fix 20:3
flag 15:17
flat-on 16:1
flexibility 24:18 42:8
 44:5,9 45:3,5 46:11
 46:20
floating 15:11

floor 11:10,11,12,14,15
 12:12 16:9,10 27:5
 36:16,18
focused 23:9
follow-ups 26:2
following 4:1
follows 3:20
foot 9:19
foot-and-a- 22:18
footage 27:20
forgot 26:6 45:13
forgotten 19:16
formal 31:4
forth 23:1 24:24,25
 31:15
forward 14:13 21:12,12
 26:13
fought 35:15
four 7:12 14:22 17:8
 26:10,16 35:14 37:10
four-bedroom 11:17,18
Frankly 23:7
freestanding 12:12
fresh 8:24
front 10:11 22:20 24:4
 30:24
frontage 9:17
fronts 29:14
full-time 25:17,18
Fund 14:20
funding 45:16
funds 14:24
further 28:21
future 18:22 20:6 29:17

G

G 1:20
gate 22:22
gateway 9:2
gathering 32:19
gentleman 12:23
gentlemen 3:4
gesture 9:25
getting 16:22 25:20
 42:20
give 4:20 7:6 8:10 12:24
 15:8 19:23
given 25:3
gives 7:24 10:6
Glad 43:6
glass 10:16
go 4:5 11:20 15:3,8
 16:2 21:14 24:7,12
 26:21,22 27:25 39:19
 43:21
goes 44:11
going 8:25 10:1,17
 15:22,25 16:7 18:19

20:10,14,16 22:1,21
 24:15 34:3 37:19
 38:14 40:8 43:9 44:7
 45:10
Gold 16:21 17:5
good 3:3 7:3 8:17 14:25
 23:21 25:11 26:24
 28:2,18 34:11,13,15
 46:22
Gorove/Slade 12:19
 22:15
gotten 12:3
government 1:1 3:22
graphic 15:3
graphics 12:10,11
great 13:20 14:25 21:11
 43:6,8 46:10
greater 35:7
green 18:23 34:11
greetings 7:18
grills 15:23
ground 12:12 16:9 27:5
ground- 9:6
guess 13:14,18 15:4
 34:7 42:17
guidelines 12:7 27:12
 28:11
guys 32:14

H

half 22:19 29:14
Hamilton 34:7,18 38:2
 38:3 43:22
hand 4:19
handle 24:5
handout 42:8
happens 24:9
happy 27:23 29:11,20
 42:4
hard 14:8 43:19 47:14
health 37:1,1,2
hear 9:10 14:25
heard 26:16 40:9
hearing 1:6,13,15,16
 2:17 3:4,15,16,18 4:8
 4:11 5:19 31:16 34:20
 37:10 47:15
height 20:23
heights 15:20
held 2:17 20:8
Hello 7:16
help 14:19
helpful 15:15 16:12
 44:6
helping 28:19
Hertz 30:4
high- 10:9
highlight 12:6

highlights 5:9
Hill 40:23
Hill's 42:17
historical 13:10
hit 5:9 17:4,6 28:4
hold 20:7,7
homeowners 20:9
Hood 1:17,19 3:3,6 4:25
 5:4,7,18,25 6:5,14 7:3
 8:9,13,16 12:15,22
 13:2 14:14 18:4 26:1
 26:4,15,20 27:25
 30:16 31:8 33:19,22
 33:25 34:2,6,13 37:22
 38:1,3,5,9,12,20 39:6
 39:8,11,17,19,22,25
 40:3,7,24 42:16,25
 43:2,5,8 44:2,23 45:1
 45:5,21 46:5,9,12,15
 46:22,24 47:7,10,13
hoping 8:21
hotel 20:10,11,12 21:2
 21:3 23:15 32:13
hours 43:4
house 42:6
housekeeping 5:1
housing 7:11,14 8:23
 13:9,11 14:19 27:5
 34:23 35:1,4,6,10,11
 35:13 37:4
HPTF 14:24

I

identified 42:8
immediately 18:19
impact 36:22
impacts 28:19,22 37:5
important 26:9 30:9
impressed 34:24
include 12:11 26:6
included 5:15 9:1
includes 34:25
including 35:14
inclusionary 35:9
income 13:10 14:20
 34:23
incorporate 9:10
incorporating 10:9
increasing 11:15
increasingly 36:21
indicate 19:5
indicated 40:21
indicative 34:22
individually 20:8
individuals 4:6,15
 12:18
information 8:2 17:22
 27:7,13,18,20

input 30:9
insufficient 35:9
intended 31:19 32:6
 33:11
interested 33:2
interior 41:23
internal 33:6
internet 13:17
introduce 6:17 7:2
 12:24
inviting 36:1
issue 23:6,6 32:3
issued 29:1
issues 41:9
issuing 37:11
it'll 14:11
item 27:14 37:13,14
 41:5
items 27:7 28:5 37:10

J

J 1:17,19 7:19
JACOB 1:9
jagged 36:3
Jerrily 1:16
job 8:1,3 13:12 43:6,9
jobs 8:1
jockeying 23:1
JOEL 2:8
joined 3:8
Joining 3:7
joint 7:9
Jonathan 2:13 28:3
Jones 7:18
Juliet 14:2
jump 15:25
jurisdiction 31:7
justice 36:25

K

K 35:23 36:14
K504.13 6:20
K504.6 6:23
K512.1(e) 6:18
keep 7:7 13:10
keeping 8:25 9:20
 10:11 11:14
key 25:20
kind 15:18,22 16:24
 18:20 22:10
kiosk 4:9
knock 45:8
know 5:8 6:25 7:7 9:14
 13:15 15:19 16:11,25
 20:23 21:3 23:14 24:2
 24:3 25:7,11,17,20
 40:18,20,21 41:7
 42:17 43:18

knowledge 19:7
Kress 1:16

L

L-shaped 29:14
labeled 21:19
ladies 3:3
land 29:13,16
language 42:4 46:21
large 8:8
largely 28:10
larger 11:5,7
largest 10:21 30:1
late 43:3
Lawson 2:8 3:10
lead 24:2,3,4
leading 9:24
Leaf 18:23
LEED 16:21,21 17:3,4,5
 17:6 45:16
leeway 25:4
left 3:18 4:9 37:14
lesser 10:13
let's 13:3 26:21,22
 27:25 34:3 38:15,16
 39:19 40:3,9
letter 12:12 43:17
letting 5:8
level 9:7 11:22 12:8
life 36:23
light 8:24 10:5 16:4
 45:10
limited 37:17 40:17
line 9:20 11:12 16:13
list 33:15,16,17
little 20:19 22:19 24:13
 25:4,7
live 3:13
lives 8:9
Living 18:24
LLC 1:9
load 22:7
loading 6:21 10:20,23
 10:24 21:15 23:25
 27:3 28:16,19 29:10
 30:9,11 31:5 36:8,10
located 34:19
location 25:3
long 19:25 25:8 35:16
long-term 29:2,8 41:21
longer 5:20
look 11:3,6 21:12,12
 25:2,4 33:1,15 38:17
looked 19:4
looking 8:3,13 9:2
 10:19 11:2,7 15:5,22
 16:22,23 29:24 30:2
 43:17

looks 15:22 21:18
 22:18
lot 1:10 6:22 9:2 11:10
 11:17 17:2 23:19
 24:24 27:2 32:18 33:4
 36:13,15,17 42:18
 43:20
love 14:1
low 34:23
low-rise 37:6
lower 9:25 13:10 19:1
 19:13
lucrative 35:7

M

M 7:18
maintain 32:25
maintained 4:1
maintenance 6:9,11
major 30:25
making 9:13 24:10
MALE 12:14
management 28:16,17
 30:10,11 31:5 38:24
managing 7:10
maneuver 29:18
maneuverability 29:23
maneuvering 30:21,21
maneuvers 29:11,22
 30:8
Maryland 7:11
massing 10:4
material 10:14
materials 10:10,11,13
 10:15,17
matter 1:8 47:17
matters 3:20 5:12
Mays 7:19 8:9
McDonald 21:10
mean 18:7,7 19:15,16
 20:21 23:22 24:6,14
 24:21 25:1,6,7 40:13
 43:15
means 24:9 34:11
mechanism 28:12 31:4
meet 17:7 29:4 32:7,12
 32:16
meeting 4:2 14:6 23:10
 28:9 29:6 41:8 45:22
 45:23 46:4
meets 32:15
member 7:10 34:17
members 1:18 7:4
 26:24 28:2
memorandum 37:12
Memorial 1:16
mental 16:1
mention 11:16

mentioned 30:17 43:12
43:22
Meridith 6:10
met 7:9 11:23 12:1,3
metal 10:16
Michelle 5:12
microphone 45:10
Miller 1:20 3:7 13:4,5
14:5,9 26:3,4,5,19
31:12,13 32:8,17 33:3
42:18 43:4 44:1,2,3
44:10,12,18,20,25
mind 42:17
minimum 9:16 32:15
minor 24:7 36:15
minute 16:19
minutes 2:16 4:2,4,6,6
5:7,8 12:14
missing 45:7
mistake 20:25
mitigate 28:19,22
mitigates 24:19
mitigation 13:15
mitigations 28:23
mix 7:12
moat 28:18
Moffatt 34:5,7,9,10,16
37:22,25 38:2,4,6,10
38:19,22 39:1,9,9,11
39:15,18 43:22
Moldenhauer 6:10,11
6:14,16 8:6 12:17
18:23 19:1,7,19,23
20:4,9,13,16 21:6,21
22:2,8,10 23:10 33:24
39:10 40:3,6,13 42:2
42:24 43:1,11 44:4,8
44:11,13,19,22 45:25
46:7,11,16 47:3,6
moments 20:21
motion 5:13,17
mouse 8:7
move 5:10 34:3
movement 22:22
movements 22:23
movie 15:14
Mutreja 7:3 12:25,25
14:6,22 17:3,15,19
18:1,10,14,18 21:5,7
21:10 45:18

N

name 3:6 7:16 8:17
12:24 34:16 42:17
narrow 36:9
narrowly 36:16
nature 36:9 38:13 41:24
near 3:18 36:23

nearby 13:24 37:3,5,16
necessarily 24:15,16
necessary 30:12 36:19
neck 25:17
need 4:5 20:1 23:12
42:14
needed 25:1 35:4,13
43:10,13
needs 13:9 29:17
negotiating 38:11
neighbor's 24:10
neighborhood 13:9
14:12 35:19 36:24
40:16 41:2
neighboring 15:21
neighbors 15:4
neighbors' 41:4
Neil 12:25 19:20
neither 36:1 46:10
new 8:3,24 17:9
NFI 26:8
nicking 22:12
night 42:19 43:3
noises 3:14
Normally 38:12
north 10:5
note 31:2 46:14,17
noted 27:6 41:20
notice 3:16 13:13 23:5
noticed 13:14
November 1:12 2:17
3:5 21:6,7
NPS 1:20
number 16:22 26:9
28:25 29:6,8 30:3,17
37:14,24 40:5,10,15
41:5,12 43:21
NW 1:14,17

O

oath 4:16,18
objection 6:6
objections 5:18,19
obstruct 22:7
obviously 23:12,12
27:15 40:7 41:6
occupancy 6:22 11:10
27:2 36:13,15,17
odd 35:25
offer 35:2
offering 7:22
Office 1:22 2:6 3:9,9,21
6:24 26:22,25 27:1
31:11 33:20
oh 20:2 21:9 26:4 43:1
43:5,8 44:25 45:9
okay 4:25 5:7,18,20,25
6:5,7,12,14 8:13 13:2

14:14,25 17:24 18:25
19:8 20:4 21:9,16,24
22:9 23:8,21 24:11
25:25 26:21,22 29:7
31:8,9 33:19,25 34:2
34:7,11,12 38:1,5,9
38:12 39:4 40:3,11
43:1 44:18 45:20,21
46:1,5,9,10,15,22
47:7
once 38:25 39:1 41:4
one-minute 9:1
one-vote 31:10 43:13
ones 46:18
OP 16:20 19:4 27:4,6,14
46:1
open 13:3 22:2
operating 40:22
operation 40:25
operational 41:5
operations 23:13
opportunity 7:5,25 8:4
12:9
opposition 3:24 5:1
39:23
options 17:8 29:24 30:3
35:4 45:16
order 23:1 37:11 47:2,5
Organization 7:10,17
7:19,21 13:8
organizations 3:23,23
4:6 39:20,22,25
original 41:22 46:18
ought 20:3
outdoor 10:7
outstanding 43:12
overall 35:18 40:16
41:25
overlay 9:7,21
overlook 10:8
oversight 20:20
owner 14:23 23:14,14
23:24 24:12
owners 29:20

P

P-R-O-C-E-E-D-I-N-G-S
3:1
p.m 1:16 3:2 42:24
47:16
PACE 17:8
pages 44:14
pain 25:16
panels 10:16
Paragraph 35:24 36:9
Paragraphs 36:14
parameters 27:19
parcel 9:24 29:14 32:15

park 33:13
parking 28:25 29:2,9
31:7 37:14,17 38:23
39:2 40:15,17,18
41:17,18,19,21,25
part 9:23 11:1 18:13
20:20 22:3 29:14
37:13 38:24 39:2
42:10 44:14,17,21
46:19
participation 47:14
particularly 37:6
partnership 13:7 29:19
party 5:21 7:1 16:5
43:18
pattern 16:7
patterns 16:6
pause 15:12 30:14
PDRM 9:9 12:2
pedestrian-friendly
31:17
pedestrians 36:1
penthouse 11:22,23
19:12,13,14 20:22,25
penthouses 19:17
people 8:2 25:18
perceived 20:23
percent 7:13,15 14:22
26:7,7,7,8,8 34:25
percentage 9:16
permanent 7:14
permitting 28:13 31:3
persons 3:23,24 4:7
39:20,22,25
perspective 11:24
24:11 35:12
PETER 1:20,21
PGN 8:18
phase 7:8 8:19 11:3,4
19:11 31:25
Pichon 1:24 5:23 8:17
8:18 14:4 15:7,24
16:15,17 41:17,19
piece 12:5 16:5 22:13
29:13 38:23
place 28:12
places 7:23 32:19
plan 9:11 11:7,25 12:4
19:5,5,12 30:10,11
31:5 37:14,16 38:23
38:24 42:3,4
Planning 2:6 3:10,21
6:24 7:10,17,19,21
13:8 26:22,25 27:1
31:11 33:20
plans 5:16 18:22 28:10
28:17,21 31:1
plate 11:15

playing 43:6
plays 33:4
plaza 6:20 9:15 10:24
 27:3 31:14,18,19,22
 31:23 32:5,12,16,16
 32:25 35:23,25 36:3
please 4:13,15,17,19
pleased 37:12
pleasure 26:13
point 16:8 24:7 25:20
 27:11 28:5,11 31:1
 32:10 35:8 36:23
 44:16,16
pointing 18:6
points 12:9 16:23
population 13:10,19
portion 15:6 19:25
 21:17
position 28:23 35:3
possible 5:11 17:2,5
 30:1
post 37:10
potential 19:5 23:23
potentially 23:25 36:5
PowerPoint 27:17,21
 42:10 44:4,8 46:19
pre- 33:10
predates 32:22
preference 30:1
preliminary 3:20 5:12
 9:9 28:9 31:1
present 1:18,22 2:6,11
 6:25 8:19 12:18
presentation 12:23
 13:3 28:7
President 7:18
presiding 1:17
pretty 24:7 37:23 43:3
 45:7
previous 46:13
previously 6:6 9:6
principle 8:18
printed 42:9
printout 44:15
prior 37:2,11
probably 22:18 24:15
problem 11:13 18:1
 22:9 23:23
problems 24:3
procedural 4:12
proceeding 3:12
proceedings 4:14
 30:19
process 27:10 28:13
 31:3 32:24
Production 14:19
proffered 5:22
program 15:8 17:8,9

programs 17:10
project 6:19 7:6,8,12
 8:20,22 9:3 11:19
 13:7 14:8,11,18 17:12
 17:13 21:2,3 24:15
 26:13 31:18,25 32:7
 32:11,14 34:19 35:14
 35:18,18 37:18 39:1
 40:24
project's 36:22 38:25
projections 13:25
projects 11:6 23:19
 31:24 32:8 37:5 43:20
promote 8:22
properties 9:18 20:7
property 9:20 11:12
 16:13 18:13 19:6
 21:18,19,20,22,23,25
 22:1,4,13 23:13,14,24
 23:24 24:10,12,13
 29:20 36:6
proposal 34:25
proposed 6:18 28:17
 29:9 36:2,11
proposing 10:15 12:7
protections 35:8
provide 7:24 8:1,4 10:5
 11:18 13:8,11 17:20
 25:23 35:24 37:15
 46:2 47:1
provided 10:20 27:13
 37:18 40:17 41:25
provides 8:22
providing 10:15,22
 13:12,16 40:18 41:20
provision 32:1,21
provisions 3:19
public 1:6,15 2:17 3:4
 26:11,11 27:3,10 28:7
 28:9,13 30:20,23,24
 30:24 31:3,4 32:16,18
published 3:16
pull 22:16
pursue 17:22
purview 38:13,17
put 22:6,22 46:3

Q

qualities 10:13
quality 10:10 36:23
question 15:1 16:19
 31:13 40:23 42:3
questions 4:12 5:10
 12:20,20 13:3,6 14:10
 15:1 26:2 27:24 30:14
 31:11 33:20,23,24
 39:6,9 42:12
quick 4:25 6:17 7:6 9:1

15:17
quickly 7:2 12:1 15:25

R

R 1:16
radius 42:14
raise 4:19
rationale 31:21 32:17
reached 17:11 41:8
reaction 15:16,18
read 37:19,20 44:24
 45:6
reads 46:17
ready 34:12,12
real 14:2,11 20:20
realize 33:10
really 12:5 13:6 14:8,18
 23:9,22 26:9 28:21
 30:23
realm 30:24
rear 19:10
reason 11:10 35:2
reasons 17:2 31:15
rebuttal 3:24 40:4
recall 17:13
recommended 16:20
record 4:3 22:14 24:19
 26:11 28:3 37:13
 41:16 42:15,19,20
 44:6,14,17,21,24 45:6
 46:17 47:17
Record's 42:21
recorded 3:12
red 34:10,11
redevelopment 18:16
reduction 41:21
reference 28:6
referenced 29:2
refine 27:10 30:11
refinements 29:22
reflect 46:19
refrain 3:14
regarding 14:17 17:7
 28:25 35:17
regards 8:10 23:17 41:3
register 3:17 4:8
regulation 19:23
regulations 32:2,22
related 11:9 30:23 32:5
 38:23
relatively 30:8
relief 5:15 6:20,22,22
 9:15,21 10:19 11:1,3
 11:8,9 27:2,2,3 28:19
 31:14 35:23 36:8,13
 36:15,18
remarks 14:16
remember 14:6 21:4

23:7
render 23:25,25
rental 30:3
replacement 34:9
replicate 9:4
report 3:21,21,22 13:14
 19:4 27:6,23 28:15,25
 29:1 31:16 34:21,24
 35:2 37:8,9
reporter 3:13
represent 7:17 10:21
 11:24 16:7
representations 12:10
represented 10:17
represents 11:4
request 5:15,17,21 7:1
 35:22 36:7,12 45:4
requested 27:14 28:15
 28:20,21,23 41:3
requesting 9:15 11:2
 27:7
requests 9:13 33:5 37:3
 41:4
require 9:18 32:2 37:9
required 10:24 11:5,22
 11:23 19:15 32:16
 36:15 42:1
requirement 6:20 9:15
 9:22 27:3 31:15,19,22
 31:23,25 32:5,9,13,16
 32:25 33:7 35:9,23
 36:17 40:19
requirements 6:21 9:7
 11:21 12:3 29:4,7
 36:8,14,20
rescinding 43:17
resident 37:16
residential 9:24 12:8
 14:1 37:6
residents 7:23,24 8:5
 13:20 36:23 37:6,6
resolve 41:10
respect 27:19
respectful 13:23
response 5:3,6 33:21
 34:1 39:7,21,24 40:2
 47:9
responses 46:2
rest 13:13
resume 5:23
retail 9:7 12:8 16:4 36:2
review 1:10 6:18 27:4
 28:9 32:12 35:17
reviewed 21:3,3 22:24
 27:17
revised 5:16 25:24 27:8
revisiting 32:20
reworking 41:22

RF 19:2
RF-1 10:1 18:16
Rhonda 34:18 41:8
rid 33:6
right 4:19 8:16 12:22
 13:2 14:3 17:14,19,24
 18:7,9 19:3,13,13,13
 20:18 21:11 22:2,5,15
 24:12 26:1 31:9,11
 33:19,22 34:2,3,9
 38:1,5,18 39:4,19
 41:8 42:16 46:10
 47:13
rights 29:18
rise 4:16
risk 37:1
river 32:18
Rockville 7:11
Roger 34:16
Rogers 2:13 3:11 26:23
 28:1,2,3 30:16,17,22
 45:8
roof 17:13 20:24,24
rooftop 16:24 27:16
 45:16
room 1:13,16 3:15 29:5
rooms 41:24
rule 5:14,14,16
rules 19:17
run 9:1,13,14 17:2

S

S 1:23
safety 37:1
satisfied 24:25 37:24
 42:12
satisfy 36:19
saw 15:10,13 25:6
saying 24:23 42:24
Schellin 1:23 3:9 4:17
 4:19,24 5:13,19,20
 6:1,8,12 34:5 43:10
 45:23 46:1,23 47:1,4
 47:10,12
screen 8:8,8
Sean 1:24 8:18
second 11:12 15:9 16:9
Secretary 1:23
Section 41:1
secure 24:12
see 4:4 10:2 14:17 15:5
 17:12,21 31:2 33:4
 34:4,8,8 38:7 42:9
 45:10
seeing 26:13 32:14
seeking 6:19
Senior 18:23
sense 15:18,21 32:20

serve 30:4 34:16
service 36:11 39:12,16
services 7:22,24 8:4
 13:11
set 16:10 19:18 20:1,23
 31:15
set-downs 13:24
setback 9:19 16:11
 19:11,14,17
setbacks 11:22,23
setting 10:12 19:17
SEU 17:9
Shapiro 1:21 3:8 14:14
 14:15,25 15:10,13
 16:12,16,18 17:14,17
 17:24 18:2 38:20,21
 39:4 45:3,12,14,20
Sharon 1:23 3:9
shift 22:17
short 7:7 23:3
shot 16:1
show 9:13 21:14 24:18
 24:22 25:24
showcases 8:23 10:14
showing 8:7 24:9,14
 25:21
shown 23:4 27:8 29:23
 30:6
shows 16:2 19:13 24:9
 30:11
shrunk 29:6
side 19:9,14,19,21
 20:10 22:4
sidewalks 33:14
sidewall 19:24,25 20:1
sign 27:13
signage 12:6,7,10 45:1
significant 9:25
signs 12:9,11,12
Silver 16:22 17:4,4,6
simultaneous 37:5
single 20:16 34:17
sir 12:25 18:14 47:12
site 35:11 37:18 40:18
 40:18
size 11:15 24:5,22 30:7
 31:24 32:7,15 42:6
sized 26:9
sizes 42:7
slide 9:12 15:14,15
 21:16 22:20 44:5
slight 27:18
slightly 10:23
small 17:13
smaller 10:24 13:23
 42:6
SMD 34:19
Smith 7:16,16 8:11,15

solar 16:24 17:7,11,21
 27:16 45:16
solemnly 4:20
somebody 12:15 21:18
 21:18,20,21,23 22:13
 22:21
soon 32:14
sorry 8:6 40:24 42:23
sort 9:2 15:19 24:12
 32:4
sorts 24:2
sound 44:16
sources 14:20
south 1:13 36:6
southeast 19:9 31:20
 33:12
Southeast/Southwest
 32:3
Southwest 7:25 29:15
 35:1,21 36:5
space 16:5 18:8 22:3
 27:10 28:8,9,13 30:2
 30:20,23,25 31:3,4
 33:6 35:25 36:2
spaces 28:25 29:3,3,5,9
 40:19 41:21,23 42:1
speak 34:18
SPEAKER 12:14
special 6:21 27:1 36:13
Specialist 1:23,24,24
spent 42:18
splits 28:18
square 1:10 9:17 23:18
 27:19
stack 14:23
staff 1:22 2:6,11 3:9,10
 4:11 6:12
standards 9:8 28:10
 42:12
standpoint 9:20
stands 17:4,6
Stanley 7:19 8:9
started 43:17
state 35:3 37:12
stated 34:21 38:7
states 34:24 37:15
status 5:21 6:7 7:1
step-backs 13:24
step-down 11:12 15:2,6
STEPHEN 1:24
stepping 10:1,3 11:20
 15:19
sticking 12:6
stock 35:9
stop 34:11
straight 28:1
straightforward 45:7
street 1:14,17 8:20,21

9:17,20 21:8 23:15
 29:15 31:20 33:12
 35:1,21 36:5
streets 32:4
streetscape 12:4 27:8
 27:11 28:11 36:3
streetscapes 9:8
strengthen 28:21
stuck 43:9
studies 17:12
study 37:1
subject 27:4
submission 31:16
 37:11 41:22
submissions 5:15
submit 24:19 37:10
 44:7
submitted 32:1
Subtitle 6:20,21,22
 35:23 36:8,14
sufficient 5:9 36:11
summary 6:17 7:6
supplement 42:15
supplemental 31:16
supply 35:6
support 3:23 6:24,24
 6:25 18:21 31:14
 34:22,23 39:20
supportive 7:14 35:17
supports 27:1,4 35:22
 36:7,12
supposed 20:6 34:10
sure 6:6 15:14 20:22
 24:10 31:9 38:15,16
 38:22 41:13 43:8,20
 44:20 46:12
Sustainable 17:9
swear 4:20
swing 21:17 22:16,18
 22:20 25:3
sworn 4:23
system 36:10

T

take 4:16 7:5 16:1 22:22
 23:8,24 24:24 25:2
 28:12 29:19 30:14
 33:1 40:8 43:19
taken 43:15
talk 16:19 40:22
talked 10:24 16:25 38:4
talking 38:23,25
talks 40:17 41:1
tangentially 32:5
targeting 7:13,15 17:3
tax 14:20,22,24
TDM 31:5 42:3,4
technical 8:7 31:21

32:2
tell 8:13 20:6 31:10
telling 24:1
Ten 12:14
tenants 15:21
tendency 15:16
terms 29:10,16
testify 4:7,15 37:21
testimony 4:20
thank 4:24 6:12,16 8:5
8:15 12:22,22 13:2,5
14:12,15 16:18 17:24
18:4 25:25 26:14,17
27:24,25 30:15,16
33:18,24 34:2 37:20
37:22 38:19,21 39:4,5
39:10,11,12,13,15,17
42:16 45:20 46:7
47:13
theoretically 18:15,21
22:5,8
they'd 42:9
thing 7:7 15:2 25:11,20
things 10:4 15:17 30:18
41:11,24 43:10,12,15
45:8
think 4:3,5 5:7,8 6:5
10:20 12:5 13:6,22
14:10,10 15:10 19:18
23:11,22 24:8,14
27:20 28:6,25 29:15
29:17,25 30:9,22
32:13,22,24 34:6
38:17 40:11,11,12,22
41:11,14,19 43:14,23
44:5 45:7,18
third 11:10 36:16
thought 9:19 26:15
33:11 34:7
three 6:6 26:9,16 35:14
three-story 10:3
three-unit 30:5
threes 7:12
threshold 11:21 32:15
Thursday 1:12
tight 25:7
time 4:1,14 15:8 27:24
28:24 29:1 35:16
42:18
times 6:3
tiny 21:17
TM 1:9 7:10 12:25
TMA 23:14
today 6:25
today's 3:5,16
told 38:14
tonight 8:11,19 9:14
26:17 27:8,17 34:18

40:8,10 44:15
tonight's 34:20
tooling 41:23
top 33:15
totally 33:8
touch 12:1
town 8:11 15:4
townhomes 15:4
townhouse 20:17
townhouses 19:10 20:8
training 8:1,3 13:12
transcript 2:16
transportation 2:11
3:11 28:4,16
tried 25:13
truck 10:21,22 21:15,17
24:22 25:9 29:22 30:1
30:2,21
trucks 22:1 24:3,5
25:14 29:19,25 30:4,7
31:6
Trust 14:20
truth 4:21,21,22
try 20:21 25:7
trying 9:4 15:20 17:5
31:8 41:9
turn 4:13 7:1 22:10
29:22 30:6,11 40:13
45:13
Turnbull 44:24 46:17
turning 10:20 42:14
tweaks 46:20
two 4:9 7:8 8:19 9:18
10:4 11:4 16:19 22:19
26:16 30:4 36:19
44:14
twos 7:12
types 29:24 42:5,6

U

U-Haul 30:4 42:5
U.S 10:8
unable 34:20
unanimous 34:22
undeclared 5:4 40:1
understand 14:19
28:22 30:10 38:22
41:9 43:2,11
understanding 29:3,18
30:7
understood 25:2,23
31:9
unfriendly 33:8
unit 11:18 15:21
United 7:9,17,19,21
13:7
units 7:12,14,15 10:7
11:17 26:9,12 27:5

30:5 35:11
unloading 24:3
unobstructed 10:6
unusable 24:1
up-zoning 19:5
update 28:24 32:22,24
updated 42:14 46:12,18
uploaded 44:4
UPO 7:17,20
urban 9:7,19
use 24:1
usually 34:11
utilities 15:23
utility 17:10 41:24
utilizing 42:5

V

Varga 1:24 6:3 12:19
variance 6:19 27:3
31:14 33:4 35:23 36:8
various 17:10,23
vehicle 22:16
vehicles 42:5
venture 7:9
verbally 35:3
versus 17:1
vetted 9:9
viability 17:21 36:2
viable 17:12
Vice 1:20 3:7 13:4,5
14:5,9,16 26:3,4,5,18
26:19 31:12,13 32:8
32:17 33:3 42:18 43:4
44:1,3,10,12,18,20,25
view 15:13
views 10:6
visible 20:15,22
Vitale 2:9 3:10 26:23,24
26:25 27:25 30:17
31:14,23 32:10,21
33:17
vote 34:22 40:8
voted 34:21

W

wait 43:14
waive 5:14
walk 22:11
walk-ups 15:5
wall 3:18 9:20 15:23,25
16:5,14 18:7 19:21
36:4,5
want 6:8 7:7 9:14 16:1
19:12 31:10 32:18
33:12 38:22 42:19
43:19,20 47:13
wanted 9:25 12:5 26:5
26:10 28:8 29:8 44:20

wants 35:2
Ward 8:10
Washington 1:14,17
wasn't 43:6
way 10:10 20:5 21:15
ways 24:6
we'll 4:5 17:22 30:12
33:17 46:24
we're 3:8 6:17 8:6,18,21
9:6,13,21 10:1,3,9,10
10:12,15,19,22 11:2,2
11:6,6,7,15,20 17:7
23:20 26:14 29:20
34:3 40:8 43:23,23,23
44:16
we've 9:8,9 10:20 11:24
12:1,2,2 17:4 21:22
32:11 46:12
web 3:13
weeks 45:18
welcome 39:15
well-intended 33:9
Wendell 7:16
went 32:23 47:17
weren't 14:7 17:15
width 36:20
willing 33:1
willingness 41:12
window 16:7
windows 12:11 15:24
16:4,8,9,14 18:6
wishing 4:7,15
withdrawn 5:21
withdrew 7:1
witness 4:9,9
Witnesses 4:23
wonderful 14:17
work 7:25 16:20 24:8
27:9,15 29:21 30:10
30:12 35:13 41:2,6,13
43:18 45:8 46:5,7,12
47:14
worked 14:7 40:14
working 17:20 23:15
30:18 33:5
works 25:1,21,22 35:18
43:19
workshop 29:1
worry 46:24
wouldn't 19:15
wrap 10:12
wraparound 13:11
wrote 7:6

X

Y

yards 19:10

year 7:9	30-foot 36:10	
<hr/>	31 41:1,12	
Z	34 42:1	
zone 6:19 9:25 10:2	36 41:20	
zone's 36:17	3rd 45:24 47:5	
zones 32:11	<hr/>	
zoning 1:4,16,18,22,23	4	
1:24,24 3:4,9 7:4	4 3:20	
11:21 19:24 29:4,6	40 8:2	
34:14,22 35:7,9 37:4	441 1:14,16	
37:9,13 40:19 46:13	45 29:2	
zoom 16:3	4th 1:14,17	
ZR16 32:22,23	<hr/>	
<hr/>	5	
0	5 4:6	
<hr/>	50 7:13 21:16 26:8	
1	504.10 6:23 36:14	
1 8:10	504.13 35:24	
1,000 9:17	504.6 36:14	
1:30 42:21,24,25	512.12.2 6:18	
10 4:4,5 5:7,8 16:10	53 1:10	
100 26:7 34:25	<hr/>	
101 7:12 27:4 35:11	6	
101-unit 6:18	6:30 1:16 46:4	
10th 46:3 47:2,5	6:36 3:2	
11 3:19	60 4:2 34:18,21 37:3,15	
11:30 43:4	60-05 34:17	
14 9:16 43:4	60-06 34:19	
14- 9:18	656 1:10	
15 1:12 2:17 4:5,5	69 21:8	
1530 8:21 9:3 11:3,8	<hr/>	
35:1	7	
1550 7:8 8:20 14:6	7:37 47:16	
17:13 35:20 36:4	700 34:21	
15th 3:6	<hr/>	
17th 45:23 46:4	8	
18 40:18	80 26:8	
18-13 1:10,15 34:22	<hr/>	
37:13	9	
1962 7:22	90-foot 11:21	
<hr/>	901.1 36:9	
2		
2 37:14,24 40:5,10,15		
43:21		
20 26:7		
20-day 5:14		
20-foot 36:11		
20001 1:17		
2018 1:12 2:17 3:6		
21 7:14		
220 1:13		
23-foot 10:22 25:8,9		
24 41:1,5		
25th 21:6,7,7		
<hr/>		
3		
3 4:6		
30 7:15 26:7		

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: TM Jacob, LLC

Before: DC Zoning Commission

Date: 11-15-18

Place: Washington, DC

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



Court Reporter

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701