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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

Public Hearing

Case No 17-13 [TM DBT Limited Partnership - Design
Review at Square 656, Lots 54 and 813.]

6:36 p.m. to 7:52 p.m.
Monday, September 18, 2017

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

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1 Board Members:

2 ANTHONY HOOD, Chairman

3 ROBERT MILLER, Vice Chair

4 PETER MAY, Commissioner

5 MICHAEL TURNBULL, Commissioner

6 PETER SHAPIRO, Commissioner

7

8 Office of Zoning:

9 SHARON SCHELLIN, Secretary

10

11 Office of Planning:

12 JOEL LAWSON

13 ELISA VITALE

14

15 District Department of Transportation:

16 ANNA CHAMBERLIN

17

18

19

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

2 CHAIRPERSON HOOD: Good evening, ladies and
3 gentlemen. This is a public hearing of the Zoning
4 Commission for the District of Columbia. Today's
5 date is September 18, 2017. We're located in the
6 Jerrily R. Kress Memorial Hearing Room.

7 My name is Anthony Hood. Joining me this
8 evening are Vice Chair Miller, Commissioner Shapiro,
9 Commissioner May, and Commissioner Turnbull. We're
10 also joined by the Office of Zoning staff, Ms. Sharon
11 Schellin, as well as the Office of Planning staff,
12 Mr. Lawson, Ms. Vitale, and the District Department
13 of Transportation, Ms. Chamberlin.

14 This proceeding is being recorded by a court
15 reporter. It's also webcast live. Accordingly, we
16 must ask you to refrain from any disruptive noises or
17 actions in the hearing room, including the --
18 disruptive noises or actions in the hearing room,
19 including the display of any signs or objects.
20 Notice of today's hearing was published in the D.C.
21 Register and copies of that announcement are
22 available to my left on the wall near the door.

23 The hearing will be conducted in accordance
24 with provisions of 11Z DCMR, Chapter 4 as follows,
25 preliminary matters, applicant's case, report of the

1 Office of Planning, report of other government
2 agencies, report of the ANC, organizations and
3 persons in support, organizations and persons in
4 opposition, rebuttal ANC closing by the applicant.

5 The following time constraints will be
6 maintained in this meeting. The applicant has up to
7 six minutes. I'm going to ask if you'd do about a
8 15-minute presentation. There's some things that,
9 questions we may have, and there's some responses
10 that we know in the record. I think it would be more
11 efficient and effective, Mr. Collins, if we move in
12 that direction. Organizations, five minutes.
13 Individuals, three minutes.

14 The Commission intends to adhere to the time
15 limits as strictly as possible in order to hear the
16 case in a reasonable period of time. All persons
17 wishing to testify before the Commission in this
18 evening's hearing are asked to register at the
19 witness kiosk to my left and fill out two witness
20 cards. These cards are located to my left on the
21 table near the door, or if you need any assistance,
22 you can see Ms. Schellin.

23 The decision of the commission in this case
24 must be based exclusively on the public record. The
25 staff will be available throughout the hearing to

1 discuss procedural questions. Please turn off all
2 electronic devices at this time so not to disrupt
3 these proceedings.

4 Would all individuals wishing to testify
5 please rise to take the oath? Ms. Schellin, would
6 you please administer the oath?

7 MS. SCHELLIN: Yes. Please raise your right
8 hand.

9 [Oath administered to the participants.]

10 MS. SCHELLIN: Thank you.

11 CHAIRPERSON HOOD: Okay. At this time we
12 will consider any preliminary matters. Does the
13 staff have any preliminary matters?

14 MS. SCHELLIN: There are three proffered
15 expert witnesses. All three have been previously
16 accepted by the Commission as experts. Jeff Goins,
17 from PGN in architecture, Shane Dettman from Holland
18 and Knight in urban planning, and Erwin Andres from
19 Gorove/Slade in traffic engineering. Ask the
20 Commission to consider accepting them in this case
21 also.

22 CHAIRPERSON HOOD: Okay, colleagues,
23 typically we don't undo what we've done. I better
24 not say anything else on that. Okay. Any objections
25 to continue those expert status?

1 No objections, so we'll continue in that
2 fashion. Anything else, Ms. Schellin?

3 MS. SCHELLIN: I just want to -- that's it.

4 CHAIRPERSON HOOD: That's it. Okay, Mr.
5 Collins, I think we're all on the same page. Are you
6 taking the lead or is -- who's taking the lead?
7 Okay.

8 MR. COLLINS: Yes, sir.

9 CHAIRPERSON HOOD: Okay, you may begin.

10 MR. COLLINS: And, thank you very much. And
11 at your direction, interest of time, we'll just turn
12 it over to begin to Mr. Mutreja and Mr. Jones on
13 behalf of the applicant.

14 MR. JONES: Good evening, Chairman Hood and
15 distinguished members of the Zoning Commission of the
16 District of Columbia. I'll give you a brief summary
17 of the project.

18 1550 1st Street project involves the new
19 construction of 76 units of affordable rental housing
20 at the intersection of 1st and Q Street Southwest,
21 Washington, D.C.

22 The owner, borrowing entity of this project
23 will be TM DBT Limited Partnership, which is a joint
24 venture between the United Planning Organization,
25 which is Mr. Dan Jones to my left, TM Associates, and

1 DBT Development.

2 The project will include 16 units reserved
3 for permanent supportive housing that will include an
4 array of supportive services offered by UPO and their
5 network of partner organizations. Six units will be
6 fully accessible and meeting the full uniform federal
7 accessibility standard requirements. An additional
8 five units will meet Type A requirements. Four of
9 the 16 permanent supportive housing units will be
10 also UFAS units.

11 The project design includes one, two, and
12 four-bedroom units. TMD DBT Limited Partnership will
13 utilize a combination of low-income housing tax
14 credits, equity, bank or tax-exempt bond debt, DHCD
15 loans, and deferred developer fee, and net operating
16 income to finance the roughly 35 million development
17 budget.

18 And to give you a brief description on how
19 the project originated, DBT Development gained sight
20 and control of this location in September of 2016.
21 DBT is a well-known and well-respected owner and
22 developer of multifamily housing and commercial
23 properties in the District. Aware of the District's
24 affordable housing crisis, DBT felt this project
25 would answer the call to produce quality affordable

1 housing for individuals and families at or below 50
2 percent of the area median income in a rapidly
3 gentrifying neighborhood.

4 DBT reached out to TM Associates to partner
5 in this project. And to give you a little background
6 on TM Associates, it has over 30 years of experience
7 in affordable housing development and management
8 throughout the Mid-Atlantic region and currently owns
9 and manages over 240 properties, which is roughly
10 around 11,000 units.

11 TM Associates has successfully partnered with
12 the United Planning Organization on four properties
13 in Virginia, and UPO's nonprofit participation
14 coupled with their experience of providing supportive
15 housing services within the District, made a perfect
16 pairing to complete the joint venture.

17 I turn it over to Mr. Jones to give you a
18 little background on the community outreach.

19 MR. JONES: Good afternoon. I'm Dana Jones,
20 the President of United Planning Organization. We
21 are a 55-year-old organization in the city that have
22 been providing services continually since that -- our
23 start in 1962.

24 We are familiar with this community. We've
25 worked in this community for a number of years and

1 plan to continue to work in the community to make
2 sure that this property and the needs of citizens are
3 being addressed. We will provide the permanent
4 supportive housing at this site. We are partnering
5 in this deal because quite frankly, there isn't a
6 great deal of affordable housing in the city, and
7 this is 100 percent affordable. Every unit is below
8 55 percent of median income, with those units at the
9 larger level being at below 30 percent of median
10 income.

11 We have, as part of the development team,
12 we've engaged with the architects and the ANC
13 commissioner. In addition to that there have been
14 community walks and other opportunities for
15 engagement as tours have taken place. There have
16 been changes in design that have been referenced to
17 date, and we will continue to work with the community
18 to make sure that we complement the existing and
19 surrounding community. Thank you.

20 MR. GOINS: Good evening, Chairman Hood and
21 members of the Zoning Commission.

22 At the request of Chairman Hood, I'm going to
23 kind of -- I had a long introduction but I think I'm
24 going to give you the bullet points. I think Dana
25 did a good job talking about the community

1 involvement. But I'm going to touch on a couple of
2 points. When we first started this project, as Neil
3 was mentioning, back in September, it was 70 percent
4 affordable and 30 percent market rate.

5 And through a series of meetings in March, we
6 had our first meeting with the Planning and Zoning
7 Committee of ANC 6D, and that point they had told us
8 that were on the right track.

9 We then and met with the Office of Planning,
10 DDOT, and several meetings after that. We then
11 hosted an evening meeting with the single-member
12 representative, Rhonda. She had several concerns.
13 These concerns listed, and we addressed were,
14 streetscape experience, materials, levels of
15 affordability, family units, UPO's involvement, and
16 would the building allow dogs. It was a thorough
17 list.

18 We then responded and hosted another meeting,
19 and to kind of give you a review of how the projects
20 evolved, we went from 88 units to 76 units. Much of
21 that was more focused on family-style units, and I
22 think you'll see when we get to the plans, the
23 premier unit of the building is on the corner of the
24 building and is a four-bedroom family unit that
25 averages over 1,500 square feet.

1 We revised the project from 70 percent
2 affordable to 100 percent affordable, as Dana and
3 Neil had mentioned. We spent time and focused a lot
4 of our time with the ANC and Rhonda on the
5 streetscape experience and what that would actually
6 feel like, walking around the site. We also, there
7 was a big understanding with the team that this
8 project was going to be one of the first projects in
9 the southwest, with proximity to the soccer stadium.
10 So we took that in consideration.

11 So as we approached the design of this
12 project, it was always with the idea that this was
13 going to set a standard as the first project. So,
14 from the very beginning, we took the idea that this
15 was going to be designed, and we were going to
16 challenge the idea of what affordable housing would
17 look like.

18 We used the CG-4 overlay and the guidelines,
19 which were bold architecture, memorable ground floor
20 experiences, and outdoor spaces. These were the
21 three guiding principles that we used throughout the
22 design.

23 We never approached this project as
24 affordable. It was always thought as a market rate
25 project with an understanding, once again, that it

1 was going to be the first project to set the standard
2 within the CG-4 and proximity to the soccer stadium.

3 The term affordable often is perceived as
4 cheap and not built architecture. This project was
5 designed to challenge that very idea.

6 Regarding affordable housing, PGN Architects,
7 we have roughly over 400 units that are affordable.
8 In 2009, we were part of a design team that worked on
9 Matthews Memorial Baptist Church PUD. It was 99
10 units and that project was built and is very
11 successful. I wanted to mention this for a couple
12 points. Seventy percent of that project was
13 affordable. And a couple things that I think makes
14 this project unique, the land area for that project
15 was 25,000 square feet. The land area of this
16 project is roughly over 9,000 square feet, and we're
17 delivering 76 affordable units.

18 The height and density, along with the low
19 land base costs has allowed this design to be
20 approached with bold architecture, creating memorable
21 space, and 100 percent of the units are affordable.
22 I think we're going to start with about a one-minute
23 animation and then Matt Stevenson is the project
24 manager, he's going to walk you through the plans
25 after that.

1 I think the animation gives you a good view
2 of the streetscape experience.

3 [Animation played for the record.]

4 MR. STEVISON: Thank you. In the interest of
5 time we're skipping over a few slides at the
6 beginning of our presentation and we want to start
7 right at these rendered perspectives. So, I'd like
8 to walk you through some of the design decisions that
9 were made to kind of get us to this point.

10 Okay, thank you. So, to piggyback on what
11 Jeff said, meeting the requirements of the CG-4
12 overlay, it's really important that we create a bold
13 architecture that is going to sort of set the
14 standard for the design in this neighborhood going
15 forward. Construction of this building is poured in
16 place concrete, and using a cantilever on each floor
17 we were able to step the building at the bays out in
18 increments of six inches to a maximum of four feet.
19 There's a sheet later in the set that explains all
20 the different bay calculations. But we thought that
21 this was a way to add some movement on both Q and 1st
22 Street, and create some interest along the facades.

23 That, with the different materials, we feel
24 like creates a lot of visual interest and a very sort
25 of striking presence on that corner.

1 This side just kind of wraps around the
2 corner a little bit. You can see the same sort of
3 design language carries on to both sides, so the
4 materials, the sort of the stepping motif is
5 something that wraps around the building. So it's
6 about making this very sort of strong presence on the
7 corner, as well as with the architectural
8 embellishment at the top of this bay condition on the
9 corner.

10 As we sort of zero in a little bit closer to
11 the retail space, the streetscape shows some areas
12 along the street for both the tenants and the
13 community to congregate and gather. We wanted to
14 create a really sort of dynamic space that can
15 function in a lot of different ways. We also wanted
16 to create an area on the corner for a public art
17 installation. What that ends up being has not been
18 cited yet. But the idea is to create a really sort
19 of continual and positive experience for anybody
20 walking along the base of the building there.

21 Zooming in a little bit more, those sort of
22 spaces that sort of foster this community
23 interaction, you can kind of see there's some tables
24 and seating areas. So, those could be used really
25 for anybody in the community. It's almost like a

1 little parklette that exists at every one of these
2 three retail entry points.

3 I think that -- oh, sorry, Jeff. I've got
4 one more thing I want to say there. We've tried to
5 use masonry both, and brought that down to the ground
6 and kind of pulled that out from the base of the
7 project. And that provides a sense of materiality
8 that we feel is sensitive to the existing character
9 of the neighborhood, and also gives a sense of sort
10 of permanence along the ground-floor there.

11 Moving to the first-floor plan. Proposed
12 first-floor plan delegates the entire 1st Street
13 streetscape to residential uses. This, in
14 conjunction with the outdoor seating and plantings
15 creates a highly walkable urban condition in line
16 with the Buzzard Point urban design framework.

17 Along Q Street a 19-space Bikeshare station
18 is provided, as well as the main residential entry.
19 The garage entry is also located along Q Street at
20 the location of an existing curb cut.

21 A large 900-square foot indoor amenity space
22 is provided for tenant use that fronts an outdoor
23 courtyard amenity space that would also be available
24 for all the tenants to use. Office space is also
25 provided for leasing and other wraparound services.

1 I've condensed the floorplan into a typical
2 floorplan as the only major change as you move up the
3 building are the different sizes of the bays. The
4 typical floorplan shows the dynamic undulations that
5 provide visual interest along both of the prominent
6 street facades. The four-bedroom unit occupies the
7 most prominent corner of the project and reflects the
8 team's commitment to a family-sized affordable
9 housing.

10 As we move up to the penthouse, the plan
11 shows four residential units, as well as an office
12 space. And this plan will conform to all penthouse
13 regulations and guidelines.

14 On the roof, we're providing an area for VRF
15 units. These will be enclosed within a five-foot-
16 tall mechanical screen that is to be set back five
17 feet or more from the edge of the roof. The elevator
18 overrun will also conform to all setback
19 requirements.

20 In the garage, we're providing 15 physical
21 spaces. Two of those spaces have been designated as
22 Zip Car spaces. So, from a zoning standpoint, that
23 gives us 19 total spaces. We're also providing 28
24 bike spaces with less than 50 percent of them being
25 the vertical hanging spaces.

1 Moving on to the rendered elevations. The
2 backdrop of the façade is a masonry with some soldier
3 course banding. Layered in front of that language is
4 a language of stepping bays, as I mentioned earlier,
5 that has been employed to create a rhythm and
6 movement as you move around the outside of the
7 building. The materiality of the bays consist of
8 fiber cement panelized systems, juxtaposed with
9 fields of glazing, interspersed with metal panels.

10 An architectural embellishment protrudes over
11 the corner creating a moment and visually marking the
12 intersection of 1st and Q Street.

13 And those comments about the materiality of
14 the building apply to the south elevation as well.

15 As we move to the, I guess this is the north
16 elevation, this is one of two at-risk walls on the
17 project. In response to both OP and the ANC's
18 comments, the team has spent considerable time
19 studying the designs of the north and east party
20 walls. Using the language and proportions of the
21 street-facing facades, we have created a pleasing
22 geometric design that is harmonious as you move
23 around the building. And we're really worked to kind
24 of tie the two prominent street-facing facades with
25 these at-risk walls. And as it moves around the

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1 building into the courtyard, gives a very sort of
2 harmonious language to the building.

3 And just as a note, the front -- the two
4 street-side facades are just provided for reference
5 on these streets so you can kind of see some of the
6 visual relationships as far as proportion that have
7 been provided. Those comments apply to the east
8 elevation as well.

9 This is a east/west building section showing
10 the proposed height of 100 feet. It's also showing
11 that the projection of any of these bays maxes out at
12 four feet over the property line.

13 This is the north/south elevation, very
14 similar. It also shows the four-foot max bay
15 projection, and the overall 100-foot height. This is
16 an existing streetscape with the proposed design.
17 And this drawing, in conjunction with the next
18 drawing kind of work together.

19 But the next drawing shows the same
20 streetscape elevation with the CG-4 overlay employed.
21 I would like to make note of, on the north side of
22 the property, one property down is actually the
23 change in zones between the CG-4 and the RF-1. At
24 that area a -- at 90 feet, a one-to-one setback would
25 need to be employed, but we're at least one property

1 within the CG-4 Zone. So, this shows the matter-of-
2 right height of all the surrounding buildings.

3 This is an enlarged streetscape showing the
4 retail entry points. It also shows you a little bit
5 more of the design of those outdoor spaces that
6 provide some nice seating and sort of resting areas
7 for anyone moving along the street. There's some
8 integrated benches inside the planters. You've got
9 the public art on the corner. All of the tree boxes
10 and the sidewalks conform to the Buzzard Point
11 streetscape guidelines, which that graphic in the
12 upper right-hand corner, that's actually from those
13 guidelines, so we're meeting those requirements.

14 This is sort of an enlarged version of the
15 same diagram, showing a still from the movie that we
16 presented you, of what that sort of experience looks
17 like as you kind of move through that interior
18 pedestrian space.

19 We've got kind of plantings on both sides.
20 We have this nice sort of wooden break between the
21 residential and the commercial spaces that kind of
22 helps sort of define that as its own little room as
23 you kind of move along there.

24 This is a very similar drawing from the other
25 side. I would like to point out the 19 Bikeshare

1 station, as well as the residential entry and the
2 garage entry.

3 Also, the retail entry on this side is, it's
4 labeled a retail entry. It's really an entry point
5 for the outdoor seating there that would be part of
6 whatever the retail space is there on the corner. So
7 that would not be one of the primary retail entrances
8 which are all located along 1st Street.

9 And this is, once again, the same sort of
10 drawing that shows the Buzzard Point streetscape
11 guidelines, as well as still from the rendering of
12 what that space could feel like along there.

13 One of the points in OP's report was that one
14 of our bay calculations was off. We have corrected
15 that. It was off by six inches, so this drawing has
16 been updated to conform with all the bay guidelines.

17 This is a material sheet. And I know that
18 you've got our material board up there, which
19 actually is probably a better thing to reference
20 because it actually has the physical materials on it.
21 But the pallet of the building is an ironspot
22 oversized brick, a fiber cement Nichiha panel, metal
23 panel, and both a dark, medium, and light gray, wood
24 siding to give some warmth to the streetscape
25 experiences, and an EFIS panel on the at-risk walls.

1 look at and realize something actually worked and it
2 went very well. I hereby -- I actually point back to
3 Matthews Memorial a lot in my conversations around
4 the city. So, kudos to everybody who was involved
5 with that. And I understand Bishop Hudson now has
6 retired, but it's something I've referred other
7 ministers in this city to look at as a model of how
8 to move along affordable housing.

9 So, let's open it up and have a conversation.
10 Or questions? Commissioner May?

11 MR. MAY: Okay. So, I've got a handful of
12 questions. And I'm glad you addressed the Office of
13 Planning's concern about the bays. I guess we'll
14 look for confirmation from them that that's been
15 addressed.

16 The -- I guess first, I have a couple
17 questions. There is an inconsistency between the
18 animation and the drawings in the top section of the
19 corner piece. Which is correct?

20 MR. STEVISON: The drawings are correct. The
21 animation, just the time that it takes to put that
22 together, we had to correct and make some
23 modifications to those bays to meet OP's guidelines.

24 MR. MAY: Right.

25 MR. STEVISON: So the drawings are correct.

1 MR. MAY: Right. And so, that section where
2 the -- where it continues and the top two floors goes
3 away.

4 MR. STEVISON: That's correct.

5 MR. MAY: Okay. That's okay. I just want,
6 you know, just --

7 MR. STEVISON: This is an updated rendering
8 that shows that.

9 MR. MAY: That's the correct version of it.

10 MR. STEVISON: That's correct.

11 MR. MAY: Okay. Because that's what's in the
12 drawings. That makes more sense.

13 This is a minor point, but on one of these
14 images that you show here you've got a funky looking
15 bike rack there. Is that a real bike rack that
16 you're proposing?

17 MR. STEVISON: That is subject to whatever is
18 determined by the Buzzard Point guidelines for what
19 they'd like to see on the street.

20 MR. MAY: Is that what you want to see on the
21 street? I didn't think so. It's hard to get a u-
22 lock around that.

23 MR. STEVISON: We would be happy to
24 (simultaneous speech) you would recommend.

25 MR. MAY: Yeah. It's just, it's just hard to

1 get a u-lock around that. That's all.

2 MR. STEVISON: Okay.

3 MR. MAY: Small point. So you're using VRF
4 units on -- in order to, I guess, maximize your
5 penthouse space. And that makes sense, right?

6 MR. GOINS: Yeah. I'm going to jump in too,
7 Matt.

8 MR. MAY: Yeah.

9 MR. GOINS: Also, the project -- I mean, we
10 will achieve LEED Silver.

11 MR. MAY: Uh-huh.

12 MR. GOINS: And as VRFs are about 90 percent
13 efficient so --

14 MR. MAY: Yeah.

15 MR. GOINS: -- they get you there much
16 faster.

17 MR. MAY: Right. No, I mean, I think I've
18 been told in recent years. And we only recently
19 started seeing VRF units at the Zoning Commission as
20 part of these cases, and it's driven largely by
21 rooftop space becoming more valuable, I think.

22 But I had the impression that they were
23 significantly more expensive than other HVAC systems.
24 Is that not the case?

25 MR. GOINS: Well, we started proposing them

1 four years ago, and they didn't make any projects.
2 They were value engineered. There was one
3 manufacturer in the market at the time.

4 MR. MAY: Yeah.

5 MR. GOINS: There is about five now. I think
6 recently we've seen a delta of about 1,800 more per
7 unit, and I think it's coming down to around 1,200 in
8 our latest pricing set, per unit, is the cost
9 difference. But when you think about a split system,
10 which is 40 to 50 percent efficient, versus 90
11 percent --

12 MR. MAY: Uh-huh.

13 MR. GOINS: -- it will pay for itself.

14 MR. MAY: It makes a whole lot of sense. And
15 I'm glad to see it on this project in particular
16 because very often this is the sort of project where
17 it's that upfront cost is the driver as opposed to
18 the, you know, the long-term operating costs.

19 You have a lot going on architecturally, with
20 the leaning and the, you know, the stepping out and
21 all that. And I mean, I certainly think that you're
22 meeting the objective of doing something bold. I
23 guess I'll let the Office of Planning talk about how
24 consistent this is with the Buzzard Point design
25 guidelines.

1 But I mean, there really is a lot going on.
2 And I mean, even down into the floor -- I mean, into
3 the ground plane, where you had started out with an
4 orthogonal plan for the spaces that lead into the
5 retail, and now they're angled, they're cranked too.

6 And so there's just a lot of cranking going
7 on. And it almost -- I mean, I'm not going to try to
8 nitpick the design or suggest how you should change
9 it, but it almost feels like you're trying to do too
10 much with it and that it's, you know, the things that
11 are special about the design and the way you are
12 stepping out, I mean, you can see it on the image
13 that you have here, the really special piece is the
14 corner piece. And does its drama get reduced by the
15 fact that there's another bay on each side of it that
16 are doing sort of similar moves? Or are you better
17 off with a more square bay?

18 These are just, you know, it's a minor design
19 critique. Again, I'm not asking you to change it but
20 it just feels like there's an awful lot going on.

21 The area where I do think you need to look at
22 more is the very large party walls, the at-risk
23 walls, where you're going to have -- theoretically
24 will eventually have other development there. Are
25 the neighboring properties owner-occupied, or tenant

1 occupied, do you know?

2 Microphone.

3 MR. MUTREJA: The majority are tenant
4 occupied.

5 MR. MAY: Uh-huh.

6 MR. MUTREJA: But there are, I believe
7 there's one that's owner occupied on the Q Street.
8 Yeah, I believe it's one.

9 MR. MAY: Yeah, okay. I mean, because that
10 may have a bearing on how quickly they get
11 redeveloped. Not that I'd necessarily want to have
12 those, you know, the residents there, displaced by
13 that future development, but it's, you know, you've
14 got 100-foot building next to a 25-foot building.
15 It's kind of uncomfortable and your building isn't
16 really doing anything to kind of recognize that
17 there's a 25-foot building next door. You just try
18 to make the exposed sides look nicer. I appreciate
19 that but it's -- I mean, sometimes when you have that
20 kind of a circumstance, you do see step downs, or you
21 see changes in the façade belt lines and cornices and
22 the lower levels that acknowledge the fact that
23 you're next to a 25-foot building. You got none of
24 that.

25 I'm not saying that you should have any of

1 that. I'm just saying that there's nothing going on
2 that recognizes the context. And so it's, I think it
3 makes the building you know, really stand out.

4 And I think if there were -- I might be more
5 concerned about that if we had a public outcry about
6 it, but it seems like most people have accepted the
7 fact that this is the future and everything is going
8 to wind up changing. And the other benefits of the
9 project I think offset some of those concerns.

10 Back to the party walls, though. I don't
11 feel like I really understand well what you're trying
12 to do there. You want to bring up an image?

13 MR. MAY: Yeah. So, I feel like I at the
14 very least need to see an enlarged version of that.
15 Yeah, the one where you have the pointer right now.
16 A portion of that so we understand a little bit about
17 it. I mean, is it all just completely flat? Is it -
18 - you know, are there just reveals between the
19 segments of EIFS, you say EIFS, I say EIFS, and I
20 appreciate wanting to put in some of the fiber cement
21 panel to kind of dress it up a little bit, but it's
22 almost lost. Any value that comes from that is lost
23 in the scale of the drawing that we're looking at.

24 And so, you can't really appreciate there's
25 actually some detail to it. So if we could see it up

1 close I might appreciate it more. Right now it just
2 feels like it's, you know, you just played with, you
3 know, the paint drop tool in Photoshop and, you know,
4 messed around with the colors until you found
5 something that you liked.

6 And it also is a little busy for my taste.
7 But you know, I'm just one of five commissioners so
8 there may be others who really love it. I'm mostly
9 concerned about seeing it in greater detail.

10 But if you want to, you know, play around
11 with it a little bit and you know, a little bit less
12 of the -- you know, like I said, a lot going on. If
13 you want to try other versions of it that might be
14 worth study.

15 I also say, first of all, I confess, I broke
16 your material board. The Velcro was stronger than
17 the glue. And any time I feel there's Velcro there I
18 want to like take it off anyway.

19 But this is all just paint, right? Is it
20 paint that was provided by Nichiha, or did you just
21 like get something to match it?

22 MR. STEVISON: That particular Nichiha panel
23 is called the Illumination Series, and we have an
24 actual larger sample of it up there.

25 MR. MAY: I saw that. Yeah.

1 MR. STEVISON: The Illumination Series, you
2 basically provide Nichiha with a paint color.

3 MR. MAY: Oh, okay.

4 MR. STEVISON: And they build the panel to
5 meet that color, and it's a full thickness all the
6 way through, color.

7 MR. MAY: Yeah, right.

8 MR. STEVISON: So, we did paint those, but
9 that was simply because in the interest of time
10 putting the material board together --

11 MR. MAY: And that's perfectly fine.

12 MR. STEVISON: They can match the actual
13 color. So, those were the colors that we selected,
14 and they would build those panels to match those
15 colors.

16 MR. MAY: So these are the colors you are
17 going to use.

18 MR. STEVISON: Those are the colors that
19 we're proposing right now.

20 MR. MAY: Right. Okay. Because then the --
21 I mean, sometimes you know, there's language that
22 you've proposed for the order about variability of
23 colors within a certain range. There's no range
24 here. You're showing us, these are the colors and
25 Nichiha is going to match these colors, so there's

1 probably no reason to have that language.

2 MR. GOINS: Yes.

3 MR. MAY: Okay. All right. That's fine.
4 You know, and I can appreciate the fact that you're
5 actually picking the colors and matching it to it. I
6 think that's a smart way to go and it's good that
7 they actually have the flexibility to produce it that
8 way.

9 Let's see. Yeah, I mean, I think that's it
10 in terms of the concerns that I had. I mean, I'm
11 interested in hearing more from the ANC. I didn't
12 read the testimony yet so we'll hear from
13 Commissioner Moffatt when he comes up. So, all
14 right. That's it.

15 MR. SHAPIRO: Thank you, Mr. Chair. Just a
16 few quick questions. One is, I share Commissioner
17 May's concerns about the at-risk walls, and I'm
18 curious about how you might approach that, and I
19 would also be curious to see the more detailed
20 version of what you're proposing.

21 I'm not one of the architects on the dais,
22 but one of the thoughts I had was, considering how
23 long it might be before there is some kind of
24 development on the other side of the party wall, have
25 you considered at-risk windows and you know, there's

1 issues around cost. There's also issues around push-
2 back down the road. But I'm just trying to keep the
3 thought going about what could be done with those
4 walls.

5 MR. GOINS: We've discussed it. Recently,
6 we've been having a really difficult time getting
7 permits with at-risk windows. And particularly at
8 this ANC meeting on September the 11th there was a
9 project before us that went very long with at-risk
10 windows. So, I think -- and through the team I think
11 there were some concerns with another project they
12 had developed with at-risk windows that had to be
13 filled in.

14 MR. SHAPIRO: All right. All right. And
15 from a planning and design perspective, I'd be
16 curious to see where OP is with that and to hear your
17 thoughts as well.

18 What's the financing? Is this a low-income
19 housing tax credit deal? Is that what brought you up
20 to the 100 percent under --

21 MR. MUTREJA: Because the CG overlay allowed
22 us to go up the height in density that it allows, it
23 allowed us for 76 units, which we are -- we submitted
24 back in June of this year to DHCD for low-income
25 housing tax credits, with the combination of that and

1 Housing Production Trust Fund money.

2 MR. SHAPIRO: For a nine percent deal, or
3 four percent deal?

4 MR. MUTREJA: It's a four percent deal.
5 There was no nine percent.

6 MR. SHAPIRO: Okay.

7 MR. MUTREJA: For this one. So it was a
8 four-percent bond deal in conjunction with --

9 MR. SHAPIRO: And are you separating out the
10 retail from that?

11 MR. MUTREJA: Yes, sir.

12 MR. SHAPIRO: Okay. So, because I'm trying
13 to make sense of how you were getting such high
14 production value on a --

15 MR. MUTREJA: It's because the CG overlay
16 allows it to, otherwise a project like this would
17 normally not be financial feasible, but --

18 MR. SHAPIRO: Right.

19 MR. MUTREJA: But it's just, stars aligned.
20 The perfect corner, the CG overlay, and the financing
21 mechanisms available, especially with the Housing
22 Production Trust Fund, everything just meshed well.

23 MR. SHAPIRO: Yeah, I mean, my immediate
24 reaction to this, this is a gem of an affordable
25 housing project.

1 MR. MUTREJA: Absolutely.

2 MR. SHAPIRO: So, but there's some other --
3 first of all, do you have a budget for the public
4 art, or I mean, you've put a nice piece there.

5 MR. GOINS: Well, this came about through
6 several ANC meetings. And Rhonda and I guess some of
7 the ANC commissioners, they have an idea through
8 Southwest of creating a way-finding way. And they
9 thought about doing that with public art. So, we're
10 kind of just showing something that represents the
11 idea there, on that corner.

12 But it was through a series of meetings with
13 the ANC where they had kind of an idea of creating a
14 path or something, through the neighbor, with public
15 art.

16 MR. SHAPIRO: So, is there any kind of budget
17 for public art associated with the project at this
18 point?

19 MR. MUTREJA: Not as of right now, sir.

20 MR. SHAPIRO: Okay. And thank you for that
21 too.

22 In terms of green features for the building,
23 and I appreciate the checklist that you've provided
24 and I want to just keep pushing you down that road.
25 Specifically, I'd like to hear your thoughts no solar

1 panels and have you considered it, and are there
2 specific obstacles that you've considered? And I
3 don't even know enough about the VRF systems to know
4 whether you can put any kind of canopy over them
5 which could allow for solar panels there, and
6 integrated with the green roofs, and --

7 MR. MUTREJA: I believe the regulations have
8 recently changed. Is that right, Jeff, in that we
9 have now discussed doing solar panels or the
10 possibility of doing it. We haven't gone into it to
11 be very frank, with the owner. But we have started
12 that discussion.

13 MR. GOINS: I think the change -- they're
14 going to change this coming year, where you can have
15 solar panels over green roof for the GAR
16 calculations.

17 Yeah, I think -- well. Yeah.

18 MR. SHAPIRO: OP, we can get to that when --

19 MR. GOINS: Okay. Yeah.

20 MR. SHAPIRO: -- we get to OP, but if --

21 MR. GOINS: I think, I think --

22 MR. SHAPIRO: -- you're mindful of that, I'd
23 appreciate hearing OP's thoughts on that.

24 MR. GOINS: It was that regulation which
25 spurred the conversation that okay, solar panels

1 might be a possibility at this project.

2 MR. SHAPIRO: Right. Great.

3 MR. STEVISON: We've had some preliminary
4 discussions. We haven't drilled down in to finite
5 details yet on --

6 MR. SHAPIRO: Okay.

7 MR. STEVISON: -- the viability of solar
8 panels here. But I think --

9 MR. SHAPIRO: All right.

10 MR. STEVISON: -- the client is open to it.

11 MR. SHAPIRO: No, I appreciate that. And you
12 know, working with DOE, there's lots of resources in
13 and around D.C. Government that can help with this,
14 and I'd love to see you continue down that road.

15 I'll leave it at that, Mr. Chair.

16 MR. TURNBULL: Thank you, Mr. Chair. I would
17 also echo Commissioner Shapiro's comments about the
18 affordable housing. I think you're to be commended
19 on that. I think it's going to be a big help for the
20 city. And so, again, we're very grateful that you're
21 doing this.

22 I do have some comments, architecturally that
23 fall very similar to Commissioner May. I guess part
24 of the concern, or what I read is in your prehearing
25 submission you make a lot of comments about contacts,

1 historic form of the city. It matches up with the
2 grid.

3 But I guess what concerns me is that as
4 Commissioner May was -- I mean, we have all these row
5 houses in the area. But, and you talk about, well,
6 you're using brick. And to me, that's a nice gesture
7 that you're using, brick to match brick in the
8 neighborhood. But I really, again, these buildings
9 are going to be at-risk for a period of time.

10 But what I really don't see when I look at
11 the streetscape, any kind of a cornice line that
12 matches up with the brick homes, or makes deference
13 to what's already there and expresses some kind of a
14 feature towards it. And it just bothers me that they
15 could be there for 10 years or more. They could be -
16 - who knows.

17 And so, it looks like you've made a big thing
18 about your little fly-through. And I thought it was
19 very nicely done, walking around the building. But
20 it's very point oriented. It's like, look what we're
21 doing at our building; how nice it's going to be
22 around our building. But my greater feeling is that,
23 how does it really relate to the other buildings in
24 the neighborhood.

25 And to me it looks like it's a big building.

1 It's a huge building and you can't really do step
2 downs because the site is so small. I understand
3 that. But there ought to be -- I think there should
4 be some deference made to how the building really
5 lines up or somehow makes one feel more comfortable
6 with the height of those rowhouses and to the height
7 of the first floor and that whole area that it goes
8 around as you turn a corner and it goes from one end
9 to the other.

10 So I'm a little uncomfortable with what I'm
11 seeing on how you're using the materiality. I mean,
12 I understand you're using the right words and you're
13 trying to integrate it. But I don't really think it
14 comes across as being really harmonious, or trying to
15 be a good partner with the neighborhood.

16 And the only other thing is, you made a point
17 about how this is going to set the standards for new
18 buildings coming into the neighborhood. And for some
19 reason, I really don't think that EFIS is the premier
20 building product that I often see going to be used.

21 Now you can talk -- you can make arguments
22 differently. But I mean, a lot of that just seems
23 it's not quite up there with some of the more --
24 whether it's tile or brick or some of the more, more
25 endurable products. So I just question the amount of

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1 use of it. And I would agree with Commissioner May
2 about what the party walls that are going to be at-
3 risk are going to look like.

4 So again, some comments just architecturally
5 on how maybe you need to just tweak it a bit to make
6 it blend in a little bit more.

7 The only thing on the flexibility language
8 that you have on your prehearing statement, Item No.
9 2, you haven't made the change that we've normally
10 been recommending. You talk about, vary the final
11 selection of the exterior materials within the color
12 ranges. And you say, and materials. It's usually
13 color materials of the material types proposed. So,
14 you can change the color types but not keep changing
15 materials.

16 And then the only other thing is that on the
17 last part, six, Item 6, is about making refinements
18 to the exterior materials, blah, blah, blah, because
19 of code. But the corollary that usually goes along
20 with it is such that the refinements do not
21 significantly alter the exterior appearance of the
22 building façade. The building appearance.

23 So, but other than that, those are my only
24 comments, Mr. Chair. And gain, appreciate the
25 affordable housing.

1 MR. MILLER: Thank you for your presentation
2 and I would echo the compliments on creating an all-
3 affordable housing development with such deep levels
4 of affordable housing, the 16 units that are at the
5 30 percent AMI level and you're going to have, I
6 think I read in the prehearing materials, that
7 there's going to be wraparound services in that, I
8 guess that's the first-floor space off the lobby.
9 And then it's the remaining 60 units would be at the
10 50 percent AMI level. So I really commend UPO and
11 the development team for creating that kind of
12 template for development of this neighborhood, which
13 is going to happen.

14 And because you're one of the first, you do
15 stand out. And you won't -- you will blend in 10
16 years from when you go up because there will be all
17 these other high-rise buildings around you that will
18 be at the matter-of-right height.

19 But I do share some of the concern about the
20 contrast that exists with the existing two-story.
21 But I think that's just inevitable given the pattern
22 of development that is planned for in this area, and
23 the fact that you'll be -- hopefully other
24 developments will be accommodating affordable units
25 that the tenants that are in those buildings will be

1 able to afford to move into some of the new buildings
2 that are coming into this incredibly revitalized
3 area.

4 I think the design is striking and it's
5 beautiful. I don't have a problem with the business
6 of it. I don't have a problem with you, if you want
7 to look at simplifying it. But I think it's unique
8 and I like the colors and the materials, and the only
9 thing that I always like in residential, which I
10 don't see here, are any balconies. And I realize you
11 get a certain sleek look when you don't have the
12 balconies. But did you consider balconies, and why
13 did you -- I realize there will be outdoor amenity
14 space, I guess, in the courtyard for the building
15 tenants, and they have the whole waterfront at their
16 disposal. But just could you give me your thinking
17 on it?

18 MR. GOINS: Yeah, yeah, sure.

19 MR. MILLER: On not including any balconies.

20 MR. GOINS: We had balconies and I think to
21 go to some of the comments, it was getting very busy.
22 So I think as we were looking at the project and
23 looking at the program and talking to the client with
24 the concerns with balconies and how they would work
25 here, we decided to remove them.

1 We did discuss maybe going to a Juliette
2 balcony. I don't know if we would still consider
3 that. But I think originally we had them, basically
4 where the façade undulates. But then what we found,
5 it was really just giving two units balconies stacked
6 all the way up and we weren't able to really take the
7 balcony approach throughout the units. And just two
8 units were really getting the balconies on the
9 facades.

10 MR. MUTREJA: And to Commissioner May's
11 point, I mean, with the balconies it did start to
12 look very, very busy and it just wasn't congealing
13 the way we had wanted it to. So by removing that
14 element out of it, the design just looked much
15 cleaner and better, and that was something the ANC
16 also had recommended.

17 MR. GOINS: And I think through that
18 approach, and talking to Rhonda, I think we spent
19 more time kind of focusing on the ground floor,
20 providing an amenity in the courtyard there, as well
21 as kind of the little breakout areas along the
22 streetscape there, along 1st Street.

23 MR. MILLER: Right.

24 MR. GOINS: In lieu of balconies.

25 MR. MILLER: Right. Well, you know, unlike

1 some other buildings that I've seen designed without
2 balconies, those look like a residential building.
3 It doesn't look like a commercial office building.
4 So that's the main reason why I usually -- one of the
5 main reasons why I like to see balconies on
6 residential buildings so you know that it's a
7 residential building, but also to give that outdoor
8 amenity space for the tenants, obviously. And
9 obviously, I'm only one commissioner who doesn't mind
10 business. But that's me.

11 And the four-bedroom units, that's really,
12 that's excellent. So you had one, two, and four-
13 bedroom units. Who many of the 76 are four-bedroom?

14 MR. MUTREJA: Nine of the 76 are four-
15 bedroom.

16 MR. MILLER: Nine or so. Yeah.

17 MR. MUTREJA: All of them will be targeting
18 30 percent AMI.

19 MR. MILLER: That's --

20 MR. MUTREJA: Providing permanent supportive
21 housing.

22 MR. MILLER: -- absolutely fantastic.

23 MR. MUTREJA: It was one of our major goals
24 with this project.

25 MR. MILLER: That is absolutely fantastic.

1 And the LEED, you've mentioned it earlier, but I
2 think I missed your answer. You're at 50 points,
3 definite, but 26 possible?

4 MR. GOINS: Yeah, and the goal is Silver,
5 yes.

6 MR. MILLER: So you don't think you can get
7 to Gold? Did you meet with DOEE?

8 MR. GOINS: We have not met with DOEE yet.
9 We have had pricing on this project with several
10 contractors. So we are coming in, this design is
11 coming in, and it works. I mean, there are some
12 other things that I think we could do through the
13 LEED process to consider. But I think right now
14 we're all comfortable with Silver and the budget of
15 this design.

16 MR. MUTREJA: As much as we want to do green,
17 you know, we are very constrained to DHCD and the
18 financing mechanism that's involved with this that
19 allows this project to be affordable.

20 MR. MILLER: Right.

21 MR. MUTREJA: So, we're working the best that
22 we can within those constraints to provide the
23 greenest possible building that we can.

24 MR. MILLER: Okay. So, the 26 possible on
25 your LEED chart aren't really -- you don't think

1 you're going to get --

2 MR. MUTREJA: No, no, I --

3 MR. MILLER: You're not going to get it?

4 You're not going to get 10 of it?

5 MR. MUTREJA: No, no, absolutely. I believe
6 we can get that.

7 MR. MILLER: So I thought I saw 50 yeses and
8 26 possible. You only need 10 more for Gold. Did I
9 read it wrong? Am I remembering it wrong?

10 MR. MUTREJA: Maybe I read it wrong. I
11 apologize.

12 MR. MILLER: I just want to know if it -- if
13 you can strive for Gold with what you've presented,
14 it looks like you had possibilities there. But I
15 understand the financing and the priorities.

16 MR. MUTREJA: We'll absolutely give it our
17 best.

18 MR. MILLER: And that's my priority. My
19 priority is --

20 MR. GOINS: Well, some of those points could
21 come through the construction process too. So, yeah,
22 I think working with the general contractor it's
23 possible. I think whether or not it's in the budget
24 to commission it and go that whole process is another
25 conversation. But I think that we can come --

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1 probably achieve gold.

2 MR. MILLER: Yeah.

3 MR. GOINS: In just commissioning some of the
4 other processes.

5 MR. MILLER: Okay. I always like to strive
6 for the Gold.

7 MR. GOINS: Yeah, understood.

8 MR. MILLER: That's how -- I appreciate
9 hearing that it is possible, or that it could be a
10 goal to try to get as close there as possible, given
11 the constraints. So, thank you very much for your
12 presentation. I look forward to seeing this project
13 come to fruition.

14 CHAIRPERSON HOOD: Okay. I just want to
15 piggyback with my colleague, Commissioner Shapiro,
16 about the solar panels. Whatever needs to be done,
17 if you look at that, see how that will work, if it
18 will work, let's -- I would ask -- I would echo his
19 comments on that.

20 Also, about the balconies, I don't know if
21 Commissioner Miller was pushing that, but I might not
22 push that as hard as he would if he was pushing it.
23 But I will say that when I first looked at this
24 building, I actually like it. I like everything
25 about it. I like the way it's shifting. I thought

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1 at first it was an optical illusion or maybe it
2 printed crooked. But actually, to me, I call this
3 millennial architecture. So I can change. It looks
4 good to me and if that's how it's going to be looking
5 from this point on, that's how things are going to be
6 developed, hey, it's good to have a variety.

7 But I will say that with a caveat, that I
8 have no architectural training. But I've been here
9 long enough to have had it, because I've been around
10 a lot of architects, the two I have here and some
11 others, over the years that I've been on the
12 Commission, which will be 20 next year. So, I do
13 like this. This is unique. I'm not sure if I've
14 ever saw one like this. I may have, but I'm not
15 sure.

16 But I just want you to know, I know some
17 people asked you to make some tweaks, some changes.
18 The Chairman is not going to ask you to do that. But
19 if you feel like -- I like what I see here, so I'll
20 leave that at that, because I think it does meet some
21 of the framework. It's definitely bold. It's
22 definitely bold.

23 I'm more concerned about making sure that the
24 folks who live in the neighborhood are satisfied and
25 you have worked with them. It looks like from what

1 I've briefly read from the letter from Commissioner
2 Hamilton, who is going to be presented tonight, I
3 think by Commissioner Moffett -- maybe this is his
4 testimony. I thought -- a lot of these ideas came
5 from her. I'm not sure, but I'll let him tell us
6 when he comes up.

7 Did we -- I know they had support with
8 concerns. Just tell me right off, where do you all
9 still vary other than me reading what she wrote
10 tonight? I know some things, when I look on the back
11 page, some things are not just germane to this
12 project. But where are you all still having those
13 conversations? And I'm sure I could ask him, but I
14 want to get this out of the way now so I'll know how
15 big this will be.

16 MR. MUTREJA: Sure. So before our September
17 11th meeting with the ANC, Maudad (phonetic) reached
18 out to me and said that she still had some concerns,
19 as she had discussions with the neighborhood
20 commissioners and community. And we also did a
21 neighborhood walkthrough back in July, and we're
22 supposed to have a second one August 28th, but that
23 one got canceled.

24 So where we left off is, she just wanted to
25 have some more input in the material as to what we

1 finally -- what our final selections will be, color
2 scheme. That was one of her concerns. Her second
3 major concern was to have a neighborhood agreement,
4 which we were drafting and working with her, and that
5 it's just not finalized yet. But that's something
6 that we're continuing to work with her.

7 I think her third major concern was some of
8 the step backs issue, step backs. But she didn't
9 clarify what those were and we were hoping she would.
10 But we told her that we'd continue to work with her
11 on that.

12 CHAIRPERSON HOOD: So you all can be --
13 because this is a -- we only take one vote on this
14 case. So, between now and the time that we look at
15 this again, you all will be had a conversation with
16 her and the commission and try to finalize and close
17 the gap on some of those outstanding issues that you
18 all had. Even though necessary agreement is between
19 you and them, but we'd like to be able to point to
20 the agreement.

21 MR. MUTREJA: Sure.

22 CHAIRPERSON HOOD: So, you know, hopefully
23 you all can have some of those minute things. From
24 what it sounds like from you, close the gap before we
25 deal with it, final.

1 MR. MUTREJA: Okay.

2 CHAIRPERSON HOOD: Is that an agreement? Can
3 we do that?

4 You're looking at Mr. Collins. He's going to
5 say no, but I'm just saying --

6 MR. MUTREJA: No, no I --

7 CHAIRPERSON HOOD: So we can do that. You
8 can do that? You'll try.

9 MR. MUTREJA: We'll try.

10 CHAIRPERSON HOOD: That's all I'm -- that's
11 all I can ask.

12 MR. MUTREJA: Right. I can try.

13 CHAIRPERSON HOOD: Okay.

14 MR. MUTREJA: I'll try my best.

15 CHAIRPERSON HOOD: Okay. All right. I don't
16 really have anything else. Any other follow-up
17 questions up here?

18 Okay. Let's go to --

19 [Pause.]

20 CHAIRPERSON HOOD: Mr. Moffett, you have any
21 cross-examination?

22 Mr. MOFFETT: No.

23 CHAIRPERSON HOOD: Okay. Let's go to the
24 Office of Planning's report and the District
25 Department of Transportation. If you can --

1 especially Office of Planning, if you can tell us
2 where you are with those remaining bullet points you
3 had in your report?

4 MS. VITALE: Certainly. Good evening, Mr.
5 Chair, members of the Commission. Elisa Vitale with
6 the Office of Planning. The Office of Planning will
7 rest on the record in support of the application, and
8 we do appreciate the applicant's responses to the
9 issues that we highlighted in our report.

10 The applicant noted the six-inch discrepancy
11 with respect to the projection, so if that
12 calculation has been revised then I'm more
13 comfortable that the projections do meet the District
14 regulations.

15 Let's see. I think with respect to the
16 building's compliance with the Buzzard Point Vision
17 framework, that document obviously stresses high-
18 quality materials in encouraging public spaces that
19 you know, welcome visitors and residents alike. So I
20 think the ground-floor retail here in this building
21 will be a key component. I'd also, you know, as the
22 Commission, encourage the applicant to kind of
23 explore further this notion of how to really hold
24 that corner, and if there are opportunities for
25 public art, I know there are, you know, other kind of

1 large public spaces in the area. So if the ANC has
2 started to formulate a vision for how to create kind
3 of an interconnected system in this neighborhood I
4 think, you know, this project could also be a good
5 opportunity to do that and to you know, further the
6 goals of the Buzzard Point Vision framework to create
7 really, you know, memorable public spaces in this
8 neighborhood.

9 I think we do still have similar concerns to
10 those articulated by the Commission members with
11 respect to the at-risk walls. I do think we'd like
12 to see the applicant continue to work to refine that
13 treatment of the at-risk walls. I'm not sure that
14 the, you know, the multicolored panel solution that
15 was presented in the latest submission, you know, is
16 the best approach for those facades.

17 With respect to solar opportunities over
18 green roofs, we would defer to DOEE on that and we
19 would definitely encourage the project team to meet
20 with DOEE. I know they're often able to come up with
21 creative financing mechanisms to make some of these
22 things work, so we can certainly help facilitate that
23 meeting if that's of interest to you.

24 I think that addresses all of the questions
25 that were raised by the commission. This concludes

1 my presentation and I'm happy to answer any questions
2 that you might have. Thank you.

3 CHAIRPERSON HOOD: Okay. Thank you. Ms.
4 Chamberlin.

5 MS. CHAMBERLIN: Good evening, everyone.
6 Mine, I'll keep it pretty brief and sweet. We are
7 happy to stand on the record. We are happy with
8 everything that's been proposed.

9 And to clarify the bike rack concern from
10 Commissioner May, our preference as you know, our
11 standard is an inverted U. We do accept decorative
12 options, but there need to be two points of contact
13 for the bike so you're able to lock your bike at two
14 different locations. So, and that's it. I'm happy
15 to answer any questions.

16 CHAIRPERSON HOOD: Okay. I want to thank you
17 both. Commissioners, any questions of either OP or
18 DDOT? Okay, does the applicant have any cross? OP
19 or DDOT?

20 MR. COLLINS: No, sir.

21 CHAIRPERSON HOOD: Okay. Mr. Moffatt, you
22 have any cross of either OP or DDOT?

23 MR. MOFFATT: No.

24 CHAIRPERSON HOOD: Okay. All right. Let's
25 go to the ANC report. While he's coming up, do we

1 have any other government agencies that responded?

2 Any other reports? I don't believe so.

3 Okay, we will hear from the ANC. They're in
4 support with concerns. I'm sure somebody is going to
5 get up and let them sit down. Okay, you may begin.

6 MR. MOFFATT: Good evening, Chairman Hood and
7 distinguished members of the Zoning Commission of the
8 District of Columbia, and good evening fellow
9 citizens of the District of Columbia.

10 My name is Roger Moffatt and I service
11 Commissioner for single-member district, that would
12 be SMD, 6D-05. I am here tonight to speak on behalf
13 of ANC 6D, otherwise referred to as, the ANC in some
14 of my testimony.

15 First, I wish to apologize to this commission
16 for the report submitted by ANC 6D. It was an
17 inadvertently submitted draft copy. Obviously, it
18 needed work to clarify and submit ANC 6D's six, zero,
19 zero vote in support of the project at a duly noticed
20 meeting held on September 11th, 2017, at which a
21 quorum, being four, was present.

22 I will try to add to that clarity of support
23 while at the same time pointing to what the 6D
24 believes could be done to alleviate some of the
25 possible consequences that may be caused by the size

1 of this project in a low-rise community.

2 First and foremost, the ANC is pleased that
3 the project at 1550 1st Street is 100 percent
4 affordable housing development project. As this
5 project is the first newly constructed housing
6 project in Old Southwest, it will clearly set the
7 tone for any future residential development that
8 occurs on the southern end of the low-rise community
9 that is now a CG-4 zone. We hope that only -- that
10 other developers, especially those looking at the
11 area, will consider more affordable housing.

12 The ANC is also pleased that the applicant
13 has agreed to make modifications to the project's
14 design so that it blends better with the existing
15 community, specifically, using brick to integrate
16 into the older housing with the older housing units
17 that are around the site, thereby retain the
18 architectural integrity of the apartments and homes
19 in Old Southwest.

20 The ANC is also pleased that the applicant
21 plans to follow through on verbal commitment to
22 develop a formalized neighbor agreement -- should be
23 neighborhood, sorry -- neighborhood agreement to
24 address additional affected community concerns about
25 this project. In addition, ANC 6D requests DDOT to

1 require and carefully review a construction
2 management plan for this building that would include
3 specific detail of how construction vehicles will
4 enter and exit the site during the construction to
5 ensure pedestrian safety. Further, the ANC expects
6 that all work required to fulfill this building will
7 be done during normal construction hours, and the ANC
8 would be notified at the ANC office, at anc6D.org,
9 and to the commissioner in that SMD, her e-mail is
10 there as well if an after hours permit is requested.

11 ANC 6D also expects that all DDOT rules
12 requiring pedestrian and bicycle access around the
13 construction sites will be followed.

14 As this project is located in the single-
15 member district of Commissioner Rhonda Hamilton, who
16 cannot be here tonight, I will share some of her
17 insights into this and other developments on Buzzard
18 Point. And those are italicized for those who have
19 this written here.

20 While the ANC has great enthusiasm for this
21 project because of the affordable units that it will
22 bring to the community, as it adds to the housing
23 stock in our area, there is still grave concern for
24 the impact and pressure that this project will place
25 existing affordable housing on this end of our

1 community which includes public housing.

2 We clearly understand that a developer cannot
3 be held accountable for these unintended consequences
4 of development. However, Southwest is being flooded
5 with new high-end housing projects that in a number
6 of cases have been far out of the reach of the low-
7 moderate income families and individuals in terms of
8 their being able to earn enough income to live in
9 them.

10 Our residents have to constantly watch
11 projects build that they cannot afford to move into,
12 which is one of the reasons why the Commission has a
13 high regard and respect for the developers of 1550.
14 They have raised the high bar by stepping out of the
15 box with their willingness to provide affordable
16 units, and ones that are large enough for families to
17 reside in.

18 However, far too often, many of our
19 developers fall short at providing housing for low-
20 income residents, although it is among the highest in
21 demand in the city. We can only hope that they will
22 try to follow this applicant's example.

23 After a few conversations with the
24 developers, it is clear that they have good
25 understanding of the benefits of their constructing

1 affordable housing in this community, and know the
2 uncertainty that their project will place on the
3 future of the existing affordable houses and
4 apartments that are right near their site.

5 This end of the community, now under CG-4
6 Zone, has no protection in place to ensure that the
7 residents are not pushed out to make way for
8 buildings with increased density at the gateway to
9 Buzzard Point. At a point of -- at a part -- as a
10 part of Old Southwest, this CG-4 Zone has a rich
11 history as it is part of what remains of the first
12 racially integrated communities in the District and
13 in the country.

14 This history deserves to be preserved and
15 maintained for future generations as a part of the
16 legacy of the history of Southwest. It is
17 recommended that the developer take another look at
18 with the ANC to see whether the design through
19 materials can blend more with existing residential
20 structures to keep with the integrity of that end of
21 the community. The developer expressed willingness
22 to engage in additional conversations about design
23 with ANC and the community members, as long as those
24 conversations do not slow down the time table for
25 delivery of the project and the integrity of the

1 project, including their desire or goal to create the
2 project with large units.

3 It is desired that the project blend better
4 with existing residences through the materials used
5 in the project, or by adding more brick to the
6 building to avoid it being an eye-pop structure that
7 serves as a stand-alone with no connections
8 architecturally to the other residential buildings.
9 It is also recommended that step down be used in the
10 rear of the project if possible, to alleviate the
11 height differences to the two-story units, but not --
12 it must not interfere with the ability to have the
13 larger units.

14 Also, the existing housing in CG-4 Zone could
15 be negatively impacted by the construction. The
16 developer has expressed a willingness to accept the
17 ANC recommendation to survey these housing units
18 prior to construction, the stressors of new
19 construction on existing old homes can sometimes have
20 unforeseen consequences. And that's the end of her
21 part.

22 And I want -- I simply wanted to share some
23 of her insights with you. In summary for the ANC 6D,
24 we believe that this is a good project and meets the
25 CG-4 design requirements and we are elated that it's

1 a design with 100 percent low-income.

2 We trust that the Commission will give great
3 weight to our recommendations, and thank you for your
4 time and for listening.

5 CHAIRPERSON HOOD: Right. Thank you,
6 Commissioner Moffatt, for representing the ANC, as
7 well as bringing Commissioner Hamilton's points to us
8 as well.

9 Let's see if there are any questions up here.
10 Commissioner Turnbull.

11 MR. TURNBULL: Thank you, Mr. Chair.
12 Commissioner Moffatt, thank you for coming down
13 tonight. Often times, and I know your commission in
14 particular, you've often had construction management
15 agreements with developers on projects. I mean, it's
16 not really a zoning issue. We simply reference them
17 in the order, but have you had a chance to come to
18 any kind of agreement with the applicant?

19 MR. MOFFATT: Well, I think Commissioner
20 Hamilton has discussed this with the applicant, but
21 I'm not sure that there's any kind of a resolution.
22 What actually happens here is there needs to be an
23 overall plan for the area, and it's done a piece meal
24 basis. And it doesn't necessarily address all the
25 needs that are needed to make sure that Buzzard Point

1 is accessible. And the community above Buzzard
2 Point, the Old Southwest, is accessible and not
3 overrun with trucks. And that's part of this -- the
4 Commission's concern, and with Commissioner
5 Hamilton's.

6 MR. TURNBULL: Yeah, but a lot of times on
7 these construction management agreements, they talk
8 about the immediate neighborhood and how they'll know
9 there's usually a point person. There's standard
10 language that the applicant -- that the applicant's
11 attorney has used on different ones, and I'm just
12 wondering if you've had a chance to -- if they've
13 done that. Especially talking about photographing
14 existing buildings and --

15 MR. MOFFATT: Oh, that's what I meant. I
16 really don't know. I would like to have a meeting, a
17 group of people where there's a community or a
18 concern and it's an ongoing basis.

19 MR. TURNBULL: Yeah. As I say, it's
20 something that the Zoning Commission can't enforce,
21 but we often reference those agreements in our order.

22 MR. MUTREJA: Commissioner Turnbull, if I
23 may? We are working with the ANC and we were
24 supposed to have a neighborhood walkthrough on August
25 28th, as I had mentioned earlier.

1 MR. TURNBULL: Okay.

2 MR. MUTREJA: And that just didn't -- wasn't
3 able to come to fruition.

4 MR. TURNBULL: Okay.

5 MR. MUTREJA: But it's a conversation that
6 we've had with Rhonda several times and will continue
7 to have, and do plan to have a construction
8 management plan in place.

9 MR. TURNBULL: Oh, great. Thank you so much.

10 MR. MUTREJA: Yeah, absolutely. I just
11 didn't want to interrupt you.

12 MR. TURNBULL: Yeah. I appreciate that.

13 MR. MOFFATT: And as I said, I hope -- well,
14 I'll let you know later too, but I do hope that there
15 is continuing, rather than just report from the
16 developer, but -- I mean, the construction people,
17 that the report is also the developers will be
18 included into what could be either a bi-weekly or a
19 monthly meeting with the people to really see what's
20 going on.

21 CHAIRPERSON HOOD: Okay. Kind of like an
22 update.

23 MR. MOFFATT: Yes.

24 CHAIRPERSON HOOD: Periodic update. Okay.
25 So, I'm sure that can be worked out. Yeah. That

1 will make things a lot easier.

2 Also, before we take final action, I want to
3 see how far you all get with the follow up meeting
4 you're having with Commissioner Hamilton and Mr.
5 Moffatt and Mr. Litsky, and whoever else needs to be
6 involved with that meeting.

7 And I guess that will be alluded to. I'm
8 sure the construction management plan will be pointed
9 to or talked about in that as well.

10 MR. GOINS: Absolutely.

11 CHAIRPERSON HOOD: Okay. All right.
12 Anything else up here? Any questions the applicant
13 have, Mr. Moffatt?

14 MR. MOFFATT: No, sir.

15 CHAIRPERSON HOOD: Okay, since you all will
16 be meeting what, once a week? No, I'm just playing.
17 I don't know how you all are going to do that, but
18 I'm sure you all will work all that out.

19 All right. Any follow up questions or
20 anything? Comments?

21 Okay, Ms. Schellin, we're not going to take a
22 vote. They have some things that we -- did we go
23 down the list or are we good?

24 MS. SCHELLIN: I think Joe was taking notes,
25 so he has probably better notes than I do.

1 CHAIRPERSON HOOD: Okay.

2 MS. SCHELLIN: How much time do you think you
3 guys need to provide the requested documents?

4 CHAIRPERSON HOOD: I sure did. I must be --
5 for some reason, I'm feeling rushed tonight. Let me
6 slow up. You're right. My colleagues, I think,
7 whispering to themselves. Just tell me, did he ask
8 for any testimony or opposition? Is there anyone who
9 here like -- any organization or person would like to
10 testify in support of this application? If you can
11 come forward at this time?

12 [No audible response.]

13 CHAIRPERSON HOOD: Is there anyone who is in
14 opposition of this application, you can come forward
15 at this time.

16 See, what they didn't know was, I looked at
17 everybody's face and I kind of knew where everybody
18 was. Actually, I forgot.

19 So okay. So, I've done that. So, Ms.
20 Schellin, let's go back to where we were. Thank you,
21 Commissioners.

22 MS. SCHELLIN: How much time?

23 MR. COLLINS: Well, I want to ask if we could
24 do the architecture response, but it may not be the
25 same timeframe as the neighborhood response because

1 we have to get back to the neighborhood. Would you
2 like it all at once, or would you like it --

3 MS. SCHELLIN: Yeah, I think so.

4 CHAIRPERSON HOOD: Okay, let's do it all
5 together because it shouldn't take that long for them
6 to meet with you. Right? Because you all already,
7 you were going to meet on the 20th of August, so you
8 probably already had another date in the pipeline,
9 right?

10 MR. MUTREJA: We're open to meet as soon as
11 they're available. I just, I don't know what that
12 timeframe is at this time. I don't know --

13 CHAIRPERSON HOOD: Well, can we give it 30
14 days?

15 MR. MUTREJA: I would defer to -- do you
16 believe Rhonda would be available to set up a
17 neighborhood --

18 CHAIRPERSON HOOD: Yeah, 30 days, and that
19 way if they have to have it -- I don't know when they
20 meet, but if they have to have another meeting maybe
21 they can encompass all that, if they need to do that.

22 MR. MUTREJA: Okay.

23 CHAIRPERSON HOOD: Okay? Is that all right
24 with everybody? Thirty days? We'll try for that.
25 If something changes, you can let Ms. Schellin know.

1 MR. MUTREJA: Yes. I mean, we can do that
2 and address the architectural issues as well.

3 CHAIRPERSON HOOD: Okay. So that way we can
4 get it all at once.

5 MR. MUTREJA: Understood.

6 CHAIRPERSON HOOD: Okay. Mr. Moffatt, come
7 to the table.

8 MR. MOFFATT: Our next meeting will be one
9 week after Columbus Day. It's usually on the second
10 Monday, so it will be on the third Monday because
11 that's a holiday.

12 CHAIRPERSON HOOD: So it will be --

13 MR. MOFFATT: In October.

14 MS. SCHELLIN: October 16th.

15 CHAIRPERSON HOOD: And thirty days from now
16 is what, October.

17 MS. SCHELLIN: Would be the 18th of October.

18 CHAIRPERSON HOOD: So you need -- yeah.

19 MS. SCHELLIN: So their meeting --

20 CHAIRPERSON HOOD: Let's add a week to that.
21 Is that good enough, if we add a week to that?

22 MS. SCHELLIN: Okay. So then submissions
23 would be due by October 23rd. Is that from everyone,
24 because our meeting is October 30th. I'm just trying
25 to get them in for that meeting.

1 CHAIRPERSON HOOD: Yeah, so maybe we can deal
2 with it for our October 30th meeting. Whatever it
3 takes.

4 MS. SCHELLIN: Are you expecting a response
5 from the ANC also on October 23rd?

6 CHAIRPERSON HOOD: Can you all get us a
7 response by October 30th meeting, even if we have to
8 take it a little late?

9 MR. MOFFATT: Yes, because our next meeting
10 is on the 16th, so --

11 CHAIRPERSON HOOD: Yeah, you got --

12 MR. MOFFATT: -- we'll have to have it
13 together by then --

14 CHAIRPERSON HOOD: Okay.

15 MR. MOFFATT: -- and vote on it.

16 CHAIRPERSON HOOD: So, let's give them seven
17 days.

18 MS. SCHELLIN: Everybody is going to respond
19 on that day. Okay.

20 CHAIRPERSON HOOD: Okay, what day are they --
21 is everybody responding?

22 MS. SCHELLIN: October 23rd.

23 CHAIRPERSON HOOD: Okay, that should be
24 enough time.

25 MS. SCHELLIN: Is that good? And I would say

1 any other -- now, your other submissions, maybe you
2 could get those to the ANC earlier so they'll be able
3 to respond to those also on the 23rd. Okay.

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

6 MS. SCHELLIN: And then we'll put that on for
7 October 30th at 6:30.

8 CHAIRPERSON HOOD: Okay. All right. We all
9 on the same page?

10 Okay, anything else, Ms. Schellin?

11 MS. SCHELLIN: No, sir.

12 CHAIRPERSON HOOD: Okay. So with that, I
13 want to thank everybody for their participation
14 tonight and this hearing is adjourned.

15 [Whereupon, the hearing adjourned at 7:52
16 p.m.]

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CERTIFICATE OF TRANSCRIPTIONIST

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