

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

HEARING

+ + + + +

THURSDAY, FEBRUARY 24, 2011

The Hearing of the District of Columbia Zoning Commission convened in Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:30 p.m., Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
KONRAD SCHLATER, Vice Chairman
PETER MAY, Commissioner (NPS)
GREG SELFRIDGE, Commissioner
MICHAEL G. TURNBULL, FAIA,
Commissioner (AOC)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
ESTHER BUSHMAN, General Counsel

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
TRAVIS PARKER

The transcript constitutes the minutes

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from the Hearing held on February 24, 2011.

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

6:06 p.m.

CHAIRMAN HOOD: Good evening,
ladies and gentlemen.

This is a public hearing of the
Zoning Commission for the District of Columbia
for Thursday, February 24, 2011.

My name is Anthony Hood. Joining
me this evening are Vice Chairman Schlater,
Commissioner Selfridge, Commissioner Turnbull,
Commissioner May. We are also joined by the
Office of Zoning Staff, Ms. Sharon Schellin,
Ms. Esther Bushman, Office of Planning Staff,
Ms. Jennifer Steingasser and Travis Parker.

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

The subject of this evening's
hearing is Zoning Commission Case No. 0806,

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1 Subtitle J. This is a request by the Office
2 of Planning for text amendments to the Zoning
3 Regulations as part of the Zoning Regulations
4 Review process.

5 Tonight's hearing will consider
6 the proposed text for a new subtitle in Zoning
7 Regulations regulating production,
8 distribution and repair zone. The new
9 subtitle is intended to replace Chapter 8 of
10 the existing Title 11 regulations, which
11 regulates industrial zones.

12 Notice of today's hearing was
13 published in the D.C. Register on December 24,
14 2010, and copies of that announcement are
15 available to my left on the wall near the
16 door.

17 The hearing will be conducted in
18 accordance with the provisions of 11 DCMR 3021
19 as follows: preliminary matters, presentation
20 by the Office of Planning, reports of other
21 Government agencies, report of all ANCs,

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1 organizations and persons in support,
2 organizations and persons in opposition.

3 The following time constraints
4 will be maintained in this hearing:
5 organizations five minutes, individuals three
6 minutes. The Commission intends to adhere to
7 the time limits as strictly as possible in
8 order to hear the case in a reasonable period
9 of time.

10 Upon coming forward to speak to
11 the Commission, please give both cards to the
12 reporter sitting to my right, and take a seat
13 at the table.

14 When you are finished speaking,
15 please turn your microphone off, so that your
16 microphone is no longer picking up sounds and
17 background noise.

18 The staff will be available
19 throughout the hearing to discuss procedural
20 questions.

21 Please turn off all beepers and

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1 cell phones at this time, so as not to
2 interrupt the proceedings.

3 At this time, the Commission will
4 consider any preliminary matters. Does the
5 staff have any preliminary matters?

6 And, I just want to read something
7 in the record.

8 "Zoning Review has held public
9 working groups by subject area with up to 20
10 subject areas to be covered over the course of
11 the process. Each subject area is reviewed in
12 consultation with a public work group that
13 discusses issues identified in the
14 Comprehensive Plan, as well as any issues
15 arising from the existing Zoning Regulations.

16 Recommended changes are then forwarded to the
17 24-member appointed task force for further
18 review and input. Finally, recommendations of
19 each subject area are made and available for
20 public review, including a public hearing
21 before the Zoning Commission. Nineteen of the

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1 20 topic areas have gone through the public
2 working group process. After the conclusion
3 of the public review for each subject area, OP
4 is working with the Office of Attorney General
5 to draft zoning language to reflect the
6 proposed policy changes."

7 I think that paragraph, unless my
8 colleagues feel otherwise, I will be reading
9 that paragraph from now on in every CRR public
10 meeting, and every time when we talk about the
11 CRR. So, I'd like you please write up that
12 paragraph, I would like to read that.

13 Okay. We didn't have any
14 preliminary matters, right?

15 MS. SCHELLIN: No, sir.

16 CHAIRMAN HOOD: Presentation by
17 the Office of Planning.

18 MR. PARKER: Good evening, Mr.
19 Chairman, Members of the Commission. My name
20 is Travis Parker, with the D.C. Office of
21 Planning.

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1 We have a short presentation
2 tonight. The changes are fairly minor, in
3 terms of substance. The major change to the
4 text in front of you tonight is, actually, the
5 organization, and this subtitle represents the
6 sort of organization that you'll see in the
7 future land use subtitles, the residential,
8 the commercial, in the way that the chapters
9 are organized, and the way that the
10 information is found.

11 So, I'll leave that at that for
12 now. If there are questions again later on
13 about how the chapter is organized, how the
14 information is found, I'd be certainly happy
15 to walk through that or answer those
16 questions.

17 But, in terms of substance, there
18 are really only four changes to the industrial
19 zone.

20 First, we've limited non-PDR uses
21 in terms of their FAR. This was, as you

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1 recall, based on Comp Plan policy and the
2 Industrial Land Use Study recommendations, to
3 try and preserve development potential in the
4 District for industrial use.

5 We did research, you know, some
6 additional prohibitions on non-PDR uses. We
7 also researched the possibility of requiring
8 an all new building to be built to accommodate
9 PDR uses. Neither turned out to be, actually,
10 practical, so we stick with our sort of
11 compromise suggestion of lowering the FAR
12 that's achievable by non-PDR uses.

13 And, I have, when we get to GAR I
14 have an additional comment to add on that.

15 The second change is standardizing
16 buffer requirements. You know, Chairman Hood
17 talked a lot about this, and, you know, we
18 certainly heard him. We, basically, put in
19 the existing lane and overlay buffers, which
20 are, you know, 25-foot yards around all
21 industrial properties wherever they abut

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1 residential, and we applied that throughout
2 all of the industrial zone. Currently, side
3 yards are eight and 12 feet, so now every
4 industrial zone abutting a residential would
5 have a 25-foot buffer. Where there's a street
6 it would have a 15 foot.

7 Thirdly, right now there's a
8 section in the Code that has standards of
9 external effects. This is a relic from the
10 1950s. It has been since superseded by DDOE
11 Regulations in Title 20 of the DCMR, so we've
12 just removed those, and we cited in the report
13 where these things are regulated in the
14 current regulation.

15 And finally, GAR, this is, you
16 know, you reviewed GAR, and you've given us
17 conceptual approval of the general GAR, you
18 know, chapter. This is the first subtitle
19 where we've proposed what the level of GAR
20 requirement will be, and we proposed a 0.2.

21 Since this report was written,

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1 I've actually had further comments from the
2 building community. And, actually, I think
3 Mr. Collins from Holland & Knight will be here
4 later to talk about this as well. They raised
5 some concern about actual PDR uses in these
6 zones, specifically, warehousing.

7 And, if you'll recall our
8 discussion on lots that are 90 or 100 percent
9 lot occupancy, much of the ways to accomplish
10 GAR is through green roofs. And, he's telling
11 me that the way that warehouses are built now,
12 with columns widely spaced, and very,
13 generally, narrow, these buildings aren't
14 designed to carry more than snow load on the
15 roof, and it would involve significant costs
16 that we didn't take into account in our cost
17 projections to build warehouses capable of
18 carrying green roofs.

19 So, one thought that we've had,
20 that we'll give to you tonight, and again, I
21 apologize this was a last minute sort of

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1 discussion with the building crowd, and it
2 wasn't ready in time for this report. But,
3 one idea that we've had is, perhaps, to have
4 an additional incentive for PDR uses and
5 disincentives for non-PDR uses in these zones,
6 have a lower PDR requirement for industrial
7 uses. So, warehouses, industrial uses, could
8 be .1 or something lower than .2, and other
9 uses, office and everything else that's
10 allowed in these zones, could be a higher, you
11 know, .2 or .3.

12 At this point, we haven't done any
13 analysis of that. We are happy to provide
14 further analysis, but it would both respond to
15 that concern by the building community and
16 also the concern that we heard at the set-down
17 meeting that, perhaps, we weren't going far
18 enough to encourage PDR uses and discourage
19 non-PDR uses.

20 Two last notes. The black lines
21 of the text in the public hearing notice

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1 include two changes from the set down. First,
2 we had mistakenly put, "Chanceries is not
3 permitted." They, actually, are permitted in
4 this zone. And second, in the zones, the P1
5 and the P2 zones, which were the CM1 zones, we
6 had put 40 feet. That is the existing
7 requirement, but through our discussions, and
8 through our concept review, we had talked
9 about raising that to 50 percent, 50 feet, and
10 so that change has been made to reflect what
11 had been discussed earlier in the concept
12 phase.

13 That's the presentation for
14 tonight. I'm happy to field questions on any
15 or all of that.

16 CHAIRMAN HOOD: Thank you, Mr.
17 Parker.

18 Commissioner Turnbull?

19 COMMISSIONER TURNBULL: Thank you,
20 Mr. Chair.

21 Mr. Parker, I just had one

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1 question, and I can understand their concern
2 about the green roof with the kinds of trusses
3 they might be putting up I can see that.

4 But, they could as an option,
5 though, still have a go down the road toward
6 LEED and put a white roof or a non-heat sink
7 roof in there that would reflect the roof as
8 an option, I would think.

9 MR. PARKER: That gets them toward
10 LEED, it doesn't get them towards green area
11 ratio.

12 COMMISSIONER TURNBULL: Right, and
13 I don't know, it's not part of the green area
14 ratio, but I'm just wondering if we could,
15 perhaps, recommend that for the good of the
16 community that they look at an optional
17 roofing material, rather than asphalt, tar or
18 something, that would be more conducive to the
19 environment.

20 MR. PARKER: I think DDOE, we had,
21 actually, considered making cool roofs a score

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1 in GAR. We took it out because the Department
2 of the Environment has informed us that they
3 are headed towards making cool roofs a
4 requirement.

5 COMMISSIONER TURNBULL: Oh, are
6 they? Oh.

7 MR. PARKER: I think that's the
8 direction that it's going.

9 COMMISSIONER TURNBULL: Do you
10 know when they might be?

11 MR. PARKER: No, I don't have any
12 idea.

13 COMMISSIONER TURNBULL: Okay.
14 Well, I think that would be the way to go.

15 Thanks.

16 CHAIRMAN HOOD: Okay. Any other
17 questions?

18 Commissioner May?

19 COMMISSIONER MAY: Yes, those last
20 couple of changes that you mentioned, the 50
21 feet, and the chanceries, those have been

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1 incorporated into the chapter?

2 MR. PARKER: Yes.

3 COMMISSIONER MAY: Okay. I would
4 like to talk about the complaint by the
5 building industry, or the concern that they
6 have about the costs.

7 I have to say I'm a little bit
8 concerned about that concern, because we are
9 talking about, I think, a relatively minimal
10 investment.

11 I remember looking at what the
12 additional load per square foot is for green
13 roofs, when I was actively involved in
14 projects where we were contemplating building
15 green roofs, or retrofitting buildings with
16 green roofs.

17 And, my recollection is that we
18 are talking about something that's less than
19 10 pounds per square foot, three, four, five
20 pounds a square foot.

21 And, I just don't believe that

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1 that's going to add an extraordinary cost to
2 these warehouse buildings, and, in fact, I
3 think that if they are building warehouses so
4 cheaply that they can't afford that little bit
5 of additional load, I don't know that we,
6 necessarily -- I mean, we are talking about
7 really building them up cheap.

8 I'm not saying that it's not
9 possible that this is a real legitimate
10 concern, maybe it is, but I just wouldn't take
11 it on its face value, I would dig into the
12 details, and I think that you'll find some
13 substantial back up for the costs, additional
14 costs, of building up, you know, beefing up
15 the structure.

16 The other thing is, you know, when
17 you look at what that cost might be, I think
18 one of the things that you have to think about
19 is how important is that particular feature in
20 the overall scheme for greening the City,
21 because you may not have a lot of warehouses,

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1 but, you know, when you do have one that's a
2 lot of impervious surface that's not
3 collecting rain water, that's not, you know,
4 not breathing, and is, you know, collecting
5 heat into the heat island.

6 So, I just -- I think you have to
7 think about how important that is in the
8 overall scheme. And, it may -- you may well
9 think, well, it is well worth of it, even if
10 there is some, you know, premium associated
11 with that.

12 I'd also, you know, venture a
13 guess that many of the existing warehouses
14 have already been engineered for some
15 additional load. I just don't think it's that
16 much, even when it is fully loaded with water.

17 That's the only real comment I
18 have.

19 CHAIRMAN HOOD: Any other
20 comments?

21 COMMISSIONER TURNBULL: No, I

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1 guess I would just -- and you are right, if
2 it's a flat roof I think they should be able
3 to show the Office of Planning calculations as
4 to what their design -- I mean, I'm sure the
5 building code just doesn't have a snow load
6 per se. I mean, we have situations where we
7 could have a 50-year snow, and suddenly you've
8 got all these warehouses collapsing. I mean,
9 I'm sure there's some kind of safety factor
10 that they put in, but you are right, I'm not
11 sure what the cost is, and maybe that's
12 something you should pursue and look at, to
13 see exactly how much -- what the weight is for
14 a green roof.

15 But again, you are looking at a
16 flat roof, I would think. If you've got a
17 bolstering trust or something on a large roof
18 you are sort of stuck with what you've got.
19 But, maybe that's something, Mr. Parker, I
20 don't know, is that something you could follow
21 up on for us?

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1 MR. PARKER: I certainly will. I
2 mean, I'm not going to try to answer this,
3 because I don't have any of these answers, and
4 I'll let Mr. Collins, if he comes tonight,
5 speak for himself, because he brought this
6 stuff to my attention.

7 But, regardless of whether he
8 comes tonight, we'll definitely follow up with
9 him on the source of his information.

10 COMMISSIONER TURNBULL: I would
11 venture to say they are not going to be
12 building too many complicated truss roofs for
13 warehouses, because they carry their own
14 costs.

15 CHAIRMAN HOOD: Any other
16 questions?

17 Mr. Parker, I want to thank you
18 for incorporating -- I probably never will be
19 happy, but I want to thank you for
20 incorporating those, at least considering my
21 comments. I want you to know that did not go

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1 unnoticed.

2 Help me understand 503.4, and I
3 think I asked this question before. With this
4 whole rewrite, how are we going to deal with
5 the solid waste regulations that we have now?

6 Is that going to be incorporated in this? I
7 think I asked you this, but I forgot what the
8 answer was.

9 MR. PARKER: Yes, it is
10 incorporated through the conditions. So, even
11 in these zones which, you know, are industrial
12 zones, industrial uses are still a conditional
13 use. And, those conditions incorporate the
14 conditions from the existing Code on, you
15 know, recycling, on asphalt, et cetera.

16 So, those conditions are -- you
17 hit it exactly, in 503.4, 503.5, and then
18 later in the special exception section, that
19 information comes directly from the current
20 Code.

21 CHAIRMAN HOOD: And, we talked

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1 about external effects. I'll give you a quick
2 story.

3 The former planning director, Mr.
4 Andy Altman, and I did a ride through when he
5 first got to the City, and I, specifically,
6 took him to my industrial zone area in my
7 neighborhood first. And, we had the windows
8 down, purposely, and it was a hot day.

9 And he said, "What is that?" So,
10 when we talk about external effects now being
11 22, and I guess, I don't know what the title
12 is, is there somewhere that's going to point
13 me to that?

14 And, at that time, the City was
15 not doing external effects, believe me.

16 So, I guess what I'm trying to get
17 at is, how are we going to know from the
18 Zoning Code what's being permitted, then to
19 follow up and be able to look where the
20 external effects regulations are? Is that
21 going to point here?

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1 MR. PARKER: It doesn't now. We
2 don't reference a lot of outside regulations
3 in our current code. It's something that we
4 will -- yes, we'll look into it for you, about
5 putting a reference in here towards Title 20.

6 External effects are really
7 something that comes, like zoning review
8 happens with building permits and CFO, and
9 external effects are something that happens
10 later, right? That's an enforcement issue.

11 And, DDOE tells us that they have,
12 you know, enforcement capabilities in that
13 area. They are the ones that are in charge of
14 Title 20 where this stuff is.

15 So, it really -- you know, DDOE
16 has grown a lot, I mean, it didn't exist, I
17 don't think, in 2000 when --

18 CHAIRMAN HOOD: Right. Right.

19 MR. PARKER: So, I think,
20 hopefully, they've come a long ways since you
21 took that drive.

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1 CHAIRMAN HOOD: I'm not simply
2 advocating for the point here, but I want us
3 to be consistent in the title. And, I was
4 just wondering, you know, things get very
5 convoluted and complicated, and at that time,
6 I will tell you, the City did not do external
7 effects.

8 MR. PARKER: Right.

9 CHAIRMAN HOOD: Obviously.

10 But anyway, other than that I
11 appreciate you all incorporating my few
12 comments.

13 MR. PARKER: You are very welcome.

14 CHAIRMAN HOOD: Any other
15 comments?

16 Vice Chairman Schlater?

17 VICE CHAIRMAN SCHLATER: I'd like
18 to just ask a couple questions on the
19 limitations on non-PDR uses.

20 The limitation on PDR uses, it,
21 basically, ranges from 1 to 2 FAR. And,

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1 what's allowed is retail and office uses. So,
2 I understand that.

3 I think the most likely
4 circumstance, at least in the current market
5 that we are seeing, is that PDR uses have, you
6 know, relatively low land value throughout the
7 City, and so they will support relatively low
8 density development.

9 And, I think it's more likely than
10 not that you'd be seeing a lot of these sites
11 being turned into retail, which is good in
12 some respects, because D.C. needs more retail.

13 But, I just wonder if, you know,
14 the Office of Planning has given a lot of
15 thought to that. If the goal is to truly
16 retain PDR uses in the City, I think they are
17 largely threatened by low density retail
18 development, particularly, on New York Avenue,
19 which is one of the main PDR corridors in the
20 City.

21 I wonder what's your feeling on

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1 that?

2 MR. PARKER: I mean, we don't
3 disagree with that. The industrial land use
4 study said much the same thing. It's just a
5 question of, you know, how far, you know, the
6 City is willing to go.

7 I mean, like you said, there are a
8 lot of other priorities, and retail is one of
9 them in the City.

10 This is, you know, based on our
11 work with the public working group, task force
12 input, with, you know, input of industrial
13 land owners and others, this is sort of where
14 we ended up.

15 You know, we feel that this will
16 have, you know, some impact. This will
17 protect development potential if the market
18 changes as properties are redeveloped, but
19 still allow use of these properties.

20 MS. STEINGASSER: We did
21 originally float a purely industrial zone,

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1 with no other uses, and I'd say we got roughed
2 up a little bit. There was almost complete
3 opposition to having a purely industrial zone
4 that had no other options to it.

5 So, we came out, after working
6 with a lot of the property owners, on a
7 resolution where, okay, but, you know, we are
8 going to minimize that option. Whereas, right
9 now it's, you know, as we are seeing, it's
10 pure max out your FAR with retail now, or with
11 office now, there's just no requirement. So,
12 we tried to make that incentive.

13 If we are going to a non-
14 industrial route, they don't get the full
15 capacity of the land, the density.

16 VICE CHAIRMAN SCHLATER: But, you
17 know, there's not many retail developments
18 that are going to occur in the PDR zone that
19 are over 1 FAR, I would imagine. So, it's not
20 limiting their, you know, the value from a
21 retail perspective.

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1 I mean, I can see we are not
2 allowing residential in this zone, so that's
3 certainly a limitation on the development
4 potential of the area, but I just think, you
5 know, we all sort of acknowledge that by
6 allowing retail uses to 1, or, you know, up to
7 4 FAR, then we are putting the industrial zone
8 at risk.

9 MS. STEINGASSER: Well, we are not
10 allowing anything that's not already allowed.

11 This is not a new allowance, I want to be
12 clear on that. It's a diminution of the
13 current allowance, but it's not new.

14 What we are seeing also is that
15 there is, as we are more aware this week than
16 ever, a hybrid, you know, when the big box
17 retail is also an industrial use, the big box
18 hardware stores, you know, there is kind of a
19 new retail model that is somewhat industrial
20 in its nature.

21 VICE CHAIRMAN SCHLATER: I agree

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1 with, you know, what the status is now. The
2 question is, we've got a Comprehensive Plan
3 that gives us direction to protect industrial
4 uses. The question is whether this zoning
5 rewrite absolutely meets the Comprehensive
6 Plan requirements.

7 MS. STEINGASSER: The Office of
8 Planning believes it does, and, surprisingly,
9 I think you are going to hear the Committee of
10 100 thinks it does later this evening.

11 If the Zoning Commission would
12 like us to go further and look at that, we are
13 happy to do so at your direction.

14 VICE CHAIRMAN SCHLATER: I guess
15 I'll listen to the testimony and see how it
16 sorts out.

17 COMMISSIONER MAY: Just out of
18 curiosity, when you said that you got a lot of
19 push back to the all industrial zone, was that
20 coming from all participants, or only from the
21 land owner?

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1 MS. STEINGASSER: Mostly it was
2 from the land owner, who wanted the -- you
3 know, we are not an industrial City, and so to
4 require all industrial created a supply type
5 of balance that I think people, when you have
6 required a lot more analysis of, and where
7 would we sign it, and who would bear that
8 brunt, where some others had more flexibility,
9 so it really became that kind of issue.

10 COMMISSIONER MAY: Well, I guess
11 what I'm curious about is whether there was
12 any significant reaction for or against on the
13 part of, you know, other interested groups,
14 neighborhood groups, or --

15 MS. STEINGASSER: I think -- this
16 was one of our earlier ones, so it's several
17 years ago, but I think as the Chairman has
18 raised, there is neighborhood concern about
19 purely industrial zones, and where would they
20 be, and which neighborhoods would then bear
21 the brunt of having that purely industrial

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1 zone with no opportunity for even some kind of
2 mitigating retail or office combined within
3 it.

4 CHAIRMAN HOOD: I think we talked
5 about this also in the Regulations when we
6 talk about emergency shelters, when we talk
7 about hypothermia. I probably should be
8 asking somebody else this question, but I'm
9 just curious, because they are only supposed
10 to be for a certain amount of time, I believe.

11 Is that included when we talk about emergency
12 shelters?

13 MS. STEINGASSER: No, the
14 hypothermia centers are done by Council
15 legislation. They are allowed to go wherever
16 they need to go.

17 CHAIRMAN HOOD: Wherever they need
18 to go.

19 MS. STEINGASSER: I think we have
20 an expert that might be able to address that.

21 CHAIRMAN HOOD: Oh, okay.

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1 MR. PARKER: My recollection,
2 though, is with hypothermia shelters, they
3 are, essentially, temporary uses, so there are
4 limitations on those.

5 What I think your concern might be
6 with more permanent shelters, which are not
7 necessarily hypothermia shelters.

8 CHAIRMAN HOOD: Right, but I
9 thought originally the one that was placed in
10 the particular area I was speaking of, I think
11 that's with the residents. These are live
12 situations. I think that's what the residents
13 thought, that they were going to be there for
14 six months.

15 I mean, nobody wants to see
16 anybody displaced, but I think that we need to
17 make sure it is clear when, you know --

18 COMMISSIONER MAY: I believe you
19 are right. I believe that there were some
20 shelters that were placed as hypothermia
21 shelters.

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1 CHAIRMAN HOOD: So, that wasn't
2 one.

3 COMMISSIONER MAY: And then, that
4 became permanent.

5 Well, I'm not sure which one you
6 are talking about. I mean, there are two that
7 are in my --

8 CHAIRMAN HOOD: The one on, what's
9 that, Adams Place?

10 COMMISSIONER MAY: Yes, I don't
11 think that that was permanent. Well, I don't
12 believe that that was -- that that one was
13 instituted as a hypothermia shelter. It was
14 institute, theoretically, with an intention
15 for it to be short lived, but I don't believe
16 it was -- but I don't believe it was permanent
17 initially as a hypothermia shelter. Whereas,
18 there were others in the City that have been,
19 that were permanent initially in that manner,
20 and those did not come before the Zoning
21 Commission to get approved like the one on

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1 Adams Place did.

2 CHAIRMAN HOOD: Who -- never mind,
3 I won't ask that question.

4 Thank you, Commissioner May.

5 I think what I'll do is, it will
6 come to me before we finish for the night.

7 Any other comments or questions?

8 Okay. We only have two people in
9 the audience. I'm going to ask them, I guess
10 I need to call for the ANC Commissioners.

11 Do we have anyone from any ANC
12 that would like to testify? Not seeing any,
13 I'm going to ask Ms. Gates and Mr. Collins to
14 come forward.

15 Thank you all for being here
16 tonight. Once you are ready, Ms. Gates, we'll
17 let you begin, and then Mr. Collins.

18 Oh, we'll permit six minutes,
19 since we have a crowd. Wait a minute, we'll
20 let Ms. Gates have an allowance to go one
21 minute over, seven minutes, we are graduating.

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1 Okay, Ms. Gates, you can proceed.

2 MS. GATES: I just would like to
3 make one comment, based on your conversation
4 tonight about GAR.

5 This is a new section for the Code
6 that's very important.

7 And, before we start figuring out
8 ways to diminish its use, perhaps, when you
9 have 100 percent lot occupancy, and a roof
10 that cannot carry the load of a green roof,
11 and I know Mr. Collins is going to be very
12 upset when I say this, perhaps, if they want -
13 - they don't want to have the green roof, they
14 might also consider not having 100 percent lot
15 occupancy, and make up the difference in GAR
16 on the ground.

17 So, I will begin my testimony, and
18 I'm going to go right to the end of the pages
19 where it says, "Committee of 100 comments,"
20 I'll give you a lot of material on the
21 Comprehensive Plan, EPA, et cetera, but I'm

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1 going to go right into what we feel about
2 this. And, we did discuss this today at a
3 meeting of the Zoning Committee.

4 The terms production, distribution
5 and repair -- excuse me, on the notes from the
6 Committee of 100, the terms production,
7 distribution and repair do not convey the same
8 intensity of use as is currently required by
9 the term industrial.

10 While production, distribution and
11 repair are germane, additional clarification
12 might be added to the purpose of Subtitle J,
13 by exchanging Section 100.1A with 100.1B,
14 where types of PDR land zoned for particular
15 uses are more fully delineated.

16 The proposed chapter headings and
17 regulations for Subtitle J follow a logical
18 progression. The text prior to or related to
19 the tables provides direction for the
20 immediate section and references as well, as
21 other code sections would also relate to

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1 Subtitle J.

2 For example, Section 201.1
3 identifies references to all zoning
4 regulations applicable to PDR zones, including
5 parking, and refers to Subsection B, General
6 Regulations for Bicycle Parking and Loading.

7 The remaining system may require a
8 degree of unlearning for those who have
9 familiarity with the current Code that uses C
10 and N, et cetera.

11 The relevant information on the
12 relationship between old and new categories is
13 in the set down report, but not in the text of
14 the public hearing notice, so there's a bit --
15 it was difficult to sort of figure that out.

16 The new tables found throughout
17 this subsection are useful, provide direction,
18 and over all time will become familiar.
19 However, text is needed to define P1 or P6 so
20 it is clear which development standards column
21 or regulatory topic applies.

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1 Use categories in their Condition
2 3 need additional attention to ensure the
3 lists of uses to further OP's goal to preserve
4 PDR land, and PDR use. Parking minimums are
5 not provided in the parking standards for PDR
6 zones. However, many PDR zones are not
7 located in areas served well by public
8 transit. Therefore, employee parking maximums
9 should not be applied in any PDR areas to help
10 ensure there are no parking impacts to
11 residential properties, and employees can
12 reach their endpoint of destination.

13 Green area ratio is included in
14 the 401 series of tables. This is an
15 important new environmental feature.

16 As stated earlier, the Committee
17 of 100 was generally supportive of this
18 subtitle. It does not appear to be a conflict
19 with the current grants of plan policies, and
20 when all PDR zones are covered by these
21 regulations the subtitle will meet the goals

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1 set out by the Office of Planning to preserve
2 PDR land for PDR use, improve buffering
3 standards and protection of residential zones
4 surrounding industrial land, and, basically,
5 update the Zoning Code.

6 I don't know what that, however,
7 is doing in there, I'm sorry.

8 Maps of the PDR zones for all
9 areas of the City are needed, and I ask that
10 you leave the record open for additional
11 comments.

12 Thank you.

13 CHAIRMAN HOOD: Okay, so you have
14 another two minutes if you want to say
15 something else.

16 MS. GATES: I'm happy. Thank you.

17 CHAIRMAN HOOD: Okay. Mr.
18 Collins, then you may want to respond at some
19 point in time, because I think you are going
20 to, actually, have discussion from us also.

21 There was a number of things that

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1 were mentioned prior to you coming in to our
2 building, but I'll let you testify first.

3 You may want to comment. I think
4 Ms. Gates was looking for a comment from you,
5 at the end of your testimony we'll go from
6 there.

7 MR. COLLINS: Well, thank you.

8 My name is Christopher Collins,
9 with the law firm of Holland & Knight. I want
10 to talk about the green area ratio. That's
11 the only issue that I have a concern with, and
12 my clients have a concern with. And, I'd like
13 to do that by just giving you an example of
14 why the green area ratio that's proposed of
15 0.2 is just not a workable number for
16 industrial uses in the PDR zones.

17 And, I want to compare, by way of
18 example, compare a 100,000 square foot office
19 building versus a 100,000 square foot
20 warehouse. We don't know yet what the PDR
21 requirement is going to be for office, because

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1 of the nature of the way these regulations are
2 being rolled out, but just to compare 100,000
3 square foot office building, just take one on
4 a 10,000 square foot site. The roof is 10,000
5 square feet in size.

6 Just by way of example again, if
7 it costs \$20 a square foot to provide enough
8 structural support to allow a green roof on a
9 building, then the \$20 a square foot, the cost
10 of that roof would be additionally would be
11 \$200,000.

12 With a 10,000 square foot roof,
13 you spread that over 100,000 square foot
14 office building, the cost per square foot, the
15 additional cost per square foot, is \$2 for the
16 office building.

17 Compare that to a warehouse,
18 100,000 square foot one-story warehouse has a
19 roof area of 100,000 square feet. If it costs
20 \$20 a square foot for structural support of
21 that roof to provide a green roof, then the

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1 cost of that additional structural support is
2 \$2 million. For the cost of the 100,000
3 square foot roof, spread over the 100,000
4 square foot building, at \$20 a square foot, is
5 \$20 per square foot for the warehouse use.

6 So, you've got \$2 a square foot
7 for the office versus \$20 a square foot for
8 the warehouse building.

9 An office lease, typically, they
10 are running about, just for discussion
11 purposes, about \$50 a square foot in the City.

12 If you amortize that additional \$2 a square
13 foot over ten years at 8 percent, that adds
14 .30 cents to the \$50 number for the office.

15 For a warehouse, warehouses
16 generally run about \$4 a square foot. If you
17 amortize over ten years at 8 percent, that
18 additional cost for the green roof, that adds
19 \$3 a square foot to a rental rate. The rental
20 rate there for the warehouse jumps from \$4 to
21 \$7 a square foot. It just doesn't make

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1 economic sense to do a green roof.

2 And, this discussion assumes that
3 an office building roof and a warehouse roof
4 are the same, which they are not. An office
5 building roof is, generally, poured concrete,
6 and the columns are spaced like this, and
7 there's enough support on the roof for a green
8 roof.

9 A warehouse roof is designed,
10 generally, just to handle the snow load, and
11 nothing else. Warehouses are, generally,
12 thinner walls, and larger spans, and lighter
13 materials, so that they can have larger spans.

14 So, the delta between office and
15 warehouse, I think, would be larger than what
16 I just described, but just for that purpose,
17 for just comparison purposes, the additional
18 financial burden on a warehouse rental would
19 be tremendous compared to an office.

20 So, if you can't put a green roof
21 on a warehouse, then what's left? You can go

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1 on the ground. And, the plan that I submitted
2 we asked an engineering firm to take a look at
3 a typical warehouse site, and they chose one
4 that measures about 90 feet by 150 feet, and
5 that is actually -- it is, actually, a lot
6 square in the City that these guys pulled this
7 off the shelf and superimposed this
8 information on there.

9 The warehouse building can now
10 occupy 100 percent of the site under the
11 current regulations, and we assume that's what
12 it's going to be in the new regulations. The
13 rear yard doesn't start until you are up to 20
14 feet up in the air, so it can be 100 percent
15 lot occupancy, and that's shown by the drawing
16 on the left, which is an existing warehouse.

17 If you superimpose the regulations
18 for GAR for this warehouse, that's the drawing
19 on the right. What that shows is with a
20 combination of bio-retention areas, native
21 plants, landscaped areas, trees, ground cover,

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1 and plants at maturity, and you've got all
2 those numbers there, to achieve the 0.2 GAR
3 this represents, actually, .22, because
4 certain things, like bio-retention areas, have
5 to have a certain minimum dimension. You just
6 can't cut them off. So, we just put them in
7 there throughout, or the landscape architect
8 did, and you can see that what that results in
9 is this U-shaped landscape area around three
10 sides of this warehouse building at a depth of
11 10 feet, 10 foot setback on three sides. The
12 fourth side is the loading dock, which goes
13 right up to the alley.

14 You cannot in an industrial -- in
15 a warehouse situation, you can't use permeable
16 paving, because the trucks are too heavy,
17 generally, for that. You'd have to put
18 structure underneath, and it would cease to be
19 permeable if you put another structure
20 underneath to support the trucks. So, that's
21 not an option.

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1 So, what you wind up with here is
2 a building that's at 78 percent lot occupancy,
3 one-story building versus what you had before,
4 a 100 percent lot occupancy building. So, you
5 lose 22 percent of square footage of the
6 building by imposing this GAR requirement in
7 an industrial use.

8 I had an opportunity briefly to
9 talk to Mr. Parker about this, and we had some
10 discussion. I'm not sure if that was shared
11 with you previously. Okay. Okay.

12 So, that's the issue that you have
13 when you apply this .2 number to a warehouse,
14 and my suggestion is that maybe something less
15 than .2 would be appropriate for a PDR use in
16 a PDR zone.

17 CHAIRMAN HOOD: Okay, thank you
18 very much, Mr. Collins. You, actually, have
19 30 more seconds.

20 MR. COLLINS: Can I ask whether
21 the height proposal for PDR 1 -- P1A1 was --

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1 okay -- adjusted. Thank you. I got a
2 response from Mr. Parker.

3 CHAIRMAN HOOD: Okay. All right.
4 Let's open it up.

5 Commissioner May?

6 COMMISSIONER MAY: Yes. You said
7 that -- you referred to a cost of \$20 a square
8 foot, but you said if the green roof, you
9 know, it's \$20 a square foot.

10 Are you saying that it does add
11 \$20 a square foot?

12 MR. COLLINS: No, I just used the
13 \$20 as a comparison, both for the office and
14 the warehouse. That was the number given to
15 me, I don't have any independent knowledge as
16 to whether it is, but you'd have to provide
17 additional structure.

18 COMMISSIONER MAY: I understand
19 the concept. I've been involved in designing
20 projects and construction projects building
21 green roofs, and so I know there's an

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1 additional load associated with it. But, it's
2 also a fairly minimum load.

3 Do you know what the load is that
4 they are talking about having to add, how much
5 that costs?

6 MR. COLLINS: No, I don't. I was
7 given this \$20, but I believe it's a
8 comparison, because if you use \$20 for a
9 warehouse you also use \$20 for an office
10 building.

11 COMMISSIONER MAY: I'm not sure
12 that it's that easily translated, and it would
13 be helpful if you could make this sort of a
14 calculation that we, actually, see the whole
15 calculation. So, I don't know if we are going
16 take additional information, but --

17 MR. COLLINS: Okay.

18 COMMISSIONER MAY: -- I'd like to
19 see that, because, frankly, I'm very skeptical
20 that it adds, you know, that it, basically, is
21 going to double the cost of a warehouse

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1 building.

2 Does anybody build warehouses that
3 are not just a single story, because there
4 are, certainly, some that exist.

5 MR. COLLINS: Let me go to your
6 point. You said that you would be surprised
7 if it costs double to build a warehouse.

8 COMMISSIONER MAY: Well, no, I
9 mean, if it translate to a double -- double
10 the cost of the lease.

11 MR. COLLINS: Right.

12 COMMISSIONER MAY: I'm surprised
13 that it translates to that much. I'm also
14 surprised that the rate is \$4 a foot, because
15 when I was involved in leasing projects a few
16 years ago we weren't finding warehouse space
17 at \$4 a foot.

18 MR. COLLINS: My client will be
19 happy to lease you space at \$4 a foot.

20 COMMISSIONER MAY: Right. Okay.

21 Never mind, I don't need warehouse

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1 space now, but I would --

2 MR. COLLINS: I'll be happy to
3 submit that calculation and get the exact
4 numbers for you.

5 COMMISSIONER MAY: -- yes, that
6 would be helpful. And, some idea what the
7 actual cost is for green roofs.

8 I guess that's it for my line of
9 questioning. I don't think it's -- you know,
10 I am curious about this other diagram that
11 you've provided, and the relative cost of
12 that, because, you know, I mean, it seems to
13 me that if you can meet the GAR you have a
14 smaller footprint, and it's going to cost you
15 20 percent of your lot. You know, how does
16 that translate into the effective lease rate?

17 MR. COLLINS: That's 20 percent
18 lost revenue.

19 COMMISSIONER MAY: Right, but --

20 MR. COLLINS: It's \$4 a foot, a
21 400,000 square foot office building, that's

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1 \$400,000, and if it's \$80,000 that's --

2 COMMISSIONER MAY: Yes, I mean,
3 but what I'm looking for is the sort of
4 translation, the comparison of that cost
5 versus the cost of adding the green roof.

6 MR. COLLINS: Okay, the cost of
7 the lost revenue versus having the green roof.

8 COMMISSIONER MAY: Yes.

9 MR. COLLINS: Okay. I don't know
10 how it compares. I don't know how -- you
11 know, how long you need to run this out in a
12 typical circumstance for the life of the
13 building. I can check, though.

14 COMMISSIONER MAY: That's it for
15 me.

16 CHAIRMAN HOOD: Okay. Any other
17 questions? Comments?

18 Okay. Ms. Gates, if you could
19 just repeat what you said. I just want -- I
20 mean, Mr. Collins, if you don't mind
21 responding, about not building all the way up

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1 to the lot occupancy.

2 MS. GATES: If I would repeat what
3 I said?

4 CHAIRMAN HOOD: Yes, what you
5 said.

6 MS. GATES: I said that I felt
7 that the GAR section was important, and that
8 if a building at 100 percent lot occupancy
9 could not support a green roof, then, perhaps,
10 a reduction in the lot occupancy, and putting
11 the GAR on the ground would be the solution to
12 that.

13 CHAIRMAN HOOD: All right. I
14 think, at least Mr. Collins, what you've given
15 us, I think that's what you opted to, right,
16 with trees around it.

17 MR. COLLINS: Exactly, yes.

18 CHAIRMAN HOOD: Okay. So, I think
19 you all are on the same page.

20 MR. COLLINS: Yes.

21 MS. GATES: We are on the same

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1 page until it comes down to the bottom line.

2 CHAIRMAN HOOD: Okay. Well, I
3 don't think any of us got to the exact bottom
4 line yet, but I think there's some room, some
5 wiggle room there to try to see where we can
6 go with that.

7 I just wanted to make sure that if
8 he wanted to address it, he could, but I also
9 see what you provided us.

10 Could you give Ms. Gates a copy,
11 if you don't mind, if you have extras.

12 MR. COLLINS: I'd be happy to, I
13 do have an extra one.

14 CHAIRMAN HOOD: Thank you.

15 MR. COLLINS: Just one point, that
16 you wouldn't, in a typical warehouse
17 situation, you couldn't make up the loss of
18 space by just adding a second floor, for
19 instance. You say, well, okay, I can build a
20 100,000 square foot, now I can only build
21 80,000 square feet because of the GAR, I'll

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1 add another 20,000 on the second floor. You,
2 typically, can't do that, because office -- a
3 typical warehouse is a single-story structure.

4 CHAIRMAN HOOD: I think in one of
5 the warehouses that I've been in, Mr. Collins,
6 I think you bring up a valid point, but I
7 think the Office of Planning has agreed for us
8 to peruse this a little more, and I think
9 that's what we need to do.

10 I think you bring a valid point.
11 The columns are -- sometimes it winds up that
12 the columns are so far apart. Actually, I
13 haven't even noticed that, so I think you
14 bring up a valid point.

15 So, anyway, we are going to have
16 to kind of deal with that at some point.

17 Any other questions or comments?

18 COMMISSIONER MAY: Yes, I would
19 just mention one other thing. You know, I
20 have looked at a number of warehouse
21 structures in the City, and they are not all

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1 single-story structures. I mean, maybe that's
2 the current norm for what you would build new,
3 but it's not uncommon to have at least two
4 stories in a warehouse. And, it's not
5 uncommon to have, you know, narrower spacing
6 in the columns and so on.

7 I mean, you know, certainly, the
8 warehouses owned by the City are multi-story
9 structures, heavy concrete structures. And, it
10 would be very easy to put green roofs on those
11 existing structures.

12 Maybe things are simply just not
13 built that way anymore, the things are built a
14 lot more cheaply, they are not built to be
15 100-year buildings. They are built to be 20-
16 year buildings. I don't know.

17 MR. COLLINS: Well, we're talking
18 about -- we're talking about the regulations
19 going forward for new projects.

20 COMMISSIONER MAY: I understand.

21 MR. COLLINS: I don't think that

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1 you'll see many, based on what I'm told, it's
2 not likely that you in the future are going to
3 see a multi-story warehouse.

4 COMMISSIONER MAY: So, nobody
5 builds multi-story warehouses anymore?

6 MR. COLLINS: It's a lot easier
7 for the truck to get the goods in and out if
8 it's just one story, as opposed to having to
9 put in a freight elevator. There's additional
10 costs and things. Certainly, the revenue
11 there on the additional space would be good,
12 but it's just the way that they are being
13 built, I'm told they are just single stories
14 laid out.

15 COMMISSIONER MAY: I'd be
16 interested to know if there are any multi-
17 story structures being built.

18 I mean, I know nobody is building
19 things like the Hecht's warehouse anymore,
20 structures like that are more likely to be
21 refurbished than used for warehouses.

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1 But, I know that there are multi-
2 story warehouse structures that are still in
3 use.

4 MR. COLLINS: True, but again,
5 this goes to the future.

6 COMMISSIONER MAY: I understand
7 that. You know, what we do here guides the
8 future, and so if we are guiding the future
9 toward a multi-story structure, because that
10 makes sense economically, I mean, you know, it
11 would be helpful to understand whether even
12 that might be viable.

13 I mean, we are talking about --
14 it's sort of a basic question, because if we
15 make it too expensive to build warehouse space
16 in the City, we are going to wind up with
17 vacant PDR land. We are not going to wind up
18 with the kinds of uses that we want to have,
19 because it makes things efficient for
20 supplying the City.

21 But, you know, even the things

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1 that five years ago, the only business model
2 for building a large lumber retailer was to do
3 so in a big box. A lot of land with lots of
4 parking.

5 And, you are seeing retail outlets
6 like that happening in urban settings, with
7 less parking and with multi stories and so on,
8 because the economics are changing and, you
9 know, the way goods are changing.

10 So, you know, there's a lot
11 involved in this. It's not just a simple
12 economic calculation for what the rates will
13 be from here on out.

14 I'm not sure how to get to the
15 right answer, but it does raise a lot of
16 questions.

17 CHAIRMAN HOOD: Anybody else?

18 Let me ask the Office of Planning,
19 Ms. Gates brought up a good point. You know,
20 I remember before we started doing the ZRR,
21 there was a conversation, I think Office of

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1 Planning brought to the Zoning Commission some
2 years back about PDR zones.

3 I know that discussion has been
4 out there for a while, but I think, if I
5 understand Ms. Gates' testimony correctly, I
6 think we need to -- she said clarify,
7 everybody knows CM, CM1, I, actually, learned
8 it the hard way, but everybody knows what CM,
9 CM1M zone, we know what the uses and what the
10 impacts are to that.

11 But, I think, I don't know if we
12 need to put a little more emphasis, as she
13 stated, she just, basically, says that she's
14 here, but she just, basically, says what types
15 of PDR land zones for particular uses are more
16 fully delineated. But, I think that we need
17 to really make sure people understand that PDR
18 is the old CM1, CM2, CM3, and M zones, and
19 whatever.

20 Let me ask this. I see how
21 requirements and conditions are for the solid

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1 waste. I read through that. What about
2 clubs? Is it in there? I may have missed it.

3 MR. PARKER: Nightclubs?

4 CHAIRMAN HOOD: I focused so much
5 on solid waste, that I missed it.

6 MR. PARKER: Nightclubs fall under
7 Food and Alcohol Service, and those, I will
8 check, but --

9 CHAIRMAN HOOD: Like, quick, take
10 me straight there, because I want to see --
11 read that.

12 MR. PARKER: Sure, Section 502.1,
13 it's permitted. I don't see any -- if you are
14 talking just nightclubs, with alcohol and
15 entertainment, there's no limitation on those
16 now.

17 CHAIRMAN HOOD: So, they could be
18 -- you know, how we say so many feet away, and
19 they could be right next door. So, you might
20 have three clubs right next to each other,
21 because it also goes back to our point about

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1 parking.

2 MR. PARKER: Yes.

3 CHAIRMAN HOOD: And, you are
4 talking about a neighborhood that lives -- and
5 I hate to just keep talking about it, but this
6 is real, at one time, until they worked out
7 with clubs, they used to go park in the
8 residential areas, because there was not
9 enough parking for some of those uses in that
10 particular area.

11 So, her point is really real,
12 that's what people are witnessing, or living
13 with. But, I think that -- let's just look at
14 the club issue, all right? I'll probably get
15 in trouble for saying that, but let's just
16 look at it, because, I mean, I just don't see
17 how you -- just like we are having so many
18 feet away from a solid waste facility, you
19 know, maybe we need to look at that, the
20 impacts.

21 And, it goes back to the parking,

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1 and any other business. You know, there's not
2 a whole lot of parking, at least the way it
3 exists now, and I'm not saying I'm advocating
4 for it, but I just think that we need to look
5 at it.

6 MS. GATES: Last night I was at a
7 meeting at the Sibley Hospital, and they have
8 now opened their medical office building, you
9 recall that hearing probably, with a large
10 parking facility.

11 And, an announcement was made that
12 now we are going to take all the parking out
13 of the neighborhood and put it in our parking
14 facility.

15 So, when there isn't parking for
16 institutional use, which is a hospital, or any
17 of these, they go right in the neighborhood.
18 And, it is an impact.

19 Thank you for bringing that up.

20 CHAIRMAN HOOD: So is a warehouse
21 -- I'm almost scared to ask the next question

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1 -- is it working at Sibley? Is it working,
2 with the parking?

3 MS. GATES: I don't know, to be
4 honest with you, yet. I think it's too soon.
5 I think that all the hospitals, Georgetown, I
6 don't know about GW, Georgetown costs \$10 an
7 hour to park. Sibley is \$3, and I'm sure now
8 that the new facility is open it will be
9 raised as well.

10 So, there really is no incentive
11 to park in their lot.

12 CHAIRMAN HOOD: I thought that --
13 don't they validate -- do they validate for a
14 couple hours, hours?

15 MS. GATES: No.

16 CHAIRMAN HOOD: They don't? Okay,
17 thank you.

18 Well, I want to thank you.

19 Any other questions?

20 Commissioner Selfridge?

21 COMMISSIONER SELFRIDGE: Just

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1 briefly. I think what Mr May said about, any
2 information you can bring regarding the cost,
3 the loads, all that, I don't know enough about
4 it. I think it sounds like a serious issue,
5 but I think anything you can provide, it
6 sounds like your client has some pretty good
7 background and understanding that would be
8 very helpful to us to truly understand the
9 impact, because that's what I'm having trouble
10 getting my mind around.

11 We talk about \$20 a square foot,
12 but that's not really the number, and it would
13 really be helpful, I think, to be able to
14 distill the finer points of it.

15 MR. COLLINS: I will do that.

16 COMMISSIONER SELFRIDGE: Thank
17 you.

18 CHAIRMAN HOOD: Any other
19 comments?

20 Commissioner Turnbull?

21 COMMISSIONER TURNBULL: Mr. Chair,

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1 I just have one getting back to Ms. Gates'
2 asked a question about parking.

3 I'm looking at 503.5, and, Mr.
4 Parker, the facility should provide on-site
5 parking as follows, does that really address
6 anything? It talks about specialty parking on
7 site to park each commercial vehicle operated
8 by the facility, one employee parking space
9 for each commercial vehicle operated by the
10 facility, and that the facility serves the
11 public all parking for employees should be
12 provided on site to accommodate projected peak
13 demands.

14 Is that then the requisite, comes
15 with an application that says how many spaces?

16 MR. PARKER: Yes, keep in mind,
17 this is -- these are requirements from the
18 current Code on recycling uses. And so, a new
19 recycling use in this zone would require, yes,
20 the applicant to identify how many employees,
21 and provide a parking space for each one.

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1 That just comes directly from our current
2 Code.

3 COMMISSIONER TURNBULL: So, that
4 would carry over to the PDR.

5 MR. PARKER: No, this is only for
6 one. If you follow back, no, this is,
7 specifically, for recycling use.

8 COMMISSIONER TURNBULL: Just for
9 recycling, but how -- do we have another
10 section for the other uses in order to
11 calculate parking?

12 MR. PARKER: No. In general, in
13 the new Code there is no parking required in
14 PDR zones. That was part of our, you know,
15 part of the overall parking, you know,
16 paradigm shift.

17 This is just a specific condition
18 that comes from our current Code on a specific
19 use.

20 So, general uses in PDR zones,
21 provide parking as the market demands, rather

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1 than having to provide them.

2 COMMISSIONER TURNBULL: Okay.

3 MR. PARKER: This particular
4 section that you are pointing out is just a
5 carry over from the old Code.

6 COMMISSIONER TURNBULL: Yes.
7 Okay.

8 MS. GATES: I really would like an
9 interpretation of that, because it says one
10 employee parking space shall be provided for
11 each commercial vehicle. You could have one
12 commercial vehicle and ten employees. How
13 does that help the parking?

14 MR. PARKER: I'm not offering any
15 judgment on whether this is the right
16 standard, this is the current standard, and we
17 pulled it forward.

18 We can take a look at recycling.

19 I think this is going to be a
20 pretty minor issue that, again, is only for
21 recycling facilities, and only, again, for new

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1 recycling facilities. We are probably not
2 going to see a lot of new recycling
3 facilities.

4 MS. GATES: But, we are also
5 talking about parking across the PDR zones.
6 So, this might be a good time to fix it.

7 MR. PARKER: We'll take a look.

8 MS. GATES: Thank you.

9 CHAIRMAN HOOD: Okay. Any other
10 questions?

11 Thank you, Mr. Parker, Ms.
12 Steingasser, Ms. Gates, Mr. Collins.

13 Do we have anything else?

14 Ms. Schellin, do we have dates?

15 MS. SCHELLIN: We're closing the
16 record, except for the specific items, facts
17 from Mr. Collins.

18 CHAIRMAN HOOD: We have some
19 requests to leave the record open. Ms. Gates
20 asked to leave the record open.

21 MS. SCHELLIN: For just for her to

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1 -- so, are we just --

2 CHAIRMAN HOOD: The ANC also
3 asked.

4 MS. SCHELLIN: Did they?

5 CHAIRMAN HOOD: Okay. You know
6 what, let me do this before we go there.

7 Let me acknowledge that we have a
8 letter from ANC 6B. They also remind us --
9 well, anyway, they voted unanimously to
10 support the Office of Planning's proposal and
11 the Zoning Commission, the Zoning Commission's
12 proposal in the set down report.

13 But it says, it cautions,
14 "However, the Commission feels that it is
15 important at this stage of the review to
16 remind the Zoning Commission of these pending
17 map amendments," and they have them on the
18 bottom of their letter. And, they mention in
19 some areas, this is ANC 6B, some areas they
20 are saying are not clear on the map what the
21 other proponent of the mix might be.

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1 I think we'll get to that point.
2 When we talk about CM1 going to the P1A1, and
3 the P5C1, and CM1 going to the P1A1, and I
4 think some of that is unclear.

5 So --

6 MS. SCHELLIN: So, we are leaving
7 the record open then only for the Committee of
8 100 to do a filing, and Chris Collins.

9 CHAIRMAN HOOD: Okay. Were those
10 the only two people?

11 MS. GATES: No, I'm sorry, Ms.
12 Schellin, it was for other comments to be
13 submitted.

14 MS. SCHELLIN: Requests from
15 anybody.

16 MS. GATES: Today when the Zoning
17 Subcommittee met, several people commented
18 that they thought they would like to submit
19 something to the plan on this, if that's
20 acceptable.

21 CHAIRMAN HOOD: Does anybody else

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1 have requests? I don't see a problem,
2 actually, with leaving it open. I don't think
3 we are going to be flooded with papers to
4 read. I'd, actually, like to hear as many
5 comments as possible, as someone who lives in
6 a PDR zone.

7 MS. SCHELLIN: So then, for
8 everyone and anyone?

9 CHAIRMAN HOOD: Let's just leave
10 it open.

11 MS. SCHELLIN: We'll leave the
12 record open for two weeks then until March
13 10th, until 3:00 p.m., and then we'll allow OP
14 to be able to respond to anything that comes
15 in if they'd like to, and for them to look at
16 a new filing if they choose to do so, and then
17 we will take this up at our March 28th
18 meeting.

19 CHAIRMAN HOOD: Okay. Thank you.
20 Anything else, Ms. Schellin?

21 MR. PARKER: If I could, what due

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1 date would that put on an OP submission?

2 MS. SCHELLIN: March 17th.

3 MR. PARKER: March 17th.

4 Thank you.

5 CHAIRMAN HOOD: Okay. Ms.

6 Schellin, do we have anything else?

7 MS. SCHELLIN: That's it.

8 CHAIRMAN HOOD: I want to thank
9 everyone for their participation tonight, and
10 this hearing is adjourned.

11 (Whereupon, the above-entitled
12 matter was concluded at 7:37 p.m.)

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