

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

THURSDAY,
JANUARY 15, 2004

+ + + + +

The Public Hearing convened in Room 220 South,
441 4th Street, N.W., Washington, D.C., at 6:30 p.m.,
Carol Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN,	Chairperson
ANTHONY J. HOOD,	Vice Chairperson
PETER G. MAY,	Commissioner
JOHN G. PARSONS,	Commissioner

OFFICE OF ZONING STAFF PRESENT:

ALBERTO BASTIDA,	Secretary
SHARON SCHELLIN,	Office of Zoning

OFFICE OF PLANNING STAFF PRESENT:

ELLEN McCARTHY,	Deputy Director
JENNIFER STEINGASSER,	Office of Planning
ARTHUR JACKSON,	Office of Planning

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

6:49 p.m.

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Thursday, January 5, 2004. My name is Carol Mitten, and joining me this evening are Vice Chairman Anthony Hood, and Commissioners Peter May and John Parsons.

The subject of this evening's hearing is Zoning Commission Case Number 03-26. This is a request by P.N. Hoffman, Incorporated, for approval of a planned unit development for property located at 14th and V Streets Northwest, and known as Lots 59, 60, 178, 203, 801, 815 - 818, and 820, as well as a portion of a public alley to be closed in Square 235.

Notice of today's hearing was published in the D.C. Register on November 14, 2003, and copies of that hearing announcement are available to you in the wall bin near the door.

Please be advised that this proceeding is being recorded by a court reporter, and is also being webcast live. Accordingly, we must ask you to refrain from any disruptive noises or actions in the room. When presenting information to the Commission, please turn on and speak into the microphone, first stating

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1 your name and home address. When you are finished
2 speaking, please turn off your microphone so that your
3 microphone is no longer picking up sound or background
4 noise.

5 This hearing will be conducted in
6 accordance with the provisions of 11 DCMR ? 3022,
7 which are the procedures for contested cases. The
8 order of procedure this evening will be as follows:
9 preliminary matters, followed by the presentation of
10 the Applicant's case, a report by the Office of
11 Planning, reports of any other government agencies,
12 report of the affected Advisory Neighborhood
13 Commission -- in this case it's ANC 1B --
14 organizations and persons in support, organizations
15 and persons in opposition.

16 The following time constraints will be
17 maintained in this hearing: the Applicant will have 30
18 minutes for their presentation, organizations will
19 have five minutes, individuals will have three
20 minutes. The Commission intends to adhere to these
21 time limits as strictly as possible in order to hear
22 the case in a reasonable period of time. The
23 Commission reserves the right to change the time
24 limits for presentations, if necessary, and notes that
25 no time shall be ceded.

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1 All persons appearing before the
2 Commission are to fill out two witness cards. The
3 cards are on the table near the door. Upon coming
4 forward to speak to the Commission, please give both
5 cards to the court reporter who's sitting to our
6 right.

7 The decision of the Commission in this
8 case must be based exclusively on the public record.
9 To avoid any appearance to the contrary, the
10 Commission requests that persons present not engage
11 the members of the Commission in conversation during
12 recess, or at any other time. Staff will be available
13 throughout the hearing to answer any procedural
14 questions. And you can direct those questions to Mr.
15 Bastida or Mrs. Schellin.

16 Please turn off all beepers and cell
17 phones at this time so as not to disrupt these
18 proceedings. At this time the Commission will
19 consider any preliminary matters. Mister Bastida, are
20 there any preliminary matters?

21 MR. BASTIDA: Madam Chairperson, the
22 Applicant has provided us with the affidavit of the
23 maintenance of the posting, and it's in order, and the
24 staff has no other preliminary matters. Thank you.

25 CHAIRPERSON MITTEN: Thank you. Mister

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1 Glasgow, any preliminary matters?

2 MR. GLASGOW: No, Madam Chair.

3 CHAIRPERSON MITTEN: Thank you. Would all
4 individuals who are wishing to testify this evening
5 please rise now to take the oath.

6 (Whereupon, the witnesses were sworn.)

7 CHAIRPERSON MITTEN: Whenever you're
8 ready, Mr. Glasgow.

9 MR. GLASGOW: Okay. Thank you, Madam
10 Chair. Good evening everyone. For the record my name
11 is Norman M. Glasgow, Junior, of the law firm of
12 Holland & Knight. Here with me this evening are Mr.
13 Monty Hoffman of P.N. Hoffman, and also Mr. Al Hadeen
14 and Josh Dix of P.N. Hoffman are in the audience.
15 Mister Hoffman will be a witness in the case.

16 Sami Kirkdil of SKI Architects will be
17 offered as an expert in residential architecture. He
18 has been qualified as such before the Board of Zoning
19 Adjustment in the past, but I don't believe he's been
20 qualified as such before the Zoning Commission. I
21 think a copy of his resume is in the file.

22 Also, we have in attendance Mr. Marty
23 Wells of Wells Associates, traffic engineer; Mr. Eric
24 Smart of Bolan Smart Associates, land economics; Mr.
25 Lindsley Williams of Holland & Knight, and Ms.

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1 Carolyn Brown is also in attendance of Holland &
2 Knight.

3 So Mr. Kirkdil, Mr. Wells, Mr. Smart, and
4 Mr. Williams are all being offered as expert
5 witnesses.

6 CHAIRPERSON MITTEN: Just for the record,
7 you said that Mr. Kirkdil is being offered as an
8 expert in residential architecture. And just run
9 down the areas that you're proffering the other
10 experts in.

11 MR. GLASGOW: Sure. Mister Wells as
12 traffic engineer, Eric Smart in land economics,
13 Lindsley Williams, land planner.

14 CHAIRPERSON MITTEN: Thank you. Is there
15 any objection to accepting these folks as experts in
16 the proffered fields? Any objection? Thank you.

17 MR. GLASGOW: Thank you. With the
18 permission of the Commission, I'd just like to give a
19 very brief opening statement and then proceed to the
20 testimony of the witnesses.

21 It's my understanding the Commission has
22 on the record a copy of our pre-hearing statement,
23 the letter dated December 23 supplementing our
24 submission, and a copy of the supplemental report of
25 the Office of Planning dated January 8, 2004.

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1 CHAIRPERSON MITTEN: Yes.

2 MR. GLASGOW: All right. And certainly
3 in that Office of Planning report, we note that the
4 Office of Planning enthusiastically supports this
5 application, and we're certainly very pleased with
6 that, and we appreciate the work that we've had with
7 the Office of Planning on this application.

8 I also understand in the record that
9 there is a letter of support from the affected
10 Advisory Neighborhood Commission 1B, and a letter
11 from Council Member Graham in support of the
12 application.

13 By way of overview, this project is
14 located in an area zones C-3-A and R-5-B with the
15 Arts overlay, comprising a 315,000 square foot
16 building of which approximately 290,000 square feet
17 is proposed to be residential, with 22,000 to 26,000
18 square feet of retail, with a 90 foot height along
19 14th Street.

20 So this development is essentially
21 entirely an amenity under Section 2403.9(f) of the
22 regulations which states that housing and affordable
23 housing is an amenity under the regulations. Project
24 has an affordable housing component of approximately
25 15 percent of the increased development permitted by

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1 the PUD process and the five percent increase
2 requested pursuant to Section 2405.3 of the
3 regulations.

4 It's noteworthy in this context that the
5 Arts/C-3-A zone portion of the site is foregoing
6 approximately 83,000 to 87,000 square feet of
7 permitted matter-of-right commercial density. So we
8 have a project which provides increased residential,
9 affordable housing, and significantly under-develops
10 the matter-of-right commercial component.

11 There is no re-zoning asked in connection
12 with this planned unit development. The development
13 project has historic preservation components, and
14 utilizes a site which has been under-utilized, and a
15 blight on the area for decades, and provides the
16 District a significant number of new residences and
17 tax revenue.

18 The Applicant has been very diligent in
19 working with the community, and has worked with the
20 ANC, the Cardozo-Shaw Neighborhood Association, other
21 local community groups, and local residents on this
22 major project, and has very significant community
23 support for it.

24 The Applicant has also worked diligently
25 with the historic preservation review board staff,

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1 and has received a conceptual design approval of the
2 Historic Preservation Review Board for this project.

3 Lastly, I believe it has been submitted
4 to the Commission members, a set of the drawings that
5 reflect our most recent discussions and computations
6 with the Office of Planning. And we would like for
7 those plans to be the plans to be considered for
8 approval this evening. Those plans maintain the same
9 height and FARs, the drawings that are currently in
10 the Commission's packet.

11 If there are no preliminary questions,
12 I'd like to proceed with the testimony of the
13 witnesses, first calling Mr. Monty Hoffman.

14 CHAIRPERSON MITTEN: Please go ahead.

15 MR. GLASGOW: Thank you. Mister Hoffman,
16 would you please identify yourself for the record and
17 proceed with your testimony?

18 MR. HOFFMAN: I am Monty Hoffman. I am
19 the founder and co-owner of P.N. Hoffman. Good
20 evening, Madam Chair, and board. We started P.N.
21 Hoffman about 10 years ago building condominiums in
22 the District when it wasn't so popular. We've been
23 busy ever since. We have completed 34 projects now
24 in the District of Columbia, all residential, some
25 with mixed-use product, and some solely residential.

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1 If you open the Home section of the Post
2 today, you'll see several different projects in
3 there, interiors. All of these projects are P.N.
4 Hoffman projects. We're very active, and I bring
5 this up, that with all of the activity that we are
6 doing, none have captured my enthusiasm nearly as
7 much as 14th and V Street, the PUD that we have
8 before you this evening.

9 The amount of complexity from a
10 developer's point of view with this project has been
11 very challenging on us. We're relying on the PUD and
12 its intended flexibility, and the modest increase,
13 we're looking at about a 0.7 increase in FAR to make
14 this project viable for us. And by the way, that
15 does include the bonus density that we're requesting
16 tonight as well.

17 This PUD process started for us almost
18 two years ago. A little over a year and one-half
19 ago. And we started the PUD process by outreach in
20 the neighborhood. That's typically what we do. In
21 this case we were very intense about that. We set
22 out, we literally went door to door on residents on V
23 Street and W Street that were surrounding our project
24 about a year and one-half ago. We also went onto
25 14th Street and visited the retail establishments

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1 over there. We visited Harrison School. We also
2 asked Councilman Graham for his assistance in helping
3 gather activists in the area, in the neighborhood, so
4 we could speak with them and get their input early on
5 in the process. We met with them, and there was a
6 lot of discussion going on in the formation of what
7 we have today.

8 We met with the ANC. We met with them
9 several times, and we were able to achieve their
10 support for this PUD as well. Early on we engaged
11 with the staff at Historic Preservation Review Board.

12 We met with Steve Colcott several times to help give
13 us guidance with respect to where are we going to
14 place massing in an acceptable manner.

15 At the end of the day, we were able to
16 get unanimous support on all the local activists and
17 the groups into the neighborhood, and this included
18 the ANC 1B, included the Cardozo-Shaw Business
19 District, included the Councilman Jim Graham, and
20 HPRB, as well Office of Planning.

21 The challenges we faced along this way
22 were several. One of which was historic
23 preservation. We took the approach on this property
24 to save and salvage the warehouses that are in the
25 middle of this block. This block is very fat, if you

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1 will. The warehouses -- I'm going to point to them -
2 - I don't really have a good visual, but they're
3 right in this area right here.

4 I would frankly say that the structural
5 integrity of these buildings are marginal. And one
6 approach may have been to ask for demolition of these
7 buildings. Our approach was to save them, and
8 restore them.

9 Along with that effort, we also looked at
10 the mass that we were putting out onto 14th Street.
11 And what evolved over about a year's time in dealing
12 with the Historic Preservation Review Board and its
13 staff was a series, or a composition of facades to
14 break down the mass along 14th Street. And we have
15 renderings that are right here, that better display
16 the texture of the buildings that are along 14th
17 Street.

18 The intention here was to break down this
19 mass that we're placing out there so that it looks
20 like three independent buildings. And this took a
21 lot of time and effort on our part. It's an
22 expensive way to construct, but I think in the end it
23 makes for a high quality project, which again is the
24 spirit and intent of the PUD process.

25 Along with the historic preservation we

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1 had the irregular shaped property. The irregularly
2 shaped property I'm referring to is sort of a "T" if
3 you will all along 14th Street connecting V and W,
4 and then extending back between the alleys, between
5 14th and 13th Street. The property is actually
6 dissected right now by an alley, and I'm pleased to
7 say that we have the ANC's support, as well as
8 pending legislation to close that alley. That will
9 make all the property contiguous, and tie everything
10 together.

11 The idea of salvaging the warehouses in
12 the back, though, presented other problems for us.
13 We wanted to breathe light and air into this complex,
14 and the only way to do that was to extend the 26 foot
15 alley that you see in between there, and extend that
16 all the way out into 14th Street. Where I'm pointing
17 at there is actually a bridge of structure that you
18 can see on the rendering right here, to help link the
19 pedestrian traffic from 14th Street back into these
20 buildings.

21 This is a similar concept to what we've
22 achieved over in Adams Morgan with the Lofts of Adams
23 Morgan, where we have a promenade that extends and
24 connects the two streets. We did the same effort on
25 this project as well. Invariably, the irregularly

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1 shaped property adds expenses to our side.

2 The next challenge for us was
3 contamination. The entire property is contaminated
4 due to its prior industrial uses. It was used as a
5 laundromat, and in addition to that it was used to
6 chrome bumpers. And it was used to chrome bumpers
7 for many years. So the site is highly contaminated.

8 And I already understand, I believe I understand the
9 Board's position on contamination with that. I'm not
10 asking for relief on that, I'm just explaining that
11 that is one of the challenges we're facing as a
12 developer to make this viable.

13 What is unique to this property and a
14 challenge, though, is the Metro tunnels that go
15 underneath. The Metro tunnels not only go just on
16 the southwest corner of the property, but they
17 actually impact, the influence line, that is, impacts
18 two-thirds of the frontage of 14th Street. As a
19 result of that, we've had to put deep foundations in
20 our design to span and go between the two tunnels,
21 and put large cantilevered concrete structures above
22 to allow the structure to set above and beyond where
23 the column line is. The face of the building where
24 I'm pointing right here is about 12 feet off where a
25 column grade can be, which is on the inside. The

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1 consequent expenses of all this construction is in
2 the neighborhood of \$2 million. I believe -- that is
3 our basis for requesting the five percent bonus for
4 this project.

5 The amenities. The amenities on the
6 project are several, not the least of which is
7 providing 290,000 square feet of residential two
8 blocks from the Metro. I believe this is transit-
9 oriented development, and it's encouraged in the
10 District.

11 We're also providing affordable housing.

12 We're providing 10 units, 10 homes, this is home
13 ownership, not rental, for affordable housing. I
14 intend to use the same template that we successfully
15 used on the Mather Building downtown, wherein we
16 delivered 12 units for affordable artists. In this
17 particular case we would like to steer the affordable
18 housing towards school teachers, policemen, and
19 firefighters. We would use DHCD as a clearinghouse
20 for that provision. The affordable housing component
21 subsidy that I am proposing is approximately \$1.1
22 million. This was approved through the ANC and
23 working with them, as well as with Office of
24 Planning.

25 The next amenity is neighborhood-serving

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1 retail. It is in the best interests of this project
2 -- our intention here is to create a village. Our
3 intention is to have a very electric environment, and
4 a lot of interaction between the street, the
5 sidewalk, the promenade, and the homes that are above
6 it. And so we're looking for neighborhood retail
7 into this project, and that neighborhood retail would
8 vary anywhere from 22,000 square feet to 26,000
9 square feet.

10 We're re-using the warehouse buildings in
11 the back, as I did mention earlier, and re-creating
12 an east-west urban open space which will be open to
13 the public, not just the residents of the 14th Street
14 project. That open area that's open to the public
15 would start from 14th Street and extend all the way
16 back to what is now the public alley. Incidentally,
17 we're asking to close the public alley, but what we
18 will be doing is deeding it back to the District once
19 we construct the parking underneath the alley. We're
20 doing that successfully, and have done it
21 successfully between P Street and Church Street on
22 other projects that we're doing. But the public
23 access would be going to this point. And our
24 intention is also to put a farmer's market, or some
25 sort of activity in there that can be utilized on

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1 Saturdays and Sundays and weekends.

2 We're going to be adding Flexcars on the
3 lower levels in the parking. We'll have either two
4 to four spaces. We are successfully doing that now on
5 our P Street project and on our Adams Lofts project.

6 And they're very well utilized. And this is what we
7 would propose to do here.

8 We are making a \$50,000 contribution to
9 the 14th Street and U Street Main Street initiative.

10 I have already provided that organization with
11 \$10,000. And the money is being utilized -- what is
12 being utilized to conduct the work is the Green Team,
13 which is a program which is providing maintenance and
14 clean-up along the U Street and 14th Street corridors
15 through the employment of homeless people in the
16 community.

17 I've already signed a DOES form First
18 Source of Employment agreement, and I believe you
19 should have a copy of that. We are providing
20 membership to the Shaw-Cardozo Neighborhood
21 Association. We will also follow the lead program,
22 which is Building Green. And we will utilize their
23 rating system to achieve a minimum of certified
24 level.

25 Job creation. We will be creating 226

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1 construction jobs between the years of 2005 and 2008,
2 and 63 direct residential and retail jobs in the
3 neighborhood. This project will yield a minimum \$2.3
4 million annual increase in income in other direct
5 taxes, as well as \$200,000 increase in property and
6 transfer taxes.

7 And finally, we will follow the
8 Streetscape design guidelines that have yet to be
9 adopted. They are honestly being developed now, but
10 we are taking the draft design and putting minimum
11 specifications in there which we will follow. These
12 specifications include granite curbs, tree grates,
13 and a concrete paver in a stretcher pattern along the
14 street area.

15 That's it for our amenity package. The
16 signage. I skipped one, excuse me. We are also
17 providing signage identifying the Greater 14th Street
18 Historic District. And that signage will go from
19 Florida Avenue all the way to U Street along 14th
20 Street. And we will be paying for that.

21 That is our amenity package. And I am --
22 this has been a long journey for us. We're excited
23 about the program we're providing. The rest sits in
24 your hands. We're looking for your support tonight
25 in approval. I will turn this over to Sami Kirkdil,

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1 who's a principal of SKI, to give you more specifics
2 with respect to the design.

3 CHAIRPERSON MITTEN: Thank you. And we
4 have a hand-held mic if it's easier for you to use.

5 MR. KIRKDIL: Hi. My name is Sami
6 Kirkdil, with SKI Architects. I'll try to be brief.

7 I think we have a very exciting project here in
8 front of us, I think. We've been working with HPRB
9 and P.N. Hoffman the last year and one-half. It's
10 been a very good process. We are very excited about
11 this project.

12 Let me quickly orient you how the project
13 is located. This is 14th Street. This is V. And we
14 have a recreational center across the V Street. And
15 we have the YMCA actually on V Street, and we have
16 Harrison School along the east, and we have the Reeve
17 Center along the I guess southwest of the project.

18 The project is -- Monty was talking about
19 a T-shaped project. This is C-3-A zoning, this is R-
20 5-B. And there's the two existing warehouses located
21 in the mid block. One of the challenges for this
22 project was to somehow try to find an entrance
23 activating in the streetscape for these buildings.
24 Our design solution was creating a mid-block mews
25 street, punching the street through the buildings

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1 along 14th Street, to create this gallery
2 environment, and locating two retail bases the
3 buildings along 14th Street, and then locating also
4 building entrances along, which you can see along
5 these renderings, along the mews street.

6 The first two stories of the warehouse
7 building is going to be renovated. And we have
8 located some parking on the first floor of the
9 warehouse buildings. And as well we are building
10 two-story townhouses over top of the warehouses. And
11 we are connecting them with a series of catwalks and
12 bridges kind of semi-industrial character.

13 And one of the challenges was breaking
14 the massing along 14th Street. We did a serious
15 amount of studies. Our solution is basically a
16 series of different character buildings along 14th
17 Street going from a more contemporary character
18 buildings to more traditional buildings, to break the
19 building massing and so forth. And while the attempt
20 was also trying to tie the light industrial character
21 of the warehouses to the central building --

22 VICE CHAIRPERSON HOOD: Excuse me. Madam
23 Chair, the one that's on the ground, if we could put
24 it up some kind of way that we could say it, that
25 would be very beneficial. It's been a long day. We

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1 don't want to necessarily have to stand up and look,
2 if you don't mind. Thank you.

3 MR. KIRKDIL: This view shows the
4 walkways basically, Monty, from the upper level,
5 second story walkways tying the basically townhouses.

6 And there will be a series of bridges. And there is
7 an existing bridge on the property right now with the
8 same character. We took our cues from that. We kind
9 of amplified it, doing that. And then I think we
10 wanted to also take the character of these structures
11 in the central building, and creating a tower on I
12 guess U Street. This will be a very important visual
13 point for the project. And this will be the main
14 entrance to the apartment buildings above, as well as
15 the retail spaces.

16 As I was telling you, the buildings --
17 and I can get into more detail -- they are, you know,
18 in the building on the north more traditional in
19 character. There's a strike line on the seventh
20 floor, and we have a series of setbacks to lighten
21 the massing, the overall massing of the building.
22 And there is bay windows in this building. We have
23 taken through the base of the building. And the
24 middle building is more like a bridge that's
25 spanning, becoming a welcoming point for the project.

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1
2 The building on the south is, you know,
3 we want -- part of the challenge of this project was
4 to somehow utilizing the curb that kind of dictated
5 by Metro, making it part of the design feature of the
6 project. And our solution was to design a more
7 contemporary building, take that into account and
8 create an urban place outdoors. And this could be
9 potential outdoor seating for dining and so forth.

10 I think this comment closes my
11 presentation. If you have any questions on any
12 specific details. We have material boards if you
13 want me to show you, explain to you, I'll be happy to
14 do that.

15 CHAIRPERSON MITTEN: Maybe just take a
16 minute to hit the highlights of the board, and then
17 we can look at it more closely later.

18 MR. KIRKDIL: Okay. I think in general
19 the building's going to be all brick and precast
20 masonry. We are using more traditional red brick,
21 darker red brick building on the building on the
22 north. And we are using more lighter color brick and
23 stone mixture in the building in the middle. And
24 building on the south is a little bit more darker,
25 and it has basically in a stone, precast stone, very

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1 industrial window, division and so forth. We are
2 using I guess darker color window moldings on this
3 building. Darkest on this building, a little lighter
4 here, and then more lighter I guess than a
5 traditional building.

6 CHAIRPERSON MITTEN: Thank you.

7 MR. KIRKDIL: Thank you.

8 MR. GLASGOW: All right. I'd like to
9 call the next witness, Mr. Marty Wells, traffic
10 engineer.

11 MR. WELLS: Thank you. Good evening. My
12 name is Marty Wells. I'm president of Wells &
13 Associates. And we were retained by P.N. Hoffman,
14 Inc., to evaluate the traffic impacts of this
15 proposal on the public street network to evaluate the
16 parking and loading requirements, and also to
17 evaluate the site access egress and circulation.

18 Briefly, and I will be brief, the 280
19 residential condominiums and the 22,000 to 26,000
20 square feet of retail space will have no significant
21 traffic impact on 13th, 14th, V, or W Streets.

22 The proposed 234 parking spaces will
23 adequately serve both the residential and retail
24 components of the project. I do believe that the two
25 30-foot loading spaces, the two 100 square foot

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1 platform spaces, and the one 20 foot service space
2 are adequate. DDOT, thankfully, concurs with these
3 findings.

4 I also find that the on-site vehicular
5 access egress and circulation systems are workable.
6 I believe if you'll refer to Sheet S-05, that shows
7 the circulation system. This is V Street on the
8 south, W Street on the north. V Street operates one-
9 way westbound. W Street operates one-way eastbound.

10 13th Street and 14th Streets are two-way streets.

11 There is an alley system, a north-south
12 alley on the westerly part of the site that divides
13 the two new buildings and the existing warehouses,
14 and a north-south alley on the east side of the site.

15 There are two east-west circulating alleyways that
16 serve, angled parking spaces on the north part of the
17 warehouse. This drive aisle is approximately 16 feet
18 wide. These are compact spaces. This would
19 essentially operate one-way westbound. So a motorist
20 can turn into -- from this alley, in either
21 direction, turn into this drive aisle, head into a
22 parking space, then back out and leave in that
23 direction.

24 These spaces are all 90 degree spaces.
25 They're a mix of both standard and compact spaces.

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1 And they are served by a 20 foot drive aisle, two-way
2 drive aisle. You can enter and exit either on the
3 west end or the east end. The west end, of course,
4 will be more heavily used because this is the widened
5 portion of the alley. This is a 20 foot alley which
6 will serve both ends of these east-west circulating
7 elements, as well as the below grade parking, two
8 levels of underground parking beneath these two new
9 buildings.

10 DDOT has asked for some clarifying
11 information about particularly access to the north
12 side of the building. We'll be happy to provide
13 that, and we think it's eminently workable.

14 That concludes my remarks, and I'd be
15 happy to answer any questions you have.

16 CHAIRPERSON MITTEN: Thank you.

17 MR. GLASGOW: We only have one other
18 witness that will be speaking, and that will be Mr.
19 Lindsley Williams.

20 CHAIRPERSON MITTEN: Okay.

21 MR. WILLIAMS: Good evening members of
22 the Commission. My name is Lindsley Williams. I'm a
23 consultant affiliated with the law firm of Holland &
24 Knight. I believe you have a copy of our report
25 which we supplied you earlier this evening. I won't

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1 read it all, especially with the three minutest that
2 are left. Suffice it to say that you have a
3 description of the general area and the Shaw area.
4 You have a statement in there that it's about 1,000
5 feet away from the Metro at the back of my report.
6 The first of the color photos has a large M placed on
7 the Metro site portal, and it shows the T-shaped lot
8 that has already been described several times to you.

9 The color photo also provides an
10 identification from the year 2000 of the kind of
11 development that was taking place in the area, with
12 row houses to the south, mixed use above, the playing
13 field of the high school. You can also see the
14 recreation center that Sami referred to earlier to
15 the south. The Reeve Center shows up prominently to
16 the southwest of the T-shaped building.

17 The thing that I want to do here is
18 simply declare to you that as you read through this,
19 you'll find that we have a complete recitation of all
20 the elements of the comprehensive plan. This project
21 is consistent with the comprehensive plan. And I
22 won't try to read all those paragraphs to you, but
23 trust me, this one fits it in to the nines. It's
24 just a perfect project in that respect.

25 I would like you to turn, if you have my

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1 report in front of you, to page 11 of the report.
2 Excuse me, page 12. Where I would simply like to go
3 down in a somewhat different way than Mr. Hoffman did
4 to the on-site benefits and amenities.

5 The residential uses, affordable
6 residential units are both amenities under 2403.9(f).

7 The neighborhood-serving retail and service uses are
8 an amenity under 2403.7. The re-use of the
9 warehouses determined under the historic district is
10 another amenity under 2403.9(d) of your regulations.

11 The open space gallery is 2403.9(a). The widening
12 of the alley is an amenity to my analysis under
13 2309(c). The Flexcar also fits the same bill.

14 There are a series of additional
15 community benefits, including the signage, the DOES,
16 the maintenance, the contribution of the Main Street
17 Initiative and so on, that all fit and support the
18 amenity package. This is one hundred percent amenity
19 for every square foot of the project, or it's space
20 that's in support of it. So one way or the other you
21 have a project that is under your regulations
22 entirely amenities.

23 We do have some areas in which our
24 proposal from the strictly stated standards of the
25 zoning regulations. There are approximately nine of

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1 these. These begin to be listed in my report, which
2 was prepared by myself and Mr. Scher on page 13. And
3 we are pleased to say at the end of the day that
4 these all were identified through our work with OP.
5 And through their study of the issues, we believe
6 that their report will show that they are in support
7 of every degree of relief that we are seeking.

8 And so, as we do often in these cases, we
9 go through, we tell you what we believe, we note the
10 OP agreement with the areas of support, and we
11 recommend the approval of the project. If you have
12 any questions, I'll be glad to answer them.

13 CHAIRPERSON MITTEN: Thank you. Well
14 done. We're ready for questions now?

15 MR. GLASGOW: Yes, we are.

16 CHAIRPERSON MITTEN: All right. Who'd
17 like to go first?

18 COMMISSIONER PARSONS: West elevation, if
19 you would, please. The tower at the entrance at mid-
20 block has a curved roof. And is the space beneath
21 that roof habitable space, or is that an apartment?
22 Could you lift that up on the easel, please?

23 CHAIRPERSON MITTEN: I need you to be on
24 a microphone. And I can give you the handheld, if
25 you prefer.

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1 MR. HOFFMAN: Are you referring to this
2 space right here?

3 COMMISSIONER PARSONS: Yes, I'm trying to
4 figure out if there's habitable space above the
5 roofline of the building.

6 MR. HOFFMAN: There is not. That is two-
7 story space in there. We will take a metal truss
8 line that will go at the roof height at that point to
9 make sure that it complies. But there is no floor in
10 that particular area.

11 COMMISSIONER PARSONS: Could you explain
12 a little bit the relief you need on these penthouses.
13 Some are a little close to the edge, do not meet the
14 regulations.

15 MR. HOFFMAN: Yes.

16 COMMISSIONER PARSONS: It's handsome, I'm
17 glad you're thinking about the penthouses, but very
18 difficult to grasp.

19 MR. HOFFMAN: We went through a lot of
20 this with Historic Preservation for some time. So I
21 have to give some credit to Steve Colcott and the
22 Board. But there are a couple of pinch points that
23 are basically there for utility reasons. And Sami,
24 you may need to point out where those particular
25 areas are.

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1 MR. WILLIAMS: If I could just identify
2 one thing, Mr. Parsons. You'll note on I believe
3 it's Sheet S-11, or A-11, that the bulk of the
4 penthouse structures are 10 feet 6 high.

5 COMMISSIONER PARSONS: Yes.

6 MR. WILLIAMS: And the bulk of the offset
7 from the edge of the building is 9 foot 6 inches.
8 There are the pinch points that Mr. Hoffman was
9 describing, but in general there is a one to one
10 setback.

11 COMMISSIONER PARSONS: Ah, that's what I

12 --

13 MR. HOFFMAN: That was the idea, but I
14 know there are a couple of pinch points where we're
15 about a foot. We attempted to make it very
16 aesthetically pretty and have the setback. There are
17 one or two spots.

18 COMMISSIONER PARSONS: Okay, I think
19 you've answered the question already.

20 MR. HOFFMAN: Okay, thank you.

21 COMMISSIONER PARSONS: Thank you, Mr.
22 Williams. Is he an expert in architecture? I don't
23 know whether we ought to accept that testimony.

24 (Laughter.)

25 MR. GLASGOW: Sir, I believe he's an

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1 expert in setbacks.

2 (Laughter.)

3 COMMISSIONER PARSONS: What about this
4 rendering, that is, the lower level. Seems as though
5 the landscape detailing is not really refined here,
6 or ?. Is there anything else to give us an idea what
7 actually is happening in between the entrances to
8 these units? Is that a cobbled finish, or plant
9 material? What is there?

10 MR. HOFFMAN: Sami, do you want to answer
11 this?

12 MR. KIRKDIL: There will be a delineation
13 or different patterns on the -- through the six feet
14 walkway, basically. What we like to do is create a
15 zone in the middle that's more public. And there's
16 going to be a zone in there, you know, gives you a
17 little bit of transition.

18 And I think in this zone we can probably
19 use different pattern. And I think we're also
20 proposing to use some pots and plants along the edges
21 of the building to kind of define the space. Because
22 part of this issue is going to be there is going to
23 be units along this mews. And there's going to be
24 some privacy issues. So we want to create that
25 middle, and then either side have create zones.

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1 MR. GLASGOW: Mister Parsons, you may
2 want to look at Sheet S-10 in the packet.

3 CHAIRPERSON MITTEN: It's in the first
4 packet. Oh, you have it? Okay.

5 COMMISSIONER PARSONS: What you gave us
6 tonight, we can throw the other one away, correct?

7 MR. GLASGOW: Yes, yes sir. The January
8 15, 2004, plans.

9 COMMISSIONER PARSONS: Oh, so there are
10 going to be some planter beds here?

11 MR. KIRKDIL: Yes.

12 COMMISSIONER PARSONS: Because I see in
13 the rendering of the second floor you've got that
14 kind of amenity of planter boxes out in front of the
15 units.

16 MR. KIRKDIL: Yes.

17 COMMISSIONER PARSONS: And is that we're
18 -- I'm trying to figure out what we're looking at
19 here. It's a difficult space because you're placing
20 trees in here which obviously have never been there
21 in an industrial framework. The architecture is so
22 interesting that it's starkness is a good quality.
23 So of course this artist took artist's license, but -
24 -

25 MR. HOFFMAN: This rendering was done,

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1 actually, a year ago.

2 COMMISSIONER PARSONS: I see. But I
3 don't know, I shouldn't get into design like this,
4 but I'm wondering if the more stark approach that
5 your artist took is possibly more welcome than fussy
6 little shrubs and planter beds. But I'm sorry, I
7 shouldn't go to this level of detail. It's just my
8 nature.

9 And the signs that you're providing.
10 This is part of a DDOT program all over Shaw. It's
11 not just peculiar to this block, is it?

12 MR. HOFFMAN: This was brought up by the
13 HPRB staff, and DDOT will be installing them. They
14 showed us a typical sign representing the Greater
15 Historic District, 14th Street District. It's a
16 round sign. I don't know the expanse of the program.

17 I know that it was desirable for them,
18 and we committed to placing them along 14th Street
19 between U and Florida.

20 COMMISSIONER PARSONS: It's going to be
21 on the light poles?

22 MR. HOFFMAN: Yes. They'd be on the
23 light poles, right. And it would be my intention to
24 have period style light poles as well. They would be
25 in front of our project.

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1 But they can mount on any pole. They can
2 mount on a cobra-style light pole. Yes.

3 COMMISSIONER PARSONS: Probably don't
4 want those, right?

5 MR. HOFFMAN: My feeling is the same.

6 COMMISSIONER PARSONS: Okay. Thank you,
7 that's all I have. Good project.

8 CHAIRPERSON MITTEN: Mister May?

9 COMMISSIONER MAY: Okay. John was going
10 to get so particular on that alley level perspective,
11 I just have one question about that. The thing that
12 the light fixture is hanging from, is that an
13 existing feature of the building where you have beams
14 sticking out like that?

15 MR. KIRKDIL: There is an existing
16 feature of the building that we are taking it, kind
17 of amplifying it, using the same thing couple of
18 different places.

19 COMMISSIONER MAY: Okay, because
20 otherwise it sort of looks like it's a really, really
21 heavy light fixture.

22 (Laughter.)

23 MR. KIRKDIL: Yes. I think what we tried
24 to do, there was a couple of features of the existing
25 building, I have photographs. I mean, there is

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1 existing bridges between the warehouses. There is
2 some heavy beams that's sticking out of the buildings
3 used I guess, hoist, you know, weight and so forth,
4 and we wanted to keep some of these features and have
5 fun with it.

6 COMMISSIONER MAY: Well, I was wondering
7 whether it was based on something that was really
8 there, whether it was something completely new. But
9 it's interesting, if a little bit quirky. But that
10 can be very good too.

11 And also going back to something else
12 that John mentioned with the tower feature, I just
13 want to double-check. If that's not occupiable
14 space, that's not going to like glow and change
15 colors or any of that sort of stuff, right? There's
16 a building downtown where that happens.

17 MR. HOFFMAN: It will not be like that.

18 COMMISSIONER MAY: Yes, okay, good.
19 Good. Thank you. There was an elevation that we had
20 that was annotated that showed all the materials.
21 And on that elevation it's hard to tell because it's
22 segments of the elevation. Not the ones that you
23 brought tonight, but the ones that I have in my
24 package.

25 MR. KIRKDIL: The colors, unfortunately,

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1 didn't print out that well on the package.

2 COMMISSIONER MAY: That's okay, I'm not
3 so much concerned about the colors. I was just, I
4 was looking at that, and it seemed to indicate on the
5 one that I had that, we were pointing to the
6 penthouse, and the penthouse was being called out as
7 brick. Is that right? I mean, I'm talking above
8 that. It's probably the one that the other gentleman
9 is holding there on the left. The middle one. And
10 we say base brick number four. I mean, is the
11 penthouse going to actually be faced with brick?

12 MR. KIRKDIL: Yes.

13 COMMISSIONER MAY: Okay. I just wanted
14 to check on that because it's a little unusual.

15 MR. HOFFMAN: There will be -- I want to
16 add clarity to that. There will be some louvered
17 areas where we have cooling towers and penetrations,
18 just for that.

19 COMMISSIONER MAY: Yes, that I would
20 assume. That's fine. There's a bridge that goes
21 from the street building back to the alley buildings
22 right there. And it connects the two buildings, but
23 it doesn't actually connect any space, right? Am I
24 reading that correctly?

25 MR. HOFFMAN: Yes.

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1 COMMISSIONER MAY: So that's essentially
2 the device by which you make it one building and
3 therefore don't have to deal with the alley lot
4 issues. Is that right?

5 MR. HOFFMAN: Yes.

6 COMMISSIONER MAY: Was there any
7 consideration given to actually making use of that
8 and giving the people who are living on the second
9 floor units access to the elevator in the front
10 building? I know, circulation-wise I know that puts
11 a big dent in your circulation and takes out --

12 MR. HOFFMAN: We had many renditions of
13 how to best utilize that. At the end, it became so
14 inefficient to try to make a travel plan that really
15 looked well, as well as utilizing the space properly,
16 and none of them really worked. In the end, we
17 basically surrendered our attempt. We wanted to do
18 that. And placed it so that it corresponds with a
19 balcony that comes out of a home that is on the new
20 building and links up in there. So aesthetically
21 it's very nice, and it works now.

22 COMMISSIONER MAY: So that's going to be
23 somebody's private balcony?

24 MR. HOFFMAN: Well, it will be a private
25 balcony on part of it, and there will be a fence line

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1 coming across, rail line.

2 COMMISSIONER MAY: Okay. That's
3 unfortunate because I think that the residents on
4 that upper level, the townhouses I guess, or somebody
5 called them townhouses I think, above the existing
6 industrial building. It would be really good to be
7 able to access that from 14th Street without
8 necessarily having to do it on ground level all the
9 way back, to go right into that front lobby and go
10 upstairs.

11 MR. HOFFMAN: In either particular case
12 you have to go outside. And there is elevators that
13 are in the industrial warehouses in the back as well.

14 So the travel, it would have been a neat thing to
15 do, but practically speaking there's really no
16 efficiency or real benefit in having them transfer on
17 the second floor over the first floor. The lobby, by
18 the way, is on the first floor too, where the
19 mailroom will be, and the concierge will be. So that
20 is the prime hub, which is on the north tower in the
21 front.

22 COMMISSIONER MAY: In the north tower.

23 MR. HOFFMAN: Yes, sir.

24 COMMISSIONER MAY: Right, but there's an
25 elevator lobby in the south tower, right?

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1 MR. HOFFMAN: No, there is not.

2 COMMISSIONER MAY: Oh, there is not.

3 MR. HOFFMAN: There is not.

4 COMMISSIONER MAY: Oh, I see.

5 MR. HOFFMAN: I wasn't clear. So they
6 have to go to there anyway if they're going to see
7 the concierge, or if they were parking in that area.

8 COMMISSIONER MAY: Okay. For some reason
9 I thought there was an elevator tower in the south
10 lobby too. Okay. Was there one in an earlier
11 version?

12 MR. HOFFMAN: There was many renditions
13 in an earlier version. As we kept contorting the
14 front façade, everything kept moving on the inside.
15 This building was designed from the outside in.

16 COMMISSIONER MAY: Oh, yes, HPRB can do
17 that to you. Okay, well that explains a lot, because
18 I tried to follow the development of the building,
19 and I can see where the directions that you were
20 being taken by HPRB, but I didn't quite follow the
21 change in the course there. So I missed that.

22 How much space is involved in the alley
23 closure? How much space is gained to the project?

24 MR. HOFFMAN: I think there is roughly, a
25 little over 7,000 square feet of FAR. If you need an

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1 exact number we can take our time and find it.

2 COMMISSIONER MAY: Seven thousand --

3 MR. HOFFMAN: Square feet of FAR.

4 COMMISSIONER MAY: Of FAR.

5 MR. HOFFMAN: Yes, sir.

6 COMMISSIONER MAY: And how much actual
7 lot space?

8 MR. HOFFMAN: Lot space would be -- a
9 little over 2,000 square feet.

10 COMMISSIONER MAY: Okay. I'm going to
11 demonstrate my ignorance of alley closings since I
12 haven't been involved in one here in the Commission.

13 But how does the rest of this process work? I mean
14 I know there's legislation involved, but can you tell
15 me more about what happens?

16 MR. GLASGOW: Sure. In fact, it's our
17 understanding there's going to be legislation
18 introduced in about a week to move forward with that.

19 Council Member Graham will introduce the
20 legislation. Either the ward council member can
21 introduce it or it comes through the mayor's office.

22 Many times we just sit, we talk with the ward
23 council member, and if he supports the alley closing
24 -- because as a practical matter, if the ward council
25 member supports the alley closing, and the city

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1 council chair supports the alley closing, and she'll
2 support it, if that ward council member, it goes
3 through the process.

4 COMMISSIONER MAY: Well, okay, so they
5 take action and the alley then gets closed. Then you
6 will then negotiate to purchase or lease the
7 property, or is it? What ends up with the closing?

8 MR. GLASGOW: What happens with respect
9 to that is the -- if you're doing housing, then the
10 alley just closes and it reverts to the abutting
11 property owners to the center line. That comes from
12 a court case that Wayne Quinn and I handled decades
13 ago dealing with alleys in the original city, where
14 it was determined from plats that were recorded back
15 in the 1790s that the original property owners
16 actually paid for the alleys and therefore owned the
17 underlying fee, and the District has an easement over
18 those. And that's technically in the original city
19 what's being extinguished.

20 So there is no charge for the alleys at
21 that point in time, it must be 25 years ago now. The
22 District would escrow the funds for the fair market
23 value of the alley, and we contested the District's
24 ability to escrow those funds for the United States
25 Treasury. So the District had to give all the money

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1 back at the end of the litigation. And so since that
2 period of time it's just been, it reverts to the
3 abutting property owners to the center line, but
4 there is a requirement that housing be provided in
5 the alley closing legislation. And since this
6 project is a housing project, there's no linkage,
7 there's no housing linkage with respect to the alley
8 closing.

9 COMMISSIONER MAY: Okay. Thank you very
10 much for the history lesson. I have a couple of
11 traffic related questions. Mister Wells testified
12 that DDOT concurs on the loading docks or the loading
13 bays and the loading platforms. Was there more
14 there? I'm at a bit of a loss because I can't seem
15 to find anything in my copy of the records from DDOT,
16 and maybe we have it here but I just didn't get it.

17 MR. HOFFMAN: I don't think it exists. I
18 think DDOT indicated that verbally to the Office of
19 Planning. The Office of Planning quoted DDOT in
20 their report, and I'm relying on the usually reliable
21 Office of Planning.

22 COMMISSIONER MAY: Oh, okay.

23 MR. BASTIDA: Madam Chairman, the Office
24 of Zoning talked to DDOT today to confirm that, and
25 that is the case. They have no objection to the

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1 proposed circulation plan and details as presented by
2 the Applicant.

3 CHAIRPERSON MITTEN: Thank you.

4 COMMISSIONER MAY: So that was your
5 understanding, that they basically bless the whole
6 thing and not just the loading situation? Is that
7 right?

8 MR. HOFFMAN: That is my understanding,
9 yes, that they are happy with the project. They
10 support it.

11 COMMISSIONER MAY: Okay. It's a fairly
12 complicated project from the point of view of the
13 transportation issue. So I'm a little bit surprised
14 that we don't actually have a more direct response
15 from DDOT. Not so much for traffic impacts because
16 obviously given the levels of service, it's actually
17 reassuring to see a project with levels of service in
18 surrounding intersections in the Bs and Cs, so we
19 don't have to explain again why D is acceptable. But
20 Bs and Cs are good.

21 But there are clearly issues with the
22 alley widths and the way the circulation will work.
23 With the, I guess there was somewhere in the mass of
24 information we received there was an explanation of
25 why it's not likely that the northern portion of that

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1 north-south alley that bisects the project, why the
2 northern portion is going to be less utilized. Can
3 you explain to me again who's going to be using that,
4 or who you think is going to be using that, and why
5 other people are not going to be using it?

6 MR. HOFFMAN: It is narrow. The northern
7 portion of the westerly alley, if that makes sense to
8 you, is 12 feet wide. The southern portion is 12
9 feet wide. Both are intended to carry two-way
10 traffic. Now as a practical matter on a 20-foot wide
11 alley, two vehicles can easily pass one another.
12 That will be a comfortable standard two-way traffic
13 operation. The northern part of the alley
14 essentially would operate, would carry one car or one
15 vehicle in one direction at a time. There are short
16 segments of alley. This is life in the city. I
17 don't think this is a fatal flaw to the circulation,
18 or access, or egress system. But I think the
19 southern part of that alley is simply more
20 commodious, and it is most proximate to the two
21 levels of underground parking, and it most proximate
22 to the parking on the south side of the warehouse
23 buildings. That's why we think that segment of the
24 alley system will be most well utilized. That'll be
25 the most heavily trafficked part of the circulation

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1 system.

2 Now I'm thankful to have the four points
3 of access and egress to this property. But again, at
4 the risk of repeating, given the proximity to where
5 the parking spaces are, and given the size of the
6 alley, I think the southern portion of the westerly
7 alley will be most heavily utilized.

8 COMMISSIONER MAY: And part of that
9 discussion and what we received, I think the focus
10 was on the north alley building, that strip of 21 or
11 so spaces. Those will be the people who will be most
12 likely to use the northern stretch of W Street?

13 MR. HOFFMAN: I think certainly they
14 would have to use the easterly alley, either from V
15 or W to access those spaces. Because the drive aisle
16 that gives direct access to those 60-degree angle
17 spaces would operate one-way westbound. So certainly
18 they'd have to use a 12-foot alley segment to gain
19 access to those spaces, and then as they leave I
20 think they'd be most inclined to turn left, if you
21 will, to go south, then to turn right to go east,
22 particularly since V Street is one-way westbound,
23 which leads to 14th Street, which is wider, more
24 heavily trafficked than is 13th Street.

25 And to give you a sense of comfort, it

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1 gives me a sense of comfort, there are only 21 spaces
2 in that stick of parking. And if say more than six
3 or eight of those would turn over in one hour, that
4 would be a very high number. I think you're talking
5 about probably five trips an hour out of that stick
6 of parking.

7 COMMISSIONER MAY: Okay. I guess I would
8 have to question this just a little bit more because
9 I -- well. I know how I use alleys, living in the
10 city, and I would think that, well, I don't see any
11 evidence that my behavior is atypical. I would think
12 that people coming out of the building, if they're
13 going to want to go east in any circumstance, they're
14 going to find their way up to W Street. They're not
15 going to go out onto 14th Street to be able to come
16 back. I agree with that. So chances are anybody is
17 going to be heading eastbound.

18 Did you figure that into your analysis,
19 because it wasn't apparent to me, but I don't always
20 absorb everything.

21 MR. HOFFMAN: In our assignments we're
22 much more -- we did not assign that traffic in that
23 direction. We were conservative, and rather than
24 spreading out a lot of the traffic we heavily loaded
25 the southern part of that alley. From a traffic

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1 engineer's point of view, that is most conservative.

2 I'd agree with you, though, that if I'm going
3 eastbound, if I want to go to 13th Street, obviously,
4 from that stick of parking I'm turning right to get
5 onto W Street.

6 If you look at the patterns, the traffic
7 patterns, the volumes in this area, that's about 15
8 percent of the traffic. It's not much.

9 COMMISSIONER MAY: Fifteen percent are
10 heading east?

11 MR. HOFFMAN: East, correct. That's what
12 we would estimate. Eighty-five percent would want to
13 go north or south or west. Mostly north or south,
14 and 14th Street is by far the best way to do that.

15 COMMISSIONER MAY: Well, yes, I think any
16 direction but east they're going to be heading --
17 they would want to -- I mean, it's just as easy to go
18 down to V Street from that garage entrance, but it's
19 comforting to know that if you think that only 15
20 percent are heading west.

21 MR. HOFFMAN: That is our best judgment.

22 COMMISSIONER MAY: Then you've got 200-
23 some parking spaces there. It's not that much more
24 than what's coming out of that alley building anyway.

25 MR. HOFFMAN: That's probably true.

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1 COMMISSIONER MAY: Yes. Okay. To get to
2 the other truck dock on the north tower, are trucks
3 going to be coming in from V Street, or are they
4 going to be coming in off of W Street and backing
5 into place?

6 MR. HOFFMAN: We think they're most
7 likely to come off of V Street. They could come in
8 off of W Street also. Again --

9 COMMISSIONER MAY: How do they navigate
10 into the dock? Is the dock facing -- which way is it
11 facing? Because, I mean no matter what you do it's
12 got an issue. It's either --

13 MR. HOFFMAN: Sami, correct me if I say
14 any of this incorrectly, but I believe that the dock
15 is right here, and this would be the loading space.
16 So you'd either have to back in and front out. If
17 you're coming off of V, you would pull forward, back
18 in, and come out like this. Or you could in theory
19 come in off of W, in this narrow portion of the
20 alley, turn right off of W, come in, back in, and
21 come out this way. Yes.

22 COMMISSIONER MAY: I would imagine that -
23 - I mean, the easiest thing to do would be to come in
24 off W Street and then back in. So long as it's --

25 MR. HOFFMAN: And circulate through.

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1 COMMISSIONER MAY: Yes.

2 MR. HOFFMAN: A point is that you could
3 do either one.

4 COMMISSIONER MAY: And there's no problem
5 with the 12-foot alley and substantial truck traffic
6 coming through from that side?

7 MR. HOFFMAN: Well, substantial, I would
8 say there would not be substantial traffic.

9 COMMISSIONER MAY: Well, whatever truck
10 traffic is going to be coming in for this building.

11 MR. HOFFMAN: I think it's workable. I
12 think it's workable.

13 COMMISSIONER MAY: Did you have any
14 conversation with the Fire Department with regard to
15 the alley widths and those sorts of things?

16 MR. HOFFMAN: I did not.

17 COMMISSIONER MAY: Okay.

18 MR. GLASGOW: I think the Fire Department
19 submitted a report saying they had no objection.

20 COMMISSIONER MAY: They did, yes. I
21 know, and it's almost puzzling why they did because
22 it just seems like it would be very difficult to
23 navigate trucks in there. And that's why I was
24 wondering whether Mr. Wells had talked to them about
25 it. If there's anything else, I mean you all can

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1 contribute to that question, it just -- I know they
2 made the allowance that assuming these are
3 sprinklered that it wouldn't be an issue. But I'm
4 wondering if there was more substance to that
5 discussion.

6 MR. GLASGOW: Well, we believe that part
7 of that was that we are significantly widening that
8 southern alley, and therefore the access that they
9 have to a portion of the interior of the square is
10 greatly improved than where they were before.

11 COMMISSIONER MAY: And they'll have
12 access to both buildings coming in off of V Street
13 then? They can go under the bridge and access the
14 other side, and there are no weight issues or any of
15 that?

16 MR. HOFFMAN: That bridge is in excess of
17 14 feet tall. So they can come right through there
18 if need be.

19 COMMISSIONER MAY: Okay. Then that's it
20 for me, thanks.

21 CHAIRPERSON MITTEN: Thank you Mr. May.
22 Mister Hood?

23 VICE CHAIRPERSON HOOD: Thank you Madam
24 Chair. I want to ask Mr. Kirkdil if he could work
25 with me and help me understand something. I want to

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1 make sure that something isn't happening.

2 In the submission that we got tonight, I
3 guess it's page S-02 and S-03. The relationship to,
4 I guess that's the R-5-B. How high is the -- what is
5 the height of the building in relationship to the R-
6 5-B portion?

7 MR. KIRKDIL: What we are doing is I
8 think along 14th Street we are 90 feet tall.

9 VICE CHAIRPERSON HOOD: Ninety feet, yes
10 I understand that part.

11 MR. KIRKDIL: And in the R-5-B portion of
12 the building we added two-story buildings with a
13 curved roof on it. Approximately 52 feet height.

14 VICE CHAIRPERSON HOOD: Fifty-two feet.
15 So you're asking for, I think it's permitted, it's 40
16 feet. So you're asking for -- no I'm sorry.

17 MR. GLASGOW: Sixty feet.

18 VICE CHAIRPERSON HOOD: Sixty? Or 50?

19 MR. KIRKDIL: Sixty.

20 VICE CHAIRPERSON HOOD: Okay. I think
21 permitted is 50.

22 CHAIRPERSON MITTEN: It's 60 with a PUD.

23 VICE CHAIRPERSON HOOD: Okay, 60.

24 MR. GLASGOW: For R-5-B. Yes, we're
25 underneath the height.

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1 VICE CHAIRPERSON HOOD: Okay. I guess my
2 concern is when I look here on S-02 is the
3 residential homes. Actually, S-03 shows a better
4 picture. But then when I look at the picture that
5 you have here in front of me, and blocking a
6 resident's view, apparently on the side of their
7 house they don't have any windows. And I wonder if
8 that's the case all the way around that site, with
9 the exception of what's abutting 14th Street.

10 MR. KIRKDIL: I think, we looked at it
11 very carefully. There's like two half-story tunnels
12 along V Street, and there's three and one-half story
13 tunnels along W Street. And I think in our warehouse
14 V Street is wider, that allows us to do a setback
15 basically. We're able to pull the buildings, create
16 a setback on all the existing structure to help
17 mitigate that.

18 VICE CHAIRPERSON HOOD: So basically
19 those homes may lose some sunlight --

20 MR. KIRKDIL: Existing structure right
21 now, existing structure warehouses, they're you know
22 in two stories, three stories, and four storied
23 height. In some ways, and we have photographs,
24 especially on the west end of the site, warehouses
25 right now three stories with a mechanical room. It's

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1 in a similar height.

2 VICE CHAIRPERSON HOOD: Let's go to, in
3 your renderings, let's go to S-03 and maybe I can
4 nail my point home there. You see on the W Street
5 view, the site view? And I guess that's what I'm
6 asking about the height of the building in
7 relationship to that house.

8 MR. KIRKDIL: Okay. This is part of our
9 site actually, this townhouse.

10 VICE CHAIRPERSON HOOD: Oh, that'll solve
11 a part of that. Now, is it your testimony that
12 around that whole site and this whole development it
13 actually will not take away the view of many homes?
14 I guess that's my question.

15 MR. HOFFMAN: That is our testimony
16 because first of all, this was a very hot topic, if
17 you will, with Historic Preservation and with respect
18 to sight lines, some of which you're referring to.
19 That one elevation shows that the purpose of doing an
20 arced roof on the top of these, as opposed to flat,
21 it doesn't show much, but the purpose of doing that
22 and setting that building back the way we've done
23 there was to push it away from those townhouses along
24 V Street. And so you can see little stick man across
25 and furthest most. He can't see the top of that

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1 roof. And in addition to that, the -- well you can
2 see the Harrison School in the background. But it
3 pulls it away from the homes.

4 And what you're looking at there is also
5 is the back leg of the home. Not that that's not
6 important, but it's sort of a little misleading
7 because the majority is pushed a little bit further
8 up into here. And some of these dog legs do go back.
9 But that's why we pushed that away.

10 And on the other side, if I could point
11 to on the north side of the site, you can see that
12 those homes are a little bit farther away than they
13 are on the south side. So all of that was in
14 consideration when we designed. And that again is
15 why we canted that roof down.

16 VICE CHAIRPERSON HOOD: Okay, fine.
17 Thank you. Mister Hoffman, you mentioned that you've
18 done many --

19 COMMISSIONER MAY: Can I just follow that
20 up with one quick question? You described in the
21 very beginning how you had done a lot of outreach
22 with the neighborhood. Did you talk specifically
23 with the neighbors along W Street? Because I mean
24 they will have some impact with loss of sunlight
25 compared to the existing conditions on some of the

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1 properties. Did you talk to them?

2 MR. HOFFMAN: We attempted to talk to
3 everyone. We went from door to door. This was a
4 year and one-half ago. We went from door to door.
5 We talked to most people. If they weren't there we
6 left a pamphlet with them on their door. This is
7 before we even met with the ANC. We were reaching
8 out to everybody at that time. So we didn't talk to
9 everybody because not everybody was home, but we made
10 an attempt to. And there were the ANC forums, where
11 we did discuss what we were doing, and the
12 elevations, and all of that was present at the time.

13 COMMISSIONER MAY: Okay, good. Thanks.

14 VICE CHAIRPERSON HOOD: Let me just add a
15 piggyback on that. The flyer you passed out was in
16 detail explaining exactly what was going to take
17 place. And was it to the point, telling them hey
18 look, you may lose some sunlight?

19 MR. HOFFMAN: The flyer that we sent out
20 was asking them to contact us so that we could
21 actually meet to get together to explain everything.

22 So the information on it was somewhat cryptic. I
23 don't want to represent that it was in detail.

24 VICE CHAIRPERSON HOOD: I appreciate
25 that.

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1 MR. HOFFMAN: Though we did give our
2 phone number and say please contact us if you have
3 any concerns.

4 VICE CHAIRPERSON HOOD: Okay. Mister
5 Hoffman, you also mentioned early on when you were
6 testifying was that you had done many projects in the
7 city, which is great. My question to you is what is
8 your track record on the DOES, Department of
9 Employment Services, and could you provide us
10 something for the record of how you -- how you have
11 tried to attempt to meet that 51 percent.

12 MR. HOFFMAN: The DOES, I don't know
13 specific data for you other than I can tell you that
14 we have done DOES forms on several projects. Mainly
15 where we have asked for variances, PUD. We've done
16 one I believe in Tenley Hill. We've done one in Adams
17 Lofts. We've done I think a DOES on Saxon Court
18 which is next to 14th Street. We have done that
19 several times. And so we have done that, we have
20 complied with that.

21 We have talked with the city
22 administrators on that. They've from time to time
23 come in and checked our paperwork to make sure we are
24 up to date there. We have never been cited for not
25 complying. So I think we're doing a good job there.

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1 VICE CHAIRPERSON HOOD: Okay, good.
2 That's good to hear. The only thing I would ask, and
3 especially in this case, and I've been asking this of
4 actually a lot of applicants, is that the pool that
5 you're going to probably need, if that can get to the
6 Department of Employment Services as soon as possible
7 so that when we get to the end of the point and it's
8 time to go looking at pool they won't say that they
9 don't have anybody. Maybe they can get folks ready
10 to maybe get some of those jobs.

11 MR. HOFFMAN: I will do that.

12 VICE CHAIRPERSON HOOD: Okay, I
13 appreciate it. But other than that I will tell you
14 that I think the architecture should be commended.
15 And I don't usually comment. I'm the one up here
16 that never says too much about architecture, but I
17 think the pictures look great to me. And I think the
18 architecture looks good. And I think it's going to
19 spruce up that neighborhood, if it's approved. I
20 can't speak for everyone, but if it's approved, I
21 think it will really spruce up 14th Street in that
22 corridor, between V and W. Okay, thank you.

23 MR. KIRKDIL: Thank you.

24 MR. HOFFMAN: Thank you.

25 CHAIRPERSON MITTEN: Thank you. I'll

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1 just have to join up with Mr. Hood. I'm not one who
2 usually gets excited about design because it's not my
3 area of expertise, but this looks wonderful, and
4 there's so many great aspects of things that we're
5 trying to promote in a municipal agenda that are
6 incorporated in this. And I just have one question.

7 Can you get your lead certification by the time you
8 would get your certificate of occupancy? Can that be
9 completed?

10 MR. HOFFMAN: I don't know. To be honest
11 this is new for us. We will comply to have it
12 certified, and I can commit to that, but the actual
13 timing of which I can't be sure. I quite honestly
14 have not done a lead certification, or a lead
15 certified level project yet. This is our first.

16 CHAIRPERSON MITTEN: Yes, I'm a student
17 of it myself at this point. And so just from the
18 aspect of delivering the amenity, typically we
19 require that the amenity be delivered prior to
20 issuing the certificate of occupancy. That's why I
21 asked the question. I just don't know if it can be
22 done.

23 MR. HOFFMAN: Well, my commitment is to
24 have it comply with lead certified, so I think to
25 that respect I will comply with it, whether the

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1 timing as far as a certificate, that's not what I'm
2 representing here.

3 CHAIRPERSON MITTEN: I understand.

4 MR. HOFFMAN: I'm taking it to that level
5 is what I'm representing.

6 CHAIRPERSON MITTEN: Okay. Okay, thank
7 you very much. We're ready to move to the -- well,
8 actually, before we do that, is there anyone here
9 from the ANC? Would you like to ask any cross
10 examination questions? Okay, thank you.

11 Then we're ready to move to the report by
12 the Office of Planning.

13 MS. MCCARTHY: Thank you Madam Chair and
14 members of the Commission. For the record my name is
15 Ellen McCarthy. I'm the Deputy Director for
16 Development Review Historic Preservation and
17 Neighborhood Planning for the Office of Planning.

18 Let me just say sort of in context, as
19 our report indicated, OP does enthusiastically
20 recommend approval of this project. It's really in a
21 lot of ways a capstone of the healing and
22 regeneration of 14th Street -- of lower 14th Street,
23 and helps to create a bridge to the redevelopment of
24 upper 14th Street. In a lot of ways it comes -- it
25 represents 14th Street coming full circle since

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1 you'll recall that the Reeve Center at 14th and U was
2 built as an effort by the city to take one of the
3 areas that had been the hardest hit by the civil
4 disturbances in 1968 and create a note of faith that
5 14th Street would come back.

6 So now the regeneration of 14th Street
7 which sort of got really jump-started at P Street
8 with the Fresh Fields has been marching steadily up
9 14th Street, including some other projects by Mr.
10 Hoffman, and comes back up to 14th to the Reeve
11 Center. And so it's very fitting that this project
12 would come along and kind of incorporate as many
13 elements as it does.

14 It's a difficult site, and we at the
15 Office of Planning know that, not just based on the
16 recitation that Mr. Hoffman gave us, but because we
17 know the number of developers that have come in to
18 see us who had ideas about how they were going to do,
19 none of which had panned out up until this point.
20 The Metro constraints are tough, the site has been
21 one that was difficult to assemble. Historic
22 preservation has been a difficult issue, both because
23 of the problems in trying to reconcile the scale of
24 having this large Reeve Center on one side of 14th
25 Street, and very small scale buildings on V Street,

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1 and the developer trying to strike a balance between
2 those in terms of satisfying HPRB of having reached
3 the appropriate scale. But also because the
4 warehouse buildings were very odd buildings. They
5 weren't particularly appealing. They weren't in good
6 shape. And to preserve those and work with them, and
7 turn them into something which is an asset is really
8 an extraordinary feat of alchemy in architecture.

9 In addition to the fact that it was a
10 difficult site for all of those reasons, and the
11 developer has made it work. He's done an exemplary
12 job of working with the community, and the
13 endorsement of the ANC and the community association
14 are testimony to that. The amenities in terms of the
15 affordable housing at 15 percent of the total GFA,
16 and we have a commitment from the developer that
17 those would not just be all in one location, but are
18 spread throughout the building to be undetectable as
19 being the affordable housing units. The housing
20 itself, foregoing the 80,000 square feet that could
21 have been commercial development and bringing a
22 completely residential building.

23 And the historic district signage, there
24 are many amenities and Mr. Jackson is prepared to go
25 into those, but I just wanted to reference that

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1 particularly because of the questions from the
2 Commission. Our historic preservation staff working
3 with the Cultural Tourism Corporation and many others
4 has developed a set of signs, and I'm sorry that we
5 didn't bring them, an example of them with us. But
6 they have arrived at a standard format, a circle with
7 the name in blue in the middle, the name of the
8 historic district that is relevant to the particular
9 sign. But there will be a uniformity. So when you
10 see these signs, you'll know you're in an historic
11 district. You'll be able to read which one. They
12 will be throughout the District. We are excited
13 about the program and looking to implement them as
14 soon as we get money. And so Mr. Hoffman's
15 contribution from Florida Avenue to U Street will
16 really help us mark the upper gateway to that
17 historic district.

18 We think they're significant for two
19 reasons. One because they make people aware of the
20 fact that they are in an historic district and
21 hopefully make them more sensitive to the historic
22 context and the character that that lends. But we
23 think also for a very practical purpose it will help
24 us reduce the number of violations, or increase the
25 adherence to going and getting the right kind of

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1 historic district permits, because people will --
2 they will have no excuse for not knowing that they
3 were in an historic district. And we're coupling
4 that with some substantial outreach with the real
5 estate industry, and multiple listing services. So
6 we are looking to put that whole package together and
7 this will be a big help in that particular
8 neighborhood.

9 The Commission has asked us to be brief.

10 Mister Jackson is prepared to just go over the
11 highlights of the relief requested and the amenities,
12 or we can stand on the record and just respond to
13 questions, whatever the Commission would like.

14 CHAIRPERSON MITTEN: I think we'll just
15 ask any questions that we might have. We're very
16 sensitive to not putting any extra burdens on Mr.
17 Jackson at this time since we abused him at our
18 meeting the other day.

19 (Laughter.)

20 MR. JACKSON: Thank you, Madam Chair.

21 CHAIRPERSON MITTEN: Are there any
22 questions for Mr. Jackson or Ms. McCarthy? Any
23 questions? Mister May?

24 COMMISSIONER MAY: Yes. I was wondering,
25 I assume you've had discussions with DDOT about the

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1 project. Is there a reason why we didn't -- we
2 normally get a report from them, and I'm just
3 surprised that we didn't in this particular case.

4 MR. JACKSON: Well, DDOT happened to be -
5 - did attend one of the meetings that we had with the
6 Applicant, and during the course of the meeting I
7 asked specifically about the issues related to the
8 traffic circulation on the site. And against my
9 recommendation, they said at the time that based on
10 what they had seen, they thought it was all right,
11 and that they would be following up with a report
12 subsequently that would outline that. Since then we
13 have sent over some circulation diagrams to show how
14 the vehicles would work, and I think they had some
15 other questions, but I think those are being
16 clarified through direct communications with the
17 consultant.

18 At this point they have not provided
19 anything in writing, but I do expect them to in the
20 near future.

21 COMMISSIONER MAY: Okay. And did you
22 have any discussion with the Fire Department,
23 specifically about those issues. That all happened
24 without your involvement?

25 MR. JACKSON: No, what we normally do is

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1 we contact the government agencies who normally
2 comment on these types of applications, send them a
3 synopsis of the project, and ask if they have any
4 comments. Usually they will respond with a letter,
5 and oftentimes they will go as far as explaining what
6 their detailed issues are.

7 The Fire Department has looked at other
8 projects like this, and their general standard is if
9 they can access the building from the front then
10 they're fairly satisfied. In this case they had
11 several alternatives that can access the building
12 from the front. With the dedication of the easement,
13 and having four alleys to access the rear of the
14 property. And again, in this case they have
15 considered the portion along the alleys to be the
16 rear, and the portion along 14th Street to be the
17 front. They normally, subject to detailed review of
18 the plans once they come in for a building permit,
19 they normally are satisfied if they can get immediate
20 access to the front and have some access to the rear
21 on a larger building.

22 But again, that's just a general guide.
23 We did not follow up with any more detailed requests
24 because it's apparent from their application, from
25 their response, that they're anticipating -- in

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1 general, it's okay, it meets their standard.
2 However, any other issues they will just deal with at
3 the level of plan review.

4 COMMISSIONER MAY: Okay, great, thanks,
5 that was helpful hearing the more thorough
6 discussion.

7 CHAIRPERSON MITTEN: Anyone else? Mister
8 Glasgow, any questions?

9 MR. GLASGOW: No questions.

10 CHAIRPERSON MITTEN: Mister Spalding, any
11 questions?

12 MR. SPALDING: No.

13 CHAIRPERSON MITTEN: Thank you. I think
14 as was mentioned earlier we do have a report attached
15 to the Office of Planning report from the Fire
16 Department, as well as from Department of Housing and
17 Community Development. Is there anyone here
18 representing another government agency that would
19 like to make a report?

20 (No response.)

21 CHAIRPERSON MITTEN: All right. Then
22 we're ready to move to the report of the ANC. If you
23 gentleman would just make room for him at the table.
24 Thank you.

25 MR. SPALDING: Phil Spalding. I live at

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1 1929 13th Street, and I represent ANC 1B-02. And
2 we'll stand on the letter that we sent you I think
3 about eight months ago. I did bring the minutes of
4 that meeting if you have any specific questions about
5 the dialogue that we had.

6 But I would point out two things. First
7 that this developer has met with the ANC a number of
8 times, and has met individually with the single
9 member district commissioners on separate occasions
10 as well. He's also been very busy meeting with
11 different neighborhood groups, and those who are in
12 immediate proximity to the developed property.

13 I'd also point out that in the audience
14 tonight we do have the new president of the Cardozo-
15 Shaw Neighborhood Association, and the executive
16 director of the 14th and U Main Streets Initiative,
17 both of whom are supporting this project as well.

18 And if you have any questions of me I'd
19 be more than willing to answer them.

20 CHAIRPERSON MITTEN: Terrific. Let me
21 find out if there are any. Anyone have any questions
22 for Mr. Spalding? Mister Glasgow, any questions?
23 Thanks for coming down tonight.

24 All right, now I would ask for anyone
25 representing an organization or themselves in support

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1 of the project that would like to testify. Please
2 have a seat at the table. You need to give the cards
3 to the reporter first. Would you turn on your
4 microphone? Just press the button on the base and a
5 light will come on. And then you're ready to go.
6 Name and address first.

7 MS. CHODOROV: Thank you. I'm Jill
8 Chodorov, and I own 1329 V Street. I'm a new owner
9 of just three months. And the reason why I'm here is
10 because of the close proximity of this property to
11 the project. My house, as well as Grey Gardner's
12 house, is in every drawing that's been up there. So
13 it's very close proximity.

14 I'm here to say that I completely support
15 the project. I'm very happy that P.N. Hoffman is
16 coming to our block, and support completely a
17 project. However, I support it under certain
18 conditions.

19 I've put together a letter in conjunction
20 with the number of owners on V Street. And in it we
21 have said that we support the project with these
22 conditions, that certain things -- information is
23 provided to us, or conditions are met. We've drafted
24 that in a letter, so I'd like to submit that to you
25 and also to the Hoffman company.

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1 But just to briefly outline. There are
2 some things that I don't have a clear understanding
3 of, and I think that needs to be made more clear.
4 And I still haven't gotten a clear understanding of
5 it even from the presentation tonight.

6 One of my big concerns is the hazardous
7 waste that's been found in that property, as well as
8 asbestos. And exactly how that's going to be dealt
9 with during the construction. I had a meeting with,
10 and some of my neighbors together, we had a meeting
11 with some of the representatives from Hoffman. And
12 we were told that it's not going to affect us. But
13 we feel we need better disclosure of that, and how
14 they come to that conclusion. Because there is some
15 serious things that have been found, as was stated by
16 Mr. Hoffman earlier.

17 So that's one very big concern. Another
18 big concern is that the back yards of the houses on V
19 Street will be just separated by a very narrow alley
20 that goes to the garages. I don't know if you want
21 me to point it out, but to the garages that are in
22 the building that are right behind our back yards.
23 And those garages are going to ventilate the exhaust
24 into our back yards. And so we're concerned about
25 that. It's not only concern for me as being a

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1 homeowner and living there, but also there is a
2 school right there on the block, so there's children
3 that are playing in a small park behind the Harrison
4 Square School, as well as a recreation park across
5 the street from my house, on the other side of V
6 Street.

7 So that's another big issue for me.
8 Also, there's going to be a dramatic increase in -- I
9 don't want to take away your time. I'm not sure how
10 much time we have left.

11 CHAIRPERSON MITTEN: You have 20 seconds
12 left.

13 MS. CHODOROV: Between the two of us?

14 CHAIRPERSON MITTEN: No, you.

15 MS. CHODOROV: Okay, good. Well, so
16 traffic increase, parking issues, because there's
17 going to be a lot of additional people coming to the
18 retail, crime. We just had a fatal shooting on our
19 block a few days ago. When construction is going on
20 and the alley is blocked off will police be able to
21 get back there. So it's all listed in this letter.

22 CHAIRPERSON MITTEN: All right.

23 MS. CHODOROV: I'd like to submit that to
24 you, and also a copy to P.N. Hoffman.

25 CHAIRPERSON MITTEN: All right.

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1 MS. CHODOROV: And under these conditions
2 we do support the project.

3 CHAIRPERSON MITTEN: Thank you. Sir?

4 MR. GARDNER: Thank you. Madam
5 Chairwoman and members of the Commission, my name is
6 Gray Gardner. I live at 1343 V Street, a few doors
7 down from Jill.

8 I'm also here to support the project,
9 with a few reservations which we'll get into. Jill
10 mentioned some of them, and so I'll skip over some of
11 those.

12 I would like to commend P.N. Hoffman for
13 being very forthcoming, and they have done outreach
14 in the neighborhood. I don't know if it's as
15 extensive in reaching some of the neighbors on the
16 block as it could be, but I think that they have done
17 a good job about being very forthcoming about the
18 designs and about their intentions. And as Jill
19 mentioned, we'd like to see just a little bit more
20 detail and assurances that some of the things that
21 they've told us are certainly going to happen. In
22 particular, the contamination issue, some of the
23 traffic issues, some of the parking issues, and also
24 some of the design issues.

25 Since we don't have much time, I'd like

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1 to mention some of the concerns that we mentioned in
2 the letter. We do -- I support the project. I mean,
3 for the sake of progress in the neighborhood, for the
4 sake of vitality in the neighborhood it's great. But
5 there are going to be significant disruptions to the
6 neighbors and ourselves during construction. And
7 there are going to be disruptions after construction.

8 We've lived through construction for a couple of
9 years now -- I've been there for three years -- in
10 some of the other projects in the area. And from
11 what Mr. Hoffman said earlier we expect to be
12 disrupted again for another three years after the
13 onset of the project in 2005.

14 So until 2008, we're still expecting
15 significant disruptions, including cement trucks on
16 the street, waste disposal trucks on the street, a
17 lot of trucks, a lot of traffic, a lot of
18 construction workers. And we'd still like some
19 assurances that some of those issues are going to be
20 dealt with, including the noise and the potential for
21 structural damage to our particular buildings.

22 In terms of the transportation issue, Mr.
23 Wells mentioned that there would no significant
24 impact on transportation in the area. And
25 respectfully we'd like to disagree with that. I

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1 don't see how any sensible person, and I don't mean
2 to imply that he is not, but I don't see how one
3 cannot believe that one access point, one primary
4 access point to the primary garage on the site is not
5 going to significantly impact the traffic flow on V
6 Street. And as Commissioner May mentioned, we would
7 like to see greater assurances from DDOT and from the
8 developer that some of those issues are going to be
9 dealt with, all design considerations have been taken
10 into account. They have indicated to us that a
11 garage entrance on W Street is not feasible, but we
12 would like to see assurances that that -- we'd love
13 to see additional investigation by the members of
14 this board that multiple access points to the garage
15 are not feasible. Because it seems that trucks and
16 all the potential residents, 85 percent I think was
17 mentioned here earlier, entering these sites, these
18 garage spaces, is certainly a significant amount of
19 traffic. And the retail space is a significant
20 amount of traffic.

21 CHAIRPERSON MITTEN: I need you to just
22 give us your closing thought now.

23 MR. GARDNER: Sure. In general, we just
24 hope that you'll do additional investigation, and we
25 hope that you'll get additional assurances before you

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1 move forward on the project, that some of these
2 issues are going to be dealt with, and we appreciate
3 the time. Thank you.

4 CHAIRPERSON MITTEN: Thank you. Just so
5 that you know, we deal with land use issues here. So
6 issues related to construction and so on, you need to
7 work with -- I would encourage you to work with your
8 ANC representative to make sure that, you know, those
9 issues are mitigated to the extent possible.

10 I know exactly what you're talking about.
11 There's an office building under construction on my
12 block now, and they have a demolition permit to work
13 as late as ten o'clock. So I know how that can be.
14 But your ANC folks can help you a lot on that, and I
15 know Mr. Hoffman's very cooperative as well.

16 MR. GARDNER: And if I may add Madam
17 Chairwoman, the developer has been very respectful of
18 the neighbors, especially Josh Dix on Mr. Hoffman's
19 staff has been very accessible. And we really
20 appreciate all of his work so far. So, thanks.

21 CHAIRPERSON MITTEN: Does anyone have any
22 questions for these folks? Mister May?

23 COMMISSIONER MAY: Yes, you mentioned
24 something about design issues that you have with the
25 project. Do you have specific questions?

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1 MS. CHODOROV: Yes, one of our concerns
2 was there's a building that is -- an apartment
3 building on U Street. You don't see it in the
4 diagram. But anyway, the back of the building was
5 not -- there's not a nice façade that's facing the
6 recreation park. So one concern we have is that when
7 they were talking about all the nice brick and all
8 the things they're going to use, they were talking
9 about what's facing 14th Street. But one of our
10 concerns is what's going to be facing our back yards,
11 and what kind of, you know, what it's going to be.
12 Is it going to be a cheaper version, or is it going
13 to be the stuff that they're showing you here.

14 So that was one concern regarding design
15 that is in the letter that we've put. Was there
16 anything else that you've thought of, Gray?

17 MR. GARDNER: No, I think that was the
18 primary issue that we discussed.

19 COMMISSIONER MAY: Thanks, it's a good
20 point. I think you're on V Street there, so you'll
21 be looking at the --

22 MS. CHODOROV: My back yard looks to the
23 buildings.

24 COMMISSIONER MAY: At the alley buildings
25 though.

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1 MS. CHODOROV: Right.

2 COMMISSIONER MAY: Not at the backside of
3 the --

4 MS. CHODOROV: Correct.

5 COMMISSIONER MAY: Because those are --
6 they're in the package of information that we have,
7 and I'm sure that that's all been fairly fully
8 developed, and I'm sure Hoffman can share that.

9 MS. CHODOROV: Yes, and there's garages
10 there also, which is part of the design, where people
11 park right there. And I mentioned about the
12 ventilation from those garages, and cars starting up
13 and the exhaust, and it ventilates out into our alley
14 and into our back yards. So that's another concern.

15 MR. GARDNER: Mister May, if I may add,
16 in terms of design issues, Jill mentioned the
17 garages. There are also balconies above our
18 properties that will be looking out over our
19 properties. We understand that those will be set
20 back from the edge of the property. That's our
21 understanding to date, and with that understanding
22 we'd move forward in support of the project.

23 COMMISSIONER MAY: Okay. Thanks.

24 CHAIRPERSON MITTEN: Mister Glasgow, any
25 questions?

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1 MR. GLASGOW: I guess we'd like to see
2 the letter.

3 CHAIRPERSON MITTEN: Yes, we would. Have
4 you submitted it to staff, your letter?

5 MS. CHODOROV: No, I have two copies
6 here.

7 CHAIRPERSON MITTEN: Okay, actually if
8 you give them a copy right now, we can make sure we
9 can get some copies and distribute them to everyone
10 who needs to get a copy.

11 MS. CHODOROV: Give them who?

12 CHAIRPERSON MITTEN: To the staff.

13 MS. CHODOROV: Oh, okay.

14 CHAIRPERSON MITTEN: Do you want to just
15 wait a moment then? So you get a chance to read the
16 letter before you --

17 MR. GLASGOW: Yes, I'd like to read the
18 letter for a second.

19 CHAIRPERSON MITTEN: Okay, we'll just all
20 just take a moment now and let Mr. Glasgow read.

21 MR. GLASGOW: Madam Chair, I think that
22 the way that we would probably think is best to
23 proceed is just call Mr. Hoffman back up and we can
24 just go down through these points pretty quickly.

25 CHAIRPERSON MITTEN: Okay.

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1 MR. GLASGOW: A lot of them don't have
2 anything to do with the zoning regulations, but some
3 of them do, and we can respond to some things.

4 CHAIRPERSON MITTEN: Okay, we'll just
5 pick that up at the end then.

6 MR. GLASGOW: Okay.

7 CHAIRPERSON MITTEN: Okay?

8 MR. GLASGOW: All right, thank you.

9 CHAIRPERSON MITTEN: Thank you both.
10 Anyone else who'd like to testify in support? Anyone
11 who'd like to testify in opposition? All right, Mr.
12 Glasgow will have some rebuttal/response.

13 MR. GLASGOW: Yes. Rebuttal sounds a
14 little too formal for this.

15 CHAIRPERSON MITTEN: Doesn't it?

16 MR. GLASGOW: Yes. I think just to
17 respond to the letter I think is most efficient.
18 Mister Hoffman, did you want to run down through the
19 points, and any ones that are legal issues I may jump
20 in.

21 MR. HOFFMAN: The homeowners support the
22 application, I agree with that. That's good. Oh, as
23 condominiums only, not as apartments. I can't commit
24 to that. I can tell you that the majority of the
25 homes will be home ownership. I can tell you that

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1 all of the affordable homes will be home ownership,
2 but there may be a component within the building
3 that's rental. And that is really market forces. So
4 I can't commit beyond that.

5 Number two, request full disclosure of
6 soil contamination, hazardous waste problems, subject
7 property, full disclosure of why soil and air will
8 not be affected.

9 MR. GLASGOW: I think we'll just say
10 number two is more building code issue, and that's
11 dealt with with other agencies in the District of
12 Columbia as to how soil remediation and removal and
13 all of that is dealt with.

14 MR. HOFFMAN: We have a phase two, and
15 that would actually be public record anyway because I
16 submit that anyway. So I'd be happy to share that.

17 CHAIRPERSON MITTEN: All right.

18 MR. HOFFMAN: The above homeowners
19 request to find solutions for parking during
20 construction for both construction employees and for
21 local residents. I would state that here again I
22 think this should be worked within the ANC. We're
23 very accustomed to working in the middle of
24 neighborhoods. The solutions are different, and they
25 change throughout the course of the project. In

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1 certain cases where we have a Miller & Long, as an
2 example, contractor, there's a lot of cars and
3 traffic in other areas, in other projects there's
4 much less. And there's sort of an ebb and flow with
5 that regard. I'm happy to meet with them and discuss
6 those. I don't have the solution right now.

7 CHAIRPERSON MITTEN: Right.

8 MR. HOFFMAN: That would not be a
9 problem, meeting and talking about that. The above
10 homeowners request that closure of parking spaces on
11 nearby streets is limited for use by construction
12 trucks, cars, equipment, et cetera, is limited for
13 construction use by.

14 I don't understand that.

15 MS. CHODOROV: Shall I explain it?

16 CHAIRPERSON MITTEN: Well, I think given
17 that that's not really a Zoning Commission issue,
18 we'll let you guys sort that out on your own time.

19 MR. HOFFMAN: The above homeowners
20 request that the defined solutions be presented
21 regarding the staging construction trucks ? there
22 again I think we can share with them what we're
23 doing. There's no secrets.

24 The above homeowners request disclosure
25 as to why our properties and our quality of life will

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1 not be affected during construction. I can assure
2 you your quality of life will be affected. We will
3 try to mitigate the disruption as best we can on
4 that.

5 Number seven, the above homeowners
6 request full disclosure as to why our properties will
7 not be physically impacted by construction as stated
8 orally by P.N. Hoffman. Again --

9 MR. GLASGOW: That's building code.

10 MR. HOFFMAN: That's DCRA, more or less.

11 I can tell you we're going to pre-drill our piles
12 for sheeting and shoring. We're going to use all the
13 means and methods and techniques that we commonly use
14 downtown on all of our other projects. We deal with
15 these all the time, and we work close to homeowners.

16 The above homeowners request full
17 disclosure in cooperation regarding noise during
18 construction. We will not be starting before 7:00
19 a.m. during the workweek.

20 The above homeowners request that defined
21 solutions be presented regarding closing of public
22 alley during construction respect to access by
23 firefighters and police. The above homeowners -- I
24 guess that again is DCRA.

25 The above homeowners request full

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1 disclosure of garbage and debris removal during
2 construction. Again, we will have dumpsters there
3 constantly, and again that would be within DCRA. And
4 inspectors will come out to a site if we've violated
5 any of those rules.

6 The above homeowners request full details
7 and disclosure of why our air quality will not be
8 affected by the garage ventilation to the back yards.

9 The type of design we have for that parking is that
10 it will be on the north side of the site, that is an
11 open garage and there is no ventilation, mechanical
12 ventilation. It's a passive ventilation in that
13 system. So that air dissipates throughout. It will
14 really be unnoticeable. There's only 21 cars in that
15 area as well, so it's not a lot.

16 CHAIRPERSON MITTEN: So there's no,
17 there's no special impact because of the project. It
18 would just be the same as if there were service
19 parking there.

20 MR. HOFFMAN: It would be the same thing
21 as service parking, yes, exactly. I guess that is
22 the point.

23 Where was I.

24 CHAIRPERSON MITTEN: Number 12.

25 MR. HOFFMAN: Twelve, the above

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1 homeowners request that a finished façade will be
2 constructed on all sides. The facades will all be
3 the same like kind materials. We're not putting dry
4 bed or vinyl siding on the back side. It will all be
5 like kind of facing. So it'll be similar materials.

6 COMMISSIONER MAY: Can I ask a question
7 related to that?

8 MR. HOFFMAN: Yes.

9 COMMISSIONER MAY: I was looking through
10 my package trying to find all of the elevations of
11 the building. And I found pretty much all of the
12 alley building, but I didn't find the back side, the
13 west -- I'm sorry, the east elevation of the tower
14 buildings.

15 MR. HOFFMAN: The east is actually still
16 being developed is the honest answer to that. It
17 will be like kind materials. We're looking at a
18 composition of punched windows and some large window
19 wall systems out there, because that is a very
20 important view as you look from the alley perspective
21 from the inside looking up at it.

22 So this is clearly a four-sided building.
23 There's no back of the alley type philosophy here.

24 COMMISSIONER MAY: Right.

25 MR. HOFFMAN: Thirteen, the above

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1 homeowners request that the wall facing -- I did
2 that.

3 Fourteen, the above homeowners request
4 that a better solution is presented for traffic flow
5 through the subject property and onto V Street. We
6 are concerned about increased traffic on V Street.

7 I believe Mr. Marty Wells has gone
8 through that, and we've analyzed that already. I
9 don't think there's any improvement that I can make
10 with respect to what we have today.

11 Fifteen, the above homeowners are
12 concerned that the 14th Street access and internal
13 courtyard will become a dead tunnel and thus become
14 unsafe. A request for full disclosure is made as to
15 why the courtyard will not become an unsafe area.

16 We're obviously not going to create an
17 unsafe area. What we didn't want is to have through
18 traffic through there so that someone would cut
19 through the center of these homes, this area, and
20 abuse that courtyard area. So we are making it open
21 to the public, but the purpose of having an end to it
22 is so that to walk back there you have purpose.
23 People aren't just cutting through the center of it
24 for no reason. So to that end I think this is the
25 best design. Now, pedestrians who live there can

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1 walk through and get access out.

2 There is one other item as well, and it's
3 more of an aesthetic. And that is you're looking
4 into the back of Harrison School, which is frankly
5 quite ugly. There's a chain link fence there,
6 there's a concrete wall back in there. So we're kind
7 of dressing that up to -- so that you block the view
8 of that ugliness, if you will, into the back. So
9 there's a number of reasons it is what it is.

10 CHAIRPERSON MITTEN: You mentioned that
11 the folks who live there will be able to go out to
12 the east.

13 MR. HOFFMAN: Yes.

14 CHAIRPERSON MITTEN: How is that going to
15 work?

16 MR. HOFFMAN: Well, because there is a
17 gate there. There is a gate there.

18 CHAIRPERSON MITTEN: So it will be a
19 locked gate?

20 MR. HOFFMAN: It will be a locked gate,
21 yes, there will be a locked gate there.

22 The above homeowners support the
23 allocation of \$1.1 million towards affordable housing
24 and request the opportunity to comment on the actual
25 use of these funds. See, the \$1.1 million is a

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1 subsidy in order to create the affordable housing.

2 The above homeowners request complete
3 cooperation in increasing the curb appeal of the 1300
4 block of V Street, including but not limited to
5 funding the construction of brick sidewalks,
6 appealing lighting, trees, landscaping, appealing
7 fencing, repair of damage to the street block during
8 construction.

9 If we create any damage we will replace
10 it. But we're investing a lot of funds towards 14th
11 Street and the beautification of that. And I don't
12 feel it's appropriate for me to go down the
13 neighborhood streets and start to beautify that. If
14 we damage something, we will replace it.

15 Eighteen, the above homeowners request
16 complete cooperation in establishing safe vehicle
17 access to the alley behind our properties, and to
18 repair the alley surface. The alley surface as it is
19 today is very bad. In fact, if you saw one of our
20 earlier versions, we were attempting to actually use
21 that, and we gave up on that. And instead decided to
22 go on the north-south alleys only, and basically
23 bypass usage of the south and north that are running
24 east-west. Those particular alleys are not part of
25 our traffic flow. So we don't intend to use those

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1 alleys.

2 Okay, and 19. The above homeowners
3 request at least four parking spaces to be allocated
4 toward hourly rental parking, and request a space be
5 offered for bicycle rental, private bicycle parking.

6 We have Zipcars already incorporated into
7 the design, and bicycle racks. We are doing that on
8 every project now. I didn't state it. I could have,
9 but we are going to have that. We will have that.

10 I think that's the extent of this letter.

11 CHAIRPERSON MITTEN: Okay. Thank you for
12 your responses. Did you have any closing remarks
13 that you'd like to make, Mr. Glasgow?

14 MR. GLASGOW: Yes. Obviously we've been
15 through a long process here. Although we've had just
16 one hearing before the Zoning Commission for a pretty
17 complicated case, and a major case. And we
18 appreciate the efforts that we've had with the
19 Historic Preservation Review Board, and its staff,
20 and with the Office of Planning working through a
21 number of these issues. We are very, very pleased to
22 come to the Commission tonight and have unanimous
23 support for the project.

24 And at this point in time, with two years
25 under your belt, and I know with Council Member

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1 Graham urging you on to ground-breaking, we would
2 like to have a decision of the Commission if we could
3 tonight and work through the conditions, because we
4 still have a little bit of ways to go. It has been a
5 site that's been derelict for some period of time,
6 and there is I think no evidence in the record other
7 than hopefully to grant the application.

8 So we'd request approval, and then to
9 work through with the order and the conditions and
10 guidelines.

11 CHAIRPERSON MITTEN: Okay. Let me just -
12 - why don't we take a five minute break, and then
13 we'll come back out and see how we're going to
14 proceed tonight.

15 MR. GLASGOW: All right. Thank you.

16 CHAIRPERSON MITTEN: Thank you.

17 (Whereupon, the foregoing matter went off
18 the record at 8:39 p.m. and went back on the record
19 at 8:46 p.m.)

20 CHAIRPERSON MITTEN: Not to delay this
21 unduly, but we are going to have a Special Public
22 Meeting on the 29th of January at 5:30. And we will
23 put this on the agenda for the Special Public
24 Meeting.

25 And I just now ask if there are any

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1 additional submissions that anyone would like to see?

2 Mister May?

3 COMMISSIONER MAY: I do think that we
4 need to see what the back side of the building, the
5 14th Street building is going to look like. We have
6 every reason to believe that it's going to look as
7 beautiful as the rest of the elevations, but it's --
8 I think it's also a requirement in the documentation
9 needed for a PUD application. But it would be most
10 reassuring to see that.

11 And given that it's not necessarily
12 completely designed if there's flexibility that's
13 needed in association with that. Areas where you may
14 need to change, you know, tweak sizes of openings, or
15 change fenestration patterns or something like that,
16 that can be stated with it so that we're not asking
17 you for something that's not completely done. But we
18 would like to get a sense of what it looks like, or
19 at least I would.

20 CHAIRPERSON MITTEN: I think that would
21 be terrific.

22 COMMISSIONER PARSONS: Madam Chair, I
23 think it would also be helpful to have a letter in
24 response to your five neighbors. Although you
25 articulated pretty quickly on the fly here tonight

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1 what your responses are, I think that would be
2 helpful. Not only helpful, I think it would be
3 necessary. So I realize many of these issues are not
4 zoning issues, but to the degree you could respond I
5 think it would be part of your continuing outreach.

6 CHAIRPERSON MITTEN: Do you think you can
7 have the elevations and the written response by the
8 22nd? That would be seven days prior to the Special
9 Public Meeting.

10 MR. GLASGOW: The architects are nodding
11 their heads yes.

12 CHAIRPERSON MITTEN: Okay.

13 MR. BASTIDA: We need to serve it on the
14 party and have the --

15 CHAIRPERSON MITTEN: You need the ANC.

16 MR. BASTIDA: Would the ANC be able to
17 respond by the 27th? Okay, then that's a done deal.

18 CHAIRPERSON MITTEN: Okay. So we'll have
19 the additional submission by the 22nd. Could you
20 just come up to the table?

21 MR. KIRKDIL: I want to make one point.
22 I think we are, I mean as you know we are going
23 through all the facades with HPRB. I mean, HPRB at
24 the end of the day will be looking at all the facades
25 of the building.

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1 CHAIRPERSON MITTEN: We understand that.

2 MR. GLASGOW: I think that's one of the
3 statements about the flexibility that's needed in
4 order to pass muster with HPRB.

5 CHAIRPERSON MITTEN: All right.
6 Additional submissions by the 22nd, the ANC response
7 by the 27th, and then we will take this up at our
8 Special Public Meeting on January 29 at 5:30 in this
9 room.

10 And is there anything else, Mr. Bastida,
11 that I might have forgotten?

12 MR. BASTIDA: I think the staff has no
13 other matters to bring to your attention since you
14 have said that the filings have to be by three
15 o'clock those days. That's the only thing.

16 CHAIRPERSON MITTEN: Did I say that?

17 MR. BASTIDA: You know that I am
18 persnickety about it.

19 CHAIRPERSON MITTEN: Yes, persnickety is
20 the word.

21 (Laughter.)

22 MR. BASTIDA: Thank you. I am so glad
23 that you love me so much.

24 CHAIRPERSON MITTEN: You're making quite
25 an inference there, Mr. Bastida.

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1 (Laughter.)

2 CHAIRPERSON MITTEN: Remember that we're
3 on the webcast, so people are watching.

4 MR. BASTIDA: I apologize. I had
5 forgotten all about it.

6 CHAIRPERSON MITTEN: Mister Glasgow,
7 anything else?

8 MR. GLASGOW: Yes. Should we also file
9 our suggested conditions, guidelines, and standards?

10 CHAIRPERSON MITTEN: That would be so
11 helpful to our deliberation.

12 MR. GLASGOW: Okay.

13 CHAIRPERSON MITTEN: I would appreciate
14 that.

15 MR. GLASGOW: All right.

16 CHAIRPERSON MITTEN: All right?

17 MR. GLASGOW: Thank you.

18 MR. BASTIDA: When are you planning on
19 filing that?

20 MR. GLASGOW: The 22nd.

21 MR. BASTIDA: Okay. Thank you. Could I
22 have it also electronically?

23 MR. GLASGOW: Certainly.

24 MR. BASTIDA: Thank you.

25 CHAIRPERSON MITTEN: Thank you very much

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1 for your patience with us this evening. Sorry about
2 the little refresher that we had at the beginning
3 when we all got to go outside for the fire drill.
4 And anyone who's interested, we look forward to
5 seeing you on the 29th. Thank you very much.

6 MR. GLASGOW: Thank you.

7 MR. HOFFMAN: Thank you.

8 (Whereupon, the foregoing matter went off
9 the record at 8:51 p.m.)

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