

OFFICE OF PLANNING STAFF PRESENT:

MAXINE BROWN-ROBERTS

This transcript constitutes the minutes
from the Public Hearing held on February 6, 2006.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

AGENDA ITEM

PAGE

Call to Order by Carol Mitten 4

Preliminary Matters 7

Presentation by Allison Price, Esq., Pillsbury,
Winthrop, Shaw, Pittman 9

Presentation by Karl Jentoft, Neighborhood
Development Company 12

Presentation by Scott Knudson, Wiencek
and Associates 20

Presentation by Marc Feinstein, Wiencek
and Associates 26

Presentation by Nicole White, Traffic
Engineer 30

Presentation by Maxine Brown-Roberts,
Office of Planning 78

Adjournment by Carol Mitten 99

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

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

(6:38 p.m.)

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen.

This is a public hearing of the Zoning Commission of the District of Columbia for Monday, February 6, 2006.

And my name is Carol Mitten, and joining me this evening are Vice Chairman Anthony Hood, and Commissioners Michael Turnbull, John Parsons, and Greg Jeffries.

The subject of this evening's hearing is Zoning Commission Case Number 05-19. This is a request by Neighborhood Development Company, LLC for approval of a consolidated planned unit development and related map amendment for property located at 4100 Georgia Avenue, N.W., and 4101 Kansas Avenue, N.W., which is known as Lots 35 and 803 in Square 2910, and the alley between those lots.

Notice of today's hearing was published in the D.C. Register on December 9, 2005, and copies of that hearing announcement are on the table by the door.

This hearing will be conducted in accordance with the provisions of 11 DCMR Section

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 3022, which are the rules of procedure for contested
2 cases.

3 And the order of procedure will be as
4 follows. We'll take up any preliminary matters,
5 followed by the presentation of the applicant's case,
6 report by the Office of Planning, report by any other
7 government agencies, report by the affected Advisory
8 Neighborhood Commission -- in this case it's 4C --
9 organizations and persons in support, and
10 organizations and persons in opposition.

11 The following time constraints will be
12 maintained in this hearing. The applicant will have
13 45 minutes, organizations will have five minutes, and
14 individuals will have three minutes. The Commission
15 intends to adhere to these time limits as strictly as
16 possible in order to hear the case in a reasonable
17 period of time.

18 The Commission reserves the right to
19 change the time limits for presentations if necessary,
20 and notes that no time shall be ceded.

21 All persons appearing before the
22 Commission are to fill out two witness cards. Those
23 cards are also on the table by the door. Upon coming
24 forward to speak to the Commission, please give both
25 cards to the Reporter, who is sitting to our right.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 Please be advised that this proceeding is
2 being recorded by the Court Reporter. Accordingly, we
3 ask you to refrain from making any disruptive noises
4 in the hearing room. When presenting information to
5 the Commission, we ask you to come forward, have a
6 seat at the table, turn on and speak into the
7 microphone, and begin by stating your name. When you
8 are finished speaking, turn the microphone off,
9 because it has a tendency to pick up background noise.

10 The decision of the Commission in this
11 case must be based exclusively on the public record.
12 To avoid any appearance to the contrary, the
13 Commission requests that persons present not engage
14 the members of the Commission in conversation during
15 a recess or at any other time.

16 Mrs. Schellin will be available throughout
17 the hearing to answer any of your procedural
18 questions. I'd ask you to turn off all beepers and
19 cell phones at this time, so as not to disrupt the
20 hearing.

21 And we will now take up any preliminary
22 matters. The first item that I'm aware of is a
23 request from the applicant to waive our rules under
24 3013.8, which is there was a submission that was made
25 within less than 20 days prior to the commencement of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 the hearing. Is there any objection to accepting that
2 submission?

3 (No response.)

4 Okay. Then, without objection. Is there
5 anything else, Mrs. Schellin?

6 ACTING SECRETARY SCHELLIN: Just we need
7 the affidavit of maintenance.

8 CHAIRPERSON MITTEN: Ms. Prince, do you
9 have any preliminary matters?

10 MS. PRINCE: Good evening, Chairman Mitten
11 and members of the Commission. Just one brief
12 preliminary matter. We filed a written request
13 previously for a waiver from the hearing fee of
14 \$8,500. The basis for our request for the waiver of
15 the hearing fee is the 100 percent affordable nature
16 of this project. The units are affordable to persons
17 and families at 60 percent of AMI, and for that reason
18 we ask for a waiver.

19 CHAIRPERSON MITTEN: We didn't take that
20 up at setdown? We didn't take it?

21 MS. PRINCE: I don't think so.

22 CHAIRPERSON MITTEN: Okay.

23 MS. PRINCE: Because we hadn't made the
24 request yet at setdown.

25 CHAIRPERSON MITTEN: Oh, okay. Well,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 then, I guess we didn't.

2 Do we have that letter in front of us? I
3 don't --

4 ACTING SECRETARY SCHELLIN: Is that part
5 of your prehearing statement?

6 MS. PRINCE: No. That was filed about
7 three weeks ago, I believe.

8 ACTING SECRETARY SCHELLIN: Then, yes, you
9 do.

10 CHAIRPERSON MITTEN: That's the waiver.
11 That's the waiver request.

12 COMMISSIONER PARSONS: Oh, I'm sorry. I
13 thought they were the same. It's not the --

14 CHAIRPERSON MITTEN: Is that -- I don't
15 have that. So is that something that you can --

16 MS. PRINCE: We can provide a copy for the
17 record.

18 ACTING SECRETARY SCHELLIN: Do you have a
19 date of the letter? I can easily tell by looking in
20 here. I have the record right here.

21 MS. PRINCE: We're trying to track down
22 the date right now.

23 CHAIRPERSON MITTEN: We also need a letter
24 from the Department of Housing and Community
25 Development in support of that I think is what -- I

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 don't have the rules in front of me, but that's
2 typically what we have.

3 MS. PRINCE: Oh, that's true.

4 CHAIRPERSON MITTEN: Remember?

5 MS. PRINCE: We can -- yes, we submitted
6 it to DHCD. Apparently, DHCD didn't -- neglected to
7 forward it to you.

8 CHAIRPERSON MITTEN: Okay.

9 MS. PRINCE: The request. So that's --

10 CHAIRPERSON MITTEN: Well, why don't we
11 proceed this evening. And I take it you haven't paid
12 the fee.

13 MS. PRINCE: Right. Exactly. So we
14 could --

15 CHAIRPERSON MITTEN: We'll get all that
16 sorted out by the time we're finished with --

17 MS. PRINCE: Okay.

18 CHAIRPERSON MITTEN: -- with the case.

19 MS. PRINCE: That's great.

20 CHAIRPERSON MITTEN: Okay. If there's
21 nothing else, then we're ready for you to begin your
22 presentation.

23 MS. PRINCE: I'm Allison Prince with
24 Pillsbury, Winthrop, Shaw, Pittman, and I'm here
25 tonight with my colleague Jeff Utz on behalf of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Neighborhood Development Corporation, the applicant in
2 this PUD.

3 The project before you realizes the very
4 immediate goal of this Commission to increase the
5 amount of affordable housing in the District of
6 Columbia. This project, with the help of city
7 funding, will be devoted entirely to housing that is
8 affordable to families at the 60 percent AMI level.
9 That is the central project amenity.

10 There will be a total of 57 units, 57
11 parking spaces, and ground floor retail in the
12 building.

13 The project involves a high visibility
14 gateway site along Georgia Avenue, but it doesn't
15 really look like a gateway now. It will after the
16 project is completed. The current vacant condition of
17 the site detracts from the corridor. The site is only
18 a short walk from the Metro. It presents tremendous
19 opportunities.

20 In connection with this PUD, we are
21 requesting a rezoning of the site from C-2-A to C-3-A.
22 The rezoning is not inconsistent with the
23 comprehensive plan and recent planning initiatives in
24 the area. The additional density is critical to the
25 project, given the affordable nature of the units.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 The height and the massing are appropriate for the
2 area and the site's prominent location.

3 There are several areas in which the
4 project does not comply fully with the regulations.
5 The architect can go over these in great detail if you
6 would like to hear that level of detail. But
7 basically, they involve minor relief from the sections
8 of the regulations dealing with penthouse setback,
9 loading, courts, residential recreation space, and, to
10 a very minor extent, parking.

11 The project has been well received by the
12 community, which is sympathetic to the need to upgrade
13 the site, and is very excited about a general upgrade
14 to the Georgia Avenue corridor.

15 We have tonight for the record some
16 slightly revised drawings that involve some changes to
17 parking to increase the amount of parking spaces in
18 the project, some design enhancements that were
19 refined by the architects at the request of the Office
20 of Planning, and clarification that the project is
21 affordable to residents at 60 percent of AMI, as I
22 said earlier.

23 CHAIRPERSON MITTEN: I don't usually
24 interrupt, but could you just verify one point. All
25 of the submission materials say 72 units, and I just

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 understood you to say 57.

2 MS. PRINCE: Seventy-two, I'm sorry. I'm
3 sorry.

4 CHAIRPERSON MITTEN: Okay.

5 MS. PRINCE: I was -- I was making the
6 units match the parking spaces.

7 (Laughter.)

8 CHAIRPERSON MITTEN: Oh, okay.

9 MS. PRINCE: How convenient. No, it's 72.
10 I'm sorry.

11 CHAIRPERSON MITTEN: Okay. Thanks.

12 MS. PRINCE: And we have those plans for
13 the record tonight. There are really very slight
14 revisions, but the one significant change is the
15 introduction of a new parking system that allows a
16 significant increase in the amount of parking spaces,
17 because that was a continuing concern from the outset.

18 If the Commission has no questions, I can
19 proceed with the testimony of our first witness, Karl
20 Jentoft, of Neighborhood Development Corporation.

21 MR. JENTOFT: Good evening, members of the
22 Commission. My name is Karl Jentoft. I am the co-CEO
23 of the Neighborhood Development Company. The
24 Neighborhood Development Company is a local --

25 ACTING SECRETARY SCHELLIN: I'm sorry.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Chairman, we forgot to swear in witnesses. Sorry.

2 CHAIRPERSON MITTEN: So we did.

3 ACTING SECRETARY SCHELLIN: When he just
4 started, I thought about it.

5 CHAIRPERSON MITTEN: I'm sorry. It's my
6 fault entirely.

7 Anyone who is planning on testifying this
8 evening, if you'd rise now, and Mrs. Schellin will
9 administer the oath, if you'd raise your right hand
10 and direct your attention to Mrs. Schellin.

11 (Whereupon, an oath was administered to
12 those persons planning to testify.)

13 ACTING SECRETARY SCHELLIN: Thank you.

14 CHAIRPERSON MITTEN: Sorry about that.

15 MR. JENTOFT: As I was saying, my name is
16 Karl Jentoft. I'm the co-CEO of the Neighborhood
17 Development Company. The Neighborhood Development
18 Company is a local development company that is
19 headquartered right across the street from this
20 project in 4110 Kansas Avenue, N.W. We have been
21 working since 1999 doing development projects within
22 the District of Columbia.

23 The vast majority of our projects have
24 been in emerging neighborhoods, and have been for
25 condominiums and some mixed use projects. Currently

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 we're doing a number of projects up and down Georgia
2 Avenue.

3 Two of our more recent projects, one is
4 the Lamont Street Lofts at 701 Lamont Street, which is
5 a 38-unit condominium building that was an adaptive
6 reuse of a 60,000 square foot warehouse that was
7 vacant at the time. And we're -- also under
8 construction right now is the Brightwood Lofts. That
9 is another adaptive reuse at 5832 Georgia Avenue,
10 right at the intersection of Colorado, Missouri, and
11 Georgia, in the old Ixex Club, where we are putting in
12 a 30,000 square foot white tablecloth restaurant, and
13 12 units of housing in the existing building, and 20
14 units of housing in an addition on the building.

15 We are very excited about this project,
16 and let me just tell you a little bit about the site
17 and the project and what we're going to be -- what
18 we're doing there. The site is located at the bottom
19 of the triangle that is formed by Kansas Avenue and
20 Taylor Street and Georgia Avenue. It consists of two
21 lots right now -- 4100 Georgia Avenue and 4101 Kansas,
22 and then the alleyway in between.

23 The lots are currently vacant and have
24 been used in the past as a used car lot and as a
25 parking and storage space for a towing company across

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 the street. The lots are vacant right now, though
2 they have been cleaned up significantly since we
3 obtained site control.

4 The lots comprise about 17,640 square feet
5 of space. It's located four blocks north of the
6 Petworth Avenue Metro. It's currently zoned C-2-A,
7 and is also located in Ward 4.

8 The project that we are working on is, as
9 we mentioned earlier, a 72-unit affordable building --
10 affordable rental building with a 10,500 square foot
11 commercial condominium below it, and then underground
12 parking below that. Of the 72 units, we will have 36
13 two-bedroom apartments and 36 one-bedroom apartments.

14 And we currently have 57 parking spaces
15 that we are creating, with the use of some mechanical
16 lifts that we are planning to incorporate in our
17 design. That will double the number of residents --
18 residential spaces. Forty of these parking spaces are
19 going to be devoted towards the residences, and 17
20 will be set aside for the commercial use.

21 The amenities that we're bringing with
22 this building for the community, the first and
23 foremost is the affordable housing. This building
24 does have a 100 percent setaside for families making
25 -- families and individuals making 60 percent or less

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 of the average median income for the Washington, D.C.
2 metropolitan area.

3 We are also bringing, we believe, some
4 enhanced architecture, enhanced streetscape, and
5 landscape, especially over what is there now. And we
6 are also working to include environmental aspects,
7 such as a green roof, into the structure that we're
8 building.

9 We are bringing -- turning a vacant lot
10 into new housing for the residents of the District,
11 and hopefully will increase the tax revenue and the
12 spending within the District of Columbia.

13 Finally, we also will be working this with
14 a first source agreement with the Department of
15 Employment Services, and we also will have commitment
16 with a memorandum of understanding to work with other
17 LSDBE firms. The Neighborhood Development Company is
18 an LSDBE firm taking the lead on this, but we will
19 also be looking to meet further LSDBE requirements
20 through our subcontracting relationships that we -- as
21 we proceed with the building.

22 We have had a significant amount of
23 community dialogue on this project. We have met with
24 the Ward 4 City Council Member three or four times
25 specifically on this project with various community

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 leaders that he wanted to have involved. We have
2 presented to the ANC I think three or four times
3 specifically on this project, answering questions
4 early on in the planning stages and going back with
5 revisions and refinements as the project has evolved.

6 We have also had specific community
7 meetings that were organized around this project
8 outside the ANC. We have had one with the -- that
9 Council Member Fenty arranged for us with community
10 leaders, and also the single-member district ANC
11 originated himself, just to make sure that his
12 constituents were up to speed on the project and where
13 we were.

14 We have also met with other local
15 community organizations and have participated,
16 providing information to the local websites and list
17 serves for people with internet access to access the
18 project.

19 Finally, we have been -- have applied for
20 and received approval for a \$6.7 million subsidy from
21 the Department of Housing and Community Development to
22 help make this affordable building a reality. It's
23 our taxpayer money that comes back to help create more
24 affordable housing that will be there for the long
25 term.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. PRINCE: If you have no questions, I
2 can proceed with the testimony of the architects. We
3 have two architects tonight presenting the plans, the
4 team approach, Marc Feinstein and Scott Knudson, with
5 Wiencek and Associates. While they have extensive
6 experience in architecture, they have never been
7 qualified as expert witnesses by this Commission. So
8 I have their resumes here tonight for you to review,
9 so that you can qualify them as experts in
10 architecture.

11 CHAIRPERSON MITTEN: Okay. I don't know
12 about architects and stuff, but you're -- on each of
13 these you note registration, and someone there's --
14 neither of you is registered in the District. Is that
15 required or not required?

16 MR. KNUDSON: It's not required. The
17 principal of the firm is.

18 CHAIRPERSON MITTEN: I see. On Mr.
19 Feinstein's resume it doesn't -- it doesn't -- it
20 lists a series of projects, but it doesn't suggest how
21 much experience Mr. Feinstein actually has in
22 designing. It could be implied, but it's not --

23 MR. FEINSTEIN: I have been -- I received
24 my master's in 1997, so it's I guess nine years'
25 experience.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRPERSON MITTEN: And you've been
2 working in this general area? Or where have you
3 worked?

4 MR. FEINSTEIN: Yes, I've been working in
5 the Washington, D.C. area. I've been with Wiencek and
6 Associates for three plus years now.

7 CHAIRPERSON MITTEN: Okay. How much of
8 the work that -- what's the name of the firm again?
9 I'm sorry.

10 MR. FEINSTEIN: Wiencek and Associates.

11 CHAIRPERSON MITTEN: Oh, yes, I see it.
12 Wiencek. How much of the work that the firm does is
13 in the District of Columbia?

14 MR. FEINSTEIN: I'd say about two-thirds,
15 maybe 60 percent. Most of our work is District-based.
16 The majority of our work is housing, and most of that
17 is affordable housing. We've done projects such as
18 Edgewood Terrace revitalization. We recently
19 completed the Park Fair Project just off 16th, Park
20 Road. 1330 7th Street was a more recent project than
21 that. We're currently working on 1106/1108 Columbia
22 Road with NDC. Van Ness North Cooperative is under
23 renovation. That's another one of ours.

24 We'll be bringing Fort Totten master plan
25 to you shortly that we've been working on with Cafritz

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 Company.

2 CHAIRPERSON MITTEN: Okay.

3 MR. FEINSTEIN: Parkside Terrace in
4 Southeast is a project that we're currently renovating
5 a high rise. Knoxford Manor, also in Southeast, so --
6 if any of those are familiar, that's what we're doing.

7 CHAIRPERSON MITTEN: Okay. Anybody have
8 any other questions?

9 MR. KNUDSON: I just want to clarify --
10 Mr. Feinstein, you've been with the firm for three
11 years?

12 MR. FEINSTEIN: Correct.

13 CHAIRPERSON MITTEN: Any objection to
14 accepting these gentlemen as experts in architecture?
15 Any objection?

16 (No response.)

17 Okay. Thank you.

18 MR. KNUDSON: We're relieved. I was told
19 not to come to work tomorrow.

20 (Laughter.)

21 As I said, Wiencek and Associates' focus
22 is District work. And, in particular, with our
23 affordable housing work, our concern is to
24 consistently give, within the parameters of the
25 budget, the highest quality housing that we can in an

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 affordable housing project.

2 Sustainability is a big issue in our firm.
3 The firm has won some awards for most sustainable
4 projects, and some of those were the driving issues
5 behind the design that we developed.

6 In the larger scale on this site, we're
7 concerned with establishing a presence along Georgia
8 Avenue. As one approaches the Metro from the north,
9 heading down Georgia, we want to signal that you're
10 entering a transit-oriented community, and that you're
11 coming to -- you know, to the hub of something that's
12 vital and happening, whereas right now you feel that
13 you're in a neverland.

14 As you head north from the Metro on foot,
15 and you crest the hill, we want there to be an icon
16 that you see as you come down the hill, to attract you
17 further up into the neighborhood. And yet, at the
18 same time, we wanted to have a pedestrian-friendly
19 streetscape, so we've been working with materials and
20 articulation and fenestration patterns to create that.

21 And we wanted a sustainable building that
22 was green not only in the environmental sense but
23 literally green, too. That's why we've pushed for the
24 green roof, which will be a resident amenity. It will
25 also bring the landscape back into an otherwise hard-

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 scaped urban environment.

2 And we have a buffer space between our
3 building and the sidewalk. It's technically in the
4 right of way, but we're going to be landscaping that
5 zone as well, so that the -- right now it's just
6 really a gravelly area. We're going to bring some
7 street life, both in terms of architecture and
8 activity, but also in terms of the landscape down to
9 that scale.

10 I'm not -- well, I'll just try to point
11 from here I guess. You can see from the board on the
12 far left, these are views of the building from various
13 angles. At the top left is a view from across Georgia
14 Avenue.

15 Is there a portable mike?

16 (Pause.)

17 CHAIRPERSON MITTEN: It's probably not
18 going into her system, so if you can pick that -- I
19 don't know how much cord is on that one.

20 MR. KNUDSON: Just about that much. There
21 you go.

22 I don't know if you can see, Mr. Turnbull,
23 around me. The board in the middle is showing our
24 proposed plan in context. At the lower right corner
25 of the image is an existing six-story apartment

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 building, and we're basically catecorner of that. And
2 so between our building and that there is going to be
3 quite a relationship of defining this intersection.

4 And at the north end of our block is
5 showing the proposed plan by others, where they are
6 also going to be building a six-story tall mixed use
7 building. And you can see that it -- just in the
8 general footprints, the two buildings are really quite
9 compatible. And so this whole neighborhood is really
10 going through a new emergence and revitalization.

11 We're establishing an element on the
12 corner, which will be the entrance to the retail
13 space, so that the street life along Georgia is
14 enlivened. Our residents will enter just a little
15 further up along Georgia, also adjacent to what is
16 existing as two-story buildings.

17 And in this rendering that's the residential
18 entry, so it's just a two-story component that is the
19 same scale as the existing buildings next to us. And
20 we've held our taller massing further the south, so
21 that we have a seven-story -- six stories of
22 residences above one story of retail along Georgia.

23 And we have also held it closer to Georgia
24 and away from Kansas, because this is more of a lower
25 scale residential neighborhood. So we've pushed the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 building as far forward and as close to the Metro as
2 we can to really hold that street corner.

3 One of the reasons we have a corner
4 element that's so strong is not just to identify it in
5 the grander scale, but we wanted to extend it above
6 the roofline to give an indication that there's
7 activity on that roof. And we'll probably have some
8 potted plants and things like that, so that you'll
9 literally see some small trees sticking up above the
10 cornice and the parapet line.

11 The building has -- you know, we're trying
12 -- the neighborhood has no consistent context, and
13 that's what this board is showing. This is the six-
14 story building that's catecorner to us. This building
15 is directly across Georgia Avenue, and this is our
16 neighbor to the north on the Kansas side. And this is
17 our neighbor to the north on the Georgia Avenue side.

18 So it's really a mishmash, but it's really
19 a dynamic and vital eclectic mix that we want to
20 capitalize upon. There's not an established
21 historical context that you come in and say, you know,
22 normally we're trying to be very responsive to
23 architectural cues that are consistent. Here we have
24 the opportunity to take some and have a little more
25 interpretation with where they go.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 But we still want to harken back to
2 traditional principles that date back to the
3 renaissance of the base, the middle, and the top. So
4 we have a strongly-defined masonry base that's brick
5 and CMU. And then, we go to the shaft of the
6 building, which is heavily articulated with bays along
7 the Taylor Street side, so that there is -- you know,
8 it's a long building. We have a tight site, but we
9 want to break that up.

10 We'll be using, partially because of
11 budget but largely because of the environmental
12 issues, we don't want to do this all in brick, because
13 that's a very resource-intensive material. We're
14 using fiber cement panels and fiber cement siding for
15 most of that, and also some hard-coat stucco for the
16 color punches and for those bays.

17 And then, we have a cornice line, and then
18 we go to more panels and another cornice to define the
19 penthouse at the top, bringing the scale down a little
20 bit.

21 This center image is a view from the
22 southwest corner of the site, looking back at the side
23 that's seen basically from NDC's office, which is
24 directly across the street. So you know they're going
25 to be very concerned that we follow through with a

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 good product, because otherwise they will be calling
2 us every week.

3 Marc, why don't you review some of the key
4 changes we made to this design as it developed.

5 MR. FEINSTEIN: Good evening. Through
6 various meetings we've had with the community, and
7 also with the Office of Planning, and also through
8 prehearings with the Zoning Commission, we have -- we
9 actually modified the design of this building
10 substantially.

11 I don't know if anybody remembers our
12 original PUD submission, but the colors -- the color
13 scheme has been subdued to kind of become a more urban
14 scheme. The windows have been -- which were much more
15 dynamic have become more subdued as well, much more in
16 the context of the urban environment, as well as the
17 projected bays. We have regulated those and modified
18 those as well.

19 One of the major elements that we've
20 changed -- and it's probably best defined on this
21 board -- is the parking. We are -- in previous
22 submissions we had an entrance to the -- to the
23 parking garage along Taylor Street as well as Kansas,
24 an egress on Kansas Avenue.

25 In order to maximize the parking count, we

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 eliminated that entrance, and eliminated the retail
2 kiosk that went along with that entrance, to allow for
3 increased amount of parking. We added five extra
4 spaces along the base, the south side of Taylor
5 Street.

6 Additionally, we've gone with a spacesaver
7 elevator parking system, which allows for essentially
8 two cars to park in one space. You pull into your
9 level, then either someone is above you or right below
10 you. You have a pit directly underneath it or a bay
11 above it, and you can call your car up as needed.
12 It's a self-serve spacesaver system.

13 And this allows us to get the parking
14 count up to the level that it currently is now, which
15 is a substantial increase. And this is based on a lot
16 of comments that we've had from Office of Planning, as
17 well as with the community concerns.

18 The other element that we did, that we
19 modified, is the -- we included as a public -- as a
20 residential amenity space within the planning of the
21 building a tenant meeting room, which is on the second
22 floor directly -- second floor of the residential
23 wing. That's directly adjacent to the north side of
24 the two-story buildings that align Georgia Avenue.

25 This is above the residential lobby, and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 this will allow the residents a chance to have a party
2 room or have community meetings to kind of further
3 create, in addition to the green roof, a sense of
4 community among the residents.

5 That's pretty much what we've done in a --
6 since we originally presented this to you.

7 MR. KNUDSON: I'll quickly just walk you
8 through the floor plans, and you can ask questions
9 later if you have any.

10 First floor, ground floor, is primarily
11 dedicated to retail, with the entrance as we mentioned
12 at Georgia Avenue and Taylor. There is a second
13 emergency exit further west along Taylor, which, if
14 the tenant mix changes and it goes to two smaller
15 tenants, that would be a secondary -- a second tenant
16 entrance.

17 Resident center on the north end along the
18 Georgia Avenue face into the lobby and take the
19 elevator directly up, so there's no linkage between
20 the retail and the residential portion. Separate
21 security.

22 At the northwest end of that, in this
23 area, is an open court, which is used as the loading
24 dock. The trucks will back off of Kansas into this
25 dock, which directly adjoins the trash room from the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 residences above, and the door into the retail space.
2 And there's also a move-in corridor from the
3 residential lobby back to the service area.

4 People coming to the park will drive
5 around to the Kansas side and pull into the garage
6 below. It slight slopes down to the west by about six
7 or eight feet, so it's not a steep ramp or anything to
8 get into the garage. And then, there's an elevator
9 there for the residents. The parking spaces
10 highlighted in pink are the ones that are double-level
11 with a pit for the lower car to go down into.

12 On the upper floors, it's basically
13 straightforward, you know, corridor, units facing out
14 onto Taylor. At the end, the units also face towards
15 Kansas as well as into this north-facing court area.

16 We sort of mentioned the materials before.
17 This is a finished pallet. We will be using the brick
18 and textured CMU, hard-coat stucco in two colors, and
19 fiber cement panels and siding in two colors. The
20 fiber cement has been used on several other buildings
21 of this scale. There's a couple images of them here
22 if you care to see some examples of that at your
23 leisure.

24 Thank you.

25 MS. PRINCE: Nicole White is here. She is

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 our traffic engineer. She has been qualified as an
2 expert by this Commission in the past. If you have
3 any questions about her qualifications, you can ask
4 her directly. I didn't bring her resume again.

5 CHAIRPERSON MITTEN: Okay. I know Mr.
6 Turnbull hasn't had the benefit of seeing Ms. White
7 before, but she has been qualified as an expert in the
8 past. Did you want to see her resume?

9 (No response.)

10 Okay. Is there any objection to accepting
11 Ms. White as an expert?

12 (No response.)

13 Okay. Go ahead.

14 MS. WHITE: Thank you, and good evening.
15 And I will be brief here, I guess three minutes.
16 We've heard all the exciting details of the
17 architecture.

18 I was the traffic engineer that worked on
19 the Georgia Avenue revitalization plan with the Office
20 of Planning a few years ago, so it's great to see some
21 plans that we worked on together with Office of
22 Planning start to come to fruition here.

23 We're talking about 72 units here. This
24 is not a major traffic generator. We projected -- and
25 with the mixed use component of retail we projected

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 less than 50 p.m. peak hour trips, and less than 25
2 a.m. peak hour trips. Traffic in the area flows
3 without a problem, and we have acceptable levels of
4 service under existing conditions and projected for
5 future conditions.

6 DDOT did agree with our traffic analysis.
7 In our report you have, I'm sure, dated November 8th
8 they did have a concern about the number of parking
9 spaces, and in response the team has increased that
10 number to 57 with the spacesaver mechanism and by
11 eliminating a curb cut on Taylor Street. Another
12 benefit of eliminating the curb cut on Taylor Street,
13 in addition to adding -- providing more parking, is
14 we're reducing a potential pedestrian vehicular point
15 of conflict. That was the previous site plan.

16 The site is -- or the project is located
17 about four blocks away from the Georgia Avenue Metro
18 rail station, so we expect good transit usage. And
19 there is also access to four Metro bus routes in the
20 area.

21 So with that, I'll just leave it open for
22 questions.

23 CHAIRPERSON MITTEN: Thank you.

24 MS. WHITE: I think I'm supposed to say at
25 the end of all my presentations this won't have any

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 adverse impact on traffic or parking.

2 (Laughter.)

3 CHAIRPERSON MITTEN: If you don't say it,
4 we just imagine you saying it.

5 MS. WHITE: Okay. Thank you.

6 (Laughter.)

7 MS. PRINCE: That concludes our direct
8 presentation.

9 CHAIRPERSON MITTEN: Okay. Questions?

10 MS. PRINCE: Would you like me to bring
11 everybody up for questions?

12 CHAIRPERSON MITTEN: Well, we'll see how
13 it -- we'll see how it goes.

14 VICE CHAIRPERSON HOOD: Madam Chair, if I
15 can just ask, do we have an update of the circulation
16 plans not showing the entrance on Taylor Street?
17 Because I don't see it.

18 CHAIRPERSON MITTEN: We don't have that.

19 VICE CHAIRPERSON HOOD: Oh, we don't have
20 it.

21 CHAIRPERSON MITTEN: That wasn't in the
22 package that we just got.

23 VICE CHAIRPERSON HOOD: It wasn't in the
24 package that we just got.

25 MR. KNUDSON: This image --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRPERSON MITTEN: No, the one that had
2 the garage levels and stuff.

3 MR. KNUDSON: I understand that. You're
4 correct. This image does show the traffic arrows on
5 it as well, though.

6 VICE CHAIRPERSON HOOD: So that's what
7 number? So that was just --

8 MR. KNUDSON: It's one of the last ones.
9 It's about third from the end. Should be.

10 VICE CHAIRPERSON HOOD: Okay. Okay.

11 CHAIRPERSON MITTEN: But we do need the
12 revised drawings of the garage, and so on.

13 MR. KNUDSON: Certainly.

14 VICE CHAIRPERSON HOOD: Let me ask, I'm
15 not sure who the appropriate person is for this -- the
16 parking pit. I've got some concerns. I had another
17 case -- and I know I shouldn't bring this up, but --
18 where that actually -- you know, it was presented to
19 us, but they had come back later, because it actually
20 didn't work. I want to know, how is that going to
21 work? This is only the second time I've seen it.

22 MR. KNUDSON: There's several different
23 systems for that. The one we're using is the simplest
24 version. Some create an entire parking vault, you
25 know, where it's basically a big room and it's a

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 vending machine if you will that moves the cars.

2 COMMISSIONER TURNBULL: Could you show the
3 parking plan and talk to that plan?

4 MR. KNUDSON: Basically, wherever you see
5 the pink spaces on that plan, the floor of the garage
6 -- you know, concrete slab -- will be recessed by --
7 I'm not sure of the dimension. Let's say it's six
8 feet or something like that. And it's a two-level car
9 holder.

10 And so, imagine this table is the drive
11 line, and you would park your car on my notepad. And
12 there is -- if you drove in, you would park there.
13 And then, if your neighbor was parked above and wanted
14 to get out, that's what would -- they simply push a
15 button, and it lowers like that, and then they can
16 drive in and out.

17 And if you, then, came downstairs and
18 wanted to get out, you lift it up again, and you drive
19 out. And that's the basic principle of how it works.
20 It's really just a hydraulic lift with, you know, some
21 steel racks -- steel floor that holds the car up.

22 VICE CHAIRPERSON HOOD: So how many are we
23 proposing? You're going to have -- let's just say for
24 the sake of discussion you're going to have 10. It
25 may be --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. KNUDSON: It's more than that, yes.

2 VICE CHAIRPERSON HOOD: Okay. But I'm
3 just saying --

4 MR. KNUDSON: It's 20 I think.

5 VICE CHAIRPERSON HOOD: Okay. 20.

6 MR. KNUDSON: 18 or 20.

7 VICE CHAIRPERSON HOOD: So you're going to
8 have 20. Each one of them is going to have this
9 individual hydraulic lift.

10 MR. KNUDSON: Yes.

11 VICE CHAIRPERSON HOOD: Okay.

12 MR. KNUDSON: And that's just for the
13 residential parking. We're not using that for the
14 retail parking at all, because, you know, we want
15 people that are accustomed to the concept to be using
16 that.

17 VICE CHAIRPERSON HOOD: So if I'm on the
18 bottom, and my neighbor is on the top, and I want to
19 get out, I just push the button and it will raise
20 up --

21 MR. KNUDSON: It raises up.

22 VICE CHAIRPERSON HOOD: -- my neighbor's
23 car.

24 MR. KNUDSON: And it leaves him up, and
25 you can go out, run your errands, come back --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 VICE CHAIRPERSON HOOD: So if I come home
2 and it's already up, and my neighbor wants to park, so
3 she would have to get out -- or he would have to get
4 out of the car, and it would go down and then pull on
5 and do -- I'm sure whoever the last person is is going
6 to leave it where it was.

7 (Laughter.)

8 MR. KNUDSON: Yes, absolutely. And,
9 indeed, if I -- if you and I shared a lift, you know,
10 I'd probably just talk to you, so that, you know,
11 whoever is there first uses it if it's empty as it is.

12 VICE CHAIRPERSON HOOD: Because if I come
13 home all the time and I have to always do it, then I'm
14 going to have a problem.

15 MR. KNUDSON: Right

16 VICE CHAIRPERSON HOOD: I can tell you
17 that now. And I'm leading to my next issue, and that
18 is we don't want to create a situation to where people
19 start having problems. I just see that -- you know,
20 this -- something similar to this was proposed in
21 another area, and they came back and withdrew it. And
22 I don't -- I've forgotten exactly what the
23 circumstances were, but I'm just wondering, does this
24 actually work?

25 MR. KNUDSON: It has been used often.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 It's been -- there's a company out of Chicago that's
2 selling it. I don't have examples of -- that I could
3 rattle off to you of where it has been applied, but we
4 could certainly provide that.

5 VICE CHAIRPERSON HOOD: Do you know of
6 some here in the District?

7 MR. KNUDSON: In the District, there's a
8 more complex system at 15th and Vermont, right across
9 from McPherson Square Metro. And that --

10 VICE CHAIRPERSON HOOD: Is that the
11 Summit?

12 MR. KNUDSON: Yes, that's the much more
13 complex system. We're not proposing that. That one
14 you drive into the garage doors and park your car, and
15 you swipe your card or whatever and your car goes
16 somewhere, and you don't know where. You know, and
17 you have to come back and get it back.

18 VICE CHAIRPERSON HOOD: Just curious --

19 MR. KNUDSON: And that one has had some
20 failure rates.

21 VICE CHAIRPERSON HOOD: -- what is the
22 maintenance? Is it quarterly? Every month? And is
23 it expensive?

24 MR. KNUDSON: I'm sure there's like a
25 monthly check, and then, you know, it's included with

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 the service package from the company that provides it.

2 MR. JENTOFT: The estimate from the
3 service company was that it would be about \$12,000 a
4 year to -- for the maintenance of the systems that
5 we're looking at here.

6 MR. FEINSTEIN: One aspect also is
7 training will be provided to the residents as they
8 sign up for leases. While it's a fairly simple system
9 to use, there will be training -- ongoing training as
10 part of the conditions for a lease.

11 VICE CHAIRPERSON HOOD: Okay.

12 MR. KNUDSON: Again, the only time you
13 need to move it is if your neighbor is parked in the
14 spot. You know, if you got home first, which, you
15 know, then it's yours to park where you want.

16 VICE CHAIRPERSON HOOD: Okay. Now, let's
17 look at the circulation plan. I'm looking at it from
18 here. If I'm coming -- what's that? I want to say
19 south. I'm on Kansas Avenue. I'm going south. How
20 do I turn into the garage? Do I make a left?

21 Now, the traffic is going north, so I
22 would -- yes, but, I mean, if I'm not turning, I'm
23 just going straight up Kansas Avenue and the oncoming
24 traffic, is there going to be like a -- it's not a
25 traffic light. It wouldn't be a traffic light. Is

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 there a traffic light at Kansas and Taylor?

2 MR. JENTOFT: It's stop signs.

3 VICE CHAIRPERSON HOOD: Stop signs. Okay.

4 So that wouldn't back up. Okay.

5 Thank, Madam Chair. Thank you.

6 CHAIRPERSON MITTEN: Mr. Turnbull?

7 COMMISSIONER TURNBULL: Madam Chair, I'd
8 like to follow up on Mr. Hood's question on the
9 parking elevators. I just have a question about
10 safety. If I'm a kid, I see a great toy. What kind
11 of safeguards are there for children not to be able to
12 use this system or to override it and not get hurt?

13 Do you have information that would give us
14 some sense of reassurance that this is a -- got some
15 fail-safe features to it that -- so it doesn't become
16 an attractive nuisance and is something that children
17 are going to look to want to use?

18 MR. KNUDSON: We don't have that with us
19 tonight. We could provide that as a follow up. I'm
20 pretty certain, but not positive, that it can be a
21 keyed system, so that it's not just, you know, whoever
22 comes in there and --

23 MR. JENTOFT: It is one of the first
24 questions that we asked -- asked the company, because
25 it was a concern of ours. There are a number of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 lasers that have to be -- that are operating that are
2 watching for any kind of object that might get in the
3 way. And those will shut down the system if there's
4 any kind of -- any kind of a problem.

5 But there is -- so there are safety --
6 there are safety mechanisms that are fail-safe there,
7 but there are -- it still doesn't impede the nuisance
8 factor. You could have, you know, one of the children
9 go in there and push the buttons, unless you had a key
10 system with it. But it is something that we have
11 checked out, and they -- we've gotten reasonable
12 assurance that it -- they have tested it.

13 COMMISSIONER TURNBULL: I think if you
14 could just provide us with something, I do think it's
15 -- it's an element that's there that I think we'd be
16 concerned about.

17 CHAIRPERSON MITTEN: Do you have more
18 questions? Did you want to keep going?

19 COMMISSIONER TURNBULL: I guess one
20 question I wanted to -- we don't have -- as we said
21 before, we don't have revised floor plans or a ground
22 floor plan, other than that one site plan that's --
23 that came with the set that you just gave us.

24 I see you've changed some elevations on
25 the Kansas Avenue side. You've -- before it was very

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 plain. You simply add windows at the end of the
2 stairs -- at the end of the corridors. Now you've
3 added fenestration at each -- at all of those end
4 units. If we could see a floor plan, I think that
5 would be good. We don't -- other than what we see up
6 there.

7 The other thing is, on the roof, the green
8 roof, have you -- other than saying it's a green roof,
9 you haven't really got much further into that aspect
10 of it.

11 MR. KNUDSON: We haven't done the
12 landscape design for the roof yet.

13 COMMISSIONER TURNBULL: Okay.

14 MR. KNUDSON: It will be an extensive
15 system, which we've used on other projects -- you
16 know, thin soil with seed implants primarily.

17 COMMISSIONER TURNBULL: Yes. I guess my
18 only other -- okay. If we could get that, that would
19 be good. The only -- I guess the other thing that I'm
20 concerned about is that somebody -- and I know we're
21 obviously concerned about cost, the large cement
22 panels, the detailing of that and how that fits
23 together, I think we're looking for a durable
24 building, a building that not only will enhance the
25 neighborhood but has got a long lifespan. I think

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 we're going to be very concerned about detailing of
2 materials and making sure that we have a cohesive
3 building that looks good and is detailed well.

4 MR. KNUDSON: Certainly. And that's one
5 reason we've chosen that product is it's low
6 maintenance and long life. But we can certainly
7 provide the details.

8 CHAIRPERSON MITTEN: Anyone else? Mr.
9 Jeffries?

10 COMMISSIONER JEFFRIES: Okay. Let's just
11 start with the retail. Mr. Jentoft, if you can just
12 talk a little bit about just this retail strategy. I
13 mean, that's obviously a very long space, and it's
14 going to be a condo. So any thoughts about the type
15 of retail that's going to be there? And also, if you
16 end up bifurcating the space and having some of it,
17 you know, off of Taylor towards the back, I mean, what
18 type of retail would end up being there?

19 MR. JENTOFT: Yes. In terms of retail,
20 we've talked to a number of different retailers from
21 CVS, a couple of banks, the bank branch, but our
22 current contender, leading contender, and preferred
23 solution is Yes Organic Markets. Local entrepreneur,
24 Gary Cha, has been by the space, looked at the plans.
25 They were in -- they've expressed a lot of interest.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 They were in -- we were talking about the price for
2 the commercial space, the commercial condo this week.

3 We're moving towards a letter of intent
4 with him and his siblings, who are partners in the
5 business. And they think -- for what they've -- I
6 think they have four or five stores now in the
7 District, and I think the space is about perfect. And
8 we've also brought it up to the community, and the
9 community is very excited. And some of the ANC
10 Commissioners have started a letter-writing campaign,
11 and have sent Mr. Cha I think 35 or 40 letters in the
12 last two or three days to invite him into the
13 neighborhood.

14 So, right now, that's our leading
15 contender. But we have talked to a number of other
16 retailers, and we have had a great deal of interest
17 from a couple of banks, too, bank branches there.

18 COMMISSIONER JEFFRIES: Okay. And the
19 other questions that I have, I think you mentioned
20 that there was -- in terms of public benefits, you
21 know, revenue to the District. Walk me through that.
22 You're not referring to necessarily -- I mean, you
23 don't -- I mean, some of the tenants could actually be
24 coming from within the District, so, I mean, what's --
25 you don't have any projections in terms of net new

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 revenues. I guess I was a little -- I wasn't certain
2 about that.

3 MR. JENTOFT: No, I don't have any
4 projections for net new revenues that would be created
5 by this project for the district. I mean, it -- I
6 mean, you would have, you know, taxes that would be
7 created. You'd also have the revenues from the
8 commercial space. But I'm assuming that -- that, you
9 know, net -- the folks -- if you're moving into
10 affordable housing, you're -- there's D.C. funds going
11 both ways there.

12 COMMISSIONER JEFFRIES: Okay. I just --
13 you know, sometimes it's so sort of boilerplate that
14 you put that down, and then you -- you just look, and
15 you're not really certain -- I mean, if everyone is
16 moving in from Virginia or Maryland, then obviously
17 that's new revenue. And the other question that I had
18 was around -- what is the floor-to-ceiling, Mr.
19 Knudson, on --

20 MR. KNUDSON: It's nine feet, well eight
21 foot, eight inches floor to ceiling.

22 COMMISSIONER JEFFRIES: Okay. But ceiling
23 to -- floor to floor is --

24 MR. KNUDSON: Nine feet four.

25 COMMISSIONER JEFFRIES: Nine, four.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. KNUDSON: It's a concrete slab
2 structure.

3 COMMISSIONER JEFFRIES: Okay. Okay. And
4 the other question that I had was the Georgia Avenue
5 elevation. And I'm -- you know, it's one of these
6 buildings that, you know, where is the front door?
7 You know, you want the front door to be on Taylor
8 Street, but it's not really. It's really on Georgia
9 Avenue.

10 And I was just concerned about sort of
11 articulation of the front door along Georgia Avenue.
12 And if you could comment on that, and then, also --
13 I'm trying to also get comfortable with blue siding on
14 Georgia Avenue. I don't -- I mean, I'm trying to
15 imagine how that looks along Georgia Avenue, and it
16 might be -- you know, it might be very comfortable,
17 but I'm just trying to get a sense of how that's going
18 to be as you're driving along Georgia Avenue in terms
19 of a new building of this size and scale.

20 MR. KNUDSON: It's going to look great.
21 It's a very steely gray blue. We had looked at
22 different colors. We have several of the past color
23 schemes that -- if you'd like to see them, ones that
24 we had shown in prior renderings, either to Maxine or
25 that she may have shared with yourselves. I think

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 we've gotten much more urbane with the colors now, and
2 it's -- some of the other colors were too gregarious
3 and flowery. These are much more restrained, and yet
4 not dull. They have --

5 COMMISSIONER JEFFRIES: But it's not too
6 animated.

7 MR. KNUDSON: I don't think it's too
8 animated, no.

9 COMMISSIONER JEFFRIES: Okay.

10 MR. KNUDSON: I think it's just -- I think
11 there's just enough life that you feel that there's
12 something new going on. And, you know, we've done
13 several projects that have -- that are in different
14 settings and, you know, really feel that -- you know,
15 when we looked at this particular building in
16 different color schemes where we had, for example,
17 flipped the -- the gray so that the blue gray was at
18 the top, and the medium gray was the bulk of the
19 building, and it really jumped out as being too big
20 and white and boxy, and it made it feel, you know,
21 like a stark building.

22 But when we went to a subdued darker blue,
23 it still had a sparkle of life, but felt really much
24 more urban, because that's really one of the main
25 traits of an urban building is its -- its value and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 its richness of the color. And yet, in the
2 neighborhood we're in, there's buildings of virtually
3 every hue within two blocks of us. And so we're
4 trying to limit ourselves to just a couple of those
5 hues.

6 COMMISSIONER JEFFRIES: Yes. I just --
7 you know, there's a lot of materials here, and I'm
8 obviously sort of concerned about how they integrate
9 and dovetail into one another. And so in addition to
10 the blue, you know, I -- it would be interesting to
11 hear what some of my colleagues have to say. And it
12 -- it's just something that I just really hadn't
13 really sort of considered I guess, because I thought,
14 again, the blue would just look a little too animated,
15 and not being able to be taken fully seriously in
16 terms of a building of this size and scale.

17 Any comments on, like, the entrance? I
18 mean --

19 MR. KNUDSON: Yes. We wanted the primary
20 focus for a building at this location to be the public
21 entrance to the retail space, and that's prominently
22 displayed both from Taylor and Georgia by being on the
23 diagonal between the two, which is the typical
24 solution in an urban setting, to just recess a corner
25 cut front door.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 And it's clearly marked by the corner
2 element, so I feel that there's no question about
3 where the main front door is for most of the people
4 that are coming to this facility, which most of them
5 will be -- most of the pedestrians are going to the
6 store.

7 We wanted the residential entrance to be
8 a little more discrete and off to the side. You know,
9 if you picture a lot of mixed use buildings, you know,
10 you walk along a retail street, and you can't figure
11 out, well, how did all of the people get up to the
12 apartments above? You know, and you realize there is
13 a little door over here.

14 Ours is actually somewhat more prominent
15 than that. It has its own sense of being a separate
16 little building next to the larger building. So the
17 residents are really coming into a smaller-scaled
18 building that feels quite different from the main
19 building.

20 COMMISSIONER JEFFRIES: Okay. Thank you.

21 CHAIRPERSON MITTEN: Mr. Parsons?

22 COMMISSIONER PARSONS: You know, I wanted
23 to follow up on the colors. Congratulations. I've
24 been looking at last July and September and I think --
25 I think we're coming along.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 (Laughter.)

2 And maybe we're having trouble getting
3 used to colorful residential, because there's a lot of
4 it coming at us recently. But we still have five
5 colors on the -- on the -- I think. Let's go to new
6 page number 21, which we got this evening I believe.
7 And there's two elevations there. One is the Kansas
8 Avenue, and the other is Georgia Avenue. Do you have
9 copies of that?

10 MR. KNUDSON: Not in that format.

11 COMMISSIONER PARSONS: Or did you give
12 them all to us?

13 MR. KNUDSON: I gave them to you. It's on
14 this board here.

15 CHAIRPERSON MITTEN: I have extras. Do
16 you need them?

17 COMMISSIONER PARSONS: Well, and it may be
18 the computer that has done us a trick, but the Kansas
19 Avenue seems to show a white color as well as a gray
20 color in this fiber cement tone. And I just want to
21 make sure there is only one color. Would you like a
22 copy of it?

23 MR. KNUDSON: You have the actual finished
24 samples?

25 COMMISSIONER PARSONS: Well, my point is

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 you see this Kansas Avenue?

2 MR. FEINSTEIN: That's just the way the
3 rendering relates to this --

4 COMMISSIONER PARSONS: There's this very
5 white color, and over here it's a different color.
6 We're not -- we're not talking about a two-tone tower,
7 are we?

8 MR. FEINSTEIN: Not at all. That's just
9 the way the computer renders it with the sun.

10 COMMISSIONER PARSONS: Okay. Now, while
11 we're on that tower, I don't understand the purpose of
12 that tower, and --

13 MR. KNUDSON: That's an elevator, to bring
14 you up to the roof, so that you can --

15 COMMISSIONER PARSONS: But why it needs
16 the embellishment of the tower above it. Directly
17 behind you I think makes my point. You've got the
18 tower for the roof terrace, which is the signature at
19 the corner of the building, celebrating the fact that
20 it's there. But I -- I don't understand the need for
21 this. It seems distracting.

22 MR. KNUDSON: It's some overhead travel
23 for the elevator itself. And so that tower actually
24 -- in the renderings it looks like a hole, but it's
25 actually glazed. It --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 COMMISSIONER PARSONS: Oh. So that isn't
2 sky.

3 MR. KNUDSON: But you will be able to see
4 through it. You know, we wanted it to feel a little
5 bit like a lighthouse up there. Instead of it being
6 opaque all the way up, we wanted it to have a little
7 more visual interest at the top.

8 COMMISSIONER PARSONS: These elevator
9 overrides are normally about 18 feet. Is that what
10 this is?

11 MR. KNUDSON: We don't need that much
12 override, because we're using a Gen 2 elevator machine
13 that has a different technology. So we have a smaller
14 machine at the top of the hoist way, but it -- but it
15 is about -- I can't say on the record what the exact
16 dimension is right now, but let's say it goes about
17 eight feet above the top of the elevator when the
18 elevator is at the highest point.

19 So, yes, about 12 to 16 feet above the top
20 landing of the roof to the -- and then, of course,
21 you've got the roof element above that.

22 COMMISSIONER PARSONS: So is this height
23 necessary? I mean, it's taller than the roof terrace.
24 I guess that's my point. Why does it have to
25 penetrate the skyline here as much as it does?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MR. KNUDSON: You just said that, and I
2 just -- I agree. I just checked. It is taller. It
3 should not be taller. It should be the same height as
4 the corner element at Georgia and Taylor. Those two
5 should have the same roof height.

6 COMMISSIONER PARSONS: Okay. Now I'm
7 going to the Georgia Avenue elevation. Have you got
8 this one? With the yellow tower. Not the material,
9 but what is it doing? What is that tower doing? Is
10 that stairway?

11 MR. KNUDSON: It's an emergency exit
12 stair.

13 COMMISSIONER PARSONS: And the reason that
14 needs to be the height that it is is to get people
15 onto the roof.

16 MR. KNUDSON: Right.

17 COMMISSIONER PARSONS: Okay. Now,
18 number 17 is the roof plan. And I was so excited
19 about the green roof, and then I discovered the air
20 conditioning units.

21 (Laughter.)

22 Which, of course, are a necessity. But
23 you haven't detailed this. Some of the air
24 conditioning room, it's a dozen of them vented up
25 inside the roof terrace, which I think is too bad but

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 maybe essential. Do you imagine some kind of device
2 to camouflage these? Fencing or -- what is this going
3 to look like when people are strolling through the
4 garden here?

5 MR. KNUDSON: We have another project that
6 we've done in a simple way, which has a -- has
7 enclosed the terrace portion with a guard rail, and
8 then you just look out on the green roof, and then
9 there's a gravel field where the air conditioning
10 units are. In this case, we're extending the parapet
11 walls up higher, so that individuals are free to
12 wander anywhere on this level that they wish, although
13 we will provide -- we don't want them trampling
14 everything, so we're going to provide, you know,
15 pathways.

16 COMMISSIONER PARSONS: So we've got the
17 stepping stones and --

18 MR. KNUDSON: Stepping stones for where we
19 expect them to go. And around the air conditioning
20 units themselves, honestly, it's going to depend on
21 budget. What we'd like to see is, you know, a little
22 fence around them, you know, that's sort of -- I don't
23 want to say a picket fence, but something along those
24 lines that partially obscures your view of them. But
25 I can't commit to that fence being up there at the end

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 of the project.

2 COMMISSIONER PARSONS: So within the roof
3 terrace area, however, I assume you've proposed
4 something more substantial. A masonry wall or
5 something? It's a harder line --

6 MR. KNUDSON: The edge -- the outer edge
7 is a four-foot wall.

8 COMMISSIONER PARSONS: I meant around the
9 air conditioning.

10 MR. KNUDSON: Right now what we're
11 proposing, to make you feel when you're on the roof
12 terrace more like you're part of the green roof is to
13 have no barrier between the terrace and the green
14 roof.

15 COMMISSIONER PARSONS: Right.

16 MR. KNUDSON: And you can walk across here
17 wherever you wish. And if we can, we're going to put
18 some screening enclosure around the air conditioning,
19 which are just, you know, residential style.

20 COMMISSIONER PARSONS: I meant the ones in
21 the roof. There you go.

22 MR. KNUDSON: Oh, these. I'm sorry. Yes.
23 Yes, those would have more of a guard rail around them
24 that is, you know, like a metal screen.

25 COMMISSIONER PARSONS: Well, I'll tell

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 you, I'm imaging people assembling up here for a
2 cocktail party or whatever, a place of social
3 gathering. And here's a dozen air conditioner units
4 running over here in the corner. Maybe they wouldn't
5 be up there if it was that hot. But is there some
6 device that could be built to attenuate the sound
7 here? Or am I missing the point of the roof terrace?

8 MR. KNUDSON: No. The roof terrace is
9 meant as a gathering area. That's absolutely what it
10 is. I personally don't think the sound of the air
11 conditioning units will be any more than the sound of
12 the sirens on Georgia Avenue.

13 COMMISSIONER PARSONS: Oh, you're right.

14 MR. KNUDSON: And it's just --

15 COMMISSIONER PARSONS: Is it white noise
16 or is it annoying?

17 MR. KNUDSON: It's white noise. And I've
18 been on the roof terrace of the other project that
19 we've done, which is right next to the air
20 conditioning units, and it's -- it's not unpleasant,
21 because you're up there generally with a group that's
22 sociable. So it's not generally an annoying problem.
23 And these aren't large air conditioning units.

24 COMMISSIONER PARSONS: I'm, too, concerned
25 about the blue. I just think it should be more of a

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 slate color than this. I just think it's -- it's
2 going to be too vibrant as a companion to this. I
3 don't know. Obviously, you spent a lot of thought on
4 this, but it's -- it's not as muted I think as the
5 renderings, and they keep moving. I think it will be
6 known as "the blue building," and I just think that's
7 too bad. I don't think it should be. I think it --
8 and what is the life history of this? 40 years? 50
9 years? 100 years? Nobody knows, because it's a new
10 product. But --

11 MR. KNUDSON: Thank. But it has a --

12 COMMISSIONER PARSONS: Is that the answer?

13 MR. KNUDSON: No. It's a permanent
14 material. The only question on -- you know, would be
15 replacement in terms of, you know, if an installation
16 nail rusted out or something like that. The material
17 is inert, and it's not going anywhere. If we want to
18 use one of the manufacturer's standard colors, so that
19 we don't have to paint it -- in which case it has, you
20 know, a much poorer maintenance cycle, and you have to
21 come back every five years and repaint it.

22 COMMISSIONER PARSONS: Yes. So does he
23 have something between these two?

24 MR. KNUDSON: No, sir.

25 COMMISSIONER PARSONS: I see.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 (Laughter.)

2 Okay. And I'm not sure I know where this
3 goes, this concrete material and whatever it is. Is
4 that the spacer between the bricks?

5 MR. KNUDSON: The spacer between the
6 bricks, and also the --

7 COMMISSIONER PARSONS: I think that will
8 be very nice.

9 MR. KNUDSON: -- and also some of the
10 panels at the lower level.

11 COMMISSIONER PARSONS: So this isn't
12 between the bricks. This is the --

13 MR. KNUDSON: That's used -- the brick and
14 the CMU are both used as accents.

15 COMMISSIONER PARSONS: I see.

16 MR. KNUDSON: So there's a beige brick at
17 a few locations.

18 COMMISSIONER PARSONS: All right.

19 MR. KNUDSON: But it basically blends in
20 with the CMU. It's just where we need a different
21 height of an accent.

22 COMMISSIONER PARSONS: So it's this or
23 yellow. This is better.

24 MR. KNUDSON: There's white.

25 MR. FEINSTEIN: One of the advantages of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 the prefinished standard colors that the manufacturer
2 provides is there -- they do not have to be -- there
3 is a 15-year guarantee between painting it, so that
4 the finish will last for at least 15 years before you
5 have to do any sort of treatment on it. That's why we
6 were trying to maintain their standard color pallet.

7 COMMISSIONER PARSONS: So if our order
8 said, "And you don't necessarily need to match the
9 blue when you have to repaint it" -- I'm kidding.

10 MR. FEINSTEIN: That would be great.

11 COMMISSIONER PARSONS: All right. Thank
12 you. That's all.

13 And, obviously, the 4100 sign is gone on
14 the new renderings, huh?

15 MR. FEINSTEIN: Per your request.

16 CHAIRPERSON MITTEN: I don't know if
17 anyone else shares this concern, but when I try and
18 imagine seeing this building, I'm worried that because
19 of the materials that it's going to -- it's going to
20 say to people that this is an affordable housing
21 development.

22 And I typically don't venture into
23 architectural issues, but, you know, we spent a lot of
24 time in our discussions about inclusionary zoning, and
25 so on. And when we have proffers of affordable

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 housing in the context of a larger development, we
2 want -- we don't want to send that message.

3 So I don't know if you have some response
4 for that. I know you have budgetary constraints. But
5 I just think that's what it says to me when I look at
6 the renderings.

7 MR. KNUDSON: One thing we will be doing
8 with the siding portion of it is using it in a very
9 large format, an eight- or ten-inch lap, as opposed to
10 a sort of more residential of -- three- to five-inch
11 is more typical on a house, say. So it will have a
12 more substantial feel.

13 The material is probably more prevalently
14 used in -- I'm trying to think of the right way to
15 describe cities other than established east coast
16 cities, say the west coast cities. And materials very
17 similar to this are very common on the highest dollar
18 condominiums that you might see in L.A. or Seattle.
19 It might be metal or it might be fiber cement. It is
20 a less typical material in Washington, D.C. We have
21 used it on several other projects.

22 But, you know, we're using it because we
23 feel it's a high quality material that's sustainable
24 and low maintenance and has an urbane sense to it,
25 rather than -- and is an affordable material, of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 course. We've done many affordable housing projects
2 that are all brick and scream affordable housing much
3 more so than this will. I'll say that.

4 Just because of the basic massing of them
5 or, you know, the site was not so prominent, and,
6 therefore, the client didn't demand the level of
7 facade articulation. So I think that has a lot to do
8 with it, too.

9 CHAIRPERSON MITTEN: Okay. The other
10 thing is -- and, again, I'd just say -- I just want to
11 say I typically don't venture into these architectural
12 issues, but I think the design has improved a lot
13 since we first saw it. But what I kind of don't
14 understand is when I look at the -- an elevation like
15 the Taylor Street elevation, and I see what you're
16 trying to do in terms of a more classical form, and
17 then you take that and you insert something that I
18 find disconcerting, is -- for instance, you have this
19 sort of regular pattern of bays and the blue, as Mr.
20 Parsons points out, and then you have this -- this
21 element here, which I don't know what to call it, but
22 it's a different color, and the patterns are
23 different, and it kind of -- it disturbs the pattern
24 that I thought you were trying to create.

25 So I don't know if you can explain to me

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 why that's desirable from a design perspective.

2 MR. FEINSTEIN: One of the issues when we
3 started this out, we had -- through the first
4 presentations that we had through the Zoning
5 Commission, Office of Planning, we had a bit of a
6 different pallet with -- obviously, there was more
7 metal panels. This I guess is answering the first
8 question as well about the use of the fiber cement.

9 And we've tried to -- and we had some
10 objections over that, so we've tried to -- to change
11 the pallet down to, like you were saying, more of a
12 regulated pattern.

13 One of the elements we were trying to do
14 with the stair tower, which is what you're -- what
15 breaks the regularity up on the Taylor Street
16 elevation, as well as what we were trying to do at the
17 corner of Taylor and Georgia, as well as with the
18 elevator tower and the stair tower, is especially
19 along Taylor we have -- we have a long building.

20 And while we're breaking it up with some
21 regularity, we feel that if we continue to have that
22 same regularity throughout the entire length of the
23 building it would -- it would become almost I guess
24 boring. We wanted to add some life to it and also add
25 -- make it -- bring it down to a scale that's more of

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 an urban scale with the neighborhood around it -- has
2 some elements of rowhouses, has elements of retail
3 that is right next to each other, and it breaks it up
4 and it doesn't allow for the whole building to read as
5 one plane.

6 Even with the projections being regular,
7 we wanted to add these secondary elements that would
8 break up even the regularity among the projections.

9 MR. KNUDSON: If I could add, the material
10 on that is the same panel material that you have
11 across the penthouse. So that vertical element on the
12 left and the penthouse band are the same color and the
13 same material of the lighter gray fiber cement panel.

14 And so there's really only three major --
15 there's two tones of fiber cement panels of siding,
16 there's two tones of hard-coat stucco, one of which
17 matches one of the fiber cement colors, and then
18 there's brick and accent masonry. So there's really
19 three types of materials in the blue gray, the gray,
20 the beige, and the red brick.

21 CHAIRPERSON MITTEN: Okay. I understood
22 what you said about -- and no one is going to be
23 looking at it this way, so I guess I shouldn't be too
24 worried about it. But what people will be looking at
25 is the elevation on Georgia Avenue, which still has an

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 awful lot of things going on, notwithstanding that
2 you're going to I think revise the drawing to show
3 that the elevator override tower is the same height as
4 the larger tower.

5 And, for instance, I don't understand what
6 this -- this yellow piece is just kind of -- I know it
7 has a function in the building, but I don't understand
8 why it needs to track down through the facade like a
9 separate element. There just seems to be an awful lot
10 going on, which is kind of my main complaint from the
11 beginning. And it's considerably tamed since we first
12 saw it, but it's still -- there's still a lot going
13 on.

14 So what are you trying to accomplish
15 there? Just variety?

16 MR. KNUDSON: Some variety, yes. As I'm
17 looking at that, I'm thinking that's not a bad idea,
18 to make that be the same color as the other stair
19 tower. You know, it's a fluid process here, and I'd
20 be open to your thoughts on making that be the light
21 gray fiber cement panel. So that the penthouse is
22 that same color and the two stair towers are the same
23 color as each other.

24 CHAIRPERSON MITTEN: Well, I wouldn't
25 begin to suggest what you should do. It's just if you

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 could calm it down a little bit more, it might be
2 accepted.

3 MR. KNUDSON: That would calm it down a
4 little bit. What we were trying to do there is tie
5 that element into the corner tower, which is the same
6 color, and into the bays across the Taylor Street
7 side. So you have a series of bays in that beige tone
8 across Taylor Street, and then they sort of emphasize
9 at the corner tower, and then the color is repeated on
10 the Georgia Avenue side. And that's why we've
11 specifically tried to use that color there, so that
12 the two facades have a relationship to each other.

13 CHAIRPERSON MITTEN: Well, if that was
14 something that you wanted to submit at least for us to
15 consider as an alternative, that -- because, believe
16 me, I can't abstract these things. So it -- that's up
17 to you. That's up to you all.

18 I did want to ask, what is the length of
19 affordability that's being proffered?

20 MR. JENTOFT: The restrictions that come
21 with the subsidies that we're getting mandate a 40-
22 year affordability with the project.

23 CHAIRPERSON MITTEN: Okay. And could you
24 submit something for the record, so that we would
25 understand what the mechanism is? Typically there is

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 a covenant or something that's -- that is put into the
2 record, so that we understand how it will be
3 controlled.

4 MR. JENTOF'T: Yes, we'd be happy to put
5 that in writing and submit it with the record.

6 CHAIRPERSON MITTEN: Okay. That would be
7 great.

8 And you mentioned that you've made a
9 number of presentations to the Council Member, a
10 number of presentations to the ANC. We don't have in
11 the record any kind of letter from the ANC. And I'm
12 wondering, have they taken a position that you're
13 aware of? Actually, is there anyone here from the
14 ANC?

15 MS. PRINCE: I just passed that out. You
16 probably haven't seen it yet.

17 CHAIRPERSON MITTEN: Oh. Oh, okay.
18 Sorry.

19 MS. PRINCE: That is one of the last
20 things I just handed you --

21 CHAIRPERSON MITTEN: Sorry. I didn't --

22 MS. PRINCE: -- from the ANC and the SMD.

23 CHAIRPERSON MITTEN: Oh, okay. So we have
24 something from the single-member district
25 Commissioner, but nothing from the ANC.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. PRINCE: Also the chair. There's two
2 letters there.

3 CHAIRPERSON MITTEN: Okay.

4 MR. JENTOFT: The chair and the single-
5 member district member have both given us letters of
6 support. The way the timing worked out, there was a
7 change in the single-member district ANC leader who --
8 the initial ANC resigned and was replaced by -- with
9 a special election. So we had to go through the
10 process again of community meetings with the new
11 single-member district leader.

12 And so we are in the process right now of
13 getting a final ANC vote on the 14th of February. So
14 with Valentine's Day coming around the corner, we're
15 -- we've had universal support. They just wanted to
16 make sure the new ANC -- single-member district ANC
17 leader wanted to make sure that he really had met with
18 his constituents, and that they did support the
19 project, before they had a full vote by the ANC,
20 because he wanted to be behind it.

21 CHAIRPERSON MITTEN: Those new people are
22 just so conscientious.

23 (Laughter.)

24 Okay. I think that's all I had.

25 Anybody have any follow up? Mr. Hood?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 VICE CHAIRPERSON HOOD: Yes, Madam Chair.

2 Mr. Utz, I wanted to ask you about the 60
3 percent of the AMI. I think you said in your
4 testimony that --

5 CHAIRPERSON MITTEN: That's Mr. Jentoft.
6 Mr. Utz didn't testify.

7 VICE CHAIRPERSON HOOD: Who is Mr. Utz?
8 Oh, you're Mr. Utz. Okay. I must have wrote the
9 wrong name down.

10 But anyway, Mr. Jentoft, okay, you
11 mentioned in your testimony -- I'm sorry. You
12 mentioned in your testimony about 60 percent of the
13 AMI. You said 60 percent or less of the AMI. Am I
14 correct?

15 MR. JENTOFT: Yes. It's mandated that
16 they be -- that the people who are renting at least be
17 at 60 percent AMI.

18 VICE CHAIRPERSON HOOD: Okay. At least at
19 60, but you're stating it was 60 percent or less.

20 MR. JENTOFT: Right.

21 VICE CHAIRPERSON HOOD: And I guess my
22 question is: how far less? Are we talking about 20
23 percent?

24 MR. JENTOFT: We will have the building --
25 the building will be mandated that we manage it at --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 that everyone who rents would be at 60 percent or less
2 AMI, and the rents will be set by the 60 percent AMI
3 level.

4 VICE CHAIRPERSON HOOD: I guess when we
5 say "less," I'm just trying to figure out where we're
6 reaching when we go less. How far are we going?

7 MR. JENTOFT: If you are somebody who has
8 a salary that puts you at the 52nd percentile of the
9 area median income, you can still rent at -- even
10 though -- I mean, it's not like people only can be at
11 60 percent. They can -- as long as they can afford
12 the rents, they can be making less than that.

13 But the affordability level is -- let me
14 just be clear, is at the 60 percent AMI level. One
15 hundred percent of the building is being set aside at
16 a 60 percent AMI level. So -- but, I mean, if you --
17 if you do make less than 60 percent, you can still
18 rent in the building. It's not precluding people from
19 -- who make less than that. It's just the rents
20 aren't going to -- the rents will be set at the 60
21 percent AMI level.

22 VICE CHAIRPERSON HOOD: Okay. So if I'm
23 -- okay. I understand. So if I'm at 30 percent of
24 AMI, I probably wouldn't be able to afford -- I
25 couldn't -- that's not part of that "less" you were

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 talking about.

2 MR. JENTOFT: That's not part -- that's
3 not part -- I mean, the rents are going to be set at
4 60 percent of the AMI level. I think we do have a
5 subset. The DHCD money comes with some setasides for
6 Section 8, too. So there are multiple ways to pay
7 those rents.

8 VICE CHAIRPERSON HOOD: So another
9 incentive to -- you're probably going to reach people
10 with a lot less of AMI, like 30 percent, 20 percent.

11 MR. JENTOFT: We're going to be reaching
12 out. I mean, the community has asked us to reach out
13 within the community, which we plan on doing. The
14 District government has asked us to reach out to
15 seniors, which we also plan on doing. So we'll get --
16 and I'm not -- I can't vouch who is going to turn up
17 when we start advertising for the building, but that's
18 going to be our initial focus.

19 VICE CHAIRPERSON HOOD: But the
20 opportunity is there.

21 MR. JENTOFT: Yes.

22 VICE CHAIRPERSON HOOD: Okay. All right.
23 Thank you.

24 COMMISSIONER JEFFRIES: Could I -- I'd
25 like to follow up a little bit on Vice Chair's

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 comments. And, actually, I think they're interesting
2 comments, because, you know, at the end of the day
3 there is a certain mix that will make sense for this
4 building in terms of operations, and so forth.

5 So while you say 60 percent or less, I
6 mean, it's very unlikely that you're going to be
7 giving, you know, deeper levels of affordability.
8 You're not going to get a lot of people who are going
9 to be 30 percent of area median income. I mean,
10 you're going to be getting probably somewhere between
11 50 and 60, probably.

12 MR. JENTOFT: That is correct.

13 COMMISSIONER JEFFRIES: Yes. So I don't
14 think they're going to be getting deeper, you know,
15 levels. I think that's where your question was, but
16 I think it was --

17 VICE CHAIRPERSON HOOD: Was warming up for
18 Thursday night.

19 CHAIRPERSON MITTEN: Anyone else have
20 follow up? Mr. Turnbull?

21 COMMISSIONER TURNBULL: I just wanted to
22 follow up with a couple of comments, and maybe take on
23 what some of you folks have also said about the design
24 issues. And I think we've seen some great
25 improvement. The articulation -- actually, like the

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 perspective from Kansas Avenue is -- begins to have a
2 nice feel from it. It begins to look good. I like
3 how it turns the corner. And then, bam, you hit
4 Georgia Avenue, and I think the question is, where is
5 the entrance?

6 And then, as I look at the perspective
7 from Georgia Avenue down, it begins to look like set
8 design. I feel like it suddenly ends the articulation
9 of smoothness that you sort of felt coming along
10 Kansas. It's like, this is -- this design, you
11 changed the canvas side, the windows are there. It
12 begins to read as a whole. It's turning the corner.
13 It looks good.

14 And then, you turn the corner and you hit
15 Georgia Avenue, and you see the little storefront that
16 you've tried to make the entrance. And I can reason
17 with what you're trying to do, but somehow I think I
18 get the feeling what the others have said is that --
19 is that really where the entrance is?

20 And then, what happens? Something seems
21 to fall down from the design as I go around the
22 corner? If I'm standing there, it's like, what am I
23 looking at? Is it a couple of separate different
24 buildings? Is it more than one? And I start -- when
25 you look at the whole thing, it was like, what does

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 this remind me of? And then, you said it. It's L.A.
2 It's L.A., and I'm like, oh my God, it's L.A. It's
3 Los Angeles.

4 And I'm like, is that right for here? I
5 mean, is this -- if we look at regional architecture,
6 and we look at Washington, I look at west coast, east
7 coast, and the south, and the north, is this right?
8 Is this appropriate? Is this the kind of feeling you
9 want? Is L.A. what you want to see on -- and I'm --
10 and I just have this funny feeling that it looks
11 funky.

12 And I'm just wondering, it's almost like
13 set design in L.A. And I'm just a little bothered
14 that for the people that are going to be -- we want
15 good design. I just want something that works and is
16 -- it looks like it's starting to work in places, and
17 then all of a sudden it just kind of dies.

18 COMMISSIONER JEFFRIES: Yes. Can I just
19 -- and, Commissioner Turnbull, you know, when Mr.
20 Knudson said L.A., I'm like, oh my God, he shouldn't
21 have said that, because --

22 (Laughter.)

23 -- I was thinking you've given us our --

24 COMMISSIONER TURNBULL: It just hits you.

25 COMMISSIONER JEFFRIES: It just -- and I

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 think I've said this before in other -- it just seems
2 just a little over-accessorized. It just -- it's just
3 a lot going on, and it just looks animated. And I
4 just -- in terms of an anchor, sort of hinge at that
5 corner, you know, the base -- I mean, I still have my
6 issues with the entrance. But as it goes up, it just
7 looks a little light. It looks like you can't take it
8 fully seriously.

9 And I -- and, again, I just have -- and
10 this is my own personal issue. I just -- I just think
11 the commercial corridors should be solid, should be
12 smooth, should be sleek and not as much frills here.
13 So, you know, again, I'm with Madam Chair. I don't
14 certainly want to tell you what to do, but it's --
15 there's something about it.

16 And, again, we understand the budgetary
17 constraints, and so forth, but I think we just might
18 want to spend a little bit more time with sort of
19 refining it but still giving it sort of a more, you
20 know, timeless look, and not trying to give so much
21 animation to it.

22 CHAIRPERSON MITTEN: So you've heard from
23 everyone on the subject.

24 COMMISSIONER PARSONS: What's different
25 about this building? Let me weigh in --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 CHAIRPERSON MITTEN: Maybe not everyone.

2 COMMISSIONER PARSONS: -- too, because I'm
3 trying to understand what Mr. Turnbull is saying.
4 Let's look at the Georgia Avenue tower. That color
5 combination, that design, that -- shouldn't call it
6 yellow. It's cream and gray. It is pleasing to me.
7 Do you mean -- not that we're supposed to design this,
8 but to get rid of the blue and continue this facade
9 treatment along Georgia Avenue that's shown at the
10 tower?

11 COMMISSIONER TURNBULL: Well, I guess
12 after looking at -- remember the previous drawings
13 which were -- I won't go back to them. But as -- as
14 I look at it on page 27, the perspective looking up
15 from Kansas Avenue, I get a feeling that there's an
16 articulation. This is -- I guess a residential
17 feeling. I get -- the color -- notwithstanding the
18 color, but the articulation, the windows, the feel as
19 how this rhythm is going along, I'm a little troubled
20 by the retail as I turn the corner on Georgia a bit.
21 It sort of hangs out there.

22 But, you know, you go along, but then it's
23 that next piece as you hit the perspective from
24 Georgia, and you hit the little building, and then the
25 blue and it -- the yellow there again, and the --

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 then, the rather plain blue that goes all the way
2 along the other way. It's like, what happened? Why
3 don't I feel as -- like it's the same building, that
4 somebody just dropped something and --

5 COMMISSIONER PARSONS: That's what I
6 meant. If you extended the tower all the way across
7 that facade --

8 COMMISSIONER TURNBULL: Well, maybe.
9 Maybe.

10 COMMISSIONER PARSONS: -- got rid of the
11 blue, and had this two-color combination, the light
12 gray and the yellow, with the red below it, does that
13 begin to work?

14 COMMISSIONER TURNBULL: Maybe.

15 COMMISSIONER JEFFRIES: You can still do
16 nice rustication at the ground level, and so forth.
17 You can play there. Anyway --

18 COMMISSIONER TURNBULL: You know, I mean,
19 if I look -- when I'm -- if I'm walking up Kansas
20 Avenue, I want to go here. And then, I turn the
21 corner and I'm like, what do I do? Where do I go?
22 And it's not obvious, and I just don't -- I don't feel
23 the same excitement as if -- looking up from Kansas
24 Avenue as I suddenly turn the corner and look at that
25 -- what is the front of the building or where you're

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 going to enter. I don't feel as good about it as I do
2 walking up back toward the garage.

3 COMMISSIONER JEFFRIES: Yes.

4 COMMISSIONER TURNBULL: I just feel it's
5 -- if I'm calling this home, and I want to come here,
6 I want to feel really pumped, because if I'm walking
7 up there and I turn that corner, I'm excited by
8 Kansas. And I turn around the corner and I'm like,
9 I'm lost. I just feel something happens. Something
10 just is not as exciting as what is seeming to be
11 developed along the other facades. It's just kind of
12 -- it's not a hole yet. It's getting there.

13 CHAIRPERSON MITTEN: Do you find these
14 comments helpful?

15 MR. KNUDSON: Yes. The thoughts that come
16 to my mind, just for discussion, are one of the things
17 that makes this side nice is it's very vertically-
18 oriented, both ends are really. But it has a focal
19 point of this bay that's topped by this metal element,
20 which is repeated along. That does not occur on the
21 Kansas side -- I mean, the Georgia side, and we could
22 simply make it thicker there. You know, we can -- we
23 could put another bay there.

24 And also, the cornice line is not as well
25 defined on the Georgia Avenue side. We can simply

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 carry that cornice line around, and put a -- take the
2 corner, the cream color off the stair, and put it --
3 to focus on a residential bay that brings up and has
4 the same hat that we have along Taylor. And that
5 becomes the visual focus as the corner element, and
6 another one of those bays right like that, and it
7 would have that more residential feel and feel more
8 cohesive with the other side.

9 What's different about this building than
10 California, what makes it a little more Italy, and,
11 therefore, we're halfway in between, is -- is really
12 the rusticated base, and the strong cornice impediment
13 line. And what's very Washington I think is -- is the
14 top piece, that you wouldn't see a piece that -- you
15 know, with that kind of shaping out west. They'd
16 have, you know, a much more dynamic, you know, series
17 of fins sticking out, or something like that, metal as
18 opposed to a solid-feeling material.

19 And so I think it -- this neighborhood is
20 not downtown D.C., you know, and it's not the
21 Connecticut Avenue corridor. So it -- the best
22 architecture would not respond in that same way. You
23 know, I think there is a general tradition in
24 Washington, which we all admire and respect, and we've
25 brought some of those background themes in with that

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 strong base and these tower elements and these cornice
2 lines.

3 But I don't think those -- the classical
4 Washington building belongs everywhere in Washington.
5 And so that's why we've taken those themes here and
6 tried to reinterpret them a little bit to start
7 responding to the very dynamic, eclectic neighborhood
8 that we're in, yet stay somewhat restrained ourselves.

9 CHAIRPERSON MITTEN: Anyone else want to
10 make any further comments? We will see a revised
11 Georgia Avenue elevation, then, is that fair to say?
12 Okay. That would be great.

13 Anyone else?

14 COMMISSIONER JEFFRIES: But in revising
15 the Georgia Avenue elevation, I mean, obviously it
16 should integrate with the rest of the building. So --

17 CHAIRPERSON MITTEN: Thank you for
18 reminding them about that, Mr. Jeffries.

19 Okay. If there's no more questions, then
20 we're ready to go to the report by the Office of
21 Planning.

22 MS. BROWN-ROBERTS: Good afternoon. Good
23 evening, Madam Chairman, and members of the
24 Commission. I am Maxine Brown-Roberts from the Office
25 of Planning.

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 This proposed project will provide 72
2 affordable rental housing and neighborhood retails on
3 the ground floor. The project has a potential to
4 greatly contribute to the revitalization that has
5 begun along Georgia Avenue, and particularly in this
6 area.

7 Since the setdown, the applicant has made
8 significant changes to the facade of the building.
9 Because the building faces three roadways, OP was
10 concerned that the rear facade along Kansas Avenue is
11 fairly blank. The applicant has made these changes.
12 The building also has a three-story sign on the corner
13 of Georgia Avenue and Taylor. That has also been
14 removed.

15 The applicant has requested flexibility
16 from the zoning regulations relating to parking,
17 residential recreation, and court width. A total of
18 62 parking spaces are required for this proposed
19 residential and retail use. In its latest submission,
20 the applicant has tried to meet the required -- the
21 requirement by proposing to use spacesavers within the
22 residential space, which would yield a total of 57
23 spaces.

24 DDOT supports this option, and has also
25 encouraged the applicant to set aside two spaces for

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 car-sharing vehicles. Therefore, the applicant is
2 requesting a waiver for five spaces.

3 Most of the spaces will be dedicated to
4 residential, and the remainder will be for retail use.
5 The subject site is also served by a total of four
6 Metro bus routes that travel along Georgia Avenue and
7 serve the site on both weekdays and weekends, with
8 additional trips during rushhour.

9 The Georgia Avenue-Petworth Metro station
10 is approximately .3 miles or four blocks to the south
11 of the property, and will help to mitigate the need
12 for additional parking spaces.

13 The applicant has requested flexibility
14 from the requirement of Section 411.3, which requires
15 that roof structures be within one enclosure. They
16 propose a two-roof structure instead of one, because
17 the elevator and stairs to the roof are on opposite
18 sides of the building, and from the emergency
19 stairwell.

20 Further, if they are enclosed, the
21 enclosures will give the appearance of a building
22 which is much higher. The separate enclosures allows
23 the space to be used for recreational space in the
24 green roof.

25 The applicant has reduced the required

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 residential recreation space from 15 percent to
2 8 percent, and that will consist of a roof structure,
3 a meeting room, and the lobby area. Additional
4 facilities to serve the residents can be found at the
5 Upshur Recreational Center, which is in close
6 proximity to the site, and has facilities which the
7 residents can utilize for their recreational needs.

8 On the northeastern portion of the
9 building, the elevator shaft has been pulled back from
10 the longer portion of the building, in order to
11 provide light into nearby bedroom windows.

12 As outlined in our report, the proposal meets
13 many of the public benefits and amenities required
14 under the PUD. The main amenity of the proposed
15 application is the dedication of the entire 72 units
16 to residents who earn 60 percent of AMI, and, in
17 particular, rental housing to serve a very underserved
18 segment of the District population.

19 To improve energy efficiency of the
20 building, the applicant is proposing a green roof.
21 The green roof will be beneficial to both the
22 residents and the environment. The applicant has
23 indicated that they will participate in the first
24 source agreement with the District of Columbia
25 Department of Employment Services, and will obtain a

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

(202) 234-4433

www.nealrgross.com

1 memorandum of understanding.

2 The generalized land use map recommends
3 the subject site for a mix of uses -- moderate density
4 residential and low density commercial. The mixed use
5 category also includes existing commercial areas and
6 areas proposed for significant land use changes. The
7 proposed C-3-A zoning is more equivalent to medium
8 density residential uses.

9 An area of C-3-A zoning is one block away
10 from the subject property. Almost the entire corridor
11 starting at the Howard University and continuing all
12 the way to the Maryland border has a rating of
13 moderate density zoning, with medium density zoning in
14 a few areas of C-3-A.

15 This pattern, in combination with the
16 comprehensive plan language regarding housing,
17 affordable housing, and economic development in Ward 4
18 along Georgia Avenue led OP to conclude that the C-3-A
19 zone is not inconsistent with the comprehensive plan.

20 The Office of Planning supports the
21 proposal and recommends that the application be
22 approved with the following conditions. The applicant
23 will restrict all loading and unloading from Georgia
24 Avenue and Taylor Street. The applicant will provide
25 details of how the loading requirements are met and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 will provide a signed first source agreement with the
2 District of Columbia, and also the memorandum of
3 understanding, prior to final action of the Zoning
4 Commission.

5 Thank you, Mr. Chairman.

6 CHAIRPERSON MITTEN: Thank you, Ms. Brown-
7 Roberts.

8 Any questions for Ms. Brown-Roberts? Mr.
9 Parsons?

10 COMMISSIONER PARSONS: Well, you covered
11 this, but I want to have a little more conversation
12 about it. Referring to the Attachment 2, which is the
13 comprehensive plan, it shows a large area surrounding
14 this site that would be moderate density. And the
15 medium density, which is C-3-A, stops a block to the
16 south.

17 And you've considered other factors to
18 come to the conclusion that this area within a
19 moderate density area should be C-3-A. So my concern
20 -- I expressed this when we set the matter down -- are
21 we starting to say that this area now shown as
22 moderate density should, by this precedent, become
23 C-3-A? In other words, be upgraded from the
24 comprehensive plan?

25 I think I used the term "spot zoning," to

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 be blunt about it, but that's what I'm concerned
2 about, is we're inserting into this moderate density
3 a medium density use.

4 MS. BROWN-ROBERTS: I don't agree with the
5 term "spot zoning," because usually with the PUD we
6 introduce higher density zoning in areas. And because
7 it's connected to the PUD, it's not considered as a
8 spot zoning.

9 COMMISSIONER PARSONS: I knew I shouldn't
10 have used that word. The S word.

11 MS. BROWN-ROBERTS: Okay.

12 COMMISSIONER PARSONS: I understand, but
13 I --

14 MS. BROWN-ROBERTS: I think that there are
15 -- what the plan says is for the moderate density.
16 But I think overall, when we look at the text of the
17 comprehensive plan, I think it gives us a little bit
18 more direction of how we should be going. And as we
19 have noticed over time is that under the C-2-A, the
20 development that has taken place or has not taken
21 place, because they haven't been afforded enough
22 density to make a lot of the projects work. And I
23 think that's why we have some of the situation that
24 exists right now.

25 From looking at the -- some of the plans

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 that we have -- studies that we have done, I think
2 we're moving in that direction, maybe to do some
3 zoning of this area. I'm not -- you know, I'm not
4 going on the record and say that's what we're going to
5 do, but I think that some of the -- the direction that
6 -- some of the things that we see is sort of leading
7 us into that direction.

8 This is also one of the great streets area
9 within the District where a lot of higher density uses
10 are coming in. So --

11 COMMISSIONER PARSONS: So in the current
12 drafts of the comprehensive plan, they are going on --
13 of course, they're not public, but, I mean, you're
14 looking at this area?

15 MS. BROWN-ROBERTS: We are looking at --
16 yes.

17 COMMISSIONER PARSONS: An area for --

18 MS. BROWN-ROBERTS: Yes.

19 COMMISSIONER PARSONS: Do you know of any
20 other land assemblies that are working towards a PUD
21 that might come before us?

22 MS. BROWN-ROBERTS: There is one directly
23 at the corner of Kansas Avenue and Georgia Avenue that
24 is coming in pretty soon.

25 COMMISSIONER PARSONS: And what do they

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 have in mind? C-3-A?

2 MS. BROWN-ROBERTS: Yes.

3 COMMISSIONER PARSONS: Ahh. Okay. Thank
4 you.

5 CHAIRPERSON MITTEN: Just to follow up on
6 that, I think that what Mr. Parsons was asking about
7 is -- sounds like the direction you're moving in,
8 which is that we're pulling the C-3-A along Georgia
9 Avenue. And while we're still in close enough
10 proximity to the Metro station to make that make
11 sense, if we all -- up and down Georgia Avenue, if
12 people say, "Well, if I had more density, you wouldn't
13 have to look at this, you know, crummy little
14 storefront that's here," we certainly can't support
15 that all along Georgia Avenue.

16 MS. BROWN-ROBERTS: And I would agree --
17 I agree with you on that. But I think what the study
18 will be looking at is, where can we have a
19 concentrated -- a more concentrated C-3-A and look at
20 where we can have the C-2-A remain. So I think this
21 may be a little ahead of its time, but that's the
22 direction that we are going in. So we're going to
23 have I think maybe a larger -- large nodes of C-3-A,
24 and then smaller areas of C-2-A.

25 CHAIRPERSON MITTEN: Or maybe strictly

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 residential.

2 MS. BROWN-ROBERTS: Or maybe strictly
3 residential.

4 CHAIRPERSON MITTEN: Okay. Anyone else
5 have questions?

6 COMMISSIONER JEFFRIES: Just a quick
7 question. The building that's at the southeast corner
8 of Georgia Avenue and Taylor, is this a non-conforming
9 building? I mean, it's -- because that's C-2-A.

10 MS. BROWN-ROBERTS: I'm sorry.

11 COMMISSIONER JEFFRIES: This building, the
12 brick. It's a six-story.

13 MS. BROWN-ROBERTS: That building -- I
14 didn't -- when I --

15 COMMISSIONER JEFFRIES: Is it pre --

16 MS. BROWN-ROBERTS: Yes, it is pre-'58.

17 COMMISSIONER JEFFRIES: Pre-'58.

18 MS. BROWN-ROBERTS: Yes.

19 COMMISSIONER JEFFRIES: Okay.

20 MS. BROWN-ROBERTS: Yes.

21 COMMISSIONER JEFFRIES: Okay, great.

22 Thank you.

23 MS. BROWN-ROBERTS: Anyone else? Ms.
24 Prince, did you have any questions for Ms. Brown-
25 Roberts?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 MS. PRINCE: No questions.

2 CHAIRPERSON MITTEN: Thank you.

3 We don't have a report from DDOT. Did you
4 have anything from DDOT?

5 MS. BROWN-ROBERTS: Yes. Something I
6 don't have with me right now.

7 CHAIRPERSON MITTEN: Okay.

8 MS. BROWN-ROBERTS: But just to paraphrase
9 what they said, they talked about the -- that they did
10 want the parking spaces to be increased, and the
11 applicant did propose to them that option, and they
12 agreed with that option. And also, they recommended
13 that two of the spaces be reserved for car-sharing.
14 And they supported the application.

15 CHAIRPERSON MITTEN: Okay. And are the
16 two spaces that will be designed for car-sharing shown
17 on that garage floor plan so far?

18 MR. KNUDSON: I don't think the particular
19 space has been selected yet.

20 CHAIRPERSON MITTEN: Okay. Maybe when you
21 give us the revised floor plan, you can show that.

22 MR. JENTOFT: There are two shared car
23 spaces within a half-block of the area in the 800
24 block of Upshur Street already.

25 COMMISSIONER JEFFRIES: So maybe I'm

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 confusing -- you guys haven't made the commitment, or
2 you have?

3 MR. JENTOFT: We just -- we haven't made
4 -- well, up to this point, we just got the -- the
5 request from DDOT. We wanted to go back to them and
6 say, "Look, they have some within -- you can see them
7 from our building site." I'm just wondering how much
8 they need right at that corner, because they already
9 have a zip car and a flex car spot on the 800 block of
10 Upshur Street.

11 CHAIRPERSON MITTEN: Okay. Maybe if --
12 Ms. Brown-Roberts, if you can get us the DDOT
13 information into the record, and then if you put into
14 the record the information that -- if you can be more
15 specific about where the flex car spaces or the car-
16 sharing spaces are, so that we can then reconcile the
17 two.

18 MR. JENTOFT: Yes, we will do that.

19 CHAIRPERSON MITTEN: Okay. That would be
20 great.

21 Okay. I asked before, but I'll ask again,
22 anyone here from the ANC?

23 (No response.)

24 Okay. Anyone who'd like to testify in
25 support who hasn't done so already?

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 (No response.)

2 Anyone who'd like to testify in
3 opposition?

4 (No response.)

5 Everybody is looking. Okay. Ms. Prince,
6 anything that you'd like to close with?

7 MS. PRINCE: I do have some remarks in
8 closing. At the outset, we talked about the central
9 amenity being affordable housing, and that really is,
10 of course, what we have here. And just to put the
11 project in context, because I will be joining you
12 again on Thursday night as you discuss inclusionary
13 zoning, this one project will produce more affordable
14 units than the number of affordable units projected to
15 be produced in one year as a result of your IZ
16 proposal.

17 Seventy-two units at 60 percent AMI for
18 this project can be compared to the four units at 80
19 percent AMI that would get produced under your
20 proposal. And the difference is, obviously, city
21 funding. And that's the argument that I've been
22 making all along on inclusionary zoning, and continue
23 to make here.

24 To get a significant amount of affordable
25 housing you need a writedown of the land value or city

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 funding, or some kind of subsidy. And that's where
2 you get a lot of bang for your buck.

3 So 72 units versus four units. And with
4 those four units that you get under an inclusionary
5 zoning proposal, you get no design review. And you
6 all have a lot of interest in design. No
7 discretionary review whatsoever unless the project
8 happens to be in an area that's subject to historic
9 review, and I think you're less likely to map IZ in
10 such areas.

11 CHAIRPERSON MITTEN: Are you testifying
12 about -- or are you concluding this case or testifying
13 about IZ?

14 MS. PRINCE: I'm simply saying that you
15 get a lot of affordable units under this proposal in
16 the context of a PUD.

17 Now, changing off the topic of affordable
18 housing, on the parking system, we came up with that
19 parking system because we were very, very interested
20 in figuring out a way to maximize the amount of
21 parking at the request of the neighborhood, DDOT, and
22 really concerned for our own tenants.

23 We think it's a functional system. We
24 will demonstrate that to you. Digging another level
25 of parking at an affordable project is completely cost

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 prohibitive, which is why we never entertained the
2 idea. So we'll get you additional information on that
3 -- on that plan.

4 And also, we need a slight amount of
5 flexibility on the space count, which I should have
6 mentioned earlier -- 54 to 57 spaces, really.

7 We will get DHCD to get the waiver request
8 to you. I've seen it, or at least a draft of it. So
9 we've got to get that into the record, because
10 obviously when you have a lot of city funding it seems
11 a little bit like you're robbing Peter to pay Paul.
12 So it would -- it would make sense to waive that, if
13 -- if you felt you could.

14 As Karl mentioned, there are flex car
15 spaces right in the immediate vicinity. Otherwise, we
16 would have offered to do them. So I think we have a
17 good project. These architects have worked so hard to
18 respond to design concerns. It's a true example of
19 design by committee, because they've gotten a lot of
20 comments from a lot of different audiences.

21 And every time they respond they gain a
22 new constituency, but yet engender some new concerns.
23 We started out with a different color pallet, and we
24 started out with a lot of -- a lot of metal. We've
25 now gone to the new material and less metal and

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 different colors. So I urge your patience as we come
2 up with a plan that I think everybody will be happy
3 with.

4 We don't need a lot of time to refine the
5 Georgia Avenue elevations. Really, about a week is
6 all we need. Time is of the essence, given this very
7 complicated funding scheme with the city, and just the
8 interest in getting these affordable units online.

9 So we appreciate your time and your
10 patience tonight. Thank you.

11 CHAIRPERSON MITTEN: Thank you. And let
12 me just toss in a couple of things that you didn't
13 mention that we'll be looking for. The revised --
14 revised drawings that show the elevator tower the same
15 height as the larger tower, the mechanism by which the
16 affordability will be assured for the 40-year period,
17 and the revised drawings of the garage floor plan, and
18 the landscape plan for the green roof.

19 And I think you mentioned everything else.
20 Is that --

21 ACTING SECRETARY SCHELLIN: I had a couple
22 other things, and maybe that has all been washed away
23 since you guys talked about the new elevation plans.
24 But in addition to that letter from DHCD, we still
25 need a request of the -- you know, that waiver from

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 the applicant. The applicant still needs to request
2 the waiver. We don't have that at all in the record,
3 or at least I don't see it.

4 MS. PRINCE: The waiver on the hearing
5 fee?

6 ACTING SECRETARY SCHELLIN: Yes.

7 MS. PRINCE: The regs suggest that the
8 waiver needs to come from DHCD. That's why I --

9 ACTING SECRETARY SCHELLIN: Okay. So the
10 applicant doesn't have to request it also, or --

11 CHAIRPERSON MITTEN: We've done this
12 before, so whatever --

13 ACTING SECRETARY SCHELLIN: We'll just do
14 it the way it's done.

15 CHAIRPERSON MITTEN: Yes. However the --

16 ACTING SECRETARY SCHELLIN: The first
17 source and the MOU?

18 CHAIRPERSON MITTEN: Say that again. I'm
19 sorry.

20 ACTING SECRETARY SCHELLIN: The first
21 source and the MOU, the memorandum of understanding.

22 CHAIRPERSON MITTEN: Oh, yes.

23 ACTING SECRETARY SCHELLIN: Safety
24 information regarding the hydraulic parking spaces.

25 CHAIRPERSON MITTEN: Right. Ms. Prince

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 had mentioned that.

2 ACTING SECRETARY SCHELLIN: I thought the
3 green roof landscape plan --

4 CHAIRPERSON MITTEN: Yes, I mentioned
5 that.

6 ACTING SECRETARY SCHELLIN: You did
7 mention that one? Detail on the cement panels? Maybe
8 that's -- someone had asked for some details. I think
9 Mr. Jeffries maybe.

10 COMMISSIONER JEFFRIES: What's that?

11 ACTING SECRETARY SCHELLIN: Some detail on
12 the -- or cement panels.

13 CHAIRPERSON MITTEN: Does that ring a bell
14 with anybody?

15 COMMISSIONER TURNBULL: I think the
16 concern that I had raised earlier was that they were
17 very concerned -- again, talking about materials and
18 getting back to your concern about that, this building
19 has to have long life, and we want to make -- that the
20 detailing is going to be critical on how these
21 materials work. And I think there was just a concern
22 that we're -- we are getting the best bang for the
23 buck, that this is a substantial building that's going
24 to last.

25 CHAIRPERSON MITTEN: So was there an

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 additional submission that you were looking for? Or
2 no?

3 COMMISSIONER TURNBULL: No. I guess my --

4 CHAIRPERSON MITTEN: Okay.

5 COMMISSIONER TURNBULL: -- I was not
6 asking for -- I was just raising that concern --

7 CHAIRPERSON MITTEN: Okay.

8 COMMISSIONER TURNBULL: -- raising the
9 level up, that the detailing is going to be very
10 critical, that -- on this building.

11 CHAIRPERSON MITTEN: Okay.

12 ACTING SECRETARY SCHELLIN: And then, the
13 only other thing I had was I thought someone asked for
14 some information regarding potential tenants for the
15 retail space. I don't know if that's something you
16 actually want them to submit. No?

17 CHAIRPERSON MITTEN: No. Okay.

18 MR. KNUDSON: Excuse me. I'm a little
19 unclear. Did you want to see fiber cement details, or
20 just it's a concern and an issue, you don't need --

21 COMMISSIONER TURNBULL: It was primarily
22 a concern. But if you have some details that you feel
23 you need to -- that would reinforce or better your
24 case, that the -- the materials you are selecting are
25 the best, and that the quality is there, fine, I would

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 submit them.

2 CHAIRPERSON MITTEN: Okay. Do you want to
3 suggest a date by which you could have the materials,
4 Ms. Prince, or --

5 MS. PRINCE: We appear to need a week.

6 CHAIRPERSON MITTEN: Okay. That won't get
7 you on for February. So if you wanted to take more
8 time --

9 MS. PRINCE: Two weeks?

10 MR. KNUDSON: How fast would we have to do
11 it to get on for February?

12 CHAIRPERSON MITTEN: You can't. Too late.

13 MR. KNUDSON: Then we'll take more time.

14 (Laughter.)

15 ACTING SECRETARY SCHELLIN: So are we
16 aiming for the March, because I can --

17 MR. KNUDSON: Yes.

18 ACTING SECRETARY SCHELLIN: -- because I
19 can give them some dates to give them more time.

20 CHAIRPERSON MITTEN: Okay.

21 ACTING SECRETARY SCHELLIN: February 24th
22 for all the additional submissions, with a March 3rd
23 response date from the ANC, and a draft order if you
24 choose to submit one, by, like I said, 3:00 March 3rd.
25 And then, we could put it on for the March 13th

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 meeting.

2 CHAIRPERSON MITTEN: You got all those?

3 MS. PRINCE: I did, and you now say 3:00
4 because of me.

5 CHAIRPERSON MITTEN: Because of everyone.

6 (Laughter.)

7 Okay. And that will give us time if the
8 ANC wants to send a letter in after they take the vote
9 on the 14th. The record will be open for that, too.

10 Well, I thank you all for your patience,
11 and hopefully you'll take whatever we made by way of
12 suggestions -- oh, and Mr. Jeffries perhaps is going
13 to make another --

14 COMMISSIONER JEFFRIES: Just indulge me
15 one second. I was really struck with Ms. Prince's
16 comments about that we were very much focused on
17 design here. In the 21 months that I've been on this
18 Commission, you know, I -- I remember two or three
19 times that we've spent this much time on design. I
20 don't think that we spend a lot of time. I don't
21 think this Commission is really a design review.

22 I just think, you know, when we -- when
23 the PUD calls for extraordinary design, and so forth,
24 I think that -- and we have an applicant here looking
25 for a certain amount of relief and increased density,

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701

1 and so forth, I think it's -- it's, you know -- I
2 think this is what we do here.

3 So I just want to make certain that you
4 don't believe -- I mean, I just wanted to address that
5 whole notion of -- I don't feel this Commission is
6 acting as some sort of design review. I think when
7 something comes up we comment on it, and I can see
8 that the -- the architect has spent a lot of time.
9 And I've seen all the drawings, and they are
10 absolutely an improvement as we have moved along.

11 But I'm hoping that, you know, that --
12 that you don't leave here, you know, with the thought
13 that, you know, we spent -- we normally spend a lot of
14 time on design. It's just when we -- we see that
15 there might be some concerns. So --

16 CHAIRPERSON MITTEN: Thank you.

17 And thank you all for your participation.
18 We look forward to the additional submissions, and
19 we're adjourned.

20 (Whereupon, at 8:31 p.m., the proceedings
21 in the foregoing matter were adjourned.)
22
23
24
25

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS
1323 RHODE ISLAND AVE., N.W.
WASHINGTON, D.C. 20005-3701