

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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<p>IN THE MATTER OF:</p> <p>FLORIDA ROCK PROPERTIES</p>

<p>Case No.</p> <p>04-14</p>

Thursday,
March 20, 2008

Hearing Room 220 South
441 4th Street, N.W.
Washington, D.C.

The Public Hearing of Case No. 04-14 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairman
- GREGORY N. JEFFRIES, Vice Chairman
- CURTIS L. ETHERLY, Jr., Commissioner
- MICHAEL G. TURNBULL, FAIA, Commissioner (OAC)
- PETER G. MAY, Commissioner (NPS)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
DONNA HANOUSEK, Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

HARRIET TREGONING, DIRECTOR
JENNIFER STEINGASSER
JOEL LAWSON
TRAVIS PARKER
STEPHEN MORDFIN
KAREN THOMAS
MAXINE BROWN-ROBERTS
DOUGLAS WOODS
STEVEN COCHRAN
ARTHUR ROGERS
MATT JESICK
ARTHUR JACKSON
STEPHEN RICE

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

ALAN BERGSTEIN, ESQ.
JACOB RITTING, ESQ.
MARY NAGELHOUT, ESQ.
LORI MONROE, ESQ.

The transcript constitutes the minutes from the Public Hearing held on March 20, 2008.

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

2 6:38 p.m.

3 CHAIRPERSON HOOD: Good evening,
4 ladies and gentlemen. This is a public
5 hearing of the Zoning Commission of the
6 District of Columbia for Thursday, March 20,
7 2008. My name is Anthony J. Hood.

8 Joining me this evening are Vice
9 Chairman Jeffries, Commissioner Etherly,
10 Commissioner May, and Commissioner Turnbull.
11 We are also joined by the Office of Zoning
12 staff Sharon Schellin and Donna Hanousek and
13 from the Office of Planning Mr. Lawson.

14 The proceeding is being recorded
15 by a court reporter and is also webcast live.
16 Accordingly, we must ask you to reframe from
17 any disruptive noises or actions in the
18 hearing room.

19 The subject of this evening's
20 hearing is Zoning Commission Case No. 04-14.
21 This is a request from Florida Rock
22 Properties, Inc. for approval of a second-

1 stage PUD and related Map Amendment for
2 property located at 100 Potomac Avenue, S.E.

3 Notice of today's hearing was
4 published in the D.C. Register on January 25,
5 2008, and copies of the announcement are
6 located to my left on the wall near the door.

7 This hearing will be conducted in
8 accordance with the provisions of 11 DCMR 3022
9 follows: Preliminary matters, applicant's
10 case, report of the Office of Planning, report
11 of other government agencies, report of ANC-
12 6D, organizations and persons in support,
13 organizations and persons in opposition,
14 rebuttal and closing by the applicant.

15 The following time constraints
16 will be maintained in this meeting. The
17 applicant, 60 minutes if needed; organizations
18 five minutes; individuals three minutes. The
19 Commission intends to adhere to the time
20 limits as strictly as possible in order to
21 hear the case in a reasonable period of time.
22 The Commission reserves the right to change

1 the time limits for presentations if necessary
2 and notes that no time shall be ceded.

3 All persons appearing before the
4 Commission are to fill out two witness cards.
5 These cards are located to my left on the
6 table near the door. Upon coming forward to
7 speak to the Commission please give both cards
8 to the reporter sitting to my right before
9 taking a seat at the table.

10 When presenting information to the
11 Commission, please turn on and speak into the
12 microphone first stating your name and home
13 address. When you are finished speaking,
14 please turn your microphone off so that your
15 microphone is no longer picking up sound or
16 background noise.

17 The decision of the Commission in
18 this case must be based exclusively on the
19 public record. To avoid any appearance to the
20 contrary, the Commission request that persons
21 present not engage the members of the
22 Commission in conversation during any recess

1 or at any time.

2 The staff will be available
3 throughout the hearing to discuss procedural
4 questions. Please turn off all beepers and
5 cell phones at this time so not to disrupt
6 these proceedings. Would all individuals
7 wishing to testify please rise to take the
8 oath.

9 Ms. Schellin, would you please
10 administer the oath.

11 MS. SCHELLIN: Please raise your
12 right hand. Do you solemnly swear or affirm
13 the testimony you give in this evening's
14 proceeding will be the truth, the whole truth,
15 and nothing but the truth?

16 ALL: I do.

17 MS. SCHELLIN: Thank you.

18 CHAIRMAN HOOD: At this time the
19 Commission will consider any preliminary
20 matters. Does the staff have any preliminary
21 matters?

22 MS. SCHELLIN: No, sir. We do

1 not.

2 CHAIRMAN HOOD: Okay. Mr. Briggs,
3 I guess what we can do we can start off with
4 your expert witnesses. If you can just run
5 down your list. I have actually reviewed it
6 and I want to make sure my colleagues have.
7 Just run down who you are going to proffer as
8 an expert. We can do it all together.

9 MR. BRIGGS: I will do that, Mr.
10 Hood. It will be David Buckley, Milo Meacham,
11 Rob Schissel, Tom Striegel from DVA, Ray
12 Kaskey who is the sculptor, Lanshing Hwang who
13 is a horticulturist landscape architect, Jim
14 Prost from BBP Economic Benefits, and then
15 John Eisen from Street Sense.

16 CHAIRMAN HOOD: I'm sorry. There
17 were two names I was not -- I think the second
18 name you called.

19 MR. BRIGGS: Milo Meacham. He is
20 only here for responding to questions and not
21 for testifying.

22 CHAIRMAN HOOD: Do we have his

1 resume?

2 MR. BRIGGS: I believe it was
3 previously submitted in the materials.

4 CHAIRMAN HOOD: Previous?

5 MR. BRIGGS: During this
6 submission I think --

7 CHAIRMAN HOOD: Oh, couple of
8 years ago.

9 MR. BRIGGS: Couple years ago.
10 It's been submitted as part of this case.

11 CHAIRMAN HOOD: We have it but I'm
12 not sure where it is. Okay. There was one
13 other name you called.

14 MR. BRIGGS: Rob Schissel, Tom
15 Striegel.

16 CHAIRMAN HOOD: I think it was
17 your landscape architect.

18 MR. BRIGGS: Lanshing Hwang.

19 CHAIRMAN HOOD: Okay, I have that.
20 We have that. Any questions? With the
21 exception of the one we have in the files I
22 think we have everyone. I actually don't have

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1 any issues but I'll give my colleagues the
2 time to --

3 MR. BRIGGS: And Steven Sher, of
4 course.

5 CHAIRMAN HOOD: Some people are
6 grandfathered. Okay. Not hearing anything,
7 Mr. Briggs, all of them will be proffered as
8 expert witnesses.

9 MR. BRIGGS: Thank you very much,
10 Chairman Hood.

11 For the record, my name is David
12 Briggs. I'm with the law firm of Holland &
13 Knight. I have identified our project team to
14 you as part of our expert witnesses. They
15 provide a wide variety of expertise and
16 knowledge as part of this project.

17 As you know, we are here to
18 present the Florida Rock project, now called
19 Riverfront, to the Commission for second-stage
20 approval. The site, as you know, is located
21 in the 100 block of Potomac Avenue, S.E.

22 It is an irregularly shaped and

1 very linear site of approximately five acres
2 bounded by Potomac Avenue, S.E. on the north
3 and the Anacostia River to the south. It
4 topographically slopes downward toward the
5 riverfront.

6 It's major influences from the
7 outside are the stadium to the north, the new
8 stadium, the river to the south, the Frederick
9 Douglass Bridge to the west, and the proposed
10 District of Columbia Diamond Teague Park to
11 the east. Vehicle access, however, because of
12 this unique configuration is only from Potomac
13 Avenue.

14 The site demands, I think, are a
15 very unique project that responds to the
16 current environment but one that can also
17 respond to future changes. I think this
18 project that we are presenting tonight,
19 Riverfront, can do that. The site demands a
20 project of many fronts since there really is
21 no frontage that can be a back door.

22 For introduction to the project

1 and because we have some newer members to the
2 Commission in this case, this project was in
3 a first-stage approval that was extended and
4 we submitted in May of 2004 a second-stage
5 application.

6 There were a variety of revisions
7 made to the application, to the second-stage
8 PUD application, during 2006 and a public
9 hearing was held at that time. In February of
10 2007 the Commission provided detailed comments
11 how they would like to see the project
12 modified in light of the surrounding context
13 and the changes that occurred.

14 These issues were vetted with a
15 series of correspondence that occurred in
16 March and June and then July of last year
17 which we tried to vet out various issues that
18 had been raised by various Commission members
19 at the time the proposed action was being
20 considered.

21 The result is the project to night
22 that we are presenting, Riverfront. It

1 continues to respond to anything very
2 effectively to the multiplicity of factors
3 that it faces including celebrating the
4 waterfront, being a fitting complement to the
5 stadium immediately to the north, and
6 providing an important facade for the future
7 of South Capitol Street Oval and Frederick
8 Douglass Bridge to the west.

9 It is a mixed-use project that
10 provides residential, commercial, hotel, and
11 retail that can provide the kind of 24-hour
12 environment and one that affords public access
13 to the open spaces in the Anacostia
14 Riverfront.

15 A brief summary of our submission
16 before you tonight was that we made a
17 submission on September 21, 2007. A
18 supplemental package was put in November 8th
19 of 2007 with refinements that were made to the
20 open spaces and architectural treatment that
21 was just submitted February 28, 2008. For the
22 convenience of the Commission the February 28,

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1 2008 submission is the fully resubmitted
2 drawing package for your consideration.

3 The current proposal for
4 Riverfront was developed after many months of
5 conversations both in communications with this
6 Commission as well as meetings with the Office
7 of Planning, the Department of Transportation,
8 the Office of the Deputy Mayor for Planning
9 and Economic Development, and the successor
10 the Anacostia WaterFront Corporation, as well
11 as consultation of the Sports and
12 Entertainment Commission and representatives
13 of the Nationals ownership.

14 We believe that Riverfront today
15 is a project that is presented to you tonight
16 that is worthy for your consideration and we
17 suggest for your subsequent approval.

18 With that I would like to
19 introduce our witnesses. Tonight we will be
20 having first a presentation from David de
21 Villiers who is President of Florida Rock
22 Properties and then by our architect and

1 planner Davis Buckley. Then following up with
2 Mr. Sher, Steven Sher, to follow up and
3 conclude our presentation.

4 Our entire project team, however,
5 is here tonight to respond to any questions
6 with regard to finances, retail, urban
7 planning, landscaping, or any of the other
8 components that are in the project. To
9 maximize the amount of time that you can have,
10 we figured we would shorten our presentation,
11 focus on the architecture which is really the
12 critical component of this project and let you
13 proceed.

14 Thank you very much. With that I
15 would like to turn it over to Mr. de Villiers.

16 MR. DE VILLIERS: Good evening.
17 My name is David de Villiers. I'm President
18 of Florida Rock Properties, Inc. I would like
19 to thank you, Mr. Chairman and members of the
20 Commission for advancing this special project
21 to the point of this public hearing which we
22 do hope will be the final public hearing on

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1 this matter.

2 Before I turn tonight's
3 presentation over to Davis Buckley, our lead
4 architect, I would like to make a few opening
5 remarks. First, I would like to acknowledge
6 the attendance of two gentlemen here this
7 evening who are affiliated with Patriot
8 Transportation Holding, the parent company of
9 Florida Rock Properties:

10 Mr. John D. Baker, II, President
11 and Chief Executive Officer, and Mr. John
12 Anderson, former President Chief Executive
13 Officer and now current board member. Thank
14 you all for attending.

15 FRP has been a member of this
16 community for many years. We have owned this
17 particular site for over 25 years and have
18 been working with the District to develop this
19 site for over 10 years. Of note, we invested
20 over \$4 million in 2002 to construct a
21 bulkhead along the entire property frontage
22 facing the Anacostia River that is designed to

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1 accommodate a proposed development.

2 Although it has been a long and
3 sometimes winding road getting us to where we
4 are this evening, we truly believe that this
5 project being presented has benefitted from
6 the extensive collaborative work effort with
7 the District and other interested
8 stakeholders.

9 FRP believes that the project
10 provides for significant amenities and
11 benefits package which has been enhanced from
12 that which was previously approved as part of
13 the first-stage PUD.

14 The amenities and benefits are set
15 forth in detail in the summary including
16 exhibits we handed to you this evening which
17 include, among other things, approximately
18 29,000 square feet of affordable housing, a
19 contribution of \$800,000 towards the
20 construction and ongoing maintenance of the
21 adjacent Diamond Teague Park, lead
22 certification, and sustainable design.

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1 The information provided
2 summarizes each of these amenities and our
3 team will be happy to answer any questions
4 that you have about those.

5 I would also like to add that FRP
6 is pleased to have the strong support for the
7 project from the Office of Planning, the
8 District Department of Transportation,
9 Advisory Neighborhood Commission 6D, the
10 Office of the Deputy Mayor for Planning and
11 Economic Development, Councilmember Tommy
12 Wells, former Councilmember Sharon Ambrose,
13 and other stakeholders in the neighborhood.

14 The project being presented to you
15 tonight is the cumulative result of all of
16 these groups working together to create an
17 attractive, environmentally sensitive and
18 welcoming place that will enhance the
19 waterfront and complement the baseball
20 stadium.

21 I would like to finalize my
22 opening remarks by saying that FRP over these

1 past years has shown a firm commitment to this
2 project and to the redevelopment of this area.
3 We look forward to moving as quickly as
4 possible with this project and respectfully
5 request your approval for this second-stage
6 PUD application at this time.

7 I will now ask Davis Buckley to
8 present the project in greater detail and
9 thank you for the opportunity.

10 MR. BUCKLEY: Good evening Mr.
11 Chairman and Commission members. It is indeed
12 a pleasure for me to be back before you to
13 talk about Riverfront. I might say that for
14 hundreds of years people have come to this
15 place to fish, to trade, simply to enjoy the
16 beauty of being on the water.

17 In fact, Washington and L'Enfant
18 envisioned a great commercial waterfront here.
19 Frederick Douglass, in fact, took in this view
20 as he walked across from his home over an
21 earlier bridge to the Capitol. For a time it
22 became an industrial area. Now today with the

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1 initiative of the city and the Anacostia
2 waterfront initiative leading the way.

3 The Anacostia waterfront is,
4 again, an important place in this city not
5 only to us as a community but also to the
6 region as a whole because it restores the
7 potential of renewing the Anacostia River
8 because in the final analysis we are a
9 waterfront city.

10 I'm going to show you an animation
11 of the project in relation to a variety of
12 elements within the area. As you can see,
13 this is a review of the buildings here. This
14 is our hotel building, our west office
15 building, our hotel, and east office building.
16 You will notice that the roof is a green roof
17 because we have a very sophisticated
18 biofiltration system here.

19 We have, in fact, relocated our
20 east office building to a lawn with the
21 western side of the steps of the stadium
22 creating a special place, a civic space, that

1 relates not only to First Street but also to
2 the stadium and to the community at large.

3 We are now swinging around to the
4 north of the stadium and we will go down South
5 Capitol Street. I think that you will notice
6 that we have taken a look at the design of our
7 buildings within the context of the stadium.
8 In fact, we have curvilinear forms that start
9 to embrace the stadium in a very sympathetic
10 way and also sculptural way within the site
11 itself.

12 Interestingly enough, the site has
13 a total coverage of 58 percent for office
14 buildings, residential and the like. That
15 means there is a residual of over 42 percent
16 for open space. Our site configuration
17 actually comes down Potomac Avenue to South
18 Capitol Street and then it goes along here to
19 the water's edge, then along the esplanade
20 just under 880 feet, and then goes up to First
21 Street here.

22 The importance of this project is

1 that we have buildings that are modulated in
2 terms of height. The east office building is
3 92 feet, residential building 130 feet, the
4 west office building 112 feet, and our hotel
5 130 feet here.

6 The next image is our site plan.
7 I want to talk a little bit about this and to
8 talk a little bit about the types of spaces
9 that we have created that embrace and support
10 the buildings within the site area. We have
11 four buildings, the hotel, the west office
12 building, our residential building, east
13 office building.

14 We have created two major public
15 spaces, Cascade Plaza located here which
16 embraces the hotel, west office building,
17 residential building, and our east office
18 building which fronts a new space, civic space
19 directly opposite the stadium stairs. It
20 provides direct access from the stadium down
21 to this area. This area is approximately
22 28,000 square feet.

1 We have also placed major public
2 retail experiences between the buildings
3 through the Potomac Quay and also the Capitol
4 Quay. They become the connective tissue, if
5 you will, between the two buildings located
6 here, the west office building and the hotel,
7 and also serve as a major visual and
8 pedestrian connection off of the oval to the
9 Cascade Plaza.

10 And, of course, the Potomac Quay,
11 located here, which connects the residential
12 building to the east office building. In all
13 instances these are public spaces the people
14 can walk through and enjoy. We have a variety
15 of exciting public spaces.

16
17 They are brought together by a
18 very sophisticated biofiltration system that
19 takes the water off of the roofs, brings that
20 water down, brings it through a filtration
21 system and down into beds within the landscape
22 and then that is used for the irrigation

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1 system for the site. I might mention that all
2 plant material is indigenous to the area.

3 The next image shows you the
4 ground floor retail. In fact, all of the
5 ground floor is retail and you can see that
6 located to the east office building located
7 here, the Potomac Quay which has a very
8 special restaurant destination at the end
9 located here, and also the ground floor of the
10 residential building, west office building,
11 and the Capital Quay.

12 Unique to this plan is the number
13 of points of access that we are providing from
14 the perimeter of the project, Capitol Street
15 and Potomac Avenue. You can see starting with
16 the linkage between the hotel, west office
17 building, pedestrian Capitol Quay where people
18 can go into the Cascade Plaza and then flow
19 freely down into the esplanade which becomes
20 the linkage, the green necklace, the linkage,
21 an integral part to the entire waterfront
22 experience.

1 Then, of course, from the
2 intersection of Potomac Avenue and South
3 Capitol Street through the west office
4 building of the ground floor into the area
5 here. And, of course, off of Potomac Avenue
6 here into the Capitol Quay and then the
7 Potomac Quay here which is pedestrian linkage
8 as well as the east office building here.

9 There are two major public civic
10 spaces that we have defined. Again, those are
11 the Cascade, the esplanade, and the east end
12 of the building which we are identifying as
13 Anacostia Place and we'll talk a little bit
14 more about that in the future.

15 What I would like to do is do a
16 work-about of the project. Where we are
17 starting is we are actually starting at the
18 steps, if you will, of the stadium. What we
19 are doing is we are looking across to the east
20 office building. What is unique about this is
21 that we have taken advantage of the fact that
22 the stadium has unique curvilinear forms.

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1 What we have done is we have
2 embraced that architectural vocabulary and it
3 provided us the opportunity to break away from
4 the traditional orthogonal grid that we are so
5 familiar with in the District so they were
6 able to really create a very dynamic and
7 sculptural forms that really enhance the area
8 and work as a whole.

9 Yet, they are distinctive in and
10 by themselves. They also have a balance of
11 architectural articulation in use of materials
12 that are complementary one to the other. I
13 will just briefly show you here.

14 This is the east end of the
15 building and what we are going to do is walk
16 down Potomac Avenue, maybe take a look at a
17 few of these retail experiences, then we are
18 going to go down South Capitol Street, walk
19 about, take a look at the Cascade area, the
20 esplanade, and then the east end of the
21 building located here.

22 With that, this is a blow-up of

1 the east end of the building. I might say
2 there are some very exiting things that are
3 happening here.

4 As the Commission may recall, we
5 are allowed to increase the height of the
6 building by two feet in order to accommodate
7 the retail experience so that we have 14 feet
8 clear within the retail, a very profound and
9 important component of the project because it
10 allows high visibility and transparency into
11 the building.

12 Unique to that because of the
13 topography and the slope of Potomac Avenue to
14 the east where we start at 14 at one end we,
15 in fact, are 16 feet at this area here. Then
16 because of the natural slope of the site,
17 along Potomac Avenue to the waterfront we take
18 up an additional one to two feet so we have as
19 much as 17 feet of retail space here.

20 Unique to this is so far we have
21 approximately 80,000 square feet of retail.
22 We have, in fact, the opportunity to enhance

1 that with second floor retail and there are
2 wonderful opportunities here. One opportunity
3 is at the east end of the building. We see
4 this as a 100 percent corner experience.

5 This is, in fact, where the
6 stadium steps come down, fans come down. They
7 come into this wonderful civic space. This is
8 the space for the community and it is for fans
9 and for everybody in the District. This
10 becomes an important retail experience.

11 Moving down we now show you the
12 entrance to the east door office building
13 here. I would like to remind you that this
14 actual entrance continues through to the
15 waterfront so there is a high degree of
16 visibility from Potomac Avenue and
17 accessibility through the building at that
18 point.

19 What we are showing here is we are
20 showing retail which is on a diagonal because
21 the entrance to the east office building is
22 slightly askew. Also you can start to see the

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1 dynamic quality, the sculptural quality of the
2 building cascading away from Potomac Avenue.
3 There is a reason why we are doing that.

4 The other thing is -- let me back
5 up for a minute. You can also see that we see
6 this as the second-story opportunity for
7 retail. There would be linkage from the first
8 floor. What is unique about this is it
9 provides a wonderful panoramic view, terrace-
10 level eating areas for fans and everybody
11 before the games, after the games, and also
12 just to view the dynamic quality of Potomac
13 Avenue which is going to become a great
14 boulevard.

15 Then moving down we have the
16 Potomac Quay. We see this as a very special
17 space. It is a retail environment that is
18 enclosed but also embraces both the retail to
19 the east side of the office building and also
20 to the west side of the residential.

21 At the end of the Potomac Quay we
22 see a cafe and that is a wonderful destination

1 cafe that has a second floor overlook of the
2 water and also has, I would hope, a great
3 venue.

4 There is a great synergy between
5 these two spaces, the two buildings, the
6 opportunities that can occur here. And also
7 it is the linkage, a very important linkage
8 between Potomac Avenue and the waterfront.
9 Again, we see the opportunities for one or
10 two-story retail at these 100 percent corners.

11 Now we are moving down to the oval
12 which is part of the visioning, the legacy
13 visioning of the National Capitol Planning
14 Commission. What it does is envisions
15 enhancing South Capitol Street to become a
16 major part of the plan of Washington and also
17 to connect to the new Frederick Douglass
18 Bridge.

19 What we can see here is we can see
20 the entrance to the stadium located here. We
21 see the east office building here. We see the
22 residential building which is a complementary

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1 -- different but complementary form to the
2 forms of both the east and west office
3 building.

4 Then the west office building
5 curves around to South Capitol Street here and
6 then we have a podium that is unique to all
7 the buildings that integrates everything that
8 is, in fact, a retail podium so there is not
9 only vitality and life on the waterfront side
10 of the project but also the great potential of
11 recognizing the worth and value of Potomac
12 Avenue, which is a great street, as well as
13 South Capitol Street.

14 We can see here the entrance to
15 the Potomac Quay. We can also see the
16 entrance to the South Capitol Street Quay
17 here. The use of materials, again, we are
18 using oversized brick. We are using different
19 types of glass. We are using low e-glass. We
20 are also using as a base for the retail
21 granite that is both polished and honed
22 granite base.

1 Then, of course, precast concrete
2 and limestone lintels make out the kind of
3 overall palette of the building. You can
4 start to see the interface between the
5 curvilinear forms of the buildings and how
6 they work with the two-dimensional qualities
7 of the punched-window openings.

8 Then, again, the east office
9 building, our residential building, the west
10 office building, and this is the corner of
11 Potomac Avenue and South Capitol Street.
12 Then, of course, that is South Capitol Street
13 there. Then the South Capitol Street Quay and
14 the hotel.

15 The next image, we are back again
16 at the waterfront. You can start to see the
17 kind of mix of forms that are both compatible
18 but also create a very sculptural and creative
19 kind of mix of images that are compatible with
20 the environments, the stadium presently to the
21 north, as well as to the other buildings in
22 the future. We have clearly taken advantage

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1 of the unique characteristic of this site
2 which is we have 42 percent open space.

3 I might mention that the width of
4 the esplanade off of the bulkhead is 75 feet
5 back and we have two areas that project into
6 that by approximately 25 feet but there are
7 overhangs. The concept there is to provide
8 some variety and delight as you walk along the
9 esplanade so that you don't have this kind of
10 uniformity of facades.

11 One is at the end of the hotel
12 building here. It is actually projecting into
13 that space. It provides a wonderful kind of
14 public space underneath that. Then the
15 residential building here.

16 The next image shows you what we
17 are calling the Cascade Plaza. This is a very
18 special and unique place. What you can see is
19 we have a major public space here that serves
20 a variety of purposes. One is it provides the
21 vehicular access for access to the hotel, the
22 west office building drop-off, and our

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1 residential building all organized around a
2 civic space that has a large water element
3 within the middle.

4 The interesting things about the
5 water element is that it is an integral part
6 of our biofiltration systems which I'll show
7 you in a minute. Clearly what we are showing
8 here is the unique characteristic of the site.

9 Up here on Potomac Avenue is
10 elevation 18. The site actually cascades down
11 to elevation 10.5 here. We have taken
12 advantage of that natural cascade in order to
13 really provide what we believe are wonderful
14 kind of experiences for pedestrians and people
15 walking through the space.

16 People can walk around here. They
17 can come down here and they walk down the
18 water cascade located here. Then this, of
19 course, is our water element and I'll talk
20 about that in one moment.

21 The next slide shows you the
22 components of the Cascade Plaza. I have shown

1 a few icons over to the side to represent the
2 kind of imagery of what we envision. Clearly
3 this is the water element here which is a
4 biofiltration system.

5 Now, what I have done is I have
6 taken the imagery of the water, the imagery of
7 the river which we feel is a very important
8 component of the entire project. We would
9 like to relate the project back to that. What
10 I have done is I have taken a paving pattern
11 that is reminiscent of the kind of surface
12 tension of the water as you see if rippling
13 toward the shore.

14 I have taken that because what
15 happens is that from the upper levels of the
16 buildings this becomes a wonderful abstraction
17 in terms of a pattern language across the
18 pavement area. Then within that I have carved
19 out the center area here. You can see how I
20 have kind of visually carried that through.

21 However, in this element that is
22 actually water and this is a spatter dock

1 which is indigenous material. The water comes
2 out and emanates from upper area here and
3 cascades over the rocks to a lower element and
4 then into this area here.

5 Then what I've done is shown an
6 image that is not dissimilar to that which is
7 the National Japanese-American Memorial to
8 patriotism during World War II which I
9 designed a few years ago. You can see kind of
10 the importance of these rocks because they
11 relate to the river. They are an abstraction.
12 They are a unique kind of experience.

13 Then, of course, the water cascade
14 here which represents the kind of flowing of
15 the water almost like tears to remember the
16 importance of the river and how we can restore
17 it. Then, of course, I have shown the Cascade
18 Cafe here which is an image of what we did at
19 the Watergate residential complex. You can
20 see that cafe experience is along here.

21 The idea here is to make this not
22 only service as a space that provides

1 vehicular access but also as a wonderful
2 public space that embraces these buildings in
3 a different kind of environment from the
4 esplanade and from the Potomac Quay and also
5 from the east end of the building.

6 The next image shows the kind of
7 vitality and experience that we anticipate in
8 the Cascade Plaza. Here you can see beyond to
9 the stadium. You can see the kind of
10 animation and experience that people will have
11 as they walk along the esplanade. We see this
12 as a people space.

13 We see it as a space that not only
14 functions during the day for bicycle paths and
15 for walking, but also for families. It has
16 benches in the space. Also in the evening at
17 Twilight. I'll show you what I mean by that
18 in a few minutes.

19 It becomes an active space. We
20 have worked very closely with our retail
21 consultant John Eisen to really create what he
22 believes and we believe is a dynamic mix of

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1 retail experiences here that all complement
2 one and the other to this unique space.

3 As we move along, we are now at
4 the east end of the building. As you can see
5 again, what we have done is we have aligned
6 the east end of our building to the entrance
7 to the stadium so that there is a natural flow
8 and experience from the stadium to this.

9 The interesting thing here,
10 however, is it also has a wonderful connection
11 to First Street, S.E. What is important about
12 that is that First Street comes down from M
13 Street and in many ways this space is the
14 terminus. It is the natural terminus of that
15 space.

16 It becomes then a civic space and
17 it becomes an important space that connects
18 not only First Street, not only the esplanade
19 down the river, the green necklace, up the
20 river to the Southeast Federal Center, but
21 also becomes a nucleus. It is a place you can
22 go. It is an area that we see of great civic

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1 vitality and excitement.

2 What we envision here is we
3 envision that there are different types of
4 venues and experiences that can occur here,
5 the kind of retail experience here for the
6 restaurants. Then the kind of occasional
7 vendor experience in the seasonal pavilions
8 that you see located here.

9 Then within this area, before we
10 move on, we have a piece of populist sculpture
11 which we think animates the space and provides
12 a unique experience for the community and also
13 has great connection to the waterfront.

14 All in all that area is located
15 here. You can see the east office building.
16 This shows you the kind of connectivity that
17 we have coming up over here to Diamond Teague
18 Park. I might mention that we have had five
19 meetings with the Deputy Mayor's Office and
20 their consultants in crafting the linkage
21 between Diamond Teague Park and the east end
22 of the east office building, this space here.

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1 They are complimentary uses.

2 Our use of this space is uniquely
3 a commercial dynamic space that is a uniquely
4 hard-surfaced area that uses indigenous
5 materials that we have all agreed that we are
6 going to continue and connect over to Diamond
7 Teague Park so there is a visual continuity of
8 one to the other. Yet, they are distinctly
9 different.

10 Diamond Teague Park is really an
11 exhibit space of the type of naturalistic
12 environments of the Anacostia River. Ours is
13 uniquely a civic populist space so they are
14 unique and complimentary and they work
15 together. The unifying element is the
16 lighting and the naturalistic indigenous
17 materials.

18 The next image shows you a super
19 imposition, if you will, of the sculpture that
20 we call Anacostia. Raymond Kaskey, who is
21 with us today, has created this sculpture
22 which is evocative of the Anacostia River

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1 itself as it is embodied with the wetland and
2 wildlife of the area.

3 The fountain invites children,
4 tourists and cameras, post-game crowds to
5 gather and celebrate. It offers a variety of
6 experiences. Yet, it has conductivity to
7 everybody because what they can see is that
8 they can see these turtles are, in fact,
9 indigenous to the Anacostia River.

10 The water lotus, which is now a
11 distinct plant material from the Anacostia
12 River, is celebrated within this area. Then
13 we have the leaves of the water lotus here and
14 the beavers holding up a leaf, and then
15 herons.

16 Then celebrating that we have a
17 wonderful cascading water element. This is,
18 in fact, set within an image of the Anacostia
19 Watershed which is a shallow water element so
20 there is connection between the setting itself
21 and the sculpture.

22 The next image shows the kind of

1 retail vitality that we expect at this end of
2 the building which we are calling Anacostia
3 Place because it celebrates the Anacostia
4 River. It is the connective tissue between
5 the community and a recognition of the worth
6 and value of this great environmental resource
7 entitled estuary which is essential to the
8 vitality of the entire region.

9 This shows the kind of experience
10 that we envision here. Then moving on we are
11 then back to the project and you can now see
12 the entire project as a whole. I might say
13 that tonight and every night this is the
14 city's new front door of the water.

15 Both a neighborhood destination
16 and a national gateway. The final image is
17 special to us because what it does is shows a
18 dusk shot but it also shows the vitality that
19 we expect from the esplanade.

20 How we expect that vitality is
21 that we see the esplanade being used not only
22 during the day but also in the evening at dusk

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1 when it's getting dark outside and we have
2 low-level lighting throughout the planting
3 beds which are all indigenous materials.

4 It becomes a very warm and
5 exciting and inviting environment as people
6 stroll along the Anacostia and enjoy the
7 project and also have direct access to the
8 retail shops and the like and the connections
9 to itself and also its importance connection
10 to the city.

11 It celebrates not only the
12 waterfront but also celebrates the importance
13 and the commitment this city has made to the
14 Anacostia River and the stadium district. Mr.
15 Chairman, we are delighted to be part of that.
16 That concludes my presentation. I thank you
17 very much.

18 MR. BRIGGS: Thank you, Mr.
19 Buckley. I would like to call Steven Sher now
20 to the table to present his testimony. Thank
21 you.

22 CHAIRMAN HOOD: Mr. Sher, if you

1 are the last person, you've got quite a bit of
2 time.

3 MR. SHER: Unaccustomed as I am to
4 speaking slowly, I can take all the time or I
5 can speak at my normal pace and finish more
6 quickly which I think I will do. For the
7 record, my name is Steven E. Sher, the
8 Director of Zoning and Land Use Services with
9 the law firm of Holland & Knight.

10 What I think is important in this
11 case is to understand the nature of the
12 project and the context in which it sits. Mr.
13 Buckley has done an excellent job in showing
14 you the project and showing the various
15 influences that affected how he thought about
16 the design.

17 Take a step back and think about
18 the context, the larger context, the more
19 general context: the Anacostia Waterfront
20 Initiative and the river itself; the Southeast
21 Federal Center; the development occurring in
22 the Capitol south and new southeast areas; the

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1 whole ballpark entertainment district; Capital
2 Gateway overlay, which the Commission is
3 familiar with; the whole South Capitol Street
4 corridor improvements.

5 Then think about the more local,
6 more specific context: the river or the
7 waterfront right in front of the property; the
8 baseball stadium immediately across Potomac
9 Avenue to the north; the relocated Frederick
10 Douglass Bridge, not yet happening but will
11 happen a little bit further to the southeast
12 of where it is now; and the whole South
13 Capitol Street corridor changes including the
14 oval which Mr. Buckley described and
15 illustrated the views from and to in his
16 presentation.

17 Then think about what is the
18 project that we have put before you this
19 evening. It is clearly a mixed-use project.
20 It is four separate buildings built over an
21 underground platform that contains the parking
22 and loading for the project.

1 It has a mix of uses of
2 residential, hotel, office, and retail. Mr.
3 Buckley has described all those various
4 buildings. It has a hierarchy of heights at
5 130 feet for the hotel and the residential
6 buildings, 112 feet for the west office, and
7 92 feet for the east office.

8 It is a project that is 51 percent
9 hotel and residential and 49 percent office
10 and retail so the balance here is almost half
11 and half but tipped a little bit more on the
12 hotel residential then on the office and
13 retail end.

14 It has a little over 1,000 parking
15 spaces. It has loading berths to serve the
16 entire project. Like a project that you saw
17 a couple of weeks ago, a lot of that loading
18 is concentrated underground off the street,
19 head-in and head-out loading. That would be
20 for these three buildings at the west end, the
21 hotel, the west office, and the residential
22 building.

1 Access to the loading here is
2 through here and it's all underground. The
3 east office building has its own loading.
4 Because of phasing it's going to be the first
5 building built and it has to be a stand-alone
6 so it has its own loading in that building.

7 In terms of what the Commission is
8 looking at on this project, this is about a
9 4.4 FAR building with heights again that range
10 from 92 feet up to 130 feet. What that
11 enables is a lot of occupancy that leaves
12 about 42 percent of this site open.

13 If you look at the site plan,
14 which is on the board to your left, you can
15 see those open spaces. You can see the
16 esplanade along the water. You can see the
17 Cascade Plaza. You can see the Cascade Plaza.

18 You can see the Anacostia Place at
19 the far end and the resulting image suggest
20 that a lot of thought has been given and a lot
21 of emphasis has been placed on bringing the
22 public into these open spaces. This project

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1 in a C-3-C district could have been a lot
2 denser.

3 There could have been a lot more
4 FAR in this building. In fact, going back to
5 the very beginning of this project it was a
6 much bigger project. Instead of being a 1.1
7 million square feet it was about a 1.5 million
8 square feet.

9 Through all of the discussions
10 that Mr. Briggs mentioned at the very
11 beginning, we pushed and we pulled and we've
12 sunk and we've squashed, technical terms, of
13 course, and we now wind up with the four
14 buildings sitting in a network of open spaces
15 around them carefully designed to relate to
16 the context, to relate to the oval, to relate
17 to the baseball stadium, to relate to First
18 Street going up to the north up to M Street
19 where the Metro station is, and a very
20 critically designed mixed-use project on a
21 very critical site.

22 As the Commission is aware in

1 looking at a PUD, you always have that balance
2 of development in centers of flexibility
3 requested by the applicant, on the one hand,
4 and the benefits and amenities which will
5 accrue to the city on the other.

6 In this case we are seeking a
7 little bit of height. We are going, as I
8 said, from the 90 feet allowed as a matter of
9 right under C-3-C to 92 feet and 130 feet. In
10 fact, our FAR under the project is more than
11 5,000 square feet less than the matter of
12 right permitted under C-3-C.

13 This is not a density issue. This
14 is raising the height so that you can increase
15 the open space. The trade-off for that is all
16 of the things that happened as a result of
17 this project.

18 The more than 80,000 square feet
19 of retail; the 323,000 square feet of housing
20 of which 29,000 would be available to
21 households making no more than 80 percent of
22 the AMI; the waterfront esplanade; the 75-foot

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1 swath right along the river which connects to
2 areas to the southwest and the northeast as
3 part of that chain of parkland along the
4 river; the installation of the bulkhead which
5 was referenced earlier; the onsite open
6 spaces; the consolidated loading below grade;
7 the whole sustainable design effort.

8 The commitment to do a lead
9 certified building and the posting of a bond
10 to ensure that happens; the biofiltration
11 system and the green roofs; transportation
12 management plan; commitments to the adjacent
13 open space; the first source employment; and
14 LSDBE type commitments which we've made.

15 The only other flexibility that we
16 ask for are in two areas and Mr. Buckley
17 mentioned one of them. The requirement to
18 provide the 75-foot setback along the river
19 has been intruded upon in two places but not
20 at the surface area.

21 One is at the point of the hotel
22 building right here and you can see how this

1 is roughly 85 to 90 feet back but the distance
2 from the tip of the point to the edge of the
3 bulkhead there is 50 feet. At the ground it
4 more than exceeds the 75 feet.

5 Then the same thing occurs on the
6 residential building where the tip of the
7 building comes to within 50 feet of the
8 bulkhead but at the ground floor plan. There
9 was an image of that that was shown a little
10 bit earlier. That building sits above the
11 esplanade so you still have that wide space at
12 the ground level.

13 Then the second thing we've got is
14 a reduction in the number of loading berths.
15 Because of the fix of uses when you compute
16 the loading requirements separately for each
17 one you wind up having to provide a lot of
18 loading and we were, in fact, required to
19 provide 14 30-foot berths. We have 12.

20 Because we have concentrated those
21 all in one location rather than spread them
22 out for the various buildings, we think the 12

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1 is the right number that works there and,
2 therefore, that would not be a major
3 relocation of requirements under the
4 regulations.

5 We have taken a look at the
6 comprehensive plan and part of the reason for
7 going through this analysis which is a little
8 bit different than what I would have normally
9 done for a second-stage PUD. Normally in a
10 second-stage PUD what I'm looking at is
11 telling you is what we are bringing you here
12 now consistent with the first-stage approval.

13 Because this project has been
14 through so many iterations and the first stage
15 approval is I almost want to say irrelevant
16 but it's way back there in the past somewhere,
17 I though it was important to look at this
18 project now in the context of the regulations
19 that apply now, the comprehensive plan that
20 applies now because the original analysis was
21 done under the old comprehensive plan, and
22 certainly the neighborhood context that

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1 applies now which didn't apply when this case
2 first started.

3 I did the complete comp plan
4 analysis which is set forth beginning on page
5 11 of the outline you have before you and we
6 looked at all the various elements. I would
7 like to focus you on the lower Anacostia
8 waterfront near southwest area element which
9 begins on page 21 and just point out a couple
10 of very specific provisions of that element.

11 Policy to create new-mixture
12 neighborhoods on vacant or under-utilized
13 waterfront lands, particularly on large
14 contiguous publicly owned. This isn't
15 publicly owned but it is certainly a large and
16 contiguous waterfront site.

17 A substantial amount of new
18 housing and commercial space should be
19 developed in these areas. Encourage
20 commercial development in the waterfront area
21 in a manner consistent with future land use
22 map.

1 Such development should bring more
2 retail services and choices to the Anacostia
3 waterfront as well as space for government and
4 private sector activities such as offices and
5 hotels. Provide a high level of pedestrian
6 amenities along the shoreline. Create a
7 connective network of waterfront parks from
8 Hanes Point to the Sousa Bridge and continuing
9 on up the river and so forth.

10 There is a lot in the
11 comprehensive plan that bears on this project
12 and these is a lot in this project that is
13 consistent with and implementing of the goals
14 and policies of the comprehensive plan.

15 If I take all those things
16 together I get to the end here and I say what
17 do you have in front of you? You have in
18 front of you a mixed-used project that is the
19 most appropriately development for this site.
20 The flexibility that we've sought for height
21 in loading is relatively minor in the overall
22 scheme and, in particular, the height allows

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1 the opening up of the spaces at the ground
2 level.

3 We have a project that in my view
4 responds positively to its surrounding
5 context. That is not inconsistent with the
6 comprehensive plan and in its totality is
7 something which I believe you should embrace
8 enthusiastically and approve. Thank you very
9 much.

10 MR. BRIGGS: Mr. Hood, that
11 concludes our presentation. We are ready to
12 accept any questions from the Commission,
13 comments, and we are available with our
14 various other experts and witnesses that are
15 available that have been sworn in to respond
16 to any specific elements. Thank you.

17 CHAIRMAN HOOD: Okay. Thank you
18 all for your presentation. Who would like to
19 start?

20 VICE-CHAIRMAN JEFFRIES: I'll be
21 the lead, Mr. Chair. Thank you, Mr. Chair.

22 First, I'm going to start off with

1 just comments and then I just have a few
2 questions. First off, I would like to say
3 that this is a considerably much improved
4 project. It's a very catalytic project and
5 I'm really happy to see so many of the
6 features come to fruition at this point.

7 Clearly I was one of the
8 commissioners who wanted to see a little bit
9 more residential but I think given all the
10 amenities that are tied to this project I am
11 now very much satisfied and happy to move
12 forward. I am particularly happy with what I
13 am considering is a civic plaza, the Anacostia
14 Place.

15 I think I may have mentioned that.
16 At some point I thought that somewhere in this
17 development there needed to be something that
18 seemed more civic. I am really happy to see
19 the sculpture and see the wide open space and
20 so forth. I am really very happy with that.

21 I am also happy that it looks as
22 if this civic area could really take on some

1 different identifies throughout the course of
2 the year. It doesn't have to look the same
3 way with different vendors and so forth so it
4 can take on a different identity. I find that
5 to be very, very successful.

6 I am also happy to see that there
7 is increased retail offerings. I really think
8 that adds to the 24/7 nature. I clearly
9 understood the problems with what the
10 development had to do in term of the uses and
11 not being able to have as much retail.

12 Of course, I know Mr. Eisen knows
13 I'm going to have him come up here in a second
14 and walk me through the retail strategy. I'm
15 just happy to see that there is a considerable
16 amount of retail so that it can really be a
17 draw to the community.

18 Again, I mean, I think the project
19 siting is pretty successful and I am very
20 happy that we are looking at 42 percent open
21 space. I just think the placement of the
22 various uses are somewhat successful.

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1 The other thing is also the
2 varying heights of the buildings. I mean,
3 obviously given our height restrictions, I
4 mean, I think I have said this from the dias
5 before. If height can happen in the District,
6 I think it should be right here but I think
7 the attempt to really have varying heights
8 really starts to add a little bit more drama
9 to this overall riverfront and I think that is
10 very helpful. The sculpture is quite
11 beautiful. It is a bit organic in the context
12 but I am very happy to see that as well.

13 My questions, if you can -- I want
14 to be clear about the view, what I'm looking
15 at as I drive along South Capitol going north.
16 Could you pull that view up again? I just
17 want to be clear as I'm trying to get a sense
18 of sort of entrance into the city.

19 MR. BUCKLEY: Mr. Jeffries,
20 perhaps I could show the animation and we
21 could actually stop there for a minute.

22 VICE-CHAIRMAN JEFFRIES: Sure.

1 MR. BUCKLEY: What I would like to
2 do is show the animation. If you could
3 indicate where you would like to stop, we can
4 stop and talk about it for a moment. Do you
5 mind if I bring the lights down a little bit?
6 Joining me on keyboard tonight is Dave Wilson.
7 It always takes a few seconds to bring it up.
8 It's going to take one second to load this
9 before.

10 VICE-CHAIRMAN JEFFRIES: Well, I
11 have a question. Okay.

12 MR. BUCKLEY: This might be a good
13 area to start. Mr. Jeffries, what we can do
14 is swing around the entire project.

15 MR. SHER: Mr. Buckley, could you
16 stop right there for a minute? This is a side
17 issue. It's a sidebar issue. That's what we
18 could have had at the north end of the
19 ballpark. We're not going to get that.

20 MR. BUCKLEY: Are you talking
21 about the parking?

22 VICE-CHAIRMAN JEFFRIES: Oh,

1 please. Don't bring up parking.

2 MR. BUCKLEY: I'm hitting a sore
3 point. I had great hope and expectations.

4 VICE-CHAIRMAN JEFFRIES: I was
5 actually doing much better until you brought
6 that up.

7 MR. BUCKLEY: Mr. Jeffries, maybe
8 you can indicate where you want us to stop.

9 VICE-CHAIRMAN JEFFRIES: So as I'm
10 driving along South Capitol going north going
11 to the District, the first building I see is
12 the hotel building. Is that sort of the -- I
13 mean, you know, obviously we have a bird's eye
14 view here instead of a worm's eye view.

15 MR. BUCKLEY: I think that as you
16 come across the bridge here that you actually
17 have -- what is unique about this view is that
18 you actually have views off to the Washington
19 Monument area so it becomes a very strong
20 economic element there.

21 As you swing around onto South
22 Capitol Street, right here, of course, we have

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1 a large open space here which is the DDOT
2 property. This opens up and really defines
3 the edge here. When you are here you now have
4 a direct view to the stadium and the Nationals
5 sign here.

6 That becomes the important iconic
7 element as you come up South Capitol Street
8 and then you swing around, of course, and
9 continue up South Capitol Street there or you
10 can obviously come along Potomac Avenue to
11 First Street.

12 VICE-CHAIRMAN JEFFRIES: I see
13 myself in the middle of the bridge and I am
14 driving and I'm looking just a bit to the east
15 and I just want to get a sense of what I see
16 as I'm in my car. I mean, if you don't have
17 that view, I mean, that's fine but I'm just
18 trying to get a sense of exactly --

19 MR. BUCKLEY: It's very special
20 because as you come across the bridge what you
21 are actually seeing is that you are looking
22 obviously to the Washington Monument area and

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1 just using that as a strong vertical iconic
2 element.

3 Also you have the view through the
4 project through here and you have this
5 wonderful view of the Cascade Plaza from the
6 bridge over here which is actually pretty
7 high, by the way. From this area here you
8 have these wonderful views. You may recall we
9 had actually done view corridor studies.

10 VICE-CHAIRMAN JEFFRIES: Yes, I
11 remember that.

12 MR. BUCKLEY: I think what we
13 learned from that, what we all learned, was
14 the importance of having this kind of
15 separation between the buildings which really
16 helped frame and create kind of a dynamic
17 experience as you look through. It certainly
18 defines the view corridor here down to the
19 Nationals Stadium.

20 Actually, further back because of
21 the alignment on the other side of the river
22 you actually have wonderful views, of course,

1 over here and also up to First Street so there
2 are these wonderful view corridors that are
3 then established through the project.

4 As you come across the Douglass
5 Bridge and you come across here, of course,
6 you have views into here and then you continue
7 to go up and around.

8 VICE-CHAIRMAN JEFFRIES: Okay.
9 That's fine. I mean, clearly, this is a
10 bird's eye view and just in terms of how I
11 think a passenger or someone visiting the
12 District as they are coming in I just want to
13 get a sense of -- I understand the framing and
14 the views that you are trying to achieve and
15 sort of the penetration through this
16 development to the stadium.

17 I just want to get a sense of what
18 that looks like with the monument behind it
19 and so forth. I don't know how difficult that
20 would be but it would be interesting to see
21 something like that. We can pull the lights
22 up unless someone else has any questions here.

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1 I have just a few more questions
2 and then I would like to move on. What is the
3 phasing of this development? How will the --
4 what is the first building that will be built
5 or how will it move forward?

6 MR. BUCKLEY: Can I describe i,
7 David? What I would like to do the first
8 phase will be the east office building. That
9 will be the first phase that would be built
10 including the civic space to the east.

11 VICE-CHAIRMAN JEFFRIES: Okay.

12 MR. BUCKLEY: That will be built
13 first. The second phase will be the
14 residential office building, the residential
15 building located here, and the Potomac Quay.
16 The composition would be phase I, phase II,
17 Quay, phase III, and phase IV.

18 Florida Rock has looked at a
19 schedule that reasonably coincides with the
20 anticipated construction of the bridge so we
21 have looked at that time frame and it seems to
22 co-exist with the natural amount of time that

1 we need to put it together.

2 VICE-CHAIRMAN JEFFRIES: Okay.

3 MR. BRIGGS: Mr. Jeffries, if I
4 could point out in the submittal of November
5 8, 2007, there was a substitute detailed
6 project description. The tab Attachment 3,
7 the phasing plans, had the three phasing
8 diagrams showing -- it's tab 1 and it's the
9 exhibit that's near the back.

10 It starts on page 30, I believe,
11 and does show the phasing, phase I, how the
12 phase II would be added with the residential
13 office building. Then with the west office
14 building and the final hotel.

15 VICE-CHAIRMAN JEFFRIES: This is
16 dated?

17 MR. BRIGGS: This is November 8,
18 2007. It's tab 1 and it's the detailed
19 project description. It starts on page 30.

20 VICE-CHAIRMAN JEFFRIES: Okay.
21 Thank you. Thank you. Let's see. Then the
22 other question is the esplanade. What is the

1 width? What are we talking about in terms of
2 the width of that esplanade?

3 MR. BUCKLEY: The width of the
4 esplanade varies. The minimum is -- I want to
5 explain this very carefully. The minimum is
6 75 feet. However, there are areas where it
7 goes back as much as 118 depending upon the
8 location of the buildings. However, there are
9 two areas where we have actually projected
10 within that 75-foot space.

11 One is at the end of the hotel
12 here and also at the end of the residential
13 building there. Unique to those experiences
14 are that the buildings are actually raised up.

15 I think what we are looking to do
16 was to create some articulation along the
17 waterfront so it wouldn't just be a uniform
18 kind of wall of the building going along so
19 that you have this variety and experience as
20 you walk along the space. Those are the only
21 two areas. Typically at no point is it less
22 than 75 feet with the exception of those two

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1 areas there which are actually up quite high.

2 VICE-CHAIRMAN JEFFRIES: Okay.

3 Okay. Then I think my last questions are for
4 Mr. Eisen. Mr. Chair, I don't know. I mean,
5 we can wait and have other people ask other
6 questions of Mr. Buckley.

7 CHAIRMAN HOOD: Can we do that and
8 then we won't have too much musical chairs.

9 VICE-CHAIRMAN JEFFRIES: Okay.

10 CHAIRMAN HOOD: Who is next? Mr.
11 May.

12 COMMISSIONER MAY: Thank you.
13 First of all, I agree with Commissioner
14 Jeffries that there are a lot of positives
15 about this project. I have seen in the
16 history of the drawings, that I have at least,
17 and the vague memory I have of phase I when
18 that happened that there has been a lot of, I
19 think, significant improvement in the project.

20 The positives that I see in it now
21 are things like the fact that it is dynamic in
22 its heights and that it's not just sort a

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1 building to this maximum flat top as happens
2 around the rest of it. You can really see
3 that in your plan when you look at how you
4 showed all the other potential development and
5 how it just rises up to what the height limit
6 is and caps off.

7 Very often that is what we get in
8 Washington. That is dynamic and interesting.
9 The open space is a plus. The retail
10 component is a plus. What you have done with
11 the plazas and the esplanade and Anacostia
12 Place, I think all those things have a lot of
13 merit.

14 There are some things about it
15 that I am a little bit uncomfortable with and
16 a few questions that I have as well. Some of
17 this may have to do with just the way things
18 are drawn and presented to us. You can
19 respond to some of that if it is appropriate
20 but I'll just sort of throw my comments out
21 there.

22 There are a lot of things that

1 show up in the drawings as kind of cool
2 features in rendering like all of the
3 reflections coming off of the glass of the
4 Nationals Stadium and what is going on around
5 and all those sorts of things. Frankly, I
6 think they are a significant distraction in
7 appreciating what the buildings really are.

8 I am having trouble even accepting
9 the buildings as they are if I try to filter
10 out that and then just look at the buildings
11 the way they have been drawn. What I see is
12 just a little bit too many features.

13 You've got the undulating walls
14 and you've got things that come out and
15 cantilever out from the faces of the buildings
16 and multiple heights within individual
17 buildings and things like that. All of those,
18 I think, are good ideas but they seem to be
19 applied in a manner that is not readily
20 understandable.

21 Again, I think part of it has to
22 do with the way it has been rendered but I

1 think it's showing up as just a little bit too
2 complex. Looking through the drawings when I
3 saw the fact that you included some black and
4 whites I looked at that.

5 Having seen the color renderings
6 first that are on the front page and then I
7 flipped through and I hit the black and whites
8 and I think, "Oh, this is a very attractive
9 building." Then I see the color version of it
10 and I get very confused by it and it is the
11 same elevation or the same perspective. I
12 think that just has to do with the fact that
13 it's simplified.

14 This also shows up in the festive
15 retail scenes which are a little bit too
16 festive to appreciate what's going on. I
17 mean, I appreciate that level of activity is
18 actually going to be pretty common, or
19 hopefully is going to be very common when it
20 opens up. Seeing it this way now it is hard
21 to judge the building without getting too
22 distracted by the kid on the skateboard or

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1 what's that guy wearing or whatever.

2 So, again, it has to do with to
3 some extent how things are drawn. I do think
4 that underneath it all these is a little bit
5 too much complexity in the elevations. I know
6 there was some discussion with OP about
7 creating the identities for the individual
8 buildings. I do think there is value to
9 having different statements for the different
10 buildings or for components of the buildings.

11 There are too many sort of
12 overlapping features where we have kind of the
13 same moves that are done on multiple
14 buildings. It just winds up being a little
15 bit too confusing for me. I think a certain
16 amount of simplification in the elevations
17 would be a significant benefit.

18 Next I have sort of a question. I
19 was looking at this and it look me a while to
20 understand what was going on with the
21 different quays between the buildings. How
22 many buildings is this? Mr. Sher said it was

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1 four buildings but when I look at it I see
2 two.

3 MR. BUCKLEY: It is, in fact, four
4 buildings.

5 COMMISSIONER MAY: Okay.

6 MR. BUCKLEY: We have the east
7 office building located here.

8 COMMISSIONER MAY: Yeah.

9 MR. BUCKLEY: The residential
10 building, the west office building, and the
11 hotel.

12 COMMISSIONER MAY: Okay. So the
13 quay -- there is a structure over the quays
14 that is a glass --

15 MR. BUCKLEY: Canopy.

16 COMMISSIONER MAY: Canopy over the
17 whole thing. That connects to both buildings.
18 Right?

19 MR. BUCKLEY: Yes. We actually
20 have --

21 COMMISSIONER MAY: It stands
22 between?

1 MR. BUCKLEY: We have that between
2 the residential building here.

3 COMMISSIONER MAY: Right.

4 MR. BUCKLEY: And the east office
5 building here and it is this space here.

6 COMMISSIONER MAY: Inside it is
7 conditioned space?

8 MR. BUCKLEY: It's conditioned
9 space so it really can have a 24/7 kind of
10 life and can also support other types of
11 venues that can occur in the space itself.

12 COMMISSIONER MAY: Okay. That's
13 what I was seeing in the renderings. It was
14 kind of hard to see in the plans because of
15 the scale of the building when you put it on
16 a drawing this size it's hard to -- when
17 things get reduced to single-line drawings
18 it's hard to understand what those single
19 lines mean.

20 Now I go back to Mr. Sher. How
21 many buildings is this?

22 MR. SHER: It could be two, could

1 be four.

2 COMMISSIONER MAY: Okay. I guess
3 what I'm kind of getting at is that it still
4 has to do with sort of the confusion in the
5 rendering. I'm not sure that I really feel
6 strongly that it should be -- that enclosed
7 space should be more substantial and more
8 easily understood or whether it's good that
9 it's all light and glassy and all that. The
10 drawings kind of confuse me about it because
11 I got three-quarters of the way through the
12 drawings before I realized that was an
13 enclosed space.

14 Along those lines then, has that
15 canopy, that glass canopy actually been
16 engineered to have that shape and is that
17 going to work or is there a structure that we
18 are not seeing yet or that we just don't know?

19 MR. BUCKLEY: Well, we haven't
20 developed it but we are familiar with this
21 technology. It's a structure that we are
22 familiar with. It is basically a lamella

1 structure. It's a structure --

2 COMMISSIONER MAY: It's a what
3 structure?

4 MR. BUCKLEY: Lamella structure.
5 We know that it does work and we are actually
6 doing -- for our law enforcement museum we
7 actually have a similar kind of structural
8 glass roof system that works well. It does
9 work.

10 COMMISSIONER MAY: Particularly on
11 the Potomac Quay when it opens out at the
12 river, that's a very wide expanse and I think
13 we see a rendering of that on page 28 I want
14 to say. 28 or 33. It's 33.

15 All we are really seeing is a very
16 think volume between large panels of glass and
17 then the overhead frame and then beyond that
18 the cafe and again another frame. What I'm
19 imagining is that there is going to have to be
20 a little bit more structure either to the
21 vertical exposures of glass or to the roof
22 itself.

1 MR. BUCKLEY: It is, in fact, to
2 the roof itself and we see that the lamella
3 structure really comes over to the perimeter
4 of the building and then ties into the
5 structure to either side.

6 COMMISSIONER MAY: Okay. How long
7 a span is that at the river end of that?

8 MR. BUCKLEY: At the river end we
9 actually have a curtain wall system there. It
10 has a structural -- that is a structural
11 curtain wall system so that the vertical
12 elements that are right here are, in fact,
13 structural. That is a structural grid and
14 then there is glass in-fill between it.

15 As I mentioned, we are doing quite
16 a bit of work in this area. I took a trip to
17 Germany to Gartner and to Sealey to actually
18 take a look at installations that they have of
19 similar roof systems. The technology is there
20 and it works very well.

21 Clearly the structure, we are
22 relying upon the structural frame to carry the

1 edge but the edge of the lamella itself is
2 structural so that the canopy is really a
3 structural element surface that then goes and
4 connects to each side of the building. I know
5 I'm going to misspeak here but Tom Striegel is
6 here to straighten you out.

7 COMMISSIONER MAY: Okay. I think
8 it all adds up to a very compelling image.
9 The concern that I have is that what actually
10 gets built winds up being heavier in some way.

11 I think it would help me, at
12 least, to know a little bit more about either
13 examples of such systems spanning these
14 distances or even if you have done a detail
15 through the curtail wall, something like that,
16 that shows what the depth of that structure is
17 or whether it's going to be a Pilkington type
18 with the little pinpoint structure with cables
19 or any of that sort of stuff that is going to
20 add up to what it is.

21 It doesn't even necessarily have
22 to be fully designed to get a sense of what it

1 could be so that it could work because I would
2 hate to sort of imagine this as this very
3 glassy web between the buildings and then wind
4 up with sort of standard heavy structural
5 atrium kind of thing that characterizes most
6 shopping malls, for example.

7 Let's see. The other aspect of
8 the building design that really caught my eye
9 is the end elevation of the hotel that faces
10 on South Capitol. I thought I had flagged
11 that drawing.

12 MR. BUCKLEY: Mr. May, we have --

13 COMMISSIONER MAY: There we go.
14 What I'm seeing there is really the end of a
15 building and it is just saying the end of a
16 building. I understand it is the end of the
17 building but it's fronting on South Capitol
18 Street. I think a building that fronts on
19 South Capitol Street ought to at least pretend
20 to be fronting on South Capitol Street.

21 I think it leaves something to be
22 desired. The first thing that caught my eye

1 was the fact that there is actually no
2 entrance into the hotel from South Capitol.
3 I can kind of understand that because it is
4 better to actually route people through the
5 quay space.

6 You don't really want to have
7 people stopping at the front door or what they
8 think is the front door of the hotel. They
9 really want them to go around because cab
10 drivers will stop anywhere to drop people off.
11 I don't think it really sits well on that
12 street. I think this elevation really does
13 capture that.

14
15 Similarly that sort of three story
16 elevation that fronts from the office building
17 -- well, actually from the edge of the hotel
18 kind of into the office building, particularly
19 right there that stretch where it's basically
20 a square grid on what looks like the third
21 floor, or maybe it's just the second floor
22 above the retail, it just doesn't seem to have

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1 the same level of sophistication and
2 development that occurs in some of the other
3 elevations. I don't think that really has the
4 right kind of presence on South Capitol
5 Street.

6 VICE-CHAIRMAN JEFFRIES:

7 Commissioner May, I appreciate the comment
8 because I guess that is sort of where I was
9 trying to get to as it relates to the bridge
10 approach.

11 COMMISSIONER MAY: Right.

12 VICE-CHAIRMAN JEFFRIES: That is
13 the tall building. That is the only vertical
14 element I can get out of this thing. It
15 really should make a statement and I guess
16 that -- I would like to echo that. I mean, by
17 the way, and I don't mean to co-op you here
18 but your close-in views of your facades are
19 much richer.

20 I know you do impressionistic
21 drawings and things of that sort for some of
22 your renderings but the closeup of the east

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1 buildings, you know, I can see the detail and
2 so forth and it was much richer.

3 That might be the case for that
4 building. It's just that it's hard to see it
5 from a distance like that and I think it has
6 to be such a figural vertical element that
7 really anchors and holds down all the
8 horizontality out here.

9 I'm sorry, Commissioner May, but I
10 would agree that I would like to understand
11 what is the first building that I'm seeing as
12 I'm crossing the bridge.

13 COMMISSIONER MAY: My other
14 comments about sort of things being too
15 complicated notwithstanding when you look at
16 page 22 in the hotel detailed elevation which
17 captures some of that South Capitol facade and
18 then also some of what you would see coming
19 over the bridge, not necessarily as you would
20 see it coming across the bridge but some of
21 what you would see. I think 22 is what I've
22 got.

1 VICE-CHAIRMAN JEFFRIES: It's just
2 elevation and, I mean, strange things to look
3 at really.

4 COMMISSIONER MAY: Yeah, it's not
5 -- it needs a little bit stronger, I think, at
6 that corner. Commissioner Jeffries, you hit
7 the nail on the head in focusing on that
8 approach to the building.

9 I just had a couple of other minor
10 questions. Where is the fieldstone going to
11 be used?

12 MR. BUCKLEY: We are going to use
13 the fieldstone with the landscape setting. I
14 want to have for the retaining walls that we
15 have to use the fieldstone which I think is a
16 softer kind of naturalistic element within the
17 esplanade so we are looking as the terrace
18 levels come down from the buildings to the
19 waterfront we have these retaining walls.

20 We would like to use that
21 naturalistic stone through there. I like the
22 colors because they are, in fact, kind of very

1 rich and naturalistic to the area.

2 COMMISSIONER MAY: Okay. I think
3 that kind of points out to me that I don't
4 really have a good understanding of what's
5 happening with the cascading fountain circle
6 and the way that comes down to the river.

7 Looking at the drawings I just
8 kind of got confused about what is what
9 material and it's a little hard to understand
10 so if there is something you can do to
11 illustrate that a little bit more effectively,
12 I think that would be appreciated, including
13 understanding where the fieldstone would be in
14 that. I don't think that is the only question
15 I have on it. I don't really have a good
16 sense of understanding how that works.

17 The next thing is where does this
18 building stand in relation to the flood plain?

19 MR. BUCKLEY: The 100-year flood
20 plain?

21 COMMISSIONER MAY: Yeah.

22 MR. BUCKLEY: The 100-year flood

1 plain is actually elevation 10 which is
2 actually where the bulkhead is. The project
3 is above the 100-year flood plain.

4 COMMISSIONER MAY: That's just
5 good to know because I was --

6 MR. BUCKLEY: We were delighted as
7 well.

8 COMMISSIONER MAY: -- worrying
9 about the prospect that there would have to be
10 some additional stuff to keep the water out.
11 I think that's it for now but I reserve the
12 right to chime back in when Mr. Turnbull --

13 VICE-CHAIRMAN JEFFRIES: Say it
14 ain't so.

15 CHAIRMAN HOOD: Okay. Mr.
16 Turnbull.

17 MR. TURNBULL: Thank you, Mr.
18 Chair. I'm sorry. I didn't mean to pre-empt
19 your little video with my comment on the
20 ballpark but I just wanted to make sure that
21 Commissioners May and Etherly saw what we had
22 approved over a year ago. It just sort of

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1 cuts your heart to know you are not going to
2 get that. I mean, it's just like this
3 project. It's mixed use. It had condos. It
4 had a hotel.

5 It had two stories of residential
6 wrapped around with the parking inside. It
7 was lead design. It was green. It would have
8 been exciting to have on M Street as part of
9 the urban fabric of this city and I just feel
10 like there has been -- I can't go on with
11 that. We are getting garages so that's what
12 we're getting.

13 COMMISSIONER ETHERLY: Mr.
14 Turnbull, your sentiment is duly noted by one
15 of the newbies on the Commission.

16 MR. TURNBULL: Right. Thank you.
17 I guess I like the complexity in the project
18 whether you look at it that you had Davis
19 Buckley one, two, and three work on it but it
20 adds a little vitality to it so I like the
21 complexity.

22 I can see your point. A lot of

1 times we've had trouble looking at different
2 renderings. I know Commissioner Jeffries and
3 I were talking. Previously we saw the
4 limestone and it looked very yellow but when
5 you look at the palate that you see on other
6 drawings it's not like that. There is some
7 garish things that come out in drawings that
8 don't quite speak well of that.

9 I guess I wanted to look at the
10 retail on the hotel. Is there retail on the
11 side as you come across the bridge?

12 MR. BUCKLEY: Actually, we might
13 want to talk a little bit about that. What I
14 would like to do, David Briggs, can you kind
15 of explain the zoning issue in terms of the --
16 we do have hotel -- we have restaurant use.
17 Are we talking about --

18 MR. BRIGGS: Oh, I think part of
19 the issue -- there's the slide, I think, that
20 needs to be looked at, is part of the entry
21 for the valet parking. Correct, Mr. Buckley?

22 It comes in that way so the

1 driveway goes down so it does preclude some of
2 the facade along South Capitol Street of being
3 used for retail because you have this rampway
4 coming off this circle in front of the hotel
5 drop-off point going down to provide valet
6 access to the hotel so it precludes
7 utilization of that space for retail activity.
8 It is a very narrow space. is that correct,
9 Mr. Buckley?

10 MR. BUCKLEY: Well, this is a
11 narrow space. We really see it as kind of a
12 service support area to the South Capitol
13 Street Quay here which is, in fact, all
14 retail.

15 VICE-CHAIRMAN JEFFRIES: How much
16 frontage is that that you're saying you have
17 right along --

18 MR. BUCKLEY: Along here?

19 VICE-CHAIRMAN JEFFRIES: The part
20 that is not going to be retail.

21 MR. BUCKLEY: Right here? Gosh.

22 MR. BRIGGS: Mr. Buckley is also

1 correct that in our computation of retail for
2 the project it does not include any ancillary
3 restaurants or shops that might be within the
4 hotel. We have counted that as the hotel
5 gross floor area. It is not shown here as
6 retail per se but shown as ancillary support
7 hotel space.

8 The physical space along South
9 Capitol Street is much back of house or
10 dealing with that rampway. As Mr. Buckley can
11 show, you can see that ramp coming down there
12 right off the circle there that does provide
13 access into the parking garage for the valet
14 parking of the hotel.

15 MR. BUCKLEY: I might mention that
16 if I have to state correctly, this dimension
17 is approximately 85 feet. Mr. Jeffries, this
18 is approximately 85 feet here.

19 VICE-CHAIRMAN JEFFRIES: I'm
20 sorry. I didn't hear you.

21 MR. BUCKLEY: It's approximately
22 85 feet along there.

1 MR. TURNBULL: Did you have
2 another question?

3 VICE-CHAIRMAN JEFFRIES: I'll
4 wait.

5 MR. TURNBULL: All right. I guess
6 I'll sort of echo what a couple of the other
7 commissioners have said. If I looked at
8 drawings 18(a) and 32 I get a certain flavor
9 for what the building is. Then when I look at
10 35 it tells me much more what is happening as
11 the retail.

12 I sort of worried when I looked at
13 the elevations or the views that are further
14 away. You worry about what it's going to be
15 like. When you see the closer-up renderings
16 of what the space could be like, I'm a little
17 bit more reassured of how lively that can be.

18 In the Cascade Plaza there has
19 been some confusion. If I understand the
20 water features, you have the upper basin and
21 you have the cascade fountain. They are two
22 separate elements. They are not really

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1 joined. The water doesn't flow from one to
2 the other. They are totally separate.

3 MR. BUCKLEY: No, they are
4 separate. Hopefully there is a kind of visual
5 connection from the upper to the lower.

6 MR. TURNBULL: Okay.

7 MR. BUCKLEY: You can see here
8 this is the upper water element here and, of
9 course, these are the cascading steps here.

10 MR. TURNBULL: Can you walk?

11 MR. BUCKLEY: Interestingly
12 enough, there are steps down to either side
13 that you can see here.

14 MR. TURNBULL: Okay.

15 MR. BUCKLEY: Then also, of
16 course, this is the walkway along here. These
17 are steps up here and there and that connects
18 to this upper level here. Then the water
19 element is right there. See that? Also what
20 I've done is I have taken and provided an ADA
21 ramp system that goes from here down there
22 that connects the space and then connects up

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1 here to the upper terrace level so that the
2 entire experience is ADA accessible from one
3 level to the other.

4 MR. TURNBULL: In the upper basin
5 you can't really walk into the water area
6 though?

7 MR. BUCKLEY: No.

8 MR. TURNBULL: You stay on the
9 edge?

10 MR. BUCKLEY: Yeah.

11 MR. TURNBULL: Okay. At Anacostia
12 Place I like the sculpture and the concept and
13 what it's trying to do but the 13-year-old in
14 me when I come across from the baseball park
15 wants to have more water and take off my shoes
16 and sit on a rock and look at that. At night
17 are there going to be lights?

18 MR. BUCKLEY: There are going to
19 be lights. What we are going to have is we
20 actually have a light plan that has been
21 submitted in the package. Claude Engle is our
22 lighting consultant and he regrets that he's

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1 not here tonight. We see actually having
2 lights there that just animate that space.

3 What is unique about it is that
4 the water element does not have to be very
5 deep to be effective. We found that the law
6 enforcement memorial, that water is only one-
7 and-a-half inches but it really sheets
8 beautifully. People love to put their -- they
9 love to put their hands in it and maybe step
10 in it a little bit. At the Japanese American
11 Memorial we found the same thing.

12 What is wonderful about it is that
13 you can create the water element. It can be
14 shallow enough that people can if they wish
15 kind of step into it and step out of it. We
16 don't want them to do that but it's kind of a
17 wonderful experience.

18 MR. TURNBULL: I just wish there
19 was more water around it that I could sit on
20 the edge and --

21 MR. BUCKLEY: We actually have --
22 what we envision is around the outline of the

1 watershed we envision a bench going all the
2 way around that. Then on that bench element
3 we actually have areas that are identified for
4 the actual tributaries of the waterfront.

5 I have Ray Kaskey here with me. I
6 don't want to speak too much.

7 MR. KASKEY: You've said it all
8 all ready. I'm Ray Kaskey, the sculptor, 2222
9 Hall Place, N.W., Washington, D.C. This is a
10 planned view of the pool which is a realistic
11 plan of the Anacostia watershed. The floor of
12 the basin shows the Anacostia and the
13 northwest branch and the northeast branch and
14 the various tributaries.

15 There is quite a bit more water
16 there than you can see in that perspective
17 view. That is as far as the development has
18 gone right now. As Davis said, the edge will
19 be treated so you can take your shoes off and
20 put your feet in.

21 MR. TURNBULL: Will this have
22 lights on it then at night?

1 MR. KASKEY: I assume so.

2 MR. TURNBULL: If you are going to
3 have people there, I mean, obviously people
4 are going to be milling around this and
5 wanting to look at it and enjoy it. Is it
6 like a little fountain show, little light
7 show?

8 VICE-CHAIRMAN JEFFRIES:
9 Interactive?

10 MR. BUCKLEY: Yes. We anticipate
11 that there will be fiber optic lights because
12 we've had wonderful experience with fiber
13 optic lights. They have a like expectancy of
14 80,000 hours. We have actually created that
15 so that it really kind of animates the space
16 so the sculpture itself becomes a wonderful
17 kind of visual element in the evening as well.

18 MR. TURNBULL: I only say that
19 because I grew up in Chicago and lived around
20 Buckingham Fountain, the lights and the water
21 and the show at night. I can see this thing
22 as being a nice little venue at night with all

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1 this because it brings people there and they
2 are going to have families just watching
3 around and doing nothing but watching.

4 MR. KASKEY: That's the intention.

5 MR. BUCKLEY: I think also the
6 water animates the space because you can hear
7 it cascading and it becomes this wonderful
8 background noise.

9 MR. TURNBULL: Okay. Thank you.
10 I think, Mr. Chair, those are all the comments
11 I had right now.

12 CHAIRMAN HOOD: Okay. Mr.
13 Etherly.

14 COMMISSIONER ETHERLY: Thank you
15 very much, Mr. Chair. Very, very briefly
16 because Mr. Turnbull's questions did a very
17 excellent job of picking up on two places that
18 I wanted to spend some time, both the Cascade
19 fountain and Anacostia Place. My only
20 outstanding question is I want to make sure I
21 understand the idea of the ribbons.

22 Let me just by association most

1 certainly echo all of Mr. Jeffries' opening
2 remarks with respect to the presentation and
3 just the layout of the concept again for one
4 of the newer members on the Commission.

5 This was very helpful in terms of
6 just animating for me, no pun intended, but
7 animating for me and illustrating the context
8 of this project. I'll throw in, of course,
9 being Ward 6 resident that the level of
10 excitement is palpable.

11 With respect to the Cascade
12 fountain, the notion of the ribbons I just
13 wanted to make sure I understood exactly what
14 those were. I have kind of flipped back
15 between the kind of artistic rendering and
16 sheet 29. Are they, in fact, concrete pavers
17 as I think one of the captions refers to the
18 ribbons on page 29 and they are just kind of
19 embedded into the ground?

20 MR. BUCKLEY: Yes. Maybe what I
21 would like to do is go back to the image of
22 the Cascade for a moment. I think that this

1 explains it a little bit. What I have shown
2 here -- what I have shown here is the bands.

3 They are, in fact, concrete. The
4 color in the concrete is an additive so it
5 actually changes the color of the concrete.
6 What I used as an example is the work that we
7 did with the Watergate residential complex
8 where this is actually concrete surface here
9 that you can see the blue. That is actually
10 a cube where the various sides are actually
11 different colors of concrete. What that does
12 is it really animates that space from the
13 buildings above.

14 What I found is that not only did
15 people have experience at the ground floor
16 level but it's wonderful to kind of give a
17 uniform presentation to the patterns of the
18 ground from the buildings above. That is kind
19 of a great tradition in terms of civic spaces
20 where they use different materials and change
21 the colors. You are, in fact, correct. These
22 are bands of concrete that have a color

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1 additive.

2 COMMISSIONER ETHERLY: Is there
3 any type of filtration function served by that
4 surface itself separate and apart from the
5 pool area, of course?

6 MR. BUCKLEY: Not by that surface.

7 COMMISSIONER ETHERLY: Okay.

8 Thank you.

9 Thank you, Mr. Chair.

10 COMMISSIONER MAY: Can I ask a
11 follow-up questions? There was a rendering
12 that showed up on the screen a few minutes ago
13 that was a view of the oval from the river, I
14 think, kind of a -- sort of a bird's eye view.
15 I was flipping through my drawings here and I
16 couldn't find it in my drawings. Can you
17 bring that one back up on the screen again?
18 That kind of filling in the picture for me a
19 little bit. Do we have that one in our
20 package?

21 MR. BUCKLEY: No. What this is
22 you actually have this in your package. It's

1 a watercolor rendering.

2 MR. TURNBULL: What sheet number?

3 MR. BUCKLEY: Let me get the sheet
4 number for you. It's 32.

5 COMMISSIONER MAY: Oh, it's that
6 one. Okay. What we are seeing up there on
7 the screen is not really accurate in terms of
8 the waves or the bands of planting that run
9 through the fountain in the middle there.
10 Right?

11 MR. BUCKLEY: That's correct. I
12 think drawing 32 more accurately depicts it.
13 I think what we did here was that we were
14 concerned about the shift from a watercolor to
15 a digital image and we didn't want to mix them
16 up too much.

17 I had a little artistic license,
18 if you can bear with me, to use this digital
19 image which I thought showed more of the space
20 in terms of the accessibility. Certainly
21 drawing No. 32 kind of describes the bands and
22 also kind of the vitality of the water

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1 element.

2 COMMISSIONER MAY: What keeps the
3 vehicles away from the pedestrians in that
4 circle? Is there actually a curb or is there
5 a --

6 MR. BUCKLEY: Yes, there is.

7 COMMISSIONER MAY: Okay. I saw at
8 one point what looked like a line of bollards.
9 We don't have anything like that. Do we? I
10 saw a drawing somewhere that showed like an
11 entrance point from Potomac Avenue being
12 aligned with regularly spaced things.

13 MR. BUCKLEY: We had looked at
14 that earlier but we thought that the way to do
15 that is to differentiate the surface treatment
16 rather than having a string of bollards.

17 COMMISSIONER MAY: And there is a
18 curb there, too, right?

19 MR. BUCKLEY: Correct.

20 COMMISSIONER MAY: Thanks.

21 COMMISSIONER ETHERLY: If I may,
22 Mr. Chair, just as a follow-up to Mr. May's

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1 questions. You will, of course -- not of
2 course but you do plan to introduce bollards
3 along the bike path. Is that correct?

4 MR. BUCKLEY: That is correct.

5 COMMISSIONER ETHERLY: Okay. One
6 final question, Mr. Chair, and this perhaps is
7 maybe best put to Mr. Sher. It's a little bit
8 of a kind of left-field question. There is
9 just a little bit of conversation up here
10 about it. The issue of flight paths and
11 traffic as it relates to both Reagan National
12 and/or traffic pertaining to the Air Force
13 Base.

14 Any issues or anything that needs
15 to be done relative to those types of
16 considerations or that is not impacted in the
17 least and you are not required to do anything
18 regarding those types of issues because of the
19 height of the project here?

20 MR. SHER: Not that we know of
21 right now.

22 COMMISSIONER ETHERLY: Okay. That

1 answers my question. Thank you.

2 Thank you, Mr. Chair.

3 VICE-CHAIRMAN JEFFRIES: Actually,
4 I hope that I'm not -- this is typically the
5 Chairman's question but I'm curious about the
6 community and that they are not here tonight.
7 Well, maybe I shouldn't make that assumption.
8 Maybe you all live in this neighborhood.
9 There's a few people but I'm just sort of
10 curious if someone could just speak to --

11 MR. BRIGGS: Let me try to respond
12 to you, Mr. Jeffries. We've had numerous
13 meetings with ANC-6D and 6D over time has
14 given us unanimous support at the last
15 meeting. In fact, there is in your package a
16 letter from ANC-6D where they were very
17 enthusiastic about the presentation we made in
18 January on the project.

19 Mr. Litsky, the former chair of
20 6D, was to be here tonight. His mother is ill
21 in New York so he is in New York and they did
22 not have a replacement that was able to

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1 deliver this letter. The community was at
2 that meeting and was very, very enthusiastic
3 about the project.

4 VICE-CHAIRMAN JEFFRIES: Clearly
5 it's such a -- it's not a neighborhood project
6 obviously. It's a city project. Although it
7 clearly will impact the residents that live
8 near but it's such a large project that I
9 thought there would be a few more people out
10 tonight but I'm fine with that.

11 MR. TURNBULL: Tournament starts
12 tonight.

13 CHAIRMAN HOOD: It's too late now.
14 It's 8:30. This goes on late. Let me start
15 off with the only problem I have with this
16 project. The residential -- I'm glad we have
17 the material boards. There is a part on there
18 that looks gold on some pictures and it may be
19 the copier. I don't know. Full color
20 sometimes the hues and all that come into play
21 but it's the gold part of that residential --
22 this is normally Vice-Chair Jeffries'

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1 question.

2 Anyway, the gold part, can you
3 show me that on the material board? You don't
4 have to turn the lights off. You don't have
5 to pick it up and bring it over. That is the
6 gold part. The gold part of the residential
7 building that looks like a brown it sticks
8 out. It's like cast or brick or whatever that
9 is. Is that it at the top of the material
10 board?

11 MR. BUCKLEY: That is correct.

12 CHAIRMAN HOOD: Okay. All right.
13 Other than that, I can tell you that I think
14 this project has come a long way. Actually,
15 when I first got on the Commission Florida
16 Rock was one of the cases that I dealt with
17 one of those times way back when, Mr. Sher.
18 I agree with you, Mr. de Villiers.

19 To see it go away may be great.
20 Not go away like that but to see it done. To
21 see it done because it's been around awhile
22 and it's a long time coming. I really like

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1 what I see in front of me, the pulling and the
2 tugging and whatever else you all were doing.
3 I will tell you this, Mr. Sher, I agree with
4 your comments about the height and being able
5 to have more open space. I think that is
6 exactly appropriate for the water.

7 Let me just ask a few questions.
8 Can someone explain to me or help me
9 understand how everything is going to work as
10 far as circulation with the pedestrians. I
11 think I mentioned the bike path at the first
12 stage. And also cars. How is all of that
13 going to intertwine together?

14 Is there going to be some overlap?
15 Is there some boundaries that people are going
16 to want to know, especially coming out of the
17 stadium? Somebody just run me through that
18 whole circulation pattern. I'm not sure what
19 the appropriate slide is to do that. Page 3?
20 Okay.

21 MR. BUCKLEY: I think this is
22 probably a good place to start. What I would

1 like to do is maybe show you the basic
2 circulation, vehicular access, parking access.
3 The access is all off of Potomac Avenue and
4 going from South Capitol Street to Potomac
5 Avenue.

6 We have a curve cut right here and
7 that curve cut goes to below-grade parking and
8 also the loading dock. That's where we have
9 the major loading dock. That loading dock
10 services both the west office building, the
11 hotel, and the residential building. The
12 loading dock is located directly under the
13 Cascade Plaza. That is located here.

14 We have service access that comes
15 in here, comes in over here and comes over to
16 the hotel. We actually have a ramp down here
17 that provides parking for the hotel. We also
18 have a drop-off location here by the west
19 office building and also a drop-off for the
20 residential building.

21 We have an area for a taxi queue
22 here. You can see where the curb breaks there

1 slightly so we have a taxi queue there. This
2 is, in fact, a one-way system in and out. You
3 can obviously go around.

4 Then continuing along to the east
5 we have a loading dock directly off of Potomac
6 Avenue as well as parking. We have two curb
7 cuts located here. One is for the loading
8 dock and the other is for the parking.

9 What we have done is we have
10 aligned the entrance for our loading dock and
11 our parking directly opposite and orthogonal
12 to the stadium so that we don't have an offset
13 at that point. Then, of course, you continue
14 up Potomac Avenue and you will notice the
15 street is set back here. This point here you
16 actually have an area where you can pull up,
17 drop off, and then continue on.

18 This is the major point of
19 connection between the stadium and the project
20 located there. We do not have any access off
21 of South Capitol Street. We have access here
22 for parking and servicing of the buildings,

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1 surface access here for access and parking for
2 the hotel and then, of course, servicing and
3 parking for the east office building.

4 What I might do is talk a little
5 bit about the esplanade. We have the walk
6 along the esplanade here which is major
7 pedestrian walkway here. Then just to the
8 northwest of that we have a bicycle path which
9 goes along here. The bicycle path, as you may
10 recall from our last submission, intersects
11 with the pedestrians coming down from the
12 plaza cascade here.

13 We actually have light standards
14 that come up to help define that pathway and
15 we have actually changed the surface material
16 there. We also have bicycle signage at both
17 ends so that people are aware that when they
18 come down because the natural change of
19 material, the texture of the material both
20 where the bicycle path stops the surface
21 changes, there are signs and then the light
22 standards then help define that pathway so

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1 that people are aware that the bicycles may be
2 coming.

3 The bicycles do have to stop at
4 those points. They then walk the bicycles and
5 then continue on. That also occurs at the
6 Potomac Quay and it also occurs at the
7 connection to the pumphouse here and also over
8 here where we have the esplanade that comes up
9 and connects over there. If there are people
10 going across here you will notice that we do
11 have the same kind of light standards that go
12 through there that help define that pathway.

13 CHAIRMAN HOOD: Again, that goes
14 back to my previous question that I asked
15 previously at the other hearing. I heard you
16 identify how that is going to work this time
17 so I guess what you're saying is the bicycle
18 path and the pedestrians at some point in time
19 will cross. A bicycle will be riding --
20 whoever is on the bicycle will ride right past
21 the pedestrian pretty much.

22 MR. BUCKLEY: They would interject

1 at these points. However, we hope that there
2 is enough guidance in terms of the light
3 elements, the signage that would alert people
4 to the fact that this is a bicycle path. Also
5 there is a requirement that people get off
6 their bicycles through there. We have vetted
7 this at some length with the Office of
8 Planning and the Ward 6 planner, I think Chris
9 Delfs.

10 CHAIRMAN HOOD: I am actually not
11 against it. I just want to make sure we
12 thought of it. I think there should be room
13 for both. I just want to make sure we thought
14 of it and took any considerations that may be
15 possible of safety issues into consideration.

16 Okay. I guess we can turn the
17 light back on. Let's talk about the
18 sculpture. I'm just curious. How is this
19 sculpture going to get there? Do you bring it
20 in pieces? I know you're not going to do it
21 there. How does that work?

22 MR. KASKEY: It will be cast in

1 Chester, Pennsylvania in probably three or
2 four pieces, maybe more. Let me go back.
3 This maquette is eight inches tall at this
4 point. There will be several iterations
5 before we get to the unveiling.

6 The next step will be to build a
7 quarter-size model or third-size model and
8 investigate those kinds of issues. How big a
9 piece can you ship on a truck, etc. That will
10 determine it. I can't answer that
11 definitively right now. Yes, it will be
12 assembled in pieces on the site.

13 CHAIRMAN HOOD: Do you have a team
14 of people or will you be by yourself? I'm
15 just curious.

16 MR. KASKEY: Yeah, I will probably
17 have United Rigging Company which has done
18 most of the installation work around
19 Washington, D.C. It will be a team of
20 professional riggers and crane operators,
21 etc., and foundry people and engineers.

22 MR. TURNBULL: I wonder if I might

1 ask how many times life size will it be?

2 MR. KASKEY: Well, there is no
3 scale relationship between any of the animals.
4 They are as big as they have to be to be these
5 charactive elements that hold up the lotus
6 leaves. The box turtles and other things that
7 are native to this area are only this big and
8 these are going to be --

9 MR. TURNBULL: So they are going
10 to be like sea turtles, hawksbills, Ridleys?

11 MR. KASKEY: Exactly. I think
12 it's important that this doesn't look like a
13 theme park cutesy thing. It's got to be
14 monumental and somewhat more abstract. Mr.
15 Jeffries earlier said or implied that it was
16 too organic.

17 I tend to agree at this stage but
18 you have to remember it's only this big and
19 will be perhaps architecturally stylized as it
20 gets bigger. To answer your question, no,
21 there is -- well, I would say except the blue
22 herons are probably like twice life size and

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1 the beavers are probably three or four times
2 life size

3 VICE-CHAIRMAN JEFFRIES: It's
4 interesting. We were talking about the
5 sculpture up here and I had the conversation
6 with him like, "God, I wish this could be a
7 little more abstract and not as organic." You
8 are still working on this and refining this.

9 MR. KASKEY: Yeah. All the
10 elements are organic. I would like it to be
11 a counterpoint to all the hard-edged urban
12 hard surfaces and be kind of inviting to sit
13 on or whatever.

14 CHAIRMAN HOOD: Okay. The other
15 question --

16 MR. TURNBULL: Will any of the
17 animals spit out water?

18 MR. KASKEY: The turtles will.

19 MR. TURNBULL: All right.

20 MR. KASKEY: The lotus flowers
21 will be spitting water.

22 CHAIRMAN HOOD: I just want to

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1 know if the Chicago side of the house is
2 finished.

3 Let me just ask a few questions.
4 Office of Planning has actually asked us to do
5 approval subject to a few issues. Mr. Briggs,
6 let's run through those briefly for the
7 record. I believe that my colleagues and I
8 have read the concurrence from the Deputy
9 Mayor's Office. I don't think we need to
10 discuss that. You are still working on the
11 language it sounds like. Sounds like it's
12 going well.

13 MR. BRIGGS: Yes, it is.

14 CHAIRMAN HOOD: I'll talk about
15 that when I get to other government reports.
16 Let's talk about additional detail regarding
17 LSDB, commitment and supplemental employment
18 and skills training plan.

19 MR. BRIGGS: We had but I don't
20 believe that the Office of Planning had gone
21 back to the earlier submission we had made.
22 This is a program that has been on the Florida

1 Rock project since the very first stage. We
2 developed this to try and create a more
3 enhanced program.

4 I believe the set of materials
5 handed tonight is called Summary of Amenities
6 and Benefits. If you will turn to tab -- I
7 believe tabs 4 and 5, the back of tab 4 there
8 is a more detailed report about the type of
9 employment consultancy arrangements that we
10 were looking to enhance to make sure the first
11 source worked so we have provided that. I
12 think that was trying to respond to the Office
13 of Planning's comments regarding that.

14 CHAIRMAN HOOD: Okay. I'll ask
15 that question when we get to Mr. Lawson to
16 make sure that's sufficient. DDOT's approval
17 of the proper traffic management plan. Do we
18 have anyone here from DDOT? Maybe I can ask
19 this question Monday night.

20 MR. BRIGGS: Mr. Hood, Rob
21 Schissel from Grove Slate is here who has had
22 ongoing conversations with DDOT on this matter

1 if you would like to have his comments. I
2 believe the Office of Planning also had some
3 oral conversation with Chris Delfs, the Ward
4 6 DDOT planner.

5 It is my understanding, and I will
6 certainly defer to them, that DDOT is very
7 happy with the transportation management plan.
8 We had worked it into our draft order that was
9 under consideration in February of last year,
10 all the responses to the DDOT request to
11 elaborate on our plan.

12 I believe, again, it's tab 3 of
13 what we just submitted does cover those
14 elements in a memo to Chris Delfs that we
15 reiterated and assembled all the materials we
16 are going to do including talking about our
17 loading berth management, truck management
18 plan as well as our transportation management
19 plan. All indications are that the Department
20 of Transportation is very supportive. We were
21 told there would be a report here today. It
22 has not been received I understand from staff

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1 as yet.

2 CHAIRMAN HOOD: Thank you, Mr.
3 Briggs. We certainly are not going to punish
4 the applicant, I don't believe, until DDOT or
5 any other government agency has a chance to
6 respond. What I will do though depending upon
7 how we proceeding, Ms. Schellin, maybe we can
8 see if we can ask OP to help us get that
9 before final action.

10 I'm not predicting how it's going
11 to go but at least we can have that for the
12 record from the experts. We talked about the
13 design of Anacostia Place so I think we are
14 good with that. Again, I really think this --
15 I like the project. I really do. I really
16 think you've come a long way.

17 I would also associate myself with
18 Mr. Jeffries who mentioned about the civic
19 space at one of our previous hearings. I
20 think what we have done here -- I'm saying we,
21 what you all have done here really, really is
22 going to help really jumpstart along with the

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1 other things that are going on in that area.

2 Anything else? Mr. Jeffries.

3 VICE-CHAIRMAN JEFFRIES: Mr.

4 Eisen. I was hoping that he could come up and
5 just spend a few minutes and just walk us
6 through the retail strategy. I'm sort of
7 curious about mixed phasing. If you can
8 comment on the 85 feet along South Capitol
9 that are not going to get retail.

10 MR. EISEN: Good evening. The
11 strategy for the master plan has always been
12 to have a mixed-use project. Part of mixing
13 the uses was the retail component at the
14 ground plain. Potomac Avenue and the
15 waterfront were our primary focuses coming
16 across the bridge and heading onto South
17 Capitol.

18 While it does have a strong
19 vehicular visible corridor, it's not a highly
20 trafficked retail corridor. You really have
21 to kind of pick where your front door is going
22 to be. I think the animation along South

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1 Capitol needs to be there. I think the view
2 corridors into the project off of South
3 Capitol are there in a couple of locations.

4 I think you are going to
5 experience the retail quite honestly from the
6 bridge more dramatically than you would as you
7 come down on the bridge and hit the oval
8 because you are going to be navigating your
9 vehicle making a number of turns so we felt
10 like right at that hard corner it just didn't
11 seem critical.

12 The hotel, again, at the ground
13 level is going to have ancillary or I'll call
14 retail of some type whether it be a restaurant
15 or sundries or things of that nature that does
16 not show up in this plan but it will be there.
17 It's just going to be at their discretion in
18 terms of how it gets applied at the ground
19 level.

20 On the flip side from a design
21 perspective, we'll certainly have a lot of
22 control about that expression. Again, when

1 you approach the District coming over the
2 bridge, you are going to see the enormity of
3 the waterfront over 800 feet. As that
4 continues and connects both under the bridge
5 to the Hess site that will ultimately get
6 redeveloped and up to the Southeast Federal
7 Center.

8 You are going to see an expansive
9 waterfront experience that is going to be
10 commercially programmed at the ground plain.
11 We tried to focus much of our attention along
12 the ground plain. Much of that programming is
13 focused towards food. Food is one of those
14 animals that can handle being one-sided more
15 than say fashion or other soft goods.

16 What we have tried to do is put as
17 much emphasis on a merchandizing strategy that
18 has a diversity from fine dining to casual
19 dining to quick bites to maybe even some
20 entertainment or drinking establishments that
21 will cater to not only the local traffic that
22 exist within that trade area but as well the

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1 regional traffic that will come in a fair
2 amount of time.

3 This is not a project that is
4 going to live and die by the ballpark. This
5 is something that we feel that when you create
6 a waterfront experience that having a
7 destination, a collection of restaurants is as
8 strong as having an anchor from a retailing
9 perspective. Cluster leasing was a key
10 structure that we wanted to influence here.

11 Potomac is also very important
12 because that is the spine that connects many
13 of the pieces that are happening around the
14 stadium as well as into the redevelopments
15 further down the river. From our perspective
16 it was kind of a sandwich in a way and
17 everything in between is this pedestrian
18 experience and public open space.

19 There is an enormous amount of
20 public open space. I don't happen to be the
21 biggest fan of enormity of open spaces because
22 I think we have a city filled with so much

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1 open space but I appreciate the way that this
2 has been crafted and the way that our plan has
3 been sculpted to date because open space
4 functions well when it is programmed with good
5 commercial uses.

6 Open spaces and mixed-use
7 environments that aren't programmed at the
8 ground plain with commercial uses often suffer
9 and I think that is what you won't find here
10 is any of that suffering. It's got most of
11 those public open spaces and the esplanade
12 have the commercial programming at the ground
13 plain.

14 In addition you've got a client
15 that is committed to working at maintaining
16 and programming this year around so that this
17 isn't just a hip-hip happening place when
18 there's a ball game but I'll say it's a little
19 bit extra at that time. The rest of the time
20 it should be able to sustain itself on its
21 own.

22 VICE-CHAIRMAN JEFFRIES: That is

1 really the driver of my question because, I
2 mean, that stadium is not going to be open
3 obviously throughout the year and so it's just
4 important that there be the kind of retail and
5 you're saying it's going to be mostly food.
6 I mean, like what percent?

7 MR. EISEN: That's a good point, a
8 good question. The other component was
9 service retail. We had also talked about
10 being able to service the community as well as
11 the folks that are going to be occupying the
12 buildings not only here but in the surrounding
13 area.

14 I think part of what's missing is
15 more of a macro-merchandising strategy for the
16 overall district because I think what you are
17 going to see is there is going to be a
18 combination of things at Southeast Federal
19 Center and stuff here and stuff at the stadium
20 and stuff along Half Street. There's a lot of
21 pieces to this puzzle that should be figured
22 out and thought about.

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1 I think what we have tried to
2 focus on is take our best guess at what other
3 folks are doing. I have collaborated with
4 folks on Half Street. I have collaborated
5 with folks at the Southeast Federal Center who
6 know what they are generally doing.

7 I have worked with the AWI for a
8 while when that was more functioning and tried
9 to participate as much as I could with a
10 consortium of developers who were trying to
11 bring a strategy together. This was a piece
12 to that puzzle and this was the strategy that
13 was derived from.

14 VICE-CHAIRMAN JEFFRIES: This is
15 the last question. So, again, South Capitol,
16 will that truly be a pedestrian friendly
17 retail?

18 MR. EISEN: Well, I mean,
19 pedestrian and friendly retail next to a bunch
20 of cars is potentially a contradiction in
21 terms but we'll do the best we can given that
22 there is no -- there is a wide sidewalk.

1 There is a strong setback. It will be safe
2 for pedestrians.

3 It's whether or not they will want
4 to engage. We have put a lot of our service
5 retail out along that edge because they need
6 that drive-by traffic, where the retail that
7 we have for food doesn't need the drive-by
8 traffic as much because we are trying to focus
9 more on destination and service food at that
10 point as well. Yeah, I mean, will people be
11 able to safely walk on the sidewalk? Yes.
12 Will there be parallel parking along there?
13 No.

14 VICE-CHAIRMAN JEFFRIES: But will
15 it be attracted to --

16 MR. EISEN: It's not meant to be
17 attract -- it's not meant to be destination
18 retail. It's meant to be service retail so
19 it's there to serve the community and serve
20 the folks that work and live and visit on this
21 site.

22 VICE-CHAIRMAN JEFFRIES: The other

1 question I have is the retail that is right
2 off of Anacostia Place. Is that going to be
3 a large-scale restaurant?

4 MR. EISEN: You are asking a
5 question that -- I mean, the goal is to have
6 a substantial food destination, somebody that
7 is going to be very animated. Davis
8 articulated that it could possibly be a two-
9 story space. Again, that is all in the art of
10 going out and finding the right tenant for
11 that location but it needs to be an A+ tenant
12 without a doubt.

13 VICE-CHAIRMAN JEFFRIES: And a
14 second floor. Obviously, a lot of places it
15 doesn't work.

16 MR. EISEN: Correct.

17 VICE-CHAIRMAN JEFFRIES: You
18 really think there is enough density?

19 MR. EISEN: I really think if you
20 get the right user. I think that two-story
21 retail is not meant to be two stories of
22 separated retail but maybe one retailer --

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1 VICE-CHAIRMAN JEFFRIES: One
2 retailer.

3 MR. EISEN: -- that is able to
4 occupy two floors. Two-story retail in this
5 market does not work well and never really
6 has.

7 VICE-CHAIRMAN JEFFRIES: Right.

8 MR. EISEN: What we are thinking
9 is having an individual tenant that takes up
10 two stories.

11 VICE-CHAIRMAN JEFFRIES: What is
12 the closest, you know, place that is similar
13 to this in the District or in the Metropolitan
14 area?

15 MR. EISEN: If you were to look at
16 Sequoia, for example, and Georgetown, that
17 sort of activity is about what we are trying
18 to achieve here. I think a little bit better
19 quite honestly, but that's just my opinion.

20 VICE-CHAIRMAN JEFFRIES: Okay.
21 That's it, Mr. Chair.

22 CHAIRMAN HOOD: Mr. Briggs, let me

1 just ask. I'm looking at the ANC letter from
2 Mr. Moffitt. I know you mentioned the former
3 chair Mr. Litsky. The vote here was five to
4 two. I guess the only question I need to
5 know, because it obviously passed, was one of
6 those in the minority that voted against, was
7 that one of the commissioners within the
8 single member district in which this project
9 is in?

10 MR. BRIGGS: No.

11 CHAIRMAN HOOD: Okay. Thank you.
12 Any other questions?

13 COMMISSIONER MAY: Can I just ask
14 a couple quick ones? Is there a plan for
15 accommodating boats in some manner? Boat
16 traffic, people coming by boat to eat at the
17 restaurants?

18 MR. BRIGGS: Not at the moment.
19 Part of the discussions we have had early on
20 was the idea of some wharf area but former
21 members of the Commission were not supportive
22 of that. Also, the Deputy Mayor's Office in

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1 its activities for the Diamond Teague and the
2 watercraft area around the pump house are
3 talking about installing a whole boat taxi,
4 water taxi type arrangement in that location.
5 Then we also have a very shallow river at that
6 point which makes it very difficult to see a
7 lot of other than canoes of something like
8 that utilizing that area.

9 COMMISSIONER MAY: I was just
10 curious. I wasn't advocating for or against.
11 I was just wondering because particularly
12 mentioning things like Sequoia and I know
13 there are people who -- there's like two-hour
14 parking or something for boats. Right?
15 The one little part of the esplanade that bows
16 out into the river, has that been -- you've
17 got the okay from the court to do that?

18 MR. BUCKLEY: Yes.

19 COMMISSIONER MAY: All right.

20 Thanks.

21 CHAIRMAN HOOD: Okay. I think we
22 are going to move on. The goal tonight is to

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1 finish. I say that usually about 9:00 and
2 it's 9:00. Anyway, we are --

3 VICE-CHAIRMAN JEFFRIES: You set
4 up Mr. Lawson.

5 CHAIRMAN HOOD: No. Let me do
6 this. Do we have anyone representing the ANC?
7 I need to call for it even if we don't. Okay.
8 No cross examination. Okay. Mr. Lawson.

9 MR. LAWSON: Thank you, Mr. Chair.
10 For the record, my name is Joel Lawson with
11 the Office of Planning.

12 MR. LAWSON: Thank you, Mr. Chair.
13 For the record, my name is Joel Lawson with
14 the Office of Planning. I think the applicant
15 has done an excellent job of presenting the
16 details of the application and your questions
17 have really flushed things out so I will make
18 this very quick.

19 I think we've had many
20 presentations on this so I think you know it
21 well. I will just note a couple of things to
22 some extent for the record. I will reiterate

1 with regards to the comprehensive plan this
2 project is considered not inconsistent and, in
3 fact, furthers many of the goals and
4 objectives of the 2006 comprehensive plan.

5 With regards to the zoning, the
6 applicant, of course, is going for a Capitol
7 Gateway C-3-C zoning and that is mainly for
8 the height as the applicant has stated. The
9 only relief is actually for the loading spaces
10 and the waterfront setback as they have
11 described.

12 The Office of Planning has no
13 concern with either one of those. In fact, we
14 are very supportive of both of those areas of
15 relief. The way they have structured the
16 loading is definitely superior to what it
17 otherwise could be.

18 And the way that they've
19 structured the buildings along the waterfront
20 and having some of the kind of intrusions of
21 the upper stories into the waterfront setback
22 we think will add excitement and vitality to

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1 that space so we are very supportive of that.

2 In terms of public benefits, just
3 again to note them quickly. We definitely
4 support the additional residential as well as
5 the additional affordable housing that is
6 being provided on this project.

7 We support the landscaping of the
8 esplanade as well as the Anacostia Place Park,
9 the cascade plaza, and the two keys as
10 elements on the site to connect Potomac Avenue
11 to the waterfront as well as the Capitol Quay
12 to connect South Capitol Street to the
13 waterfront.

14 I think you have heard from the
15 Deputy Mayor's Office that they are fine with
16 the amount and type of the contribution to
17 Diamond Teague Park so that has taken away
18 that concern that we had.

19 The applicant is also proposing
20 significant environmental features which they
21 have discussed to some extent but I think
22 there are also many elements that are in their

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1 package that weren't discussed in detail and
2 I think they are to be commended for that.

3 They have submitted the lead
4 summary that the Commission is requesting in
5 many cases and they have also committed to the
6 submission of a security in the amount of 1
7 percent of construction cost for each phase of
8 construction to ensure the lead aspects.

9 The transportation management
10 measures, I did have conversations with DDOT,
11 with staff from DDOT on this issue and on the
12 transportation program in general. DDOT has
13 indicated to me, anyway, that they are
14 supportive of the overall traffic management
15 program.

16 As for their transportation
17 management plan, again, they indicated to me
18 that they were very supportive and they
19 thought that it was a very comprehensive plan.
20 They liked it. There was one note from a
21 staff member that they thought this would be
22 a good location for a Smart Bike station which

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1 may or may not be a good idea.

2 I think that is something that
3 could easily be incorporated into the design
4 if DDOT is able to work that out with the
5 applicant. If not, there are many other sites
6 where it could be incorporated such as on
7 Diamond Teague Park and the Southeast Federal
8 Center waterfront.

9
10 There are other locations in this
11 area where such a station could be located.
12 I think we are fine with that. We are
13 satisfied with the additional information that
14 the applicant resubmitted I guess with regards
15 to the first source employment agreement and
16 the agreement for utilization of LSDBE.

17 Finally, I think I'm going to just
18 reiterate that ANC-6D has voted consistently
19 in support of this application. Many times
20 I've been at many of those meetings and have
21 heard the positive comments. I am also
22 pleased to see a letter from Councilmember

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1 Wells.

2 I am especially delighted to see a
3 letter of support from former Councilmember
4 Ambrose who was long a supporter of this and
5 champion of development of this site so I was
6 pleased to see that in the record.

7 So, in summary, Office of Planning
8 is recommending approval of this application
9 and we are available for questions. Thank
10 you.

11 CHAIRMAN HOOD: Thank you very
12 much, Mr. Lawson. Very well done. The report
13 was very well done. Any questions? Mr.
14 Turnbull.

15 MR. TURNBULL: Sort of a question.
16 Mr. Lawson, they didn't want us to provide
17 alleys?

18 COMMISSIONER MAY: I was going to
19 ask that.

20 MR. LAWSON: No, actually. I
21 think that they think that the system has been
22 provided to take -- you're joking.

1 MR. TURNBULL: I'm being
2 sarcastic. The last couple of hearings all
3 we've been talking about is --

4 MR. LAWSON: I couldn't see that
5 you were joking.

6 MR. TURNBULL: Okay.

7 COMMISSIONER MAY: I have another
8 DDOT related question which is that ordinarily
9 I would expect DDOT to say something about too
10 much parking. Did they have any comments
11 about the number of parking spaces because
12 it's twice what's required?

13 MR. LAWSON: They didn't comment
14 on that to me. They had commented in the past
15 and further iterations about the parking plan
16 in general. I think they are, again, very
17 supportive of the elements, the traffic
18 management plan measures that may help to
19 reduce the need for the parking or will
20 provide alternatives to the parking but, no,
21 they didn't comment to me on the number of
22 parking spaces. I would note that the

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1 applicant has actually reduced the number of
2 parking spaces considerably over what we had
3 seen in some of the past proposals.

4 VICE-CHAIRMAN JEFFRIES: How far
5 is the Metro station from here?

6 MR. LAWSON: The Metro station is
7 certainly within walkable distance but it
8 would be about four or five blocks away.

9 CHAIRMAN HOOD: Okay. Is that it?
10 Does the applicant have any cross examination
11 for Office of Planning?

12 MR. BRIGGS: No, we don't.

13 CHAIRMAN HOOD: Okay. Thank you,
14 Mr. Lawson. Report of other government
15 agencies, we don't have anything. We do have
16 -- oh, I'm sorry. We do have something
17 from -- actually, we have a letter from Ms.
18 Greenberg, the Special Assistant in the Office
19 of the Deputy Mayor's Office who talks about
20 the collaboration and the work they have done
21 with Florida Rock.

22 Also, Deputy Mayor Neil Albert

1 dated March 17. He talks about -- one thing
2 that I thought was very interesting in his
3 letter, and I underlined it, it says, "Fan
4 experience for visitors to the Washington
5 National Stadium.

6 It will also provide the activity
7 and street life for the neighborhood on days
8 when the stadium is not in use." Then he goes
9 on to talk about the support for the \$800,000
10 donation to the office towards construction
11 and ongoing maintenance of Diamond Teague
12 Park.

13 The next thing is we also have a
14 letter from the Honorable Tommy Wells. He
15 also says when the stadium is not in use he
16 also talks about activating the waterfront
17 location on days when the stadium is not in
18 use.

19 Also, which is unusual, the former
20 councilmember the Honorable Sharon Ambrose
21 also talks about the support for this project
22 which I'm sure she had a lot to do with it.

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1 Okay. Let me see what else we have here.
2 ANC-6D they also support and they mention
3 different facets about the project but it ends
4 the new Riverfront Project.

5 I hate to see them change the
6 name. It needs to continue as the Florida
7 Rock. Continues for me. "The new Riverfront
8 Project is a high-quality thoughtful
9 development that will provide a lively
10 destination for Washingtonians and an asset to
11 the Southwest and near Southeast community."
12 It also say, "We hope that the Zoning
13 Commission will give the ANC's views great
14 weight. Thank you for your consideration."

15 Another letter of support from Mr.
16 Moffitt to Raymond, Raymond Hood, that is.
17 I'll have to speak to Mr. Moffitt.

18 Okay. Do we have anyone, any
19 organization or person here who would like to
20 testify in support? Any organization or
21 person who would like to testify in
22 opposition? Mr. Briggs, I guess we can just

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1 do closing unless you have any rebuttal.

2 MR. BRIGGS: I don't, Mr. Hood.
3 Thank you very, very much for the
4 consideration. You somewhat took my
5 conclusion by reading the very last sentence
6 of the ANC because I think they captured what
7 we were saying and what we think this project
8 has become as Riverfront.

9 It is a high-quality well-thought-
10 out development that now provides a lively
11 destination. The mix of uses, the variety of
12 heights, the open spaces we think are
13 providing a great complement to the stadium as
14 well as an attractive vehicle for the
15 waterfront.

16 As I noted, it is a difficult
17 site. It has been a site that we have gone
18 through many iterations on. When you look at
19 the case list and see when this case was
20 originally filed in the litany we have been
21 dealing with this case for 11 years. I think
22 though it may have been difficult for many, it

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1 has brought to this Commission, I think, as a
2 fruition an exciting enlivening project that
3 is both one that can work today and can be
4 commenced with the east office building.

5 As the Frederick Douglass Bridge
6 project moves forward, it is a project that
7 will work with the Frederick Douglass Bridge
8 and the oval so it can be a project for the
9 future as well.

10 I thank you very much for your
11 consideration and your time and your questions
12 and I guess your guidance as how we should
13 proceed now since there were several questions
14 you would like some refinement of and we would
15 probably like some guidance from you on how
16 you would like to see that proceed.

17 CHAIRMAN HOOD: I think what we
18 are going to do, and I'll open it up for my
19 colleagues, let's first find out some of the
20 things that we asked for because I don't
21 remember.

22 Ms. Schellin, can you help us?

1 MS. SCHELLIN: Okay. I wrote some
2 things down so I may have to get some input
3 whether it's still needed or not. Mr. May
4 mentioned some simplified drawings. I don't
5 know if he actually wanted them or if he was
6 just saying they would have been helpful.

7 COMMISSIONER MAY: Well, you know,
8 my request for simplification was partly
9 drawings and partly in the design in that
10 neither one seemed to really resonate with the
11 rest of the Commission so I'm not going to
12 force that issue --

13 MS. SCHELLIN: Okay. We'll mark
14 that one off.

15 COMMISSIONER MAY: -- for the sake
16 of getting those drawings. There are some
17 other things that I would like.

18 MS. SCHELLIN: You asked for some
19 more information regarding the class
20 enclosures between the two buildings that was
21 connecting the buildings.

22 COMMISSIONER MAY: I do think

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1 that's important so I would like to have some
2 more information on that, either detail for
3 what they planned to build or examples of
4 similar structures and what the sort of
5 density of the actual structure is.

6 CHAIRMAN HOOD: Mr. May, let me
7 ask. Are you talking about the reflection
8 that we saw from the sign?

9 COMMISSIONER MAY: No, it has to
10 do with the sort of glass enclosures of the
11 case --

12 CHAIRMAN HOOD: Oh, okay.

13 COMMISSIONER MAY: It looks very
14 light in the renderings and I just want to
15 make sure that it's going to actually be built
16 in a manner that looks a lot like that. I
17 think I just need some assurance in that
18 regard.

19 MS. SCHELLIN: Okay. I think this
20 was the joint and actually maybe even Mr.
21 Turnbull also jumped in on this one between
22 Mr. May and Mr. Jeffries, the end of the hotel

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1 facing South Capitol Street. I think what Mr.
2 Jeffries had initially started out with like
3 a bird's eye view coming across the bridge.

4 I think it ended up being the end
5 of the hotel. That was the area, that 85-foot
6 area that they were concerned about. They
7 wanted to see something stronger at that
8 corner. Maybe a close-up detail.

9 COMMISSIONER MAY: Mr. Chairman,
10 if I could talk to that one, too. I think
11 what we need here is some refinement of the
12 design because I think additional renderings
13 aren't enough in this area. I feel like that
14 end wall of the hotel still looks like the end
15 wall of a hotel and I just think it needs to
16 be -- it needs to sit more comfortably on
17 South Capitol. How does the rest of the
18 Commission feel about that?

19 VICE-CHAIRMAN JEFFRIES: I would
20 agree, Commissioner May. I could be somewhat
21 convinced of what has been presented. I could
22 perhaps, you know, if the applicant could

1 provide some more detail in terms of exactly
2 what that experience is going to be I'm fine.

3 I also think I would agree with
4 Commissioner May that it does seem to drop off
5 there and I think there should be some further
6 investigation and examination of that
7 particular corner because it's such a critical
8 corner. I really don't want you to get into
9 too much internal movement but if you could
10 just investigate that I would be appreciative.

11 COMMISSIONER MAY: I wouldn't
12 suggest that the whole building needs to be
13 redesigned but that expression of that end
14 wall has to look less like end wall and it may
15 be as simple as adding some windows or
16 stretching them a little bit closer to the
17 center or something like that because it
18 really just reminds me of kind of seeing the
19 hotels as you drive down the freeway and you
20 see the end of it because they have bathrooms
21 and closets in the middle but there are no
22 windows there and just know that is what it

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1 looks like.

2 MS. SCHELLIN: Okay. This one
3 also is from Commissioner May, the cascading
4 fountains. You mentioned having --

5 COMMISSIONER MAY: I think I'm
6 okay on that one now.

7 MS. SCHELLIN: You're okay on that
8 one. Okay. Then the only other one is to
9 convince DDOT to send us a report.

10 CHAIRMAN HOOD: I'm not inclined
11 to hold -- I'll say this at every meeting from
12 here on out until my term is up. I am not
13 going to hold the applicant liable waiting on
14 that. Everybody knows when this meeting is
15 whether you're a government agency or not.
16 The report is due and we need to be fair.
17 Hopefully we'll get it. If we don't, we'll be
18 the experts.

19 Mr. Briggs, does that tie into
20 what you have? Do you have anything
21 additional?

22 MR. BRIGGS: I don't. Let me

1 check with Ms. Shiker. I think that's
2 everything that we identified as well.

3 CHAIRMAN HOOD: Let me pose this
4 to my colleagues and, if not, we can hear some
5 dates. Before we get the dates, is this
6 material that we can propose tonight and do a
7 final once we get the submissions? Is anyone
8 open to that? I'll open it up for discussion.

9 MR. TURNBULL: I'm open for that.

10 COMMISSIONER MAY: I'm frankly not
11 inclined in that direction. I really feel
12 like we need to understand what that end wall
13 of the hotel looks like.

14 CHAIRMAN HOOD: Okay.

15 COMMISSIONER ETHERLY: Mr. Chair,
16 it is a very difficult call and, quite
17 frankly, kind of at the start of our
18 summation, and I'm still somewhat leaning
19 towards trying to move this expeditiously
20 forward as possible, but I will tend to
21 perhaps side with Mr. Jeffries and Mr. May in
22 this regard given the fact that we are talking

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1 about South Capitol Street which is a major,
2 major access.

3 It just doesn't get anymore
4 gateway than that. It's a very prominent
5 corner. I am tempted but it would literally
6 have to be -- again, I agree with Mr. May's
7 comments. It doesn't have to be a whole-scale
8 reworking.

9 Quite frankly, I think once Mr.
10 Jeffries gets a sense of that perspective
11 coming across the bridge, I think he's going
12 to have a very good comfort level with what's
13 happening as you follow the flow of that side
14 of the elevation.

15 You know what? I'm going to split
16 baby, Mr. Chair. I'm comfortable with your
17 course of action here. I think it can be done
18 and I think it could be addressed fairly
19 quickly but in a very organized and deliberate
20 way. I'm comfortable with your suggestion.

21 VICE-CHAIRMAN JEFFRIES: Yeah, I'm
22 ready to go forward this evening as well. I

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1 am just of the belief that we can go and
2 propose action and clearly make certain that
3 this applicant knows that obviously for final
4 action we really need to get comfortable with
5 this corner at South Capitol. If we are not
6 comfortable, we won't vote. It's pretty
7 simple. I'm prepared to go forward tonight.

8 CHAIRMAN HOOD: Let me just say
9 maybe I'm sorry. I hate to have the record
10 with one person who votes in the negative on
11 any application when we are so close. Maybe
12 I shouldn't have been brought it up. I mean,
13 I can move forward and I know what the votes
14 are but if that will give it a comfort level,
15 we can go ahead and wait. No, let's go with
16 it. I move that we approve Zoning Commission
17 Case No. 04-14 and I ask for a second.

18 VICE-CHAIRMAN JEFFRIES: Second.

19 CHAIRMAN HOOD: Discussion is we
20 will not take final -- I'm making this clear
21 -- until we have reviewed things submitted and
22 they are to our satisfaction. Any further

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1 discussion? All those in favor?

2 ALL: Aye.

3 CHAIRMAN HOOD: Any opposition?

4 Any opposition?

5 COMMISSIONER MAY: I would like to
6 abstain.

7 CHAIRMAN HOOD: Any abstentions?

8 COMMISSIONER MAY: Abstain.

9 CHAIRMAN HOOD: Okay. Staff,
10 would you record the vote.

11 MS. SCHELLIN: Staff records the
12 vote four to zero to one to approve proposed
13 action in Zoning Commission Case No. 04-14.
14 Commissioner Hood moving, Commissioner
15 Jeffries seconding, Commissioners Turnbull and
16 Etherly in favor and Commissioner May not
17 voting having recused -- I'm sorry, having
18 abstained.

19 CHAIRMAN HOOD: Okay.

20 MS. SCHELLIN: If we could just
21 set some dates before everybody leaves.

22 CHAIRMAN HOOD: Let's set the

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1 dates but let me say this, Ms. Schellin. Let
2 me make it clear. We did that because
3 sometimes when you are up here and we are
4 doing deliberation at our meetings, sometimes
5 there is no deliberation so that means we are
6 ready to move forward and I just see that case
7 as being one to a specific point and I think
8 before final we can get those actions. I'm
9 sure it will come satisfactory to my
10 colleagues benefit. Now, I went out on a limb
11 on this so I want to make sure that works.

12 VICE-CHAIRMAN JEFFRIES: Mr.
13 Chair, I mean, obviously given the odyssey
14 this particular applicant has been through and
15 I think this applicant has been considerably
16 responsive to many of the comments that we
17 have made up here over the months and so forth
18 so that's why I felt very comfortable going
19 forward this evening even with the absolutely
20 great comments from Commissioner May.

21 MR. TURNBULL: Mr. Chair, I would
22 agree because I think we need to give the

1 applicant the benefit of the doubt the number
2 of years they have been in here and the
3 attitude that they have approached this
4 project with the sincerity and the changes
5 that have asked for over the years. I think
6 they are going to do what they normally do and
7 come back with something that we are going to
8 like.

9 VICE-CHAIRMAN JEFFRIES: It's in
10 their best interest.

11 CHAIRMAN HOOD: You guys make me
12 feel better. Thank you.

13 Ms. Schellin, let's get our
14 schedule.

15 MS. SCHELLIN: Okay. I want to
16 find out if the applicant can provide the
17 additional documents in three weeks which
18 would be April 10th.

19 MR. BRIGGS: We are going to need
20 six weeks. We just talked to Mr. Buckley
21 about that.

22 MS. SCHELLIN: Okay. If you are

1 going to need six weeks, then we are probably
2 not going to be able to take final until June
3 then because we have to allow enough time for
4 OAG to review the order. That's our problem.

5 MR. BRIGGS: Okay.

6 MS. SCHELLIN: If you want to hold
7 off until June.

8 MS. SHIKER: Could we get the
9 order in before -- oh, we'll do them all at
10 the same time.

11 MS. SCHELLIN: So you need six
12 weeks then?

13 MR. BRIGGS: To do the design and
14 get that in. Again, I want to make sure that
15 Mr. Buckley has enough time to be able to
16 evaluate the considerations that have been
17 presented by Mr. May.

18 MS. SCHELLIN: How about four
19 weeks? Can you do it in four?

20 MR. BRIGGS: He needs six weeks.
21 I'm sorry. I wish we could say it could be
22 sooner.

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1 MR. DE VILLIERS: I would rather
2 do it right.

3 MS. SCHELLIN: Okay. That makes
4 that May 1st and we would allow the ANC being
5 the only party to make any filings thereto and
6 the draft order due by May 8th. Then we would
7 either have to do a special public meeting or
8 we will have to wait until June. Is the
9 Commission --

10 CHAIRMAN HOOD: Let's try a
11 special public meeting. It's easier for us.
12 That way we won't have it all in a
13 conglomerate and hopefully we will address Mr.
14 May's concerns.

15 MS. SCHELLIN: Okay. How about if
16 we do --

17 CHAIRMAN HOOD: Do we have one
18 already scheduled?

19 MS. SCHELLIN: No, not for may.

20 COMMISSIONER MAY: Don't we have a
21 hearing on May 14, 15? Yeah.

22 MS. SCHELLIN: We do have

1 hearings. We just don't have a special
2 hearing. We are going to schedule one if you
3 say it's okay.

4 CHAIRMAN HOOD: What dates are we
5 looking at?

6 MS. SCHELLIN: We could do it May
7 22nd at 6:00.

8 CHAIRMAN HOOD: That's on a
9 Thursday?

10 MS. SCHELLIN: It is. And you are
11 here.

12 CHAIRMAN HOOD: Okay. Anybody
13 have a problem with that? Okay. Let's do
14 that. That meets the applicant's time frame
15 and everything and it just makes it easy. We
16 do one case and then we go through the
17 hearing. We don't get cases mixed up like I
18 do sometimes.

19 MS. SCHELLIN: Yes.

20 CHAIRMAN HOOD: Okay. All right.
21 If everything is in order, Ms. Schellin?

22 MS. SCHELLIN: Everything is in

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1 order. Yes.

2 CHAIRMAN HOOD: I want to thank
3 everybody for their participation tonight.
4 This hearing is adjourned.

5 (Whereupon, at 9:14 p.m. the
6 hearing was adjourned.)

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