

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

IN THE MATTER OF:

APPLICATION OF THE OFFICE
OF PLANNING FOR MAP
AMENDMENT FOR SQUARES 553,
554, 554W AND REQUEST FOR
VARIANCE RELIEF
(2101.1 AND 2102.1)

Case No.
11-10

Thursday,
July 28, 2011

The Public Hearing of Case No. 11-10 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room, 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

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

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OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN Secretary

OFFICE OF PLANNING STAFF PRESENT:

JOEL LAWSON
ARLOVA JACKSON

This transcript constitutes the minutes from the Public Hearing held on July 28, 2011.

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T-A-B-L-E O-F C-O-N-T-E-N-T-S

WELCOME:

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ZC CASE NO. 11-10 - APPLICATION OF OP FOR
MAP AMENDMENT FOR SQUARES 553, 554, 554W &
REQUEST FOR VARIANCE RELIEF:..... 4

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

2 6:30 p.m.

3 CHAIRMAN HOOD: Okay. Let's get
4 started. Good evening, ladies and gentlemen.

5 This is the Public Hearing of the Zoning
6 Commission of the District of Columbia for
7 Thursday, July 28th.

8 My name is Anthony Hood. Joining
9 me are Vice Chairman Schlater, Commissioner
10 Selfridge, Commissioner May and Commissioner
11 Turnbull.

12 We are also joined by the Office
13 of Zoning staff, Ms. Sharon Schellin.

14 This proceeding is being recorded
15 by a Court Reporter and is also webcast live.

16 Accordingly, we must ask you to refrain from
17 any disruptive noises in the hearing room.

18 The subject of this evening's
19 hearing is Zoning Commission Case No. 11-10.
20 This is a request by the Office of Planning
21 for approval of a Map Amendment from R-4 to R-
22 5-B Zoning for the property located at Square

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1 553, 554 and 554W, known as Dunbar High
2 School.

3 OP is also seeking associated
4 variance relief from off-street parking
5 requirements 2101.1 and from loading
6 requirements 2201.1.

7 Notice of today's hearing was
8 published in the DC Register on June 3, 2011
9 and copies of that announcement are available
10 to my left on the wall near the door.

11 The hearing will be conducted in
12 accordance with the provisions of 11 DCMR 3022
13 as follows: Preliminary matters; Office of
14 Planning's case; report of the ANC, ANC-2C and
15 6C are within 200 feet; organizations and
16 persons in support; organizations and persons
17 in opposition; rebuttal and closing by the
18 applicant, by Office of Planning.

19 The following time constraints
20 will be maintained in this meeting: Office of
21 Planning 15 minutes, if needed; organizations
22 5 minutes; individuals 3 minutes.

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1 The Commission intends to adhere
2 to the time limits as strictly as possible in
3 order to hear the case in a reasonable period
4 of time.

5 All persons appearing before the
6 Commission are to fill out two witness cards.

7 These cards are located to my left on the
8 table near the door.

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

16 The decision of the Board must be
17 based exclusively on the public record. To
18 avoid any appearance to the contrary, the
19 Commission requests that persons present not
20 engage the Members of the Commission in
21 conversation during any recess or at any time.

22 The staff will be available

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1 throughout the hearing to discuss procedural
2 questions.

3 Please, turn off beepers and cell
4 phones.

5 Would all individuals wishing to
6 testify, please, rise to take the oath?

7 Ms. Schellin, would you, please,
8 administer the oath?

9 MS. SCHELLIN: Yes. Please, raise
10 your right hand.

11 (Whereupon, witnesses were sworn.)

12 CHAIRMAN HOOD: At this time, the
13 Commission will consider any preliminary
14 matters.

15 Does the staff have any
16 preliminary matters?

17 MS. SCHELLIN: Yes. I just passed
18 out some resumes of the architects, but I'm
19 not sure if they are being proffered as
20 experts or not. We did not get notification
21 earlier that they were being proffered as
22 experts, so we need to find out from OP if

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1 they are being proffered as experts.

2 CHAIRMAN HOOD: So we have Mr.
3 Bell and Mr. O'Donnell. One is being
4 proffered as a LEED-expert and the other one
5 is architectural?

6 MS. JACKSON: Yes.

7 CHAIRMAN HOOD: Is that it? Okay.
8 Commissioners, we have in front of us the
9 proffer and we also have the rèsumès, so let's
10 take a moment to look at them and let's see if
11 we will designate or grant the expert status.

12 VICE CHAIRMAN SCHLATER: Who is
13 representing the applicant?

14 MS. JACKSON: Me.

15 MR. LAWSON: Sorry. The Office of
16 Planning is the applicant. We are
17 representing ourselves. I believe Mr. Bell
18 has been accepted as an expert witness before
19 before this Commission. It must have been --
20 I'm not sure if his colleague has, but I
21 believe that he has been accepted as well.

22 CHAIRMAN HOOD: Okay. A re we all

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1 straight? Do we have ev erything in front of
2 us? Okay. Yes, I'm understanding they are
3 both being proffered. And I believe Mr. Bell
4 is architecture and Mr. O'Donnell is LEED?

5 COMMISSIONER MAY: They are
6 probably both architecture.

7 CHAIRMAN HOOD: They are? Okay.

8 COMMISSIONER MAY: Yes, yes.

9 CHAIRMAN HOOD: Becaus e I see th e
10 AIA.

11 COMMISSIONER MAY: It comes up
12 from Mr. Bell. Yes, they are both
13 architecture. LEED is an added bonus that
14 apparently Mr. O'Donnell brings to the table.

15 CHAIRMAN HOOD: Okay. But I guess
16 is it both are being proffered as architects,
17 architecture?

18 MR. LAWSON: That's correct.

19 CHAIRMAN HOOD: Okay. Because w e
20 do have people who proffer themselves as LEED-
21 experts, so that's why I wanted to get it
22 clear. Okay.

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1 MS. SCHELLIN: And we have one
2 other preliminary matter. The property --

3 CHAIRMAN HOOD: This case is
4 getting longer than --

5 MS. SCHELLIN: Sorry. The
6 property was properly posted or was posted on
7 time. However, they did not file their
8 Affidavit of Posting 30 days prior to the
9 hearing, as required by the Zoning
10 Regulations. It was just the Affidavit of
11 Posting was filed this evening.

12 So they are going to request on
13 the dias verbally a waiver of that rule.

14 CHAIRMAN HOOD: Okay. If we can
15 deal with that right away?

16 VICE CHAIRMAN SCHLATER: Office of
17 Planning, I'm shocked. Managing a case and
18 not getting the Affidavit of Posting in on
19 time?

20 COMMISSIONER MAY: Can I make an
21 observation about the Office of Planning and
22 the timeliness of their reports?

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1 CHAIRMAN HOOD: Yes.

2 COMMISSIONER MAY: I remember
3 years ago the Office of Planning would quite
4 consistently submit their reports late. And I
5 can't remember the last time they submitted
6 anything late. So I'm willing to give them a
7 pass in this circumstance.

8 They are really timely all the
9 time now, I think. Either that or my memory
10 is going bad.

11 CHAIRMAN HOOD: And I'll just echo
12 that. I can remember when we didn't get
13 reports from the Office of Planning. So I
14 would also agree. So I think we will do that
15 by general consensus without a problem.

16 I should probably make a
17 disclosure. Being a McKinley Tech graduate,
18 we were always rivals with Dunbar. So anyway,
19 with that, Ms. Jackson.

20 COMMISSIONER MAY: I'm sorry, Mr.
21 Chairman, can I interrupt for a second for a
22 preliminary matter?

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1 CHAIRMAN HOOD: Sure.

2 COMMISSIONER MAY: Your use of the
3 word disclosure reminded me that I do have to
4 make a disclosure in this case with regard to
5 prior information about this project. It was
6 previously reviewed by NCPC and the decision
7 in that regard is in the record.

8 There is a report on it that is
9 not in the record. Maybe the Office of
10 Planning could supply that for the purposes of
11 the record, in case other Members of the
12 Commission are aware of it, but, essentially,
13 what I -- my previous knowledge is to have --
14 is that I have read that prior report.

15 There might have been a
16 presentation at NCPC. It was focused on the
17 design of the project and it was at an earlier
18 stage. I don't think it -- we didn't get into
19 any of the zoning issues at all, so I don't
20 feel it is -- should change my involvement in
21 the case in any manner. But I did want to
22 make that disclosure.

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1 CHAIRMAN HOOD: Okay. Great . I
2 don't think -- hopefully, we don't have any
3 issues, any problems with that . And thank
4 you, Commissioner May.

5 Okay. Are we going to Ms.
6 Jackson? Ms. Jackson.

7 MS. JACKSON: Good evening, Chair,
8 Members of the Commission. For the record, my
9 name is Ar lova Jackson with the Office of
10 Planning.

11 The case before you is a Map
12 Amendment brought forth by the Office of
13 Planning on behalf of the Office of Public
14 Education Facilities Modernization.

15 As mentioned, the request would
16 rezone the existing Dunbar Senior High School
17 Campus from R -4 to R -5-B and, in addition,
18 zoning relief from of f-street parking and
19 loading requirements is being sought t o allow
20 the construction of a new high school building
21 on the site.

22 The subject property is located at

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1 1301 New Jersey Avenue, N.W., and we would
2 like to redevelop this site with a new school
3 building and relocated ball and playing
4 fields.

5 Since the application was set
6 down, the project has been modified slightly
7 and required some additional zoning relief
8 than initially anticipated. As the project
9 now accommodates the reopening of O Street
10 between 1st and 3rd Streets for public use,
11 increased variance relief from off-street
12 parking requirements is being sought.

13 However, after submission of OP's
14 staff report, which references a request to
15 have zero parking spaces, the project has been
16 further modified to include, approximately, 40
17 off-street parking spaces on the site.

18 We also request relief from the
19 requirement for a 55 foot long loading berth
20 on the site.

21 The Office of Planning finds the
22 proposed Map Amendment is not inconsistent

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1 with the 2006 Comprehensive Plan, in that it
2 will help facilitate the redevelopment of the
3 Dunbar Senior High School Campus and supports
4 policies and objectives found in the
5 framework, land use and educational facilities
6 elements.

7 The R-5-B Zone, a moderate density
8 residential zone, would allow increased
9 building height for a public school use.

10 While the school campus itself is identified
11 as a public facilities use in the 2006
12 Comprehensive Plan, the future land use
13 designation for immediately adjacent
14 properties is shown as moderate density
15 residential.

16 The proposed redevelopment project
17 would consolidate and reconfigure the school
18 building and playing fields to help limit
19 their impact on surrounding residential areas.

20 The proposed zone, which is designed to
21 accommodate a wide range of residential and
22 institutional uses, would be applied to an

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1 area anticipated to remain a local public
2 facility and surrounded by low to moderate
3 density residential uses.

4 I will not, in the interest of
5 time, restate the variance test. We discussed
6 how the project meets the test for variance in
7 my staff report. And I will instead turn it
8 over to the project architects, who will
9 probably explain it a little better with their
10 visual presentation.

11 MR. O'DONNELL: All right. Thank
12 you. What we are going to do is walk you
13 through the concept of it and then we are
14 going to drill down on the specific issues
15 here, so that you have a briefing on the
16 design as it currently stands.

17 COMMISSIONER MAY: You need to
18 state your name for the record. I don't think
19 you did that.

20 MR. O'DONNELL: Okay.

21 COMMISSIONER MAY: Okay.

22 MR. O'DONNELL: Thank you. I'm

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1 Sean O'Donnell with EE&K Architects. This is
2 my colleague, Matt Bell.

3 So we are going to start off, this
4 is the third building that has been built for
5 the high school on this site. One being built
6 in 1917, another in 1977 that replaced the
7 1917 building and this building is actually
8 inspired very much by the 1917 building. So
9 we are going to walk a little bit through the
10 history of the site and show you how the
11 design has been inspired by that and talk a
12 bit about the design as it is and this is not
13 good. Okay.

14 MR. BELL: Something happened to
15 that slide. I don't know. I'm sure the
16 printout is correct.

17 MR. O'DONNELL: Okay. So this is
18 just a quick background piece on the 1917
19 building which is mostly what the alumni
20 reference and many people remember very
21 fondly. And our direct mission from the
22 client was to take inspiration from this

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1 building.

2 This is a space called the Armory,
3 which was very much the heart of the school of
4 th 1917 building and became one of the
5 fundamental organizing principles to create
6 such a heart of the school for our building.

7 This is the plan of the 1917
8 building and you see the armory ther e in the
9 center and everythin g in orbit around it,
10 academic wings, pool, public spaces, so very
11 much the crossroads of the 1917 Dunbar High
12 School building.

13 This building was on a site
14 bounded by 1st Street, 3rd Street and O, which
15 is a little less than 8 acres . So it is a
16 very tight site. This bui lding was stacked,
17 you know, as you can see very ambitiously on a
18 very small footprint to take advantage of that
19 very tight site. So again, another
20 inspiration for the design that we are showing
21 you this evening.

22 Here it is roughly in the 1950s.

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1 Again, the boundaries here are 1st Street, N,
2 3rd, O Street. It shared very much a campus
3 sort of environment with the context and the
4 adjacent, at the time, Armstrong Technical
5 High School, which is now a charter school
6 facility, an elementary school on the site.
7 The adjacent Dunbar Recreation Center that
8 would come in the future after this photograph
9 was taken directly across N Street as well.

10 So you see that relationship of
11 this four story building to its surrounding
12 context and its frontage on N and 1st Street.

13 Here it is again in a photograph
14 from the 1920s. You see the massing of the
15 building, quite a monumental building. Again,
16 four stories tall, but the massing broken down
17 in many ways through the uses of corner
18 elements, bay windows, bases, middles, tops,
19 but other architectural elements, including
20 towers and monumental stairs, you know,
21 denoting this and also very large fenestration
22 on the building.

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1 Here is again a figure ground of
2 that site. You know, on the campus defined by
3 the block between 1st and 3rd and O, so here is
4 the footprint of the 1917 building with its
5 relationship to the sports field on access and
6 the stands that were along O Street, at the
7 time, for the sports field. And the
8 elementary school that existed on site.

9 As we moved forward, this idea of
10 relating sports fields to high schools is
11 something that is actually very much the
12 tradition here in the Mid-Atlantic and
13 particularly in Washington. So here is
14 McKinley just referenced previously on access
15 with this field. Wilson High School also
16 having a very similar relationship of campus
17 and buildings organized around the sports
18 fields very monumentally.

19 And I'm not going to read through
20 these. We have taken a lot of design
21 principles through this sort of exploration of
22 place-making and architecture and urban design

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1 that has been inspired by the 1917 building.

2 In terms of arrival to the campus,
3 after the two previous buildings were built,
4 two Metro Stations came into being, both at
5 Mount Vernon Square and the New York Avenue
6 Station, so this is one of the primary arrival
7 modalities for students arriving to the
8 campus. And again, sort of convenient in
9 emphasizing the corner of 1st and N Street as
10 a convenient arrival point.

11 We have discussed opening O Street
12 as part of the plan as it has evolved. This
13 is the current O Street right-of-way as it
14 exists. So you see the 1977 building sitting
15 astride the O Street alignment that would run
16 straight through here. This is the former
17 Armstrong Technical High School, which would
18 have fronted on O Street historically as well,
19 so the right-of-way is roughly here.

20 These are some photographs of the
21 surrounding context in our site. The current
22 N Street elevation with the back of the stands

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1 for the stadium, various points with the '77
2 building back in the distance where standing
3 roughly where the 1917 building would have
4 been, various perimeter conditions, Armstrong
5 Technical High School's addition on O Street
6 here and the front door of -- that the charter
7 school is currently using.

8 Some of the surrounding context,
9 you know, very much similar to what the 1917
10 building faced, including a number of houses
11 on N and 1st, you know, around the side across
12 New Jersey, the fire station as well over in
13 this location.

14 This is the site currently owned
15 by DCPS, including the de-mapped O Street
16 right-of-way. So about 11.5 acres has -- we
17 are reopening O Street or concentrating the
18 school facilities now down on about an 8 acre
19 site here between New Jersey, 1st, N and O.
20 And with, you know, the adjacent north parcel
21 on the north side of O Street as well.

22 Here it is in context with our

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1 proposed design for the new building. Again,
2 you know, moving back to where the footprint
3 of the 1917 building is, the '77 building is
4 currently over here, so allowing us to swing
5 the site very easily by keeping the existing
6 building open while we build the new building
7 and then demoed the '77 building and build out
8 the rest of the site.

9 MR. BELL: Matt Bell with E E&K.
10 Okay. Just to briefly give you an image of
11 what this building is going to look like.
12 This is the historic Dunbar and what we tried
13 to do is use many of the elements, not
14 necessarily the same style, but lots of
15 articulations of corners and towers and bay
16 windows and separate building elements to
17 break the mass down and make it firmly to the
18 street.

19 The new entrance will be facing
20 Dunbar Park. The current entrance faces
21 north. This will face south. The academic
22 wing is here. The gym and the pool and the

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1 auditorium are in this wing. This is the new
2 armory with a media center on the corner.

3 This is the lower level of the
4 building. The natatorium will be below the
5 gymnasium. This shows the schematic design
6 for the parking. The grade falls here, so we
7 have an easy way to get in off of the new
8 opened up O Street here to come into a parking
9 garage under the building, under the bulk of
10 the armory and easily accommodated within the
11 grades of the site.

12 The first level has an entry plaza
13 coming into the main armory space with
14 cafeteria continuing on to the auditorium and
15 a second level pool. The academic wing is to
16 the west here. This is the piece that is the
17 tallest part of the building, which you shall
18 see, and the media center here with
19 administration. The first floor and the media
20 center above.

21 And as Sean mentioned, one of the
22 key things here is it is a compact site, so

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1 much of the building has to go vertical in
2 order to be able to accommodate the program
3 like the historic 1917 building.

4 The second floor level pretty much
5 like the first floor. Again, the academic
6 wing to the west here and then the academic
7 wing goes four stories here in these academic
8 neighborhoods, which are seen as four levels
9 of these that rise above the two stories of
10 the other facilities, the gym and the pool and
11 the armory.

12 And the next level, the rooftop
13 mechanical. We will have photovoltaics as
14 well.

15 So these are schematic designs of
16 the facade. This is the academic wing here
17 and then the media center, the entry along N
18 Street. This is along 1st Street with the
19 auditorium, the armory. And then looking out
20 on to the field, this will be the gymnasium
21 here with a very large overhang for shading
22 and then the academic wing looking. This is N

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1 Street over here.

2 And then on the O Street
3 elevation, this will be the piece closest to O
4 Street with a service entry here for the
5 garage, a secondary entry for the building and
6 then the academic wing on that side.

7 So we are asking for a zoning
8 change for the building height. The current
9 zoning is R-4. R-5-B is what we are seeking.

10 This is fundamentally because the -- in R-4,
11 the schools may not exceed 60 feet, whereas in
12 R-5-B, they may go up to 90, although we won't
13 get even close to that with this design.

14 The current building to the top of
15 it is about 120 feet above the measuring
16 point, so it's quite a tall building that will
17 be, obviously, not any close -- we won't be
18 anywhere close to that height.

19 The historic Dunbar was about 70
20 feet above the measuring point, about 85 feet
21 to the towers, as best as we can tell with the
22 drawings that we have, and this is the

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1 elevation along N Street that shows -- excuse
2 me, 1st Street that shows the entry and what
3 the heights were in that location.

4 We are going to show you a section
5 here along 1st Street to show the relationship
6 there. Sketched in -- this is the 90 feet
7 height that R-5-B would permit. This is 60
8 feet in R-4 here. What you see ghosted in is
9 the old Dunbar High here. This is N Street
10 with the townhouses across the street.

11 We have set the building back and
12 terraced it back. It is below the permitted
13 height in R-4 along 1st Street. So the
14 building does a good job, we believe, of
15 addressing and sort of relating to that street
16 in a similar way to what the historic building
17 did.

18 We want to look a little bit now
19 at N Street. As I mentioned, the academic
20 wing is the tallest piece of the building
21 here. You will note here that the building
22 only overlaps about two townhouses here. The

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1 front door faces Dunbar Park, but it is -- the
2 height of the academic wing only overlaps two
3 of the townhouses in this block.

4 And so you can see h ere 90 feet
5 that would be permitted in R-5-B. Here is R-4
6 and this is the crux of the matter. In order
7 to get state of the act art classrooms for
8 this building, we really need to get a little
9 bit of more height the re, because of the
10 compactness of the site.

11 We really do n't want to get
12 Dunbar classrooms that are any shorter than
13 what anybody else is getting. Th is is really
14 a chance to m ake a really great building, a
15 great educational envi ronment. So we have
16 designed the classro oms to be 10'8" clear
17 inside. So what we are looking at is a
18 difference here of about 8 feet for the
19 building.

20 It -- this is t he height
21 relationship that it is going to have to the
22 buildings across the street. And this will be

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1 the tallest part of the building . So really,
2 what we are trying to do is to m ake really
3 great classrooms and this is ho w we want to
4 achieve it.

5 MR. O'DONNELL: The other two
6 pieces are parking and loading, as they were
7 called. Again, if you g o through the zoning
8 ordinance, you see the calculation here. The
9 site would take off a demand of 291 spaces
10 which is far in excess of anything that has
11 ever been provided on the site, which includes
12 about 74 spaces for fa culty and then the
13 balance derived from some of the p ublic
14 assembly spaces in the building.

15 Next. So you see 1917 bu ilding
16 provided no parking at that time. 1977 has an
17 underground parking structure of 128 s paces.
18 It is never more than half full, however, in
19 its current usage, so about 64 spaces bein g
20 used in the current facility.

21 With the opening of O Street
22 again, we have lost some of the surface

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1 parking opportunities that we had prior.
2 We'll be done in a second. But what our
3 ambition is again is to provide a parking
4 structure underneath the building utilizing
5 its footprint.

6 Next, so there are opportunities
7 along O Street for a parking on the new right-
8 of-way.

9 Next. This delineates the 54
10 spaces that would be on that space, which is
11 currently DCPS property, but would be remapped
12 as an open public street.

13 MR. BELL: In addition to parking
14 around the perimeter of the whole school site.

15 MR. O'DONNELL: Keep going. So
16 again, parking structure at our lowest level
17 entry at grade off of O. You know, here we
18 are projecting a minimum of 40 spaces that we
19 can get. We could probably push it higher,
20 but we are projecting again a minimum of 40
21 spaces in the building.

22 So here is the calculation of

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1 those 40 spaces within the building. The 54
2 that we get on O Street for a total of 94
3 spaces that are potentially available for the
4 faculty and staff of the building.

5 Loading again, with the opening of
6 O Street, this has given us a very constrained
7 area on the O Street alignment here. Again,
8 the zoning requirements require a 55 foot
9 berth, 30 foot berth and a 20 foot berth.

10 What we are asking for is that we
11 provide the 30 and the 20 and we get a
12 variance not to provide the 55 foot berth.

13 Here again, you see the -- you
14 know, our lot line runs roughly around here.
15 We have got about 40 feet between the reopened
16 lot line along O Street and our building now
17 and so we have the ability to do those two
18 loading berths, but not the 55 footer.
19 Thanks.

20 So here you see them, the 20 and
21 the 30, you know, in relationship to the
22 entrance to the garage and also the receiving

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1 area within the building, trash and other
2 transformers are also being required to occupy
3 this sort of compressed space with the
4 reopening of the street.

5 Next. And this is our final
6 slide, just the schedule that we are on. You
7 know, we are hoping to break ground at the end
8 of October and open August of 2013.

9 MS. JACKSON: Thank you. And we
10 would be happy to take any questions you have,
11 at this time.

12 CHAIRMAN HOOD: Okay. Thank you
13 very much to our presenters, Office of
14 Planning and to Mr. Bell and also Mr.
15 O'Donnell.

16 Commissioners, any questions of
17 the presenters? Any questions?

18 COMMISSIONER MAY: Yes.

19 CHAIRMAN HOOD: Okay.
20 Commissioner May?

21 COMMISSIONER MAY: Okay. How big
22 is the building?

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1 MR. O'DONNELL: I n square feet,
2 programmatically, it's about 260,000 square
3 feet with the parking structure now it's about
4 280. It's 1,100 feet.

5 COMMISSIONER MAY: You said
6 programmatically, what does that mean?

7 MR. O'DONNELL: Without the
8 parking structure.

9 COMMISSIONER MAY: Just without
10 the parking structure. That's gross square
11 footage?

12 MR. O'DONNELL: Yes.

13 COMMISSIONER MAY: Okay. Then
14 your FAR calculation is wrong, because that
15 doesn't seem to work with what I did, but
16 that's a minor point. T he renderings that I
17 saw in the package that we received in advance
18 seemed to show the photovoltaics kind of
19 hovering over the roof. Are they, I mean,
20 actually attached?

21 MR. O'DONNELL: Well --

22 COMMISSIONER MAY: I mean, it

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1 just --

2 MR. O'DONNELL: Well --

3 MR. BELL: We have never been able
4 to get them really to hover.

5 COMMISSIONER MAY: Yes. I mean,
6 they --

7 MR. O'DONNELL: If we didn't have
8 to pay for the structure, but, you know.

9 COMMISSIONER MAY: I mean, are
10 they going to be that high? Is that -- what
11 it really boils down to is how visible they
12 are.

13 MR. O'DONNELL: They are being
14 designed, at this point, so no.

15 COMMISSIONER MAY: The idea is
16 that they are going to be on the roof and they
17 are not going to be a feature.

18 MR. O'DONNELL: Well, in some ways
19 they might be though. Again, the building as
20 a teaching tool and there is an engineering
21 academy in here, so, at some point, they may
22 be featured through the skylights in the

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1 armory or in some fashion, but, a gain, that's
2 not resolved at this point.

3 COMMISSIONER MAY: Okay. Yes, I'm
4 not -- I'm just concerned about those because
5 of the way they add to height, since height is
6 kind of driving the Map Amendment, I just
7 wanted to understand what height we are really
8 talking about, because this seems to imply
9 much greater height than was shown in your
10 diagram, that's why I'm kind of focused on it.

11 So these are -- this is just drawn
12 incorrectly is what you are telling me?

13 MR. O'DONNELL: It's not defined,
14 you know, at this point in terms of --

15 COMMISSIONER MAY: Okay.

16 MR. O'DONNELL: So it's not --

17 COMMISSIONER MAY: Okay. But the
18 bottom line is the photovoltaics are not going
19 to go above the height that you are saying
20 that the building is going to be, right? 67
21 feet or whatever?

22 MR. O'DONNELL: 67? Well, again,

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1 there is some mechanical space that might be
2 higher than that.

3 COMMISSIONER MAY: Mechanical is--
4 I mean, we're not talking pen thouses, but we
5 are talking --

6 MR. BELL: They certainly won't be
7 higher than that.

8 COMMISSIONER MAY: Okay.

9 MR. BELL: The pent houses for
10 sure.

11 COMMISSIONER MAY: Right. Because
12 that's an extra 18 feet.

13 MR. BELL: Right.

14 COMMISSIONER MAY: But if they
15 were going to be 18 feet up, I would really
16 want to know.

17 MR. BELL: They're going to be
18 sitting on the roof.

19 COMMISSIONER MAY: They are going
20 to be sitting on the roof and they are --

21 MR. O'DONNELL: You need about a
22 30 degree pitch to them, you know.

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1 COMMISSIONER MAY: So they are,
2 most likely, going to be at or in the vicinity
3 of a parapet height?

4 MR. O'DONNELL: Yes. We're going
5 to pull them as tight to the roof as we can
6 and, you know, keep that 30 degrees.

7 MR. BELL: We are aiming for LEED-
8 platinum here, so we are trying to use all of
9 the techniques at our disposal to get there.

10 COMMISSIONER MAY: Okay. Good.
11 I'm just -- and I appreciate that. I'm just
12 focused on the height issue and how it affects
13 -- I mean, again, because height is what is
14 driving the Map Amendment.

15 I'm glad to see that from what we
16 originally got to now, there has actually been
17 parking added. I'm not -- you know, it's
18 unfortunate that it has to be under the
19 building, because I know that's costly, but
20 the idea of this building getting a complete
21 variance from all parking requirements was a
22 little hard to swallow, so I'm glad there is

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1 40 spaces in there. I think that's an
2 improvement.

3 And I also just -- you know, as a
4 comment, I really appreciate the sort of
5 historical illustrations and understanding
6 what -- how that went into the design, but the
7 really startling thing that I seem to
8 recognize in -- as a result of that
9 presentation was the way the architects of the
10 1977 building drew their inspiration from the
11 original building as well with some of the
12 angles and the detailing and things like that.

13 Now, that's not to say that they
14 did a good job, but I just -- you know,
15 without seeing -- somewhere in your
16 presentation you have an image of their -- the
17 1917 building and then you have the image of
18 the '77 building and the parallels are --

19 MR. BELL: They just forgot the
20 windows.

21 COMMISSIONER MAY: Exactly, yes .
22 Anyway, all right. Thanks.

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1 CHAIRMAN HOOD: Any other
2 questions? Commissioner Turnbull?

3 COMMISSIONER TURNBULL: Thank you,
4 Mr. Chair. I just have one question I want to
5 follow-up on with what Commissioner May was
6 talking about was the height of the
7 photovoltaics.

8 On the N Street exterior drawing,
9 it shows the photovoltaics sort of ghosted in.

10 MR. BELL: In the plan drawing?

11 COMMISSIONER TURNBULL: In on the
12 elevation, the N Street elevation. And you
13 can't read it too well. You see a little
14 ghost and if I go to the O Street elevation
15 then, I see a shadow on the right hand side
16 which implies that it is the back of the
17 photovoltaics, which shows it above t he
18 penthouse. So I just want you to clarify
19 that.

20 MR. BELL: I don't think that
21 will --

22 COMMISSIONER TURNBULL: I mean, if

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1 I'm reading --

2 MR. BELL: Yes.

3 COMMISSIONER TURNBULL: -- that
4 right, I mean, it looks on the N Street you
5 definitely see something above the dashed line
6 and then on this one you see it definitely
7 above that same line, which shows 73'4". I'm
8 just curious and just want to -- is that a
9 mistake or is that really what it is?

10 MR. O'DONNELL: I think this is
11 part of the building that is not resolved, at
12 this point, and, you know, we are certainly
13 not trying to pump up the elevation. As Matt
14 suggested, the key piece in the elevational is
15 actually trying to get 14'8" in the four story
16 building, so that we can actually accomplish a
17 21st Century classroom and that, you know, we
18 can certainly look at the solar panels, which
19 have not been the point of reference for the
20 design team, at this point, as we go in terms
21 of that elevation.

22 COMMISSIONER TURNBULL: Well,

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1 maybe they do, however, they go down and up
2 and down. I'm just joking. Thank you.

3 COMMISSIONER MAY: Can I follow
4 that? I just want to get a little bit even
5 more clarity on this.

6 The building section, which is
7 Building Section AA, do you have that in
8 there? No, not 1st Street. This is --

9 MR. O'DONNELL: That's AA.

10 COMMISSIONER MAY: Oh, it's in an
11 earlier version of this, I guess.

12 MR. O'DONNELL: Go to the
13 academic.

14 COMMISSIONER MAY: Okay.

15 MR. O'DONNELL: So this is --

16 COMMISSIONER MAY: Well --

17 MR. O'DONNELL: Just so you
18 understand that the programming here, there
19 are four academies in this school that are
20 distinct sort of academic units, so there is
21 one on each floor here. And about 14'8" is
22 about the minimum floor-to-floor height, you

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1 know, for a high school like this with the
2 modern systems.

3 COMMISSIONER MAY: Okay. And I
4 get that completely.

5 MR. O'DONNELL: Yes.

6 COMMISSIONER MAY: And I have no
7 quarrel or question about that. It's -- what
8 I'm looking at is just an earlier version of
9 the drawing which again shows those hovering
10 photovoltaics.

11 MR. BELL: They wouldn't be up
12 there.

13 COMMISSIONER MAY: Right. So they
14 are going to be down here laying on the roof,
15 right?

16 MR. O'DONNELL: They will probably
17 be on the south side, you know, but closer to
18 the roof, yes.

19 COMMISSIONER MAY: Yes, I mean,
20 this section, I think, they are actually
21 beyond the cut line here.

22 MR. BELL: It's fair to say that

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1 section is highly conceptual.

2 MR. O'DONNELL: Yes.

3 COMMISSIONER MAY: Well, I mean ,
4 what I'm concerned --

5 MR. BELL: We will put them on the
6 roof on the structure, on the roof.

7 COMMISSIONER MAY: Right.

8 MR. BELL: Right on the roof.

9 COMMISSIONER MAY: Yes, right.
10 Some minimal structure. They just should be,
11 I think, as low as possible is what it boils
12 down to.

13 MR. BELL: Yes, we agree.

14 COMMISSIONER MAY: Yes, o kay.

15 Thanks.

16 CHAIRMAN HOOD: Okay. Vice

17 Chairman?

18 VICE CHAIRMAN SCHLATER: Thank
19 you, Mr. Chairman. The first question for
20 Office of Planning, in relation to the Comp
21 Plan for the site, what does the Future Land
22 Use Map reference for this site and the areas

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1 around the site?

2 MS. JACKSON: For the site it is,
3 I believe, called public facilities.

4 VICE CHAIRMAN SCHLATER: Yes.

5 MS. JACKSON: And for the
6 immediate area, I believe it is moderate
7 density residential.

8 VICE CHAIRMAN SCHLATER: Okay. So
9 R-5-B would be consistent with that?

10 MS. JACKSON: Yes.

11 VICE CHAIRMAN SCHLATER: If thi s
12 site wasn't a schoo l and was instead just
13 being mapped for, you know, residential uses,
14 would you have any problem with R-5-B?

15 MR. LAWSON: No.

16 VICE CHAIRMAN SCHLATER: Okay.
17 Have there been --

18 MS. JACKSON: There are actual l y
19 other R-5-B connecting zones nearby.

20 VICE CHAIRMAN SCHLATER: What's
21 the use of the north field going to be?

22 MS. JACKSON: I don't think they

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1 have determined that. Right now, they are
2 calling it additional play fields.

3 VICE CHAIRMAN SCHLATER: It's a
4 green open space though, right?

5 MR. O'DONNELL: It's designed as a
6 practice field, yes.

7 VICE CHAIRMAN SCHLATER: Okay.
8 Great. Publicly available, open?

9 MR. O'DONNELL: That's for our
10 client to answer. It's still DCPS property.

11 MR. BELL: I think they are still
12 working on that, I think.

13 VICE CHAIRMAN SCHLATER: I think
14 it would be great if it was open to the
15 public.

16 MR. BELL: Part of the idea is to
17 orient the entry towards Dunbar Park --

18 VICE CHAIRMAN SCHLATER: Yes.

19 MR. BELL: -- south of N Street so
20 it activates the park, because right now, it's
21 kind of a forgotten park, so that's another
22 idea is to make the public spaces around

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1 engage the building.

2 VICE CHAIRMAN SCHLATER: I
3 remember there was once a brief proposal as
4 part of Northwest One to build on that Dunbar
5 Park and people did not like that idea. They
6 definitely value that open space there, even
7 if it is a little forgotten.

8 In terms of the parking spaces, is
9 there -- I think, you know, some people might
10 be concerned that some of the parking is going
11 to be pushed out into the neighborhood as a
12 result of this. Are there going to be some
13 Transportation Demand Management techniques
14 employed to drive down demand? Particularly
15 of, I would imagine, the teachers, not so much
16 the students.

17 MS. JACKSON: Right. DDOT has
18 recommended that and we will be continuing to
19 work with them for a number of matters. I
20 think they would be, certainly, open to
21 employing, you know, encouraging the use of
22 SmarTrip and things like that with staff.

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1 MR. LAWSON: But I t hink as Mr.
2 Bell pointed out, because they are opening O
3 Street, we are also gaining a whole bunch of
4 street parking that didn't -- that doesn't
5 exist right now. So although that doesn't
6 count towards their parking requirement, it
7 certainly does add to the kind of total
8 parking supply in the neighborhood.

9 In that respect, they are actually
10 increasing the parking supply. There is
11 parking all around the site right now, so they
12 are going to be adding t he parking on the
13 street, which will help to activate O Street
14 and make it a good vibrant urban, you know,
15 city street, like what we want to see.

16 So their park ing number isn't
17 drastically different from what it is right
18 now and certainly the research they have done
19 has shown that the existing parking is not
20 well-used, frankly.

21 So we are co mfortable that the
22 parking that they are proposing will more than

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1 meet the demand and shouldn't impact
2 surrounding streets any more than the current
3 facility was. I would expect that if there is
4 any impact around, it would be during, you
5 know, special events, you know, large sporting
6 events or that kind of thing which we would
7 expect from a structure, from a use like this.

8 So but we take the point about the
9 Transportation Demand Management and we are
10 happy to continue working with DDOT to make
11 sure that that is an aggressive program as
12 well.

13 VICE CHAIRMAN SCHLATER: Great.
14 Where is the measuring point for the building?

15 MR. O'DONNELL: It's on this
16 slide. It's off to the left of the entrance.

17 VICE CHAIRMAN SCHLATER: So it's
18 on N Street?

19 MR. O'DONNELL: I don't know if we
20 have that drawing. There it is. So you see
21 on the top where the asterisk is?

22 VICE CHAIRMAN SCHLATER: Yes, I

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1 do. Is there a big elevation change on the
2 property? No?

3 MR. BELL: T he property slopes
4 from N Street down to O Street.

5 VICE CHAIRMAN SCHLATER: Okay.
6 And down to O, but the building from ground to
7 the top of the parapet --

8 MR. O'DONNELL: You can see the
9 elevation change in the 1st Street --

10 VICE CHAIRMAN SCHLATER: Right.

11 MR. O'DONNELL: -- in the drawing
12 here actually.

13 MR. BELL: Yes, from left to
14 right.

15 VICE CHAIRMAN SCHLATER: Okay.

16 MR. BELL: From the bottom.

17 VICE CHAIRMAN SCHLATER: Very
18 good. The parking is, basically, at the
19 ground level? Is that right? It's not really
20 underground, right?

21 MR. O'DONNELL: At the O St reet
22 elevation, yes, but, you now, r equires

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1 excavation as it goes south.

2 VICE CHAIRMAN SCHLATER: So that
3 wall is facing residential units, correct, on
4 1st Street?

5 MR. O'DONNELL: The elevation on
6 1st is facing the row houses across the
7 street, yes.

8 VICE CHAIRMAN SCHLATER: How tall
9 is the blank wall that is facing them?

10 MR. O'DONNELL: Which? There is
11 not much blank wall here.

12 VICE CHAIRMAN SCHLATER: On the
13 bottom.

14 MR. O'DONNELL: Oh, it's about 10.

15 VICE CHAIRMAN SCHLATER: It's just
16 about 10 feet?

17 MR. BELL: At the highest point.

18 MR. O'DONNELL: And it falls off ,
19 obviously, from here, you know, where it is
20 about 2 down to about 10.

21 VICE CHAIRMAN SCHLATER: Okay.
22 That's all I have. Thank you very much.

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1 CHAIRMAN HOOD: Ms. Jackson, I
2 know this is a Map Amendment, but has this
3 presentation been given to maybe like the ANC
4 or the community groups?

5 MS. JACKSON: It's my
6 understanding that ANC has been involved at
7 all of the meetings. I can't remember the--

8 MR. O'DONNELL: They are part of
9 the school improvement team.

10 CHAIRMAN HOOD: Oh, okay.

11 MR. O'DONNELL: The Tenant School
12 Improvement Team.

13 CHAIRMAN HOOD: What about those
14 who may not be a part of the ANC?

15 MR. O'DONNELL: The Dunbar alumni
16 have organized several events where the plan
17 has been represented at the Shaw Library and
18 among other functions like that.

19 CHAIRMAN HOOD: So there was some
20 that were maybe open to those who live like
21 right around the school?

22 MR. O'DONNELL: Sure.

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1 CHAIRMAN HOOD: Okay. D o we have
2 anyone here representing -- any other
3 questions? Sorry. Do we have anyone here
4 representing ANC-5C? Okay. Not seeing
5 anyone, let me just mention some of the
6 report.

7 The Vice Chairman and others were
8 mentioning about the TDM Plan and i t actually
9 spells it out. It talks a bout what they plan
10 on doing, as Ms. Jackson h as already alluded
11 to, the District Department of Transportation
12 is in support, but they are saying further
13 refinements and further work.

14 Also, the Commission on Fine Arts,
15 the Commission looks forward to the review of
16 the final stage. As a lways, the staff is
17 available to assist.

18 It also, basically, gives t he
19 continued relationship, I'm not sure of the
20 status, to the staff to continue to work. We
21 also have comments favorably on the concept
22 design for replacement facility for the

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1 existing Dunbar as Commissioner May h as
2 mentioned.

3 Also a report here from Nationa l
4 Capital Planning Commission and that's -- all
5 that is attached to the Of fice of Planning's
6 report.

7 Do we have any person here -- no
8 one is here from ANC-5C, so we represented the
9 ANC-5C for cross -examination. Do we ha ve
10 anyone who would like to testify in support or
11 in opposition or someone who may have a
12 question who would like to come to the table
13 and do either one of those? If you can come
14 to the table and identify yourself, that would
15 be great, at this time. You can come forward.

16 Just have a seat an d identify
17 yourself. Now, you want to direct your
18 questions to us.

19 MS. PADILLA: Okay. My name is
20 Olivia Padilla and I own a piece of Lot 84 in
21 Square 553. My parking entrance to my carport
22 right now is on that -- by where that north

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1 field is going to be. I don't know if you can
2 put up that picture?

3 CHAIRMAN HOOD: And while she is
4 talking about where she is --

5 MS. PADILLA: I'll go back.

6 CHAIRMAN HOOD: -- could you kind
7 of use your pointer and let us know what's
8 going on there?

9 MS. PADILLA: Sure. Okay. This
10 is good. So how do I do t his? I live right
11 in here. And right now, this whole area is
12 this sort of weird area that is not really
13 parking, but it's sort of like a loading --
14 it's where you go into the garage and whatnot.

15 And so I have a c ouple of
16 questions regarding my access during the
17 construction period. I want to make sure that
18 I'm going to have full acces s to come down a
19 little alley here and go around the corner and
20 get into my garage during the appeal period.

21 CHAIRMAN HOOD: Here is --
22 typically, we don't do this, because we only

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1 have one person. I'm going to ask if you can
2 answer that, because there is going to be some
3 further refinements and further discussions.

4 I'm going to ask if you can answer
5 that right now? Let's try to do this yes or
6 no right quick. And typically, we don't do
7 this, but we can do it.

8 MR. O'DONNELL: To some extent, we
9 are getting into the means and methods for the
10 contractor. There is no projection that we
11 would have to go into that alley, other than
12 to -- you know, for maybe momentary utilities
13 connections or something along those lines.

14 MS. PADILLA: Well, it's not
15 really an alley right now. It's a big open
16 space and my thought is that since you are
17 asking for a zoning modification on like part
18 of the square that I own, if you are going to
19 park like some giant thing and so I can't get
20 in and out of my parking?

21 MR. O'DONNELL: We would have to
22 go back, but I believe some of that is mapped

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1 as an alley. It's just that the way it is
2 paved right now, it has just --

3 MS. PADILLA: Right. It's all
4 just one --

5 MR. O'DONNELL: -- blurred the
6 boundaries --

7 MS. PADILLA: -- yes.

8 MR. O'DONNELL: -- between, you
9 know, our site and the actual --

10 MS. PADILLA: Okay.

11 MR. BELL: But as the project
12 moves forward, there is a SIT team process
13 that you can be part of.

14 MS. PADILLA: Yes.

15 MR. BELL: School Improvement Team
16 with your ANC.

17 MS. PADILLA: Right.

18 MR. BELL: And come and talk to
19 the contractor and share your concerns and
20 that's not an unreasonable thing to talk to
21 the contractor --

22 MS. PADILLA: Okay.

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1 MR. BELL: -- about your concerns
2 with your neighbors ab out when they go to
3 build the building, the impact it would have
4 on you and --

5 MS. PADILLA: Okay.

6 MR. BELL: -- and minimizing that.

7 MS. PADILLA: Okay. And then, so
8 if people come to watch something here, where
9 are they going to park? Because I'm afraid
10 they will go in that alley and just stop
11 because they kind of do that like over in here
12 right now.

13 MR. O'DONNELL: The competitive
14 field is south of --

15 MS. PADILLA: Okay. So they --

16 MR. O'DONNELL: -- O.

17 MS. PADILLA: -- won't go in
18 there.

19 MR. O'DONNELL: That would only
20 just be --

21 MS. PADILLA: Okay.

22 MR. O'DONNELL: -- you know,

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1 practice, you know, for the teams.

2 MS. PADILLA: A nd then I don't
3 know if you are aware, but on Sundays, there
4 is a church that meets h ere that has like
5 2,000 people and they li ke fill up that back
6 thing with parking. Th e whole thing is all
7 parked. They park in h ere. They -- it's
8 everywhere, so I don't know --

9 CHAIRMAN HOOD: I'm sure that
10 Metropolitan, at that time, w ill have made
11 some changes, once that happe ns. And I know
12 exactly what you are speaking in terms of.
13 They actually have a facility in Landover they
14 are trying to -- I think it's in Maryland they
15 are trying to complete.

16 So I'm sure that that will be --
17 again, I think, the process that is going to
18 take place, that you mentioned, I think would
19 be a good pro cess for you to facilitate that
20 and hash that out.

21 MS. PADILLA: Yes, thank you. And
22 thank you for sending the flyer into my door,

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1 because I didn't know about anything and it
2 was very helpful.

3 CHAIRMAN HOOD: Okay. I'm not
4 sure who did that, but whoever did that, thank
5 you.

6 MS. PADILLA: I wouldn't have
7 known about this or --

8 CHAIRMAN HOOD: Right.

9 MS. PADILLA: -- been able to make
10 it, but thank you very much.

11 CHAIRMAN HOOD: Good. But I think
12 continue to follow-up on that process, work
13 with your ANC, because , as was mentioned,
14 that's where a lot of the dynamic s can change
15 and you can work and make things happen for
16 your interest.

17 MS. PADILLA: Okay.

18 CHAIRMAN HOOD: On any impacts
19 that you may have. Okay?

20 MS. PADILLA: Thank you.

21 CHAIRMAN HOOD: Okay. Anyone else
22 in opposition or support? Okay. Come on up.

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1 COMMISSIONER TURNBULL: Mr. Chair,
2 I just wanted to follow-up on what the young
3 lady said previously. So as far as OP, we
4 know that there is a designated public alley
5 that is in existence? It's just hard to
6 tell --

7 MS. JACKSON: I'm looking at the
8 plat.

9 COMMISSIONER TURNBULL: -- where
10 the paving is?

11 MS. JACKSON: Yes. According to
12 the survey there is. I t doesn't go -- it
13 doesn't appear to go all the way to 3rd
14 Street. It looks like a little more than half
15 of that north wing.

16 COMMISSIONER TURNBULL: So it
17 backs -- it goes down to that other alley and
18 then out to P Street?

19 MS. JACKSON: I believe so, yes.

20 COMMISSIONER TURNBULL: Okay.

21 MR. O'DONNELL: Yes, there is on e
22 that runs past Armstrong, yes, roughly, yes.

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1 COMMISSIONER TURNBULL: Well, I
2 guess one of the things that the school would
3 be doing with the contractor is asking the
4 contractor to put t ogether a Construction
5 Management Plan --

6 MS. JACKSON: Exactly.

7 COMMISSIONER TURNBULL: -- for the
8 neighborhood in which case everybody could be
9 involved in that. Thank you.

10 CHAIRMAN HOOD: Yes, ma'am, if you
11 can identify yourself?

12 MS. BENSON: Hi, I'm --

13 CHAIRMAN HOOD: Is your microphone
14 on? Turn your microphone on, identify
15 yourself, your address and we'll go from
16 there.

17 MS. BENSON: Hi, my name i s Maggie
18 Benson and I live at 1337 1 st Street, N.W.,
19 which is right across f rom the tall wall, I
20 think, that is going t o be in front of the
21 parking area, which is goi ng to be on the
22 through street of O, which will be opened up.

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1 And, first, I would like to say
2 that I really like the new building. I think
3 it looks really nice. And I think it is going
4 to be great for Dunbar. So I think that's
5 wonderful.

6 And I think one of my major
7 concerns is I really had no idea that this was
8 going on. We have been in our house for two
9 years and I had no idea. So I think that it
10 would be great if we could have another
11 community meeting about this.

12 I have talked to a couple of my
13 neighbors and they also didn't know. And I
14 think maybe because they have missed it in the
15 Post or something in the past. So I think if
16 anybody was available to speak about it again,
17 if that could be a possibility, I think people
18 would really benefit about hearing about this
19 a little bit more before the ground-breaking
20 in October.

21 I also was going to echo the
22 concern about the parking. Parking is

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1 starting to get stressed, especially since P
2 Street has been rezoned. They did some kind
3 of special zoning and now 1st Street is a
4 little more stressed and so is N Street.

5 So -- and other streets are
6 starting to -- our neighborhood blogs are
7 starting to talk about having special zoning
8 starting again.

9 So I just know that we have been
10 having a little bit more pressure within the
11 last year or so, so that's just one of our
12 concerns. But I know it's nice to hear that
13 you are adding more parking underneath, so
14 that's nice.

15 And I think those were my two
16 major concerns, but the other thing I think
17 I'm just a little concerned about and I would
18 like to keep hearing about is this through
19 street. I don't know what kind of traffic you
20 are thinking about is going to come through O
21 Street.

22 I know in the morning 1st Street

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1 seems to be kind of a major artery, as far as
2 little streets and main arteries go. And has
3 DDOT done any kind of survey or any kind of, I
4 don't know, projection on the traffic that
5 would go through O Street or that is going to
6 be using 1st Street and the traffic that is
7 going to be backed up now that 1st and N is
8 going to be a major artery for Dunbar or will
9 be?

10 CHAIRMAN HOOD: Let me just say
11 and I don't want to answer for the applicant,
12 but we have a letter dated, in our exhibit,
13 which is -- that you can read in the file, and
14 the file is located in the Office. You can
15 come business hours. I'm not sure what --
16 what are the business hours? 8:30? 8:30 to
17 5:00. I have a problem keeping my own
18 business hours. But anyway, 8:30 to 5:00.

19 We have a letter from DDOT and I
20 think along with what has already been
21 mentioned, the process is going to continue to
22 take place with input from the ANCs. And I

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1 would encourage both of you all to go to your
2 ANC-5C's meetings and get with your
3 Commissioner and make sure that your concerns
4 are brought to light.

5 And also, DDOT, as has already
6 been stated, will continue to work as this
7 process evolves. So DDOT is on it. They are
8 continuing to work, but they need to hear from
9 you all, because you are the ones that are
10 going to be impacted.

11 So it would be great if you go to
12 the ANC meeting. I'm not sure if you know who
13 your ANC Commissioner is, that's a homework
14 assignment. And then go do that and I
15 guarantee you that you -- and as has already
16 been stated, there is already going to be some
17 avenues that you will be able to consult with
18 the developer and the applicant, so we can
19 move this thing forward. Okay.

20 MR. LAWSON: If I might, Mr.
21 Chair, I think that I can speak for DDOT in
22 one respect and say that O Street would be

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1 designed as a local street. It wouldn't be
2 designed as a major arterial or anything like
3 that.

4 So I would expect the design of O
5 Street will more or less reflect O Street on
6 the other side of 1st Street. It will be
7 designed to meet the needs of local residents,
8 not as any kind of a major thoroughfare or
9 anything.

10 MS. BENSON: Okay. Great. Thank
11 you.

12 CHAIRMAN HOOD: But I want to say
13 I can't stress how important it is for you to
14 work with your ANC Commissioner. And I will
15 tell you ladies, it was great for you to come
16 down, because a lot of times that is a missing
17 element, people don't hear that, hear those
18 concerns, and you are at a point now where you
19 can get some of those issues that you have or
20 concerns, at least, resolved, at this point.

21 So thank you for coming down. We
22 appreciate it.

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1 MS. PADILLA: Thank you.

2 MS. BENSON: Thank you.

3 COMMISSIONER TURNBULL: Let me
4 just ask one question. Do you live on 1st
5 Street, did you say?

6 MS. BENSON: I do.

7 COMMISSIONER TURNBULL: Is the
8 parking there resident parking only or is it
9 open to anyone?

10 MS. BENSON: It's open to anyone
11 right now.

12 COMMISSIONER TURNBULL: And what
13 was the change on N Street? Is that open to
14 everyone, too?

15 MS. BENSON: N Street is also open
16 to anyone, but right now, P Street was rezoned
17 maybe six months to a year ago to be --

18 COMMISSIONER TURNBULL: Resident?

19 MS. BENSON: -- resident-only.

20 COMMISSIONER TURNBULL: A permit?

21 MS. BENSON: Permit parking only,
22 correct.

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1 COMMISSIONER TURNBULL: Is the O
2 Street around the corner from you open, too,
3 or is that a --

4 MS. BENSON: Open.

5 COMMISSIONER TURNBULL: That's
6 open, okay.

7 MS. BENSON: Yes.

8 COMMISSIONER TURNBULL: Thank you.

9 CHAIRMAN HOOD: Okay. Any other
10 questions? Thank you. We appreciate it.

11 MS. BENSON: Thank you.

12 CHAIRMAN HOOD: Okay. That is it.

13 I think that, Commissioners, I'm not sure --
14 oh, I'm sorry, closing by the applic ant -- I
15 mean, by the Office of Planning.

16 MS. JACKSON: We don't have many
17 closing remarks. We would be happy if the
18 Commissioners were ready to deliberat e and
19 give a decision today.

20 CHAIRMAN HOOD: Let me open it up.
21 Commissioners, what is your pleasure? Any
22 unreadiness? Are we ready to move today?

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1 COMMISSIONER TURNBULL: Mr. Chair?

2 CHAIRMAN HOOD: Mr. Turnbull?

3 COMMISSIONER TURNBULL: I would
4 like to make a motion to approve Zoning Case
5 11-10, including a Map Amendment request for
6 the property located at 1301 New Jersey
7 Avenue, currently Zoned R-4 and changing that
8 to R-5-B and look for a second.

9 CHAIRMAN HOOD: And the variance?

10 COMMISSIONER TURNBULL: And the
11 variance.

12 COMMISSIONER SELFRIDGE: Second.

13 CHAIRMAN HOOD: Okay. It has been
14 moved and properly seconded. Any further
15 discussion?

16 I will tell you that I feel very
17 confident in moving forward with this as far
18 as the discussion after the motion and the
19 second. We have heard the concerns from two
20 individuals who live in that area, but I know
21 with the continuing leg work that is going to
22 be done, it gives me a comfort level. And I

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1 think, hopefully, this Commission a comfort
2 level to go ahead and move forward with voting
3 this project.

4 I think this is -- while it's not
5 McKinley Tech, it's still Dunbar. I think
6 this is good. It's good to see that the city
7 now is starting to rebuild as opposed to doing
8 patchwork. So any --

9 COMMISSIONER SELFRIDGE: I just
10 had a quick question for Office of Planning.
11 I think this is correct. Can't you petition
12 DDOT to get residential parking? I know on
13 Capitol Hill we have been doing it to get the
14 enhanced residential, but if people are
15 getting the pressure, can't they reach out to
16 DDOT and with a certain number of signatures
17 get it implemented?

18 MS. JACKSON: Certainly.

19 MR. LAWSON: Yes.

20 COMMISSIONER SELFRIDGE: Yes. So
21 that's an avenue as well, I think.

22 CHAIRMAN HOOD: Okay. We still

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1 have a motion on the table.

2 VICE CHAIRMAN SCHLATER: I would
3 also, before we go too far, I think it is a
4 little concerning that the neighbors around
5 the project don't seem to have a great
6 awareness of what is going on. And I think it
7 would be a good idea and I would strongly
8 advise OPFM to schedule a public meeting.

9 They seem to be on an extremely
10 expedited time line, but, you know, some time
11 in early September, I think that would be
12 good, even before we take our second action on
13 this.

14 CHAIRMAN HOOD: But I will say
15 there are avenues where these things are dealt
16 with. And that is the ANC meeting. So I
17 mean, you know, while I appreciate those
18 comments, there is mechanisms in this city
19 that is already in place.

20 Now, our process -- and I'm not
21 going to make this a big deal, but I think
22 that this is a long time coming. This should

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1 have happened years ago, not just D unbar, but
2 schools in the city.

3 But I will tell you that there is
4 an ANC -- that's why I encouraged them to go
5 to the ANC meeting and that, I think, will
6 help get the word out, because a lot of it is
7 word of mouth. A lot of it is the notice that
8 we give. And a lot of it is attending your
9 community meetings.

10 And I know that, because I'm a
11 president of a civic association myself and
12 sometimes it's hard to touch everybody. We
13 need people to get involved.

14 So with that, we have a motion on
15 the table. It has been moved and properly
16 seconded. Any further discussion?

17 All those in favor?

18 ALL: Aye.

19 CHAIRMAN HOOD: Not hearing any
20 opposition, Ms. Schellin, would you, please,
21 record the vote?

22 MS. SCHELLIN: Yes. Staff will

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1 record the vote 5 -0-0 to approve proposed
2 action in Zoning Commission Case No. 11 -10.
3 Commissioner Turnbull moving, Commissioner
4 Selfridge seconding, Commissioners Hood,
5 Schlater and May in support.

6 CHAIRMAN HOOD: Okay. Ms.
7 Schellin, do we have anything else before us?

8 MS. SCHELLIN: That's it.

9 CHAIRMAN HOOD: All right. I want
10 to thank everyone for their participation and
11 we are looking forward to seeing a great end
12 product.

13 With that, this hearing is
14 adjourned.

15 (Whereupon, the Public Hearing was
16 concluded at 7:26 p.m.)

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