

ATTACHMENT B

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

IN THE MATTER OF:

PER STAR M STREET PARTNERS,
LLC - Modification to PUD

Case No.
07-21B

Thursday,
October 27, 2011

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

The Public Hearing of Case No. 07-21B by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Jerrily R. Kress Memorial Hearing Room at 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
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:

JENNIFER STEINGASSER, Deputy
Director, Development Review
and Historic Preservation

STEVEN COCHRAN

MATT JESICK

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF
PRESENT:

JEFF JENNINGS

This transcript constitutes the
minutes from the Public Hearing held on October
27, 2011.

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1 opportunity to present a complete presentation
2 of our proposed hotel and restaurant for not
3 only the Commission, but also for the
4 community.

5 So in summary, our amended design
6 with its increased efficiency, the adjusted
7 room count, and the strength of the Hilton
8 Garden Inn brand, we produced a financially
9 viable project that we are able to move forward
10 with.

11 We look forward to continuing our
12 strong relationships with the community and
13 providing an amenity and a hotel and a
14 restaurant that is a great asset to the
15 neighborhood.

16 We thank you for your time and
17 consideration of our PUD amendment application.

18 MR. COLLINS: Thank you. Next, Mr.
19 Baranes.

20 MR. BARANES: Okay. I would like to
21 start by just showing you some context
22 photographs of the neighborhood and a Zoning

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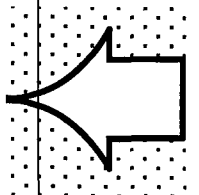
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1 Map also.

2 You can see the site is pretty
3 clearly marked on this map and the primary
4 thing I would like to point out here is that,
5 you know, we are in a neighborhood where most
6 of the sites are fairly built-out. Many of
7 these buildings have come before you or before
8 the BZA for various variances or PUDs and
9 rezonings.

10 But there are a few infill sites
11 left in this neighborhood and two of them
12 happen to be directly adjacent to our site
13 here.

14 Directly to our north there is a
15 site that will be developed eventually and then
16 there is one directly here to the west, which I
17 think has already been awarded to a development
18 team by the District.

19 But I think you can tell by -- from
20 this aerial photo that most of the buildings in
21 this area are of fairly large scale. Some of
22 them are full city blocks, others are half city

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1 blocks, but generally, the projects are fairly
2 substantial.

3 The zoning around our site is
4 generally the CR Zoning. And then we do have
5 residential, it's also of the higher density
6 type, so that everything around us does go up
7 to the -- at least 90 feet and in many cases up
8 to 110 feet as a result of PUD approvals.

9 This is a corner view of the site.
10 We are standing on M Street here looking
11 towards Georgetown. And, again, directly to
12 the north here is a low building which we
13 expect will be demolished eventually, as is the
14 case directly to our west. And then, of
15 course, beyond you see other buildings which
16 have been built-up to the full allowable height
17 of about 110 feet.

18 Looking in the opposite direction
19 along M Street here looking with our back to
20 Georgetown, our site is right here. Again,
21 there is a fire station here. These buildings
22 we expect will be demolished in the not too

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1 distant future.

2 And then looking north on 22nd
3 Street, this is our site. The Ritz is to our
4 left here. That was also a PUD that we
5 designed to get to 110 feet. And again, this
6 building here that we expect will be demolished
7 with a taller building beyond.

8 And, you know, one of the things I
9 would like to point out about our site is that,
10 you know, while we feel we have a really
11 wonderful site, which is situated on the
12 corner, a very important corner, a very
13 important intersection, it's not one of the
14 most refined intersections in the neighborhood.

15 You know, unlike, for example, a
16 block or two to our west where you have, you
17 know, the Hyatt and you have several of the
18 Park Hyatts, several other hotels and there is
19 a residential building occupying all those
20 corners. You know, here we have an Exxon
21 station. We have a very large Walgreens. So
22 this particular intersection is a little more

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1 commercial in character.

2 When we design 22 West here, we
3 designed it so that it could be pulled as far -
4 - the residential units could be pulled as far
5 away from the intersection as possible. And we
6 turned, essentially, really the back of the
7 building to the intersection, because we had to
8 incorporate a gas station.

9 There is an Exxon station right
10 there that is really, in a sense, the front
11 door for this intersection. And we placed the
12 residential entrance as far away from the
13 intersection to get it away from the gas
14 station as we could. And as you know, that is
15 diagonally across from us.

16 And then directly to the east, as I
17 mentioned, we have this Walgreens which
18 occupies almost, not almost all, but a
19 significant portion of the floor plate, the
20 ground floor plate of the Marriott there.

21 I also want to point out that we do
22 have an alley. We have a fairly generous 15

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1 foot alley that turns into a 30 foot alley with
2 a hammerhead here. And our loading will be
3 access off of this point. We will show that to
4 you shortly in more detail. And you can see
5 our parking is coming here off to the right
6 directly off the street.

7 In designing this building, you
8 know, while we wanted to make a very cohesive
9 statement, obviously, architecturally, we also
10 wanted to respond as much as possible to the,
11 you know, differing characteristics of
12 differing natures of each one of the streets
13 and then the corner itself.

14 So, you know, we started by
15 introducing this very slender, very vertical
16 bay element on the corner of the building,
17 which is, you know, very visible from a long
18 distance, especially because we have New
19 Hampshire Avenue running to M Street with the
20 3rd Street running into that intersection also
21 directly to our east.

22 And so this will really be a very

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1 significant marker which, I think, holds the
2 corner in a fairly significant way.

3 What I would like to point out here
4 also is in order to enhance the scale of this
5 piece, we very subtly demarcated this into
6 three story sections. So you will see at the
7 windows here, for example, are organized in
8 groups of three, where you have a metal banding
9 across the top and the bottom of the group and
10 then the two bands in the center, the two
11 windows in the center are marked by terracotta
12 bands.

13 So as you see this from a distance,
14 not only will it read as a large vertical
15 element, but it will also be subdivided,
16 essentially, into these three groups of
17 windows.

18 We then took that grouping -- and by
19 the way, this is something you see around
20 Washington in buildings on many of the squares,
21 the large squares, you know, whether it's
22 Farragut Square or whether it's McPherson

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1 Square or Franklin Park, many of the buildings
2 there, the office buildings, do use the same
3 technique to address, you know, the larger
4 scale of the urban space that they face.

5 We then took this organization of
6 groups of three floors and we used it on both
7 the south facade and the east facade. So you
8 can see it a little bit more clearly here where
9 we took these bays, which are slightly tilted
10 to favor the corner, to be oriented towards the
11 corner, and again grouped those into threes and
12 demarcated them with these strong horizontal
13 bands.

14 Now, when we do residential
15 buildings in the city, we can develop a lot of
16 texture to these facades by the use of
17 balconies. In a hotel, you can't really use
18 balconies. It doesn't work very well.

19 So in lieu of that, what we did here
20 is we tilted these bays slightly so that when
21 the sun comes across this facade, you will get
22 a very deep shadow. You will get a very

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1 sculptural sense, very sculptural quality, a
2 very three-dimensional quality to this whole
3 facade, which will change as the sun passes,
4 you know, from morning to evening.

5 Tilting the bays also allowed us to
6 reduce the energy load on the building, because
7 by orienting these to the east and having the
8 glass there and having no glass along these
9 western edges, which I'll show you shortly, we
10 were, essentially, able to reduce the heat gain
11 on the building.

12 You know, great heat load does come
13 from the west and the south and we have
14 minimized the amount of glass facing that
15 direction.

16 We also, as I said then, carried
17 this three story organization around the 22nd
18 Street facades and there we developed a much
19 simpler facade, because it's flatter. As I
20 said, it faces east. We don't have the heat
21 gain problem. And also, it's simpler because
22 it's a narrower street. The scale of the whole

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1 street is quite different.

2 One of the interesting things about
3 this -- actually, let me just go back for a
4 second.

5 When you look at this facade, it
6 looks like it's almost entirely glass, as
7 viewed from the intersection. As you move
8 around to the other side, you can see here,
9 standing close and then standing further away,
10 it changes dramatically.

11 It takes on a very different nature
12 and starts to look very solid. And what you
13 are seeing here is these terracotta fins which
14 form the western face of those bays.

15 I have always been very intrigued by
16 the banners in front of the Corcoran Gallery
17 here in town. I don't know if you are familiar
18 with those. They are quite beautiful. And you
19 really have to move around them in order to
20 understand what they are saying. And they keep
21 changing as you move around them. It's a
22 fairly dramatic effect.

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1 And so, you know, we tried to
2 capture some of the spirit, some of the quality
3 of that technique here by developing the bays
4 as we did.

5 On the 22nd Street facade as I
6 mentioned earlier, we went flatter. We still
7 used the terracotta to demarcate the edges of
8 the bays and we introduced the recess here
9 along the third bay in in order just to very
10 subtly help mark the entrance to the hotel.

11 So it's a very large gesture, but it
12 is a subtle one and it does relate to the
13 entrance.

14 The bays on both these facades are a
15 little under 3 feet in terms of projections
16 over the property line. On the Ritz across the
17 street, our projections were closer to 4 and 5
18 feet. And then on the 22 West, and I found a
19 little bit amusing that they are objecting to
20 our projections here, because there we have 6
21 foot projections.

22 They are the largest projections we

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1 have ever done in the city, actually. And I
2 think they work well there and I think these
3 projections will work well here.

4 We didn't see a need to go as deep
5 as 6 feet as we did on 22 West here. We felt
6 the, you know, 3 feet was adequate and
7 certainly works well with the layout of the
8 hotel rooms.

9 So here I just want to point out
10 that, you know, we will have retail here, which
11 I'll come back to shortly. We have the
12 entrance to the hotel and then the entrance to
13 the parking is just tucked into the corner
14 there and you get a better view of it right
15 here.

16 We took the penthouse and again, we
17 always have an issue with penthouses here in
18 the District because of the setback
19 requirements. But here, we took it and we
20 pushed it as far back as we could off the two
21 street faces and pushed it towards the alley,
22 towards the alley site, towards the corner.

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1 I'm sorry, I can't read this. It's
2 too dark. Oh, I'm running out of time. I'll
3 try to move on a little more quickly here.

4 I know there was a concern on your
5 part also about the -- how this facade would
6 read and we changed it from our earlier
7 submission. We pushed the penthouse back. We
8 have changed the materials here. And if you
9 compare this to our original submittal, you can
10 see it has a very different kind of sense of
11 scale to it. It's not quite as monumental and
12 it has a lot more interest to it.

13 And here is a view from the street.
14 Eventually, this wall will be covered, of
15 course, as this whole building gets developed.

16 And on the two street facades, we
17 are -- it's a little hard to see here, but we
18 are also proposing to include some signage on
19 the building, something here for the retail on
20 the north -- on the south side, something here
21 over the entrance for the hotel. And then
22 these two spots at the very top of the vertical

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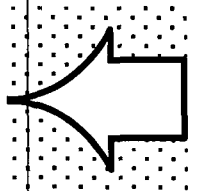
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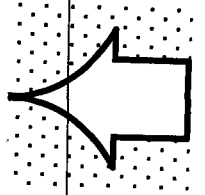
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1 bay on the corner, these signs would be,
2 approximately, 3 to 3.5 feet tall.

3 Here you see the elevations on the
4 courtyard, which will not be visible from the
5 street. This is a close-up showing the punched
6 windows.

7 And just very quickly here, I want
8 to mention the materials that we are using
9 which are really, I think, going to be quite
10 beautiful, quite spectacular. The two primary
11 street facades are all terracotta.

12 We are using two different color
13 pallets. We are using -- we will develop a
14 range in the grays and then we will also
15 develop a range in this more brick color,
16 terracotta color. You know, what I really like
17 about this is it relates both -- it relates
18 well to both the residential quality of the
19 neighborhood, as well as some of the more
20 commercial buildings.

21 Terracotta facades cost twice,
22 double the price, roughly, of a brick building,

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1 which is what we did across the street at the
2 Hilton. There is not much of a terracotta
3 industry in the United States. We have to
4 import most of this material from England.

5 It involves a lot of craftsmanship.
6 It gives the building a very crisp appearance.
7 And yet, it has the richness of being a very
8 natural material. So we are really quite
9 pleased that the budget on this project allowed
10 us to utilize this kind of material.

11 Here you see it at the top as it
12 meets the base of the building. We have a very
13 tall base on the building, which is about 17
14 feet high. On the north side the glazing here
15 will be fixed. This will be a restaurant. And
16 as you move closer to the corner, you see here
17 these are all operable partitions. It's a nano
18 wall system, so that in good weather, you can
19 open all of this up and, essentially, have it
20 be an extension of the sidewalk into the
21 building.

22 And we are turning the corner here.

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1 This is the entrance to the hotel. And then
2 finally here before turning over to Patrick,
3 this is the hotel entrance looking straight in.

4 And you can see that there is a series of
5 green terraces there that lead you up to the
6 courtyard.

7 We made a real effort to make these
8 visible from the sidewalk, because this space
9 is all accessible to the public.

10 MR. BURKHART: At this point with
11 the presentation, I would like to turn our
12 attention to the interior planning of the
13 building. And I'll just start briefly by
14 orienting you to the points of access that
15 Shalom had mentioned recently.

16 Essentially, our service and support
17 access comes from an internal block alley and
18 our loading in the ground floor plan as
19 positioned here at the northwest corner. It is
20 essentially the same loading configuration as
21 the previously approved PUD with one exception.

22 We are not providing a loading berth for a 55

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1 foot tractor trailer, which is triggered when
2 you have more than 200 hotel rooms.

3 A 55 foot tractor trailer just
4 simply is not necessary for the operation of
5 this particular hotel.

6 If you are arriving at the hotel in
7 terms of being either a guest or the public,
8 you would alight from your vehicle here along
9 22nd Street where we have a layby. A valet
10 would then take your car and park it down on B-
11 2 level using the ramp here on the north side
12 of the property.

13 In entering the hotel, you enter
14 here along 22nd Street through a vestibule into
15 the main hotel lobby, check-in is to the north.

16 From there, you proceed to the elevators here
17 and on up to the guest floors on Levels 2
18 through 10.

19 Beginning at the hotel entrance on
20 22nd Street and extending towards the corner at
21 22nd and M and along the entire M Street facade,
22 we have the restaurant and lobby/bar that will

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1 serve the hotel and the neighborhood. Inward,
2 we have the kitchen and just to the north of
3 that, we have a series of meeting rooms, which
4 are located here, approximately 2,450 square
5 feet, a space subdivisible into three and
6 access from the pre-function space here
7 directly off the lobby.

8 And then to complete the plan,
9 stairs are located here and here, which exit
10 directly to the sidewalk.

11 Next. The typical hotel floor is
12 indicated here. As we described, a simple L-
13 shape form. It is very efficient, a double-
14 loaded corridor scheme with stair exits at the
15 end of the wings of the L-shape and the
16 elevator core at the center.

17 Interestingly, we continue the
18 interior corridor to the south facade where we
19 have windows allowing natural light and
20 orientation today for the plan. The rooms are,
21 essentially, 27 per typical floor.

22 So on Levels 9 -- 2 through 10, we

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1 have a total of 238 hotel rooms. And it's a
2 combination of double queen rooms and double--
3 single king bedrooms uniformly distributed
4 throughout the plan in order to provide equal
5 percentages with exposures to either the street
6 or to the courtyard.

7 And our second floor plan that is
8 indicated over here, that typical plan is
9 modified with the introduction of a garden
10 court at the second level. It's directly above
11 the meeting rooms on the ground floor below and
12 over the loading area that you see here.

13 This space is open to the sky and we
14 envision it as a landscaped area for the
15 passive enjoyment of nature for both hotel
16 guests and also for the public coming to the
17 hotel, you know, consistent with a hotel
18 operation.

19 This space is directly adjacent to a
20 double-height volume position here in the
21 center of the plan. And this is open to the
22 ground floor lobby level. And we have a

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1 monumental stair that descends from this level
2 down to that plan.

3 On this level, we have the penthouse
4 of the property. And as Shalom mentioned, we
5 have an 18.5 foot setback along the two street
6 sides. What I want to just simply point out
7 here is that at the roof level, we are
8 incorporating a rooftop pool here along the
9 southern edge.

10 It will have a trellis to cover it,
11 which will continue along and wrap the corner
12 of the penthouse and really complete that L-
13 shape form with the penthouse.

14 In addition, there are two areas for
15 equipment that is open to the sky, but enclosed
16 by the uniform penthouse walls. And as pointed
17 out previously, here we have a setback of,
18 approximately, 8 inches on the west and north
19 sides.

20 The hotel servicing plan is,
21 essentially, the B-1 Plan, directly below the
22 ground floor. And the white area you see here

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1 is a garage ramp that spirals down through this
2 floor to the parking level below.

3 And just briefly, on this level, we
4 are providing all the backup house spaces,
5 which include the utility rooms, receiving
6 rooms, which are accessed from a circulation
7 corridor that really brings the edge of that
8 spiral ramp access by an elevator, service
9 elevator up to the ground floor of loading.

10 Backup house functions position
11 mostly here including an on-site laundry and
12 employee facilities.

13 And then the other thing I want to
14 point out is that we do have utility rooms
15 here, which are adjacent to air conditioned
16 vaults along the property just to the north
17 allowing for the paving to match the surface of
18 the sidewalk.

19 And then briefly, the building is
20 organized vertically, as you can see here in
21 this section. We have 107 feet in height, nine
22 hotel floors and a very tall ground floor. We

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1 are actually at slightly over 18 feet floor-to-
2 floor at the ground level.

3 And that allows us to create an
4 opportunity to combine with that double-height
5 volume position here the opportunity to see our
6 garden court directly from 22nd Street at this
7 point here.

8 And I'll point out in a few slides
9 later more detail on that. I do want to point
10 out that we have green screen walls on the
11 adjacent party walls of the properties facing
12 us, so that this is really treated as a three-
13 dimensional landscaped feature.

14 Next slide. And to talk about
15 public space in a little more detail, this is
16 an illustrated site plan ground floor plan
17 showing the sidewalk treatments along 22nd
18 Street and also along M Street. We are working
19 with a 2 x 3 concrete pavor consistent with the
20 previous PUD.

21 We also have several street trees
22 also in the similar positions. These two flank

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1 the hotel entrance here. And I would also like
2 to point out that we are proposing hotel
3 restaurant seating outdoors in an area
4 extending from the front entrance here down
5 towards the corner and wrapping the corner.

6 It is indicated by a dashed line
7 that you see here. And I really want to point
8 out that we have sufficient clearance to
9 maintain an 8 foot pedestrian pathway, both
10 along M Street here between the planters and
11 the face of our building and outdoor seating
12 and even more generous here along 22nd Street.

13 This detailed plan just shows a
14 feature at the front entrance positioned right
15 here north of the lobby where we have a
16 recessed area. We are going to provide a
17 seating element that would be covered by the
18 canopy and it really sets the theme to take
19 materials, the granite, that we are using for
20 that element into the lobby and back towards
21 the pool feature here underneath that double-
22 height space.

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1 Next slide. And here, again, in a
2 little more detail on the landscaping on the
3 second floor, essentially, a large area of
4 green along with trees and shading, hardscape
5 surfaces for outdoor seating elements and then
6 additional landscaping edging the perimeter.

7 Now, that landscape treatment
8 extends from the second floor down to the main
9 lobby level in a series of cascading steps.
10 And again, this really reinforces the fact that
11 you will have a line of sight from 22nd Street
12 to this garden feature again for the public and
13 for the hotel patrons.

14 And you can see that here through
15 this perspective view at the front door, again,
16 with the seating element.

17 Next. And as we see here in this
18 view of the front looking towards the south, we
19 will be developing this folding glass partition
20 system and we will be asking for some
21 flexibility as we go through the evolution of
22 the design with the D.C. Code requirements and

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1 Health Code Regulations.

2 And then finally, I would like to
3 talk a little bit about the sustainability
4 aspects of the project. I know we're running a
5 little short on time here, but as has been
6 mentioned, we really have -- are working with
7 the USGBC LEEDS 2009 version, which is -- has a
8 substantially higher bar in terms of
9 sustainability features.

10 And our features are really based on
11 proven technologies, many of which have
12 advanced since the time the previous PUD was
13 approved. And they really are features that
14 are on the market. They are readily available.
15 They include a high-performance exterior
16 envelope with substantially improved insulation
17 and a rain screen design of the exterior wall.

18 We are using a very high-performance
19 glazing which reduces the solar heat gain in
20 the interior rooms. And then we have a
21 mechanical system that incorporates heat
22 recovery for all the ventilation air that will

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1 circulate through the entire building. It is
2 in a plenum space within the top story of the
3 building.

4 And then we also are working with
5 water conservation. We actually are doing a
6 system which is kind of unique where we are
7 capturing the condensate water from the cooling
8 tower and redirecting it to irrigate the green
9 roofs on the building.

10 And I should point out the green
11 roofs actually cover more than 50 percent of
12 the site area.

13 And with that, I would like to turn
14 over our presentation to Jami Milanovich.

15 MS. MILANOVICH: Good evening,
16 Chairman Hood, Members of the Commission. For
17 the record, my name is Jami Milanovich with
18 Wells and Associates, the transportation
19 consultant for the subject PUD.

20 From a transportation perspective,
21 the modified PUD is largely the same as the
22 previously approved PUD plan. I'll highlight

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1 operator's standpoint, from a restaurant
2 operator, and it's something we won't allow.

3 COMMISSIONER MAY: Yes.

4 MR. MESSERVY: And this is a
5 restaurant that serves three meals a day.

6 COMMISSIONER MAY: Yes.

7 MR. MESSERVY: So it won't be
8 something where we would -- you know,
9 functionally, we wouldn't allow someone to walk
10 through where people are being served a meal.

11 COMMISSIONER MAY: Right.

12 MR. MESSERVY: So we are continuing
13 to work with what we have and we will
14 potentially work to improve it if there are
15 options there.

16 COMMISSIONER MAY: Okay. Thanks.

17 CHAIRMAN HOOD: Okay. Any other
18 questions? Vice Chairman Schlater?

19 VICE CHAIRMAN SCHLATER: A couple,
20 Mr. Chairman. Thank you very much. Let's just
21 jump in and address some of the ANC's concerns.

22 One of the concerns is that the

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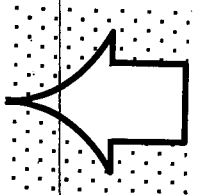
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1 retail space remain a community amenity and a
2 restaurant. Now, is this restaurant doing
3 double duty as sort of the hotel restaurant
4 where you get your continental breakfast as
5 well as a place where people would come from
6 off the street and want to go at night to get a
7 drink or something like that?

8 MR. MESSERVY: It will serve both,
9 so it will be an amenity both to our guests and
10 also the community. We have a similar
11 operation at our hotel in the Constitution
12 Square NoMa area where it is a well-known
13 restaurant operator, Todd Grey, has watershed
14 and so he -- there are -- there is the function
15 where they serve the breakfast for our guests
16 and then serve lunch and dinner and the
17 community comes in and uses that amenity.

18 VICE CHAIRMAN SCHLATER: So it will
19 be a public -- it will be open to the public
20 for lunch and dinner?

21 MR. MESSERVY: Absolutely.

22 VICE CHAIRMAN SCHLATER: Not --

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1 MR. MESSERVY: Not necessarily
2 breakfast.

3 VICE CHAIRMAN SCHLATER: And
4 breakfast as well?

5 MR. MESSERVY: People will be
6 welcome for breakfast as well. So it's -- we
7 have a direct entrance. I think you can see it
8 on the plan. There is a direct entrance from M
9 Street, so it will be a third-party operated --
10 what we envision is a third-party operated
11 restaurant that would draw in guests from the
12 community as well.

13 VICE CHAIRMAN SCHLATER: That's
14 great. And I think it is pretty nice, the idea
15 of being able to open up the windows there and
16 pull that back and have an interaction between,
17 you know, the sidewalk and the restaurant/bar
18 area. I think that's a good dynamic and will
19 help animate the streets, which, frankly,
20 aren't great in that part of town right now.

21 So I think it will certainly improve
22 the situation down there.

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1 Can we talk for a second about the
2 signage, both the retail signage and then the
3 hotel signage?

4 First, let's talk about the hotel
5 signage. What is envisioned? I see what is
6 there. Is that what is going to be on the --
7 is that the final signage layout?

8 MR. MESSERVY: It is not. So that's
9 a preliminary signage just to give a little bit
10 of a scale of what the signage in fact would
11 be. And Patrick and Shalom walked through in
12 terms of the dimensions of the signs.

13 VICE CHAIRMAN SCHLATER: Yes.

14 MR. MESSERVY: And so what we are
15 doing here is similar to the building where you
16 would never be able to tell it was a Hilton
17 Garden Inn. We asked Shalom Baranes to design
18 a building that fit in well with the community,
19 not design s Hilton Garden Inn.

20 And what we have is the same
21 challenge, so Hilton is a large organization
22 and they have brand standards for signage. And

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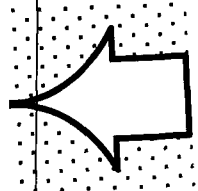
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1 what we want to do is go above and beyond those
2 brand standards, because we want to do signage
3 that fits in well with the community.

4 The challenge is Hilton is a large
5 organization and it takes time. So we are
6 going through that process working with Shalom
7 Baranes to make something that compliments the
8 architecture, both our building and the
9 neighboring community. We are just working
10 through that process.

11 So that is not the actual signage.
12 It will be above that level, so to speak.

13 VICE CHAIRMAN SCHLATER: Okay. So
14 can we get assurances that there is not going
15 to be some large banner, neon --

16 MR. MESSERVY: No, it's --

17 VICE CHAIRMAN SCHLATER: -- sign?

18 MR. MESSERVY: Sorry. Above that
19 level did not mean -- was not a reference to
20 elevation on the building.

21 VICE CHAIRMAN SCHLATER: I
22 understood that. Higher in quality.

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1 MR. MESSERVY: Yes.

2 VICE CHAIRMAN SCHLATER: So we are
3 basically identifying a signage zone.

4 MR. MESSERVY: Absolutely. So the
5 general -- the approximate size dimensions of
6 the sign location is represented in the plans.

7 The only one where we would request some type
8 of flexibility is the restaurant operator, just
9 because we are -- we have currently spoken with
10 different restaurant operators, but we don't
11 know exactly -- those will be the approximate
12 dimensions, but we don't know if a particular
13 restaurant operator would like a particular
14 shape or size to his sign. So that's where we
15 request flexibility.

16 VICE CHAIRMAN SCHLATER: Like the
17 golden arches? Okay. I'm satisfied that you
18 have addressed both of those concerns.

19 One of the other things that both
20 the ANC and 22 West raised was that, you know,
21 they were concerned that the skin wasn't
22 superior in nature. I would just like you, Mr.

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1 one last question.

2 CHAIRMAN HOOD: Okay.

3 COMMISSIONER TURNBULL: Getting back
4 to the Vice Chair got into the ANC letter and I
5 just maybe -- where are you on the overall
6 follow-up with the ANC as far as the issues? I
7 mean, basically, are you there with them? I
8 mean, we have talked about some changes along
9 the way.

10 I know you have made some, but I
11 just wanted to know from -- on the record for a
12 comparison with the letter how we fare on this.

13 MR. COLLINS: Mr. Turnbull, I can
14 answer that question. We did respond back to
15 the ANC by email. I did after talking to the
16 group and getting responses.

17 In raising -- in addressing the
18 specific issues that they raised in their
19 letter, I would be happy to go through and
20 summarize what I have written here.

21 COMMISSIONER TURNBULL: If you
22 could, that would be great.

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1 MR. COLLINS: Sure. The
2 Transportation Management Plan, they had asked
3 that we provide one. We indicated that we did,
4 that it was submitted to the Zoning Commission
5 as part of our 20 day package, so you have
6 that. It's in the record.

7 And they have that because it was --
8 we served them with the 20 day submission.

9 The overall design, they had asked
10 about possibly changing the design to widen the
11 pedestrian way. We understood after talking to
12 DDOT and having several meetings with DDOT
13 including a PZRM meeting, as well as a meeting
14 with Mr. Jennings, that the plan does provide
15 adequate pedestrian space along the sidewalks.

16 The layby was something, as Ms.
17 Milanovich mentioned, that was a solution that
18 was worked out with DDOT in the original PUD
19 and that's the plan that we have continued with
20 and that DDOT has supported in this
21 application.

22 Materials for the skin, the skin of

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1 the building, are superior in nature. We just
2 talked about that.

3 They asked about whether we could
4 put a green wall at the end of the building.
5 There was never a green wall at the end of the
6 building last time. And to do that would --
7 that would project over the property line and
8 to service that or to take care of that would
9 require we go over the property line.

10 We don't know the future of the
11 building next door. It may be built up and so
12 we are not proposing a green wall, but we do
13 have other features which may -- environmental
14 features which make this an environmentally
15 superior building than the one hotel that we
16 proposed back in 2008.

17 They asked that the signage not be
18 like that of the Marriott across the street and
19 we said, first, it will not. And you have
20 heard a little bit about that now. We have --
21 and this was in response to a very recent
22 discussion that I had with Mr. Cochran at the

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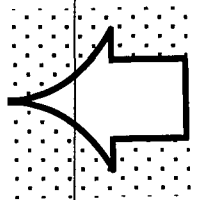
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1 Office of Planning. And he may get into that
2 in his discussion.

3 We talked about signage and he
4 suggested that we put something on, maybe at a
5 later date. We thought we would be proactive
6 and put it on the plan, so that was a recent
7 addition that we put on the plan, just to show
8 you and the Commission and the public what --
9 where we are thinking about putting the
10 signage.

11 The approximate dimensions of the
12 signage, you can tell from looking at the
13 PowerPoint that it's not overwhelming in sight,
14 we just don't know what the copy is and that's
15 what Mr. Messervy mentioned about working out.

16 And we do need the flexibility with
17 regard to the restaurateur, because we just
18 don't know -- it won't be the golden arches,
19 I'm sorry to say, but it may be something else
20 and we just don't know who that restaurateur
21 will be.

22 We won't have that person on board,

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1 that the Marriott across the street had a
2 restaurant on the corner with similar -- kind
3 of a similar design as far as opening up?

4 MR. MESSERVY: If the question is
5 directed to me, I am not sure of the full
6 history with the Marriott.

7 MS. CODER: No, I only raise it
8 because I think it was brought up. And as far
9 as the ANC wanting to be explicit in the Zoning
10 Order, I mean, the relief that as relates to
11 taking away the 10 percent public space, the
12 relief is supposed to be to provide kind of a
13 restaurant in the lobby and the court access.
14 And, you know, we have a hotel that is across
15 the street that originally had -- not a hotel.

16 I mean, not a restaurant that many of us
17 appreciated from a neighborhood perspective,
18 but they swapped that out for a Walgreens.

19 MR. MESSERVY: Sure.

20 MS. CODER: So I guess, you know,
21 that's the concern as far as ensuring that that
22 remains there from our perspective.

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1 MR. MESSERVY: Sure. And I think
2 the -- did you want --

3 MR. COLLINS: I can just say that
4 that was not a PUD and this will be governed--
5 the design of this building and the uses in the
6 building and the restaurant in the building is
7 governed by the PUD.

8 So we would have to come back to the
9 Zoning Commission in order to swap out the
10 restaurant for something else. And having the
11 -- taking away the restaurant from this hotel
12 would really adversely impact the hotel.

13 MR. MESSERVY: I think it's also a
14 situation where the Marriott had multiple
15 options and so they had the flexibility within
16 their agreement with Marriott where they didn't
17 have to necessarily have that restaurant on the
18 corner, because they have other F&B services.

19 We are not in that situation. We
20 are a much smaller hotel. And so this is our
21 only F&B operation and so we wouldn't be
22 allowed to continue as a hotel if we got rid of

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1 the restaurant. So we will continue to have
2 the restaurant.

3 MS. CODER: That's helpful. I think
4 those are all my questions. Thank you.

5 CHAIRMAN HOOD: Okay. Thank you.
6 Any cross-examination West End, Ms. Kahlow?
7 Mr. Corson, I didn't see Foggy Bottom. Is
8 Foggy Bottom here? Okay. Let's go straight to
9 the Office of Planning.

10 MR. COCHRAN: Thank you, Mr. Chair
11 and Members of the Commission. OP will be
12 brief tonight.

13 The applicant has met the -- has
14 demonstrated both how it meets the requirements
15 of Section 2406 for a 2nd Stage PUD and/or a
16 major modification. And it is shown how the
17 major modification would accord with the intent
18 and the purposes of the PUD process.

19 And with the previously-approved
20 project and its benefits package, OP is pleased
21 to be able to recommend that the Commission
22 approve the requested modification.

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