

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

+ + + + +

MONDAY
NOVEMBER 24, 2008

The Public Hearing in case No. 08-13 convened in Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:30 p.m., Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD	Chairperson
GREGORY N. JEFFRIES	Vice Chairperson
PETER G. MAY	Commissioner
	(NPS)
MICHAEL G. TURNBULL, FAIA	Commissioner
	(OAC)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN	Secretary
DONNA HANOUSEK	Zoning Specialist
ESTHER BUSHMAN	General Counsel

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER	Deputy Director
ARLOVA JACKSON	
JOEL LAWSON	

This transcript constitutes the minutes from the Public Hearing held on November 24, 2008.

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

(6:40 p.m.)

CHAIRPERSON HOOD: I guess we'd better get started before the microphones possibly may go out. So let's go ahead and begin.

I want to apologize for being a few moments late. Good evening, ladies and gentlemen.

This is the hearing of the Zoning Commission of the District of Columbia for Monday, November 24, 2008.

My name is Anthony Hood, and joining me are Vice Chairman Jeffries, Commissioner May, and Commissioner Turnbull; and the Office of Zoning staff, Ms. Sharon Schellin, Ms. Donna Hanousek; and the Office of Planning staff under the leadership of Ms. Steingasser.

The subject of this evening's hearing is Zoning Commission Case Number 08-13. Notice of today's hearing was published

1 in the D.C. Register on September 12, 2008.

2 This hearing will be conducted in
3 accordance with the provisions of 11 DCMR 3022
4 as follows: preliminary matters, applicant's
5 case, report of the Office of Planning, report
6 of other government agencies, report of ANC-
7 2F, organizations and persons in support,
8 organizations and persons in opposition,
9 rebuttal, and closing by the applicant.

10 The following time constraints
11 will be: 30 minutes; organizations, five
12 minutes; individuals, three minutes. The
13 Commission intends to adhere to the time
14 limits as strictly as possible in order to
15 hear the case in a reasonable period of time.
16 The Commission reserves the right to change
17 the time limits for presentations if
18 necessary, and notes that no time shall be
19 ceded.

20 Upon coming forward to the
21 Commission, please fill out two witness cards,
22 turn on your mic, identify yourself, give us

1 your name and address, and begin speaking.
2 After speaking, please turn your microphone
3 off.

4 The decision of the Commission in
5 this case must be based exclusively on the
6 public record. To avoid any appearance to the
7 contrary, the Commission requests that persons
8 present not engage the members of the
9 Commission in conversations during any recess
10 or at any time.

11 The staff will be available
12 throughout the hearing to discuss procedural
13 questions. Please turn off beepers and cell
14 phones at this time, so as not to disrupt
15 these proceedings.

16 Would all individuals wishing to
17 testify please rise to take the oath?

18 SECRETARY SCHELLIN: Please raise
19 your right hand.

20 (Whereupon, an oath was
21 administered to those individuals
22 planning to testify.)

1 Thank you.

2 CHAIRPERSON HOOD: Thank you, Ms.
3 Schellin, for administering the oath.

4 Again, I'm still working with the
5 microphones. If you don't hear us when we
6 speak into the microphone, just kindly help us
7 out and raise your hand, so we know that you
8 are not hearing.

9 At this time, the Commission will
10 consider preliminary matters. Does the staff
11 have any preliminary matters?

12 SECRETARY SCHELLIN: Just two.
13 First, to note that we did receive the
14 maintenance affidavit, and it was in proper
15 form. And we do have a request from the
16 applicant to -- for the waiver of the notice.
17 They posted the signs five days later than
18 they should have, and they have requested a
19 waiver for that posting.

20 CHAIRPERSON HOOD: Okay.
21 Colleagues, we have a five-day lateness. I
22 believe it's five days, right, Ms. Schellin?

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1 SECRETARY SCHELLIN: Correct.

2 CHAIRPERSON HOOD: Do we need a
3 motion? Or just --

4 SECRETARY SCHELLIN: If you do it
5 by consensus, that's fine.

6 CHAIRPERSON HOOD: Accept that --

7 SECRETARY SCHELLIN: Okay.

8 CHAIRPERSON HOOD: Seeing no
9 objections, so ordered.

10 Okay. We have -- Mr. Quin, we
11 have a few requests for expert witnesses. As
12 soon as I get that in front of me, I think I
13 can expedite that, too.

14 We have C. Robert Neal,
15 architecture. Okay. Mr. Randolph Petersen,
16 civil engineering.

17 MR. QUIN: Yes, sir.

18 CHAIRPERSON HOOD: I don't see Mr.
19 Lee, but I guess Mr. Craig Atkins.

20 MR. QUIN: He's here. And Lou --

21 CHAIRPERSON HOOD: Landscape
22 architect. Louis Slade, Grove, and Mr. Sher.

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1 MR. QUIN: Mr. Sher will not be
2 here tonight.

3 CHAIRPERSON HOOD: Tell him we
4 definitely would have granted him expert
5 witness.

6 (Laughter.)

7 MR. QUIN: Thank you.

8 PARTICIPANT: But no time.

9 MR. QUIN: No time, right.

10 CHAIRPERSON HOOD: Okay. So,
11 colleagues, I think this was well documented,
12 and I don't think it's -- I don't personally
13 have any issues with granting all of --
14 everyone here before us -- or at least that
15 are being requested -- expert witness. Any
16 objections?

17 (No response.)

18 Okay. All right. Mr. Quin, we --
19 you may go ahead and begin.

20 MR. QUIN: Thank you, Mr. --

21 CHAIRPERSON HOOD: Is Ms. Batties
22 presenting, or you are going to present?

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1 MR. QUIN: I'll present, but I'll
2 call on her as needed.

3 CHAIRPERSON HOOD: Oh, okay.

4 MR. QUIN: If that's okay.

5 CHAIRPERSON HOOD: Thank you. All
6 right.

7 MR. QUIN: Mr. Chairman, members
8 of the Commission, thank you for having us
9 tonight. Whayne Quin of the law firm of
10 Holland & Knight, with Leila Batties of
11 Holland & Knight, representing the applicant.

12 I did want to say at the outset
13 that Mr. Steven Siegel of the Office of Deputy
14 Mayor for Planning and Economic Development
15 has a commitment later, and he wonders if he
16 could go first and take two to three minutes
17 I think, maybe not that long. But -- and I
18 have no objection to that, if that's okay.

19 CHAIRPERSON HOOD: That is
20 perfectly fine. Mr. Siegel, if you want to,
21 you may begin.

22 MR. SIEGEL: Good evening. Thank

1 you. Mr. Chairman, members of the Commission,
2 Planning staff, Zoning staff, I'm here from --
3 on behalf of the Deputy Mayor's office, in the
4 Office of the Deputy Mayor for Planning and
5 Economic Development, here to speak in support
6 of the Marriott Marquis Convention Center
7 Headquarters Hotel.

8 And I meet weekly with the Mayor,
9 and he consistently asks me every week, "When
10 are we breaking ground on the hotel?" So I'm
11 hopeful that the Zoning Commission tonight
12 acts favorably, and that you share our
13 enthusiasm. This is a very important project
14 to the Mayor, to the Convention Center
15 Authority, to the District of Columbia. It
16 has been a very long road, as everyone knows,
17 been many years spent planning and working on
18 the deal.

19 And we are looking for tonight to
20 be the final mark of a major milestone and a
21 very significant effort to get this hotel out
22 of the ground next year, and as quickly as

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1 possible.

2 So we are hopeful that the Zoning
3 Commission approves this plan this evening,
4 and that concludes my testimony.

5 Thank you.

6 CHAIRPERSON HOOD: Thank you very
7 much, Mr. Siegel. Let's see if we have any
8 questions.

9 Mr. Siegel, let me just ask, when
10 did you tell the Mayor that we were going to
11 -- you were going to break ground?

12 (Laughter.)

13 MR. SIEGEL: I have consistently
14 said middle of next year, without any firm
15 commitment on a date. But it's generally June
16 has been the date, and each time he says,
17 "Last time you told me April."

18 CHAIRPERSON HOOD: Oh, okay. So
19 you're pushing it back. Okay.

20 MR. SIEGEL: So I keep saying
21 June.

22 CHAIRPERSON HOOD: Okay. No

1 questions for Mr. Siegel?

2 (No response.)

3 Thank you very much for taking the
4 time to come down and testify.

5 Okay. Mr. Quin?

6 MR. QUIN: I'm sorry. I just had
7 a request from the Washington Convention
8 Center Authority that -- could they do the
9 same thing? They will be very brief as well.
10 Marlene Johnson.

11 CHAIRPERSON HOOD: Oh, okay. Ms.
12 Johnson? Let's take Ms. Johnson. You know
13 what? Let me do this. Mr. Siegel, before you
14 leave, who is representing the ANC? Mr.
15 Padro? Commissioner Padro, are you -- oh,
16 okay. Is anyone here representing the ANC?

17 (No response.)

18 Okay. That's okay, Mr. Siegel. I
19 just wanted to make sure that -- cross
20 examination.

21 Okay. I forgot your name already.

22 MS. JOHNSON: My name is Marlene

1 Johnson.

2 CHAIRPERSON HOOD: Yes.

3 MS. JOHNSON: I'm General Counsel
4 at the Washington Convention Center.

5 CHAIRPERSON HOOD: Okay. Ms.
6 Johnson, you may begin.

7 MS. JOHNSON: Mr. Chairman,
8 members of the Commission, I can't tell you
9 how happy I am to be here this evening to
10 speak in support of the Marriott Marquis
11 Convention Center Headquarters Hotel.

12 As Mr. Siegel just stated, this
13 has been a long time coming. It's something
14 that has been on the drawing board ever since
15 the Commission -- the Convention Center itself
16 was designed. It is critical to the success
17 -- continued success of our Convention Center.

18 I don't know whether you all know,
19 but the studies that we have undertaken show
20 that our Convention Center suffers
21 considerably when competing against other
22 cities, because we have no headquarters hotel.

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1 And, as you know, the hotel market here is
2 very robust, especially when Congress is in
3 session. It will be wonderful for us to be
4 able to house delegates from conventions right
5 across the street from us.

6 I have nothing but compliments for
7 the Marriott Quadrangle team. They have
8 worked very, very hard with us. We think
9 we've got a wonderful design, especially the
10 design that will allow pedestrians to walk
11 underneath of 9th Street without having to go
12 out into the elements.

13 We are just really, really happy
14 that we have come this far, and hope that you
15 all will help us take the last step.

16 CHAIRPERSON HOOD: Okay.
17 Colleagues, any questions for Ms. Johnson?

18 (No response.)

19 Again, thank you, Ms. Johnson, for
20 coming down to testify.

21 Is anyone from ANC-2A here? I
22 want to keep asking that. Is it 2F? What did

1 I say, 2A? 2F?

2 (No response.)

3 Okay. Thank you very much, Ms.

4 Johnson.

5 MS. JOHNSON: Thank you, Chairman

6 Hood.

7 MR. QUIN: Mr. Chairman, should we

8 proceed?

9 CHAIRPERSON HOOD: Is there anyone
10 else that --

11 MR. QUIN: No. No one else has
12 come up to whisper anything in my ear yet.

13 CHAIRPERSON HOOD: All right.

14 MR. QUIN: We are also excited
15 about this project tonight. It's obviously
16 one of the city's most important projects, and
17 the Marriott Marquis Convention Center Hotel,
18 of course, is right across the street from the
19 Convention Center.

20 It has taken a long time. I
21 remember the approval of the Convention Center
22 itself in 1997. So since then this has been

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1 out there, but it -- and there have been many
2 cooks and a lot of different ingredients, a
3 lot of starts, and a lot of stops, but this
4 time I think we have it right.

5 In this case, it has been an
6 extremely inclusive process involving the City
7 Council, the Deputy Mayor for Planning and
8 Economic Development, Office of the Attorney
9 General, the Office of Planning, Department of
10 Transportation -- DDOT, that is -- Historic
11 Preservation Review Board, the Convention
12 Center Authority, and a broad spectrum of
13 community organizations, including the ANCs.
14 And you have letters from them.

15 In light of this tremendous
16 support, and the detailed report from the
17 Office of Planning, as well as our detailed
18 pleadings, we would like to simplify our
19 presentation. And we intend to call only two
20 witnesses, but our full team will be available
21 for questions.

22 So we are here tonight essentially

1 for two points, two approvals -- one, a
2 consolidated PUD approval with a map amendment
3 from DD/C-2-C to DD/C-3-C, for the western
4 portion of Square 370, and the second one is
5 Public Space Utilization Act approval, which
6 you have only had a couple of times, for
7 subsurface areas devoted to hotel use below
8 Massachusetts Avenue, 9th Street, and L
9 Streets.

10 Both of these items are in the
11 context of the Zoning Commission's text
12 amendment that was initiated by the Office of
13 Planning, which you recently approved October
14 20th, that permits the hotel to go to 9.3 FAR
15 and the uses for the entire hotel project
16 itself.

17 Overall, we are talking about a
18 carefully designed project with an FAR of 9.3
19 maximum, and a maximum room count of 1,182,
20 and the height of the building would be 130.
21 The design includes, as your pleadings show,
22 and will be shown tonight, the AFL -- the

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1 American Federation of Labor -- landmark
2 building, historic landmark building, at the
3 corner of 9th and Massachusetts Avenue, which
4 has been reviewed by Historic Preservation
5 Office, HPRB, and coordinated with staff.

6 There will be a lot of retail
7 uses, including outdoor cafes, and the other
8 uses below grade, which require your approval.

9 I don't think there has been a
10 project before this Commission ever that is
11 more in accordance with specific language of
12 the comprehensive plan. And I don't want to
13 take much time, but just to call your
14 attention to one part of the policy map and
15 language from the Convention Center area land
16 use element.

17 That element encourages land uses
18 which capitalize on the presence of the
19 Washington Convention Center with the uses of
20 hotels, restaurants, retail, and
21 entertainment. But the most important I think
22 provision that I want to quote is from one of

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1 the policy statements that says, "Convention-
2 related hotel construction should be focused
3 on vacant or underutilized land immediately
4 adjacent to the Convention Center to minimize
5 impacts on the surrounding neighborhood."

6 And to implement that, you can
7 look at Tab P of our prehearing statement, and
8 you will see the shading for the change in
9 zoning to cover the precise property here,
10 which is, as I said, Exhibit P in our
11 attachment.

12 So that I have never been able to
13 argue that before. I wanted to make sure to
14 have that opportunity tonight.

15 We believe our pleadings and
16 witnesses will cover all of our points that
17 are necessary for approval, and we have
18 submitted resumes, which we have dealt with.

19 We have filed additional exhibits
20 tonight, which include the copy of the
21 PowerPoint of the -- of what you will see
22 tonight by the architects, an updated

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1 transportation management plan, and an
2 addendum to the traffic impact study, and a
3 summary of benefits and amenities that this
4 project brings. And you will see the very
5 extensive community benefits and amenities for
6 all of us in this city and elsewhere listed in
7 that addendum.

8 Unless there are other questions,
9 or some questions, we'd like to proceed with
10 our first witness, Norman Jenkins of Marriott
11 International, Inc.

12 MR. JENKINS: Good evening. My
13 name is Norm Jenkins. I'm a Senior Vice
14 President of North American Lodging
15 Development for Marriott International.

16 Marriott is pleased to partner
17 with the District of Columbia and the
18 Washington Convention Center Authority for
19 development of the Washington, D.C. Marriott
20 Marquis. Once this hotel is completed, it
21 will be just one of three Marriott Marquis in
22 the entire world.

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1 There are five industry
2 classifications for hotels: luxury, upscale,
3 mid-price, economy, and budget. The
4 Washington, D.C. Marriott Marquis will be
5 classified as an upscale hotel and is intended
6 to support the new Convention Center by
7 providing over 1,150 guest rooms, retail, and
8 dining accommodations.

9 Generally, most Convention Center
10 guests will stay at the hotel between three
11 and four days, while business travelers will
12 stay two days. The project team has worked
13 closely with the District government over the
14 past year in the design and the refinement of
15 the hotel, which includes adaptive reuse of
16 the historic American Federation Labor
17 Building Union -- Labor Union Building at 9th
18 and Mass.

19 We have held numerous meetings
20 with the ANC and community groups to get their
21 input on the project, and keep them apprised
22 of our progress. As recently as last Tuesday,

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1 we met with the Mount Vernon Square
2 Neighborhood Association, which voted to
3 support our PUD application and sent a letter
4 of support to the Zoning Commission.

5 We have also met with the
6 following groups who have expressed support
7 for the project: ANC-2F, the D.C.
8 Preservation League, ANC-2C, the Black Denali
9 and Naylor Court Community Associations, Shaw
10 Main Streets, and all Shaw area civic groups.

11 The letters of support for the
12 project have been submitted separately to the
13 Zoning Commission. Also, we were pleased to
14 file letters of support from the Board of the
15 Convention Center Authority, as well as the
16 Office of Deputy Mayor for Planning and
17 Economic Development.

18 The hotel is expected to generate
19 between 1,000 and 1,200 permanent new jobs,
20 and 1,500 to 1,800 construction-related
21 temporary jobs. Of the permanent new jobs
22 generated, approximately 10 percent are

1 classified as management positions. The hotel
2 workforce will include associates focused on
3 guest services, sales, engineering, finance,
4 housekeeping, banquets, and various
5 attendants, and servers.

6 Also, the hotel project includes a
7 significant employment and training program as
8 mandated by the Hotel Omnibus Financing and
9 Development Act of 2006. That legislation
10 earmarked \$2 million in bond financing for the
11 D.C. Citizens Job Program.

12 The program is designed to provide
13 specific -- job-specific training that meets
14 the specifications of positions to be filled
15 at the Convention Center Hotel, and provides
16 District residents who successfully complete
17 the training first consideration for all
18 openings.

19 Marriott is committed to
20 implementing this program, as well as entering
21 into a first source agreement with the
22 District, as well as a certified business

1 enterprise agreement with the Office of Local
2 Business Development.

3 Our timeline for the project is as
4 follows: ground-breaking during the first or
5 second quarter of 2009, construction duration
6 42 months, with an opening in mid-2012. Our
7 timeline is appropriately aggressive to meet
8 the needs of the Washington Convention Center
9 Authority that already has business on the
10 books for the latter part of 2012.

11 Marriott is extremely proud of
12 this hotel serving the Convention Center in
13 Washington, D.C. We thank you for your time,
14 and we respectfully request your earliest
15 approval of this most important project.

16 CHAIRPERSON HOOD: We're going to
17 ask our questions at the end.

18 MR. QUIN: Oh, great. Okay. May
19 we call our next witness?

20 CHAIRPERSON HOOD: Sure.

21 MR. QUIN: Bob Neal of Cooper
22 Carrie, who has been admitted as an expert.

1 And I might say that one of his specialties is
2 hotel design, resort, and convention center.
3 So he is the right man for the right job, and
4 we now call him as a witness.

5 CHAIRPERSON HOOD: I think we saw
6 that on his resume, so --

7 MR. QUIN: Yes.

8 CHAIRPERSON HOOD: -- that helps
9 out.

10 MR. QUIN: Yes.

11 CHAIRPERSON HOOD: Do you need the
12 lights off?

13 MR. QUIN: Yes. That would be
14 very helpful.

15 CHAIRPERSON HOOD: Can you turn
16 the lights off, Ms. Hanousek? Thank you.

17 MR. NEAL: Well, I'm delighted to
18 be here this evening to present to you the
19 design for the Washington, D.C. Marriott
20 Marquis. I'm part of a two-architectural
21 team, two architectural firm team, Cooper
22 Carrie and TBS design. We formed a

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1 collaboration to design this. TBS Design was
2 the architect of record for the Convention
3 Center, or the design architect for the
4 Convention Center as well.

5 First, I'm going to run through a
6 series of slides on the PowerPoint. And
7 certainly, if you have any questions, stop me.
8 But if not, I'll just continue on to the end.

9 The first slide I would like to
10 show you is from Mount Vernon Square looking
11 towards 9th Street and Massachusetts, an
12 overall view from that angle, shows
13 Massachusetts Avenue to the left and 9th
14 Street to the right. I point this out,
15 because also you'll notice that the building
16 directly in the corner is the American
17 Federation of Labor Building that we have
18 mentioned, that I believe Mr. Quin mentioned
19 just a few minutes ago.

20 Some trees have been taken out of
21 this rendering of the porte cochere, so that
22 you can look into the porte cochere and

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1 understand what's happening in that area. And
2 I'll go through that more in a few minutes.

3 The second rendering I'd like to
4 show you is an aerial taken above Mount Vernon
5 Square looking at the corner of the
6 Washington, D.C. Convention Center to the
7 right. And you can see the volume of our
8 building. I'll also have these slides at the
9 end of the show, so I want to introduce you to
10 it, and then I'll walk through it, and then we
11 can come back to these as you like.

12 The Washington Convention Center
13 you can see is the large vertical black
14 designation on this map, and you can see our
15 site just adjacent to it. Going in a little
16 closer, we abound Massachusetts Avenue to the
17 south, 9th Street to the east, 10th Street to
18 the west, and L Street to the north. And we
19 have -- the PEPCO powerplant is on the
20 northwest corner, and the American Federation
21 of Labor Building to the southeast corner,
22 both indicated in gray on this diagram.

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1 This is a section of the building
2 showing how we meet the zoning requirements.
3 We face Massachusetts Avenue. We take our
4 130-foot height limit from L Street. We go up
5 110 feet and then back at a 45-degree angle to
6 the penthouse -- excuse me, the top level of
7 the guest rooms, which is at 130 feet.

8 Our penthouse is 18.5 feet at its
9 highest point, and then we also have a dome
10 which covers the interior atrium. there are
11 14 levels above grade, and approximately -- I
12 think we have seven levels below grade,
13 including parking and mezzanine levels.

14 This slide shows traffic patterns
15 around the site, as well as entry points into
16 the site. Starting from the left on 10th
17 Street, currently it is one way, and we intend
18 -- we are proposing that that become a two-way
19 street. L Street is currently one way. We
20 are proposing that -- we are proposing that
21 that will be two-lane as well.

22 In both these situations parking

1 exists on both sides of the street. On 10th
2 Street we intend to leave the parking and have
3 one lane of traffic in each direction. On
4 L Street, the north -- the north lane will be
5 parking, as it currently exists, two levels of
6 traffic, and then a level of taxi queuing and
7 some additional parking and some bus dropoff.
8 And I'll get more into that later.

9 Currently, 9th Street is two ways,
10 will continue to be. And, of course,
11 Massachusetts Avenue is two ways and will
12 continue to be.

13 Coming from -- and I'm going to
14 use the pointer to describe the -- what I'm
15 referring to on the screen. On Massachusetts
16 Avenue, we have a porte cochere that drops off
17 in front of the building. And then, after you
18 drop off, 100 percent valet. The parking is
19 valet 100 percent, will be taken down below
20 grade to the lowest levels and parked. There
21 is also -- so you can see the access was down.
22 Also, the access is up in the same location.

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1 I'm not going to -- before I get
2 more into the traffic patterns and how the
3 building actually addresses the street, I'm
4 going to start to talk a little bit -- well,
5 let me just do it right here. What this
6 diagram shows is the first level of the hotel.

7 The areas that you see in yellow
8 represent food and beverage outlets. One of
9 the primary goals of the project was to
10 activate the three streets that we front as
11 much as possible. And as I take you around
12 the building, I want to describe what some of
13 those activities are.

14 Starting from the corner of 10th
15 and Massachusetts, this is a specialty
16 restaurant that has access directly onto
17 Massachusetts Avenue. And you will be able to
18 enter it from the outside of the building, as
19 well as from the inside. From this point to
20 this point is -- the lobby will present itself
21 to Massachusetts Avenue, so that will be a
22 glass facade that you will be able to look

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1 into the lobby and look back out onto the
2 street from within the lobby.

3 Moving to the corner, this is the
4 American Federation of Labor Building. That
5 also will become a food and beverage outlet.
6 And just to the north of that is proposed a
7 coffee shop, such as a Starbuck's. There is
8 access off the street from the American
9 Federation of Labor Building and from the
10 inside, as well as from the Starbuck's, both
11 inside and outside.

12 We also have an access point off
13 9th Street at this location, which you can
14 enter into the lobby, and you can also enter
15 into this food and beverage outlet, which is
16 a sports bar for the hotel. You can enter it
17 from this point, and you can also enter it
18 from the corner of L and 9th at this point.

19 Continuing to move on, the next
20 piece that you see that is yellow is the
21 restaurant, Three-Meal Restaurant. That
22 refers to being able to serve guests at the

1 hotel breakfast, lunch, and dinner. Then,
2 there is a secondary entrance, or a north
3 entrance off of L Street that -- into the
4 lobby as well.

5 At this location right here --
6 approximately here is where we have the
7 ability to have two buses pull off the road
8 and actually load and unload, you know, guests
9 as they are entering the building. There are
10 several parking spaces on the south side that
11 were going to remain here, and then, as we
12 move down towards the PEPCO, that area will be
13 used for taxi queuing.

14 And we think we can -- that the
15 numbers are somewhere around nine or 10 taxis
16 that can sit there. What will happen is, as
17 they sit there, a light will come on, they
18 will be called, and they will come around the
19 building and pick up guests in the porte
20 cochere area.

21 The other areas that you see are
22 the lobby, and then the darker blue areas are

1 the support areas for the hotel.

2 VICE CHAIRPERSON JEFFRIES: Excuse
3 me. I have a question. In terms of the
4 interior for what is the portion of this floor
5 plan that is the historic building, is there
6 anything in the interior that would indicate
7 the former historic building, or is it just
8 completely gutted and just the face of it is
9 being retained?

10 MR. NEAL: We are just retaining
11 the --

12 VICE CHAIRPERSON JEFFRIES: The
13 face.

14 MR. NEAL: -- the face and the
15 floor levels. We are not going to be
16 demolishing the floors. They are still in
17 their current locations, because the windows
18 relate to the floors.

19 VICE CHAIRPERSON JEFFRIES: Okay.
20 So if I walked into this, there would be no
21 way, in terms of the interior, that I could
22 determine that there was formerly some

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1 historic building that was --

2 MR. NEAL: Currently, that is not
3 the direction of the plans.

4 VICE CHAIRPERSON JEFFRIES: Oh no,
5 but that's fine. I just wanted it to be
6 clear. Thank you.

7 MR. NEAL: Right. That is
8 correct.

9 This next slide shows our exterior
10 treatment of the sidewalks, and the landscape
11 and the materials. We have enlarged the areas
12 of this. And as I hit the next slides, we are
13 going to walk around the building in this
14 direction, starting first of all from the
15 corner of 10th and Massachusetts.

16 This is an outdoor cafe to the
17 specialty restaurant that occurs on that
18 corner. But you can also see that what you
19 see in the light color is the sidewalk that
20 continues from one end -- from 10th Street to
21 9th Street, uninterrupted of course with the
22 exception of the curb cuts, but it will

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1 continue over those curb cuts with the same
2 material.

3 There is a four-foot continuous
4 landscape strip adjacent to Massachusetts
5 Avenue, and then a 10-foot pedestrian sidewalk
6 adjacent to that.

7 And then, as you move, you can see
8 that there is different varying levels of
9 landscape, and also different varying levels
10 of outdoor seating. We have outdoor cafes at
11 this corner as well as the corner of the -- of
12 9th and Massachusetts, where the AFL Building
13 is, and some outdoor seating at the corner of
14 L and 9th as well. And I will point that out.

15 I'll also point out that we are
16 looking at some areas that -- for signage that
17 would -- this is public space -- public space
18 from this point on. And you will -- I'll show
19 you in a second how we are using that public
20 space underground. But we are also -- we
21 don't have the signage completely ready to
22 present at this time, but these are some

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1 areas, and we just wanted to bring them up, so
2 that if there were questions about it we could
3 address those.

4 This is a section through that
5 area where you can see the four-foot
6 continuous landscape strip, the 10-foot
7 sidewalk, and then the outdoor cafe and
8 various planting materials. A computer sketch
9 looking back at that area from Massachusetts
10 -- from the other side of Massachusetts Avenue
11 at 10th.

12 Moving down further towards the
13 porte cochere, this is a section cut through
14 the ramp, which would take down -- take us
15 down to the parking. And you can see that
16 this is the ramp in this location with the car
17 going down, and a screen over -- a landscape
18 screen over that, again, the continuous 10-
19 foot and four-foot strips for landscape and
20 sidewalk.

21 Continuing to the porte cochere,
22 the porte cochere has -- let me -- my pointer

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1 just died. No, it didn't. We have a 24-foot
2 dropoff area, landscape -- small landscaped
3 area, 10 foot and four feet again. You can
4 see that the porte cochere cover covers two
5 lanes of the dropoff, and then we have, from
6 the edge of the building to the driveway, we
7 have approximately 12 feet for pedestrians to
8 get out of their cars and to circulate around
9 the building.

10 Another computer rendering of what
11 that might look like.

12 Continuing down to the corner of
13 9th and Massachusetts Avenue, this is the
14 American Federal of Labor Building and the
15 outdoor cafe around that. You can see that we
16 are also indicating some potential locations
17 for graphics at this location.

18 VICE CHAIRPERSON JEFFRIES: Excuse
19 me. I'm sorry to interrupt you.

20 MR. NEAL: Please.

21 VICE CHAIRPERSON JEFFRIES: We
22 have -- some of the slides that you're showing

1 we don't have here, is that correct?

2 MR. NEAL: Yes. We do have some
3 handouts that --

4 VICE CHAIRPERSON JEFFRIES: Oh,
5 okay. We were just trying to follow you up
6 here.

7 MR. NEAL: You know what you're
8 looking at? You do have them. I moved them
9 around a little bit.

10 VICE CHAIRPERSON JEFFRIES: Ah,
11 okay.

12 MR. NEAL: So you do have them.

13 VICE CHAIRPERSON JEFFRIES: Okay.
14 Great.

15 MR. NEAL: I didn't realize you
16 had already been handed those out. I
17 apologize. In just a few seconds we are going
18 to get back on track. It was just one area
19 along Massachusetts I wanted to be a little
20 clearer about the way I presented it.

21 Coming from Massachusetts Avenue,
22 this is the entrance to the porte cochere at

1 this location. You can see the sidewalk is
2 continuous along that area, with the same
3 paving material. We'll now turn up -- here is
4 a section through that corner, and you can see
5 the 10-foot pedestrian path, the four-foot
6 landscape, and the outdoor seating, the steps
7 that currently lead up to the AFL Building.

8 Another computer rendering of that
9 area.

10 As we turn and head north on 9th
11 Street, this is the existing sidewalk width.
12 It is four feet of planting and six feet of
13 sidewalk. This is the area that happens to be
14 right in front of the entrance from 9th
15 Street, so we are showing some different
16 paving at that point as well. I'm going to
17 have to go to this pointer.

18 Here is a section through that
19 with the continuous four-foot -- which this is
20 not a continuous -- I take that back. These
21 are tree wells, and they are four feet, and
22 then we have the six-foot pedestrian path.

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1 A sketch looking up 9th Street,
2 showing the Convention Center on the right,
3 the American Federation of Labor Building, and
4 then, of course, the Marquis.

5 The corner of 9th and L -- as we
6 turn the corner to L Street, it shows the
7 outdoor cafe at the corner. You can also see
8 in this location these are transformer grills
9 in the sidewalk, and we have been asked to
10 keep an eight-foot minimum walkway through
11 here. And we have done that. And then, we
12 also have the landscape strip at the north
13 edge, which is six feet in width.

14 You can also start to see a little
15 bit of the bus dropoff lane at that point.
16 And these are several sections that describe
17 what I just mentioned.

18 We have submitted the potential
19 landscape. I'm just going to move beyond
20 that, unless you would like to talk about it,
21 as well as some of the materials for the
22 pavement -- patterns and so forth -- as well

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1 as some of the other trash cans and benches,
2 and so forth, that we plan to have around the
3 site.

4 If you have any specific questions
5 about this, I would be happy to answer these.

6 I'm going to run you now through
7 the plans for the building. This is a
8 building section, and you can see that -- this
9 is Massachusetts Avenue, that this location
10 here -- so you can see that we are below
11 grade, seven levels above grade, 14 levels.
12 The building steps back to meet the
13 requirements of zoning at this point. There
14 is a penthouse on top, and then we have our
15 dome, which is enclosing the atrium.

16 I'm going to start with the very
17 lowest level, which is the parking. This is
18 the parking level. We also -- on each one of
19 these levels you can see that this is the
20 property line and that we are extending under
21 the public space by 40 feet on Massachusetts
22 Avenue. When the property line is here on L

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1 Street, we are extending under 15 feet on L
2 Street.

3 That is approximately 4,500 square
4 feet on each floor on the north side, and
5 approximately 15,500 -- excuse me, 15,300 on
6 the south side. So just under 20,000 square
7 feet per floor that we are extending into that
8 public space.

9 The next level is parking. You
10 can also see the ramp that would allow the
11 valet to be able to bring the car down to
12 these levels. The very first level of
13 occupied space is our junior ballroom level.
14 These are the junior ballrooms, and then we
15 also have additional breakout meeting spaces
16 that are in yellow.

17 As you look at these plans,
18 anything that is yellow is public breakout or
19 public meeting spaces, revenue-producing
20 spaces. The gray is back of house, and the
21 light colors are public circulation.

22 In the public spaces on this

1 level, we have meeting spaces as well as an
2 escalator. And on the north side we have
3 service quarters that service the back of
4 those rooms.

5 Because of the height of the
6 junior ballroom, we have the ability to have
7 a mezzanine on this level, which you can see
8 this is the mezzanine. This is looking down
9 to below the floor of the junior ballroom, and
10 then our kitchen and back of house functions
11 to the north part of the site. Again, in the
12 public space, we have meeting spaces, an
13 escalator, and then a kitchen on the north
14 side.

15 Continuing to move up, this is the
16 ballroom level. From this level, you can
17 actually look up and see the light for the day
18 of light, because we have opened up areas of
19 the floor and the lobby level that allow light
20 to break down into this level. Thirty-
21 thousand square foot ballroom, back of house
22 functions.

1 One of the interesting things
2 about this project -- and I need to go back a
3 step as well -- is that we have been able to
4 take and work with the Convention Center to
5 put all of the service components down on this
6 level, so that we don't have to have these
7 service components up on the street around the
8 building.

9 I did not point out one service
10 loading dock that we do have on L Street, and
11 I'll go back to that in just a second and
12 point out to you where that is. That is for
13 convenience. If someone is coming in just to
14 drop a package off, they don't have to drive
15 down to this level. They can do it right from
16 the street level.

17 But other than that, these are the
18 parking -- or, excuse me, these are the zoning
19 requirements for all service at this level.

20 We also have at this level a
21 connection to the Convention Center, and the
22 next slide will show that a little bit better.

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1 There is an escalator that comes up and over
2 that service area, and then provides the
3 ability for guests to be able to go from the
4 Convention Center to the Marquis underground,
5 under 9th Street, in situations where they
6 need to or in an everyday situation, it's
7 open.

8 And then, this is the level -- the
9 ballroom, up and over the service and then
10 into the Convention Center. And going back to
11 this plan, it occurs at this location right
12 here.

13 Continuing up is the level
14 directly under the lobby. Then, this level
15 you have additional breakout meeting space to
16 the south of the site. You have the ground
17 floor to the lobby -- of the ballroom in the
18 center, and then additional service areas to
19 the north of the site.

20 The public area, again, has
21 breakout meeting space and escalators, and
22 half of the ramp that leads you down to the

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1 valet parking spaces. And on the north side,
2 the 15 feet is service.

3 This is a half-level of
4 administrative and employee levels right below
5 L Street, and then we are back up to the --
6 this is to orient you back up to the main
7 lobby.

8 The service dock that I did want
9 to go and point out one more time is located
10 off of L Street, and it's at this location
11 indicated by the pointer. So you can see that
12 we have tried to keep this area for service,
13 and then, other than that, we have tried to
14 open it up around the block for food and
15 beverage outlets and for activities related to
16 the lobby.

17 Continuing to go up, this is the
18 first level above. It's the conference level.
19 We have guest rooms as well on this level.
20 Okay.

21 CHAIRPERSON HOOD: Let me just say
22 we are out -- I don't know if Mr. Quin

1 mentioned to you about time, but I think this
2 is very important. And if we need to -- if we
3 go over the time remaining, Mr. Quin, we will
4 just do that.

5 MR. QUIN: Okay. All right.

6 MR. NEAL: So I'll just continue
7 on. All right. Two levels above we have the
8 first level of guest rooms or second level of
9 guest rooms. We are showing here a health
10 facility at this level, and then we start to
11 get into our typical floor. And you can see
12 the shape of the atrium within the middle.

13 And I'll continue just to go
14 through these. This is the level that
15 represents the roof of the American Federation
16 of Labor Building. You can see that it is
17 located in green to this area. We intend to
18 access that level of the American Federation
19 of Labor Building for outdoor functions.

20 And I should also mention that we
21 are -- we will be connecting to the AFL
22 Building on a minimum of three floors. We

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1 will be connecting from the inside at the
2 lobby level, we'll be connecting from the
3 second or third level where we have a health
4 facility, and we will be -- where we're
5 looking to put the health facility and to make
6 a connection back and forth between the hotel
7 and the AFL Building and on the roof. So
8 those are the three levels.

9 Because the floors of the AFL
10 Building are different than those of the
11 hotel, we are not able to connect on every
12 floor. So it has its own elevating and
13 service capabilities.

14 Continuing to move just through
15 the plans, you can see that as the building
16 gets taller, and in response to the zoning
17 setbacks, it becomes smaller in plan.

18 This is the penthouse level, and
19 then this shows the dome that covers the
20 atrium.

21 Okay. Now we're moving to the
22 elevation along Massachusetts Avenue. One of

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1 the first things I think that you can see from
2 this elevation is how the American Federation
3 of Labor Building has guided the development
4 of this elevation. The height of the Plumbers
5 Union Building, or the AFL Building, is 90
6 feet, and this is the 90-foot line that
7 extends across the face of the building.

8 That is also the line that the
9 Convention Center uses, their very outer level
10 of skin as well, or edge of skin. So that as
11 you look along Massachusetts Avenue that's the
12 level that we would be able to maintain and
13 reinforce.

14 As you turn up 9th Street, it also
15 continues, and I'll show you that in a second.

16 We have also taken a lot of care
17 to break down this elevation, so that it
18 doesn't appear to be one long elevation, but
19 to look like a series of breaks and ins and
20 outs, so that we get shadow and we get
21 different volumes and different proportion.

22 You can also see we are using

1 different skins as we go up the building, so
2 that the building tends to have a different
3 character as it gets to different heights as
4 well.

5 This is a view along Massachusetts
6 Avenue from 10th and Massachusetts, looking at
7 the entrance, which are those seven vertical
8 pieces. This is a suction cup through
9 Massachusetts Avenue showing the Mount Vernon
10 United Methodist Church to the left,
11 Massachusetts Avenue, and then the height of
12 our building, and then we've dashed in the
13 height of the building that is currently under
14 construction on the other side of
15 Massachusetts Avenue. And this is a little
16 photograph we have taken of that.

17 Continuing on 9th Street, you can
18 start to see again the 90-foot line, the 110-
19 foot line, and the 130-foot line, which is
20 this line right here. This is the penthouse,
21 the 18-1/2, and then the dome that encloses
22 it.

1 Looking back from L Street and 9th
2 Street, you can start to see how the
3 building's skins start to present themselves
4 differently, where this skin, which related to
5 the AFL Building, starts to peel away as we
6 turn to L Street and the punched skin starts
7 to become the predominant skin along L Street.

8 We still have curtain wall
9 identifying the corner and the areas above the
10 building.

11 This is a section through 9th
12 Street showing the Convention Center and the
13 Marriott Marquis and the relationship of the
14 heights of the buildings to each other.

15 Going along to L Street, you can
16 see that at this point the building becomes a
17 simpler expression as it relates to the
18 neighborhood part of the site as opposed to
19 the civic part of the site, which we see as
20 along Massachusetts Avenue. To the right, the
21 gray area that you see is the PEPCO Building,
22 and this area that you see here is our

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1 building beyond the back wall of the piece of
2 our building that faces Massachusetts Avenue.

3 Another view of that showing the
4 PEPCO Building in the foreground, and then a
5 section through L Street showing the
6 relationship of our building to the existing
7 residential buildings on the other side of L
8 Street.

9 We brought with us today also a
10 materials board, which has several of the
11 materials that we are proposing to use and
12 some ranges of colors for some other areas
13 that we are looking at using. And you also
14 have copies of that I believe from a
15 photograph standpoint, and I will be happy to
16 discuss that in any detail that you'd like as
17 well.

18 And then, back, as I mentioned, to
19 the renderings. And we'll be happy to answer
20 any questions that you have.

21 MR. QUIN: Mr. Chairman, that
22 completes our direct presentation. We have

1 witnesses here to answer your questions in any
2 of the areas that you'd like.

3 CHAIRPERSON HOOD: Okay. Thank
4 you very much for that presentation. Let me
5 just start off right quick.

6 Mr. Jenkins, were you aware that
7 there were some issues between Shaw Main
8 Streets and Emmus (phonetic) -- hopefully I'm
9 pronouncing that correctly -- Service for the
10 --

11 PARTICIPANT: Emmaus.

12 VICE CHAIRPERSON JEFFRIES:
13 Emmaus, okay -- Emmaus Service for the Aging.
14 And I know -- let me back up. Originally, I
15 heard this has been going on for such a long
16 time, and it has been vetted through the
17 community, from the list that I saw. But
18 then, I see that Emmaus and Main Street seem
19 to have some issues. Were you aware of that?

20 MR. JENKINS: I heard just
21 recently that Shaw Main Streets had raised an
22 issue regarding additional amenities. And I

1 also understood that they sent a letter of
2 support contingent upon their having a better
3 understanding of the amenities that would be
4 offered to the community. So I know nothing
5 other than that.

6 MR. QUIN: We have not seen any
7 letter.

8 CHAIRPERSON HOOD: Yes.
9 Unfortunately, we got this this evening. I
10 was skimming through it. I always look to see
11 if it's in support or opposition. And, Mr.
12 Jenkins, you are exactly correct. The first
13 paragraph says "support," but then, as it goes
14 down, it's asking the Zoning Commission to
15 insist upon additional amenities.

16 MR. JENKINS: Such as?

17 CHAIRPERSON HOOD: Well, I haven't
18 -- I just got it tonight.

19 MR. JENKINS: Okay.

20 CHAIRPERSON HOOD: I haven't
21 gotten that far.

22 (Laughter.)

1 I thought maybe you might know
2 some more about it in Emmaus. Thank you, my
3 colleague. I'm not familiar with this group,
4 but it looks like they do a lot for the aging.
5 And they actually asked them the same thing,
6 and apparently they named some other projects,
7 which this Commission has dealt with.

8 So what I'll do, I wanted to make
9 sure I raised it, because I didn't -- these
10 were the only two letters that I personally
11 saw that were in opposition -- well, that had
12 some -- raised some concern about that. Other
13 issues may have been desired, so I wanted to
14 make sure you're aware of that. Maybe we can
15 just comment on it. When my colleagues ask
16 some questions, I'll have a chance to read it
17 --

18 MR. JENKINS: Okay.

19 CHAIRPERSON HOOD: -- read it more
20 thoroughly.

21 MR. JENKINS: Great.

22 CHAIRPERSON HOOD: Mr. Quin, let

1 me just ask -- I don't necessarily think Mr.
2 Slade needs to come. How many valet parking
3 spaces is there?

4 MR. QUIN: Four hundred. That's
5 provided by the funding and development
6 agreement between the city and the hotel.

7 CHAIRPERSON HOOD: So it's 400,
8 because one place I saw 388, and --

9 MR. QUIN: Three hundred eighty-
10 eight is what we have, but by virtue of the
11 funding agreement and development agreement,
12 we have said that we will have 400.

13 CHAIRPERSON HOOD: So 400 is the
14 --

15 MR. QUIN: They are all valet.

16 CHAIRPERSON HOOD: And how many
17 regular parking spaces?

18 MR. QUIN: I don't know the
19 number, but since it's -- it's going to be
20 completely valet, a person can't drive down to
21 park.

22 CHAIRPERSON HOOD: So there's no

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1 self-parking.

2 MR. QUIN: There's no self-
3 parking.

4 CHAIRPERSON HOOD: Okay.

5 MR. QUIN: There will be a ramp
6 that goes down several more levels. It would
7 be very difficult.

8 CHAIRPERSON HOOD: So originally,
9 in the original, I think we had 264. That's
10 now off the table.

11 MR. QUIN: That's right, because
12 of the 400 valet and the practical fact that
13 we have to deliver the car back to the client,
14 the patron.

15 CHAIRPERSON HOOD: And let me just
16 ask, do we have anyone here from DDOT?

17 (No response.)

18 Okay. I want to thank Associate
19 Director Ricks for making sure that we get a
20 report. This is one of the things I asked for
21 at setdown, and we sure have it.

22 But one of the things that they

1 had in their recommendation, which they -- let
2 me just say that they do say approval of the
3 project, and apparently there were a lot of
4 things that were tweaked, changed, twisted,
5 and worked on.

6 But one of the things they asked
7 for -- and it says, "DDOT has asked for an
8 update to the transportation impact statement
9 on minor issues which has been promised, but
10 at the time of writing this report had not
11 been received." And this report was last --
12 well, we got it on the 18th.

13 MR. QUIN: We have responded to
14 that, and you have in your brochure, the
15 booklet that was filed tonight, copies of the
16 two items that are referenced in there.

17 CHAIRPERSON HOOD: Two items.

18 MR. QUIN: They have, in fact,
19 been furnished to Karina Ricks.

20 CHAIRPERSON HOOD: And we got this
21 tonight.

22 MR. QUIN: Yes.

1 CHAIRPERSON HOOD: So I have quite
2 a bit of reading to do, colleagues, while you
3 all are asking questions.

4 Okay. Can you tell me exactly
5 when -- okay. November 24th, I see it here.
6 Is this the one with the three tabs?

7 MR. QUIN: Yes. It's not
8 significantly different in terms of the
9 updates and the traffic impact. That's --
10 what we do have is a transportation management
11 plan, which we filed tonight.

12 CHAIRPERSON HOOD: But, I mean,
13 those two issues that are spelled out, they
14 are spelled out in here?

15 MR. QUIN: Yes.

16 CHAIRPERSON HOOD: Exactly what
17 the two minor issues were.

18 MR. QUIN: Yes.

19 CHAIRPERSON HOOD: And that's
20 behind Tab 2?

21 MR. QUIN: That's behind Tab 1 and
22 Tab 2.

1 CHAIRPERSON HOOD: Help me out.
2 Just tell me what the two -- what were the two
3 minor issues?

4 MR. QUIN: Frankly, I'll have to
5 ask Mr. Slade, because I don't know the
6 update.

7 MS. BATTIES: Leila Batties with
8 the law firm of Holland & Knight.

9 CHAIRPERSON HOOD: I will find a
10 way for Ms. Batties to come to the table.

11 (Laughter.)

12 MS. BATTIES: The first issue I'll
13 speak on is the -- they had a question about
14 how the taxicabs would be managed from L
15 Street, and that was addressed in the traffic
16 management plan that was provided by Lou
17 Slade's office.

18 CHAIRPERSON HOOD: So those were
19 the two, the taxicabs and the --

20 MS. BATTIES: That was the first
21 issue. And, actually, the second issue I
22 thought was addressed in our traffic impact

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1 statement from AMT. So --

2 MR. PETERSEN: Good evening, Mr.
3 Chairman, members of the Board. For the
4 record, I'm Randolph Petersen with AMT, LLC,
5 for the civils. The one issue that I'm
6 familiar with had to do with in the original
7 traffic report the bus lay-by lane was
8 reported to be for hotel use only.

9 DDOT objected to that use of for
10 hotel use only. We removed the objection.
11 They felt it wasn't enforceable, and they
12 couldn't ask for that. We removed the
13 objection with concurrence of the Marriott
14 Corporation.

15 CHAIRPERSON HOOD: So what was the
16 cure? What did we do?

17 MR. PETERSEN: Signage.

18 CHAIRPERSON HOOD: I'm sorry. I
19 didn't hear you.

20 MR. PETERSEN: Just signage that
21 we have proposed for hotel use only along the
22 --

1 CHAIRPERSON HOOD: So you removed
2 -- that signage has been removed.

3 MR. PETERSEN: Yes.

4 CHAIRPERSON HOOD: But the lay-by
5 lane is still in effect.

6 MR. PETERSEN: Yes. Lay-by lane
7 is still in effect.

8 CHAIRPERSON HOOD: Okay. Okay.
9 So the two issues were the taxicabs, traffic
10 management plan -- well, there are three
11 issues the way I see it -- the traffic
12 management plan and the lay-by -- okay.
13 Anyway, two or three, whatever you want to
14 call it.

15 MR. QUIN: And we did update the
16 room count, so that -- that was another one,
17 but that was just part of the discussion.

18 CHAIRPERSON HOOD: Okay. Can you
19 explain to me again how the taxicabs are going
20 to work? I think there's a sign. It's not
21 like the Marriott now on 14th Street where I
22 think I hear a whistle went around the corner.

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1 And I think now it's a sign that's going to
2 show up or tell you taxicab needed?

3 MR. NEAL: Yes, that's what I'm
4 going to right now. I was just going to find
5 it.

6 CHAIRPERSON HOOD: And I know you
7 mentioned it earlier. I just want to make
8 sure I caught it.

9 MR. NEAL: This area along L
10 Street is where the cabs would queue. We
11 would have -- most likely would have a light
12 on the corner of our building that, when
13 someone pressed the button, that light would
14 turn on and activate a cab to come around the
15 street, and then to come in and pick up from
16 the porte cochere.

17 CHAIRPERSON HOOD: So it's not
18 going to be, you know, like the hotel is not
19 going to have people standing out there
20 getting a cab for residents -- I mean, people
21 who reside. It's going to be a button that
22 the residents are going to have to -- or

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1 people who are visiting are going to have to
2 push.

3 MR. NEAL: You'd have a bell
4 captain that controls the access to the cabs,
5 and he would -- he would call and --

6 CHAIRPERSON HOOD: Oh, okay. He's
7 going to call.

8 MR. NEAL: -- and wave the taxi
9 around.

10 CHAIRPERSON HOOD: Okay. Again, I
11 think you mentioned in your testimony, Mr.
12 Neal, that signage was still being worked on.
13 And typically we kind of know a little bit --
14 I know there are other avenues or other venues
15 where signage is worked on, but I think when
16 you mentioned that you're still asking for --
17 I forgot exactly what your words were about
18 signage. I saw a lot of people up here making
19 note of that.

20 MR. NEAL: I saw that, too.

21 (Laughter.)

22 CHAIRPERSON HOOD: You noticed?

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1 Good observation.

2 So I'm not sure what my other
3 colleagues will ask, but typically we usually
4 have some type of more definite rule on
5 signage. And I think you mentioned signage is
6 still being worked on, so I will tell you
7 you're probably going to hear more about that.

8 MR. PETERSEN: I understand. We
9 are currently showing in here signs at several
10 locations.

11 CHAIRPERSON HOOD: Okay.

12 MR. QUIN: But the signage will
13 have to go to Historic Preservation Review
14 Board, and I just want to make sure that you
15 knew that was our process that we intend to --
16 we obviously have to go through HPRB to get
17 approval of those signs.

18 CHAIRPERSON HOOD: Okay. All
19 right. Let's see if I have any other
20 questions.

21 Okay. I'm going to stay away from
22 anything else at this point, and I'm going to

1 ask my colleagues if they have any questions.

2 (No response.)

3 Hearing none, I guess we'll move
4 on to the -- Commissioner May?

5 COMMISSIONER MAY: Okay. I
6 actually -- before all the traffic guys go
7 away, let's take care of traffic. What -- you
8 know, I see that there are a couple of changes
9 in directions of lanes immediately adjacent to
10 the building. But in both cases, those are I
11 guess tail ends of one-way streets. Is this
12 going to affect any other streets further off
13 those blocks? You know, like across 9th, is
14 L going to be changed at all, or --

15 MR. SLADE: Mr. May, this is Lou
16 Slade, Grove Slade Associates. It is part of
17 a grand plan. The intent has always been to
18 modify these two street sections as the street
19 sections were modified with the Convention
20 Center to allow traffic circulation in a
21 clockwise direction, so everyone is turning
22 right.

1 Tenth Street is one way southbound
2 today. But when it's reopened through the old
3 Convention Center site, that -- those blocks
4 will be two way. This short block of 10th
5 Street will be two way, and DDOT is studying
6 and considering converting 10th Street back
7 into a two-way street at least from L Street
8 south into the downtown.

9 So this is -- this is --

10 COMMISSIONER MAY: How far south?
11 All the way? I mean, all the way to --

12 MR. SLADE: I think all the way to
13 Pennsylvania Avenue.

14 COMMISSIONER MAY: --
15 Constitution? Pennsylvania Avenue?

16 MR. SLADE: Yes. Or Constitution.
17 And then, L Street -- if you remember, you
18 used to come into town on New York Avenue, and
19 you would be forced -- not forced, but
20 directed to take L to continue west.

21 Then, with the Convention Center,
22 changes were made so that the street section

1 -- Mount Vernon Place and directly in front of
2 the Convention Center, between Mount Vernon
3 Square and the front door of the Convention
4 Center, that is two way now. And L Street
5 between 7th and 9th is two way to allow this
6 circulation.

7 And then, 9th north of Mass Avenue
8 and Mount Vernon Place was made two way also.
9 So it's --

10 COMMISSIONER MAY: So L, going
11 through the Convention Center, is now two way?

12 MR. SLADE: Yes.

13 COMMISSIONER MAY: Oh, okay.

14 MR. SLADE: Yes. And that's to
15 get counter-wise -- or counter-clockwise
16 circulation around that particular block. So
17 these blocks are being made two way, so that
18 circulation is more flexible for Convention
19 Center and -- hotel and Convention Center
20 purposes.

21 COMMISSIONER MAY: And in the
22 interim, between now and when this grand plan

1 is executed, these local changes aren't going
2 to add undue impact to the neighborhood, or
3 slow down Mass Avenue, or any of those sorts
4 of things?

5 MR. SLADE: They are really for
6 the purpose of circulating around these two
7 particular important blocks -- the hotel block
8 and that southern block of the three-block
9 hotel or Convention Center Building. And it's
10 really local circulation, so it won't have any
11 far-reaching impacts. You know, we think the
12 porte cochere and the driveway into the garage
13 will be able to absorb traffic off of Mass
14 Avenue efficiently, so we are not backing up
15 onto the street.

16 COMMISSIONER MAY: Okay. All
17 right. I may have more traffic questions when
18 we get through OP's report, but we'll see.

19 Now I'll go into some
20 architectural questions. Explain how the so-
21 called dome -- I mean, first of all, not -- I
22 mean, to me a dome is -- you know, is that.

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1 This is more like an elongated vault or
2 something. But explain to me what is
3 happening with that, and tell me why it's not
4 too tall, because it's --

5 MR. NEAL: Okay. I'll -- the dome
6 encloses the area, of course, over the atrium.
7 And if you take a look at this, it's almost
8 like a Dixie cup, where you've taken the slice
9 and -- a slice through the Dixie cup. And at
10 its low end, which is at this point over here,
11 it's approximately 18-1/2 feet above the 130
12 line, which corresponds with the height of the
13 penthouse.

14 And as it -- the span gets greater
15 as you move towards this end. And the desire
16 to keep the trusses the same, there is that
17 movement that happens within that dome that
18 starts to -- the height of it moves higher by
19 about approximately 12 feet until you get to
20 his one singular point, which is the highest
21 point of the dome.

22 And that was done for several

1 reasons. Clearly, for the construction
2 standpoint, to simplify the construction, but
3 also to be able to provide light to this end
4 of the hotel in order to relate over to the
5 Convention Center and bring in light from that
6 side into the dome, where we don't have it
7 from the other end to the same degree.

8 COMMISSIONER MAY: Okay. So you
9 have a height limit of 130 feet. Explain to
10 me why a 160-foot high dome is not a violation
11 of a 130-foot limit.

12 MR. NEAL: As we understand it, we
13 have 130 feet is to the top occupied floor.
14 We have another 18-1/2 feet for penthouse to
15 extend beyond that. And then, we have a
16 vision to have a dome in this case, which will
17 span that space, and, as I understand it, a
18 dome actually -- and those type of elements
19 fall within the requirements that are approved
20 by the zoning.

21 COMMISSIONER TURNBULL: Mr. Quin,
22 why didn't you mention that in your

1 presentation?

2 MR. NEAL: Excuse me?

3 COMMISSIONER TURNBULL: Why didn't
4 you bring that up in your presentation?

5 MR. NEAL: If I did not, it was
6 just -- it was no intended reason that I
7 didn't. I actually figured that we would be
8 talking about it, so I certainly am not trying
9 to move beyond it.

10 MR. NEAL: On the 9th and 10th
11 Height Act, there is no limitation on the
12 height of a dome, so you can go all the way
13 up.

14 COMMISSIONER MAY: Is there a
15 definition of a dome?

16 MR. QUIN: No.

17 COMMISSIONER TURNBULL: I think
18 that's more of a barrel vault. I don't think
19 you have a dome. It's a barrel vault, not a
20 dome.

21 MR. QUIN: I beg to differ. I
22 have to go by what the Zoning Administrator

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1 approves, and that's where we came out. And
2 we have also had this run by the Historic
3 Preservation Office, and you can see their
4 report. So we think it does meet that
5 definition, and obviously there can be
6 differences of opinion.

7 COMMISSIONER TURNBULL: By you
8 showing the top floor and the roof plan, that
9 it's all penthouse, obviously it's not all
10 penthouse if you have a clear story to let
11 light go in at the end of that vault.

12 MR. NEAL: I did present a plan
13 that showed a penthouse, and then I presented
14 another plan that shows the dome.

15 COMMISSIONER TURNBULL: Your plan
16 says all the purple area is penthouse. What
17 else is going on up there that you haven't
18 told us?

19 MR. NEAL: The only thing that is
20 going on up there is penthouse. We have
21 penthouse on that level, and then the next
22 sheet that we presented shows the area of the

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1 dome. There is nothing else that is happening
2 up there.

3 COMMISSIONER TURNBULL: I'd like
4 some better plans that show that. Your plans
5 are not very clear.

6 MR. NEAL: Let me show this one.
7 Currently, this is the top level of our
8 occupied space, and this is 130 feet, the top
9 level. The next level is the area of our
10 penthouse. And then, the mechanical -- yes,
11 thank you very much. When I talk about
12 penthouse, I'm talking about mechanical
13 penthouse, not an occupied space or anything
14 other than that. And then, the top level,
15 this level, was the dome that -- so I believe
16 that we did present those in the --

17 COMMISSIONER TURNBULL: What's
18 happening at the 9th Street -- go back to your
19 previous slide.

20 MR. NEAL: All right.

21 COMMISSIONER TURNBULL: What's
22 happening at the 9th Street end?

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1 MR. NEAL: At the 9th Street end,
2 there is elevator overrides that you can see.
3 We also have emergency -- excuse me, energy
4 recovery units, and then we also have two or
5 three chillers. Excuse me. There --

6 COMMISSIONER TURNBULL: So on that
7 curved portion, there are -- do you have
8 mechanical equipment in there?

9 MR. NEAL: Oh, I'm sorry. On the
10 curved portion, yes, we have -- we have --
11 actually, we have individual units that are on
12 that area, but that is -- let me back up for
13 one second. The penthouse is primarily around
14 the north and the south sides. We do have a
15 penthouse area on the east side that has some
16 minor mechanical equipment, but that area does
17 not occupy -- we are not occupying that space
18 with anything else.

19 COMMISSIONER TURNBULL: Why do you
20 have that huge glass wall on that end by that
21 vault? Are you still -- are you going even
22 higher? This is where you go up to the 60

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1 feet. So right above this is this totally
2 arched area, that's supposed to have glass to
3 let light in?

4 MR. NEAL: Yes. If you go to this
5 plan, you can see that the very tallest point
6 of the dome is at this point right here. And
7 there is a spine, of course, that would go
8 down, and this is the lowest point. So the
9 penthouse wraps around -- you can see here --
10 and then there is a break in it at this
11 location, and then the penthouse continues on
12 to the southern side as well.

13 COMMISSIONER TURNBULL: I guess
14 we'd like to see some clarified drawings of
15 that.

16 MR. NEAL: Sure.

17 COMMISSIONER TURNBULL: We don't
18 have them in our set.

19 Commissioner May, I'm sorry for --
20 your line of questioning.

21 COMMISSIONER MAY: That's okay.
22 Questions well worth asking.

1 If I understand the ramping into
2 the garage, it actually -- you actually ramp
3 down to the lower level in the public space
4 there, right?

5 MR. NEAL: That's correct. Half
6 of it is within the public space, and half is
7 outside of the public space. And I'll try to
8 find --

9 COMMISSIONER MAY: But you go down
10 a full level, don't you?

11 MR. NEAL: Yes.

12 COMMISSIONER MAY: In the public
13 space.

14 MR. NEAL: You start to -- yes,
15 you do, so that you can go underneath the
16 building at that point --

17 COMMISSIONER MAY: Right.

18 MR. NEAL: -- without having to
19 notch out the building. That is correct.

20 COMMISSIONER MAY: All right.
21 That's okay. I don't need to see it again.

22 MR. NEAL: Okay.

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1 COMMISSIONER MAY: I just wanted
2 to understand that, because the drawings are
3 not very clear on that. You don't really see
4 the entrance point on the 65-foot vault plan.

5 MR. NEAL: Right.

6 COMMISSIONER MAY: What you see is
7 a full ramp there. You don't see where it
8 joins to the outside of the building.

9 MR. NEAL: You are correct. You
10 go down a half-level, and then get under the
11 building.

12 COMMISSIONER MAY: All right.
13 Let's talk a little bit more about the
14 elevation and the gestures that were made to
15 the AFL Building.

16 MR. NEAL: Okay.

17 COMMISSIONER MAY: I mean, is that
18 -- is the strong gesture that was mentioned in
19 the materials that were submitted, is that
20 limited to simply the cornice line gesture, or
21 is there more to it that I'm missing?

22 MR. NEAL: It's also proportioned.

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1 We have looked at the proportion of the AFL
2 Building and have started to use those same
3 proportions in some of the other areas. In
4 the Massachusetts Avenue, for example, we were
5 looking at this proportion, which has a
6 proportion relationship to the AFL Building as
7 well as the piece on the farther end. So we
8 were looking at it in terms of its height as
9 well as its proportion.

10 COMMISSIONER MAY: Okay. I will
11 say, I appreciate the fact that the entire
12 very long facades are designed as a single
13 building, and no one attempted to design them
14 to look like multiple buildings, as has shown
15 up before the Commission before. But that's
16 not really a comment for the applicant.

17 What's with the little -- I don't
18 know. I'm not sure what to call it. Balcony
19 or something like that all the way at the
20 western end there? Yes, right near your mouse
21 there, that --

22 MR. NEAL: Right here?

1 COMMISSIONER MAY: That little --
2 no, no.

3 MR. NEAL: Right here?

4 COMMISSIONER MAY: The thing that
5 pops out of the middle of the facade.

6 MR. NEAL: Oh, okay.

7 COMMISSIONER MAY: What's up with
8 that?

9 MR. NEAL: That is part of our
10 rooms on a normal level. But when we get up
11 to that level, we stopped it as a
12 relationship, so that it relates to that 90-
13 foot height. We have looked at -- and it also
14 services as our -- when we break it off, it
15 also services the areas above it of our
16 concierge lounge.

17 But it is meant to be an
18 architectural statement that continues that
19 90-foot feet, that 90-foot height, all the way
20 across the Massachusetts Avenue. We worked a
21 lot with some other planning agencies, and
22 that was part of the result that came from

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1 that.

2 COMMISSIONER MAY: I'm not sure
3 that it fits particularly well. All right.
4 Let's talk for a second about the elevations.
5 Can you walk me through the materials board
6 and what's happening in the different
7 elevations?

8 MR. NEAL: I sure can.

9 COMMISSIONER MAY: And can I
10 actually have the board? Can you bring it up
11 here, so we can like look at it and see what
12 it really is?

13 MR. NEAL: Is this slide an okay
14 slide to use?

15 COMMISSIONER MAY: No. Do you
16 have anything that shows it bigger?

17 MR. NEAL: (Inaudible comment from
18 an unmiked location.)

19 CHAIRPERSON HOOD: I don't know if
20 he wanted us to catch that, but we're going to
21 need to be on a microphone the whole time that
22 we speak. If you want to repeat what you said

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1 while you were bringing it over, you can do
2 that, too.

3 MR. NEAL: I understand. I was
4 just going to go -- you asked for a larger
5 elevation, so I was going to get you that.
6 Bear with me one second, please.

7 COMMISSIONER MAY: We have the
8 cordless mic there, too, right?

9 MR. NEAL: Right here. There we
10 go.

11 VICE CHAIRPERSON JEFFRIES: And,
12 excuse me, let me just add to Commissioner
13 May. The difficulty that I'm having with this
14 project, and it can be actually covered -- I
15 just want to make certain I'm clear about
16 exactly what this building is going to look
17 like. I'm having difficulty looking at the
18 drawings and having a sense exactly what we're
19 going to see.

20 You know, sometimes the drawings
21 look very impressionistic, and then they're
22 computer generated. Sometimes it looks like

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1 K Street, next time it looks like something
2 contemporary. So I don't know, you know,
3 whether -- it's just I'm having some
4 difficulty with that, and, obviously, this is
5 a very large building, complicated building.

6 It's going to be around for a
7 while, and I just -- you know, so I don't know
8 whether -- whether, you know, we might want to
9 look at some way of sort of illustrating this,
10 so that we're clear. I mean, I'd like to
11 think it's a modern building, a contemporary
12 building, but then sometimes I'm not certain
13 whether it's going to look like K Street. So
14 --

15 MR. NEAL: Well, let me go through
16 these materials. And if we still feel that --

17 VICE CHAIRPERSON JEFFRIES: Yes,
18 okay.

19 MR. NEAL: -- we have some
20 questions, I'll be happy to address those.

21 VICE CHAIRPERSON JEFFRIES: Okay.

22 COMMISSIONER TURNBULL: Let me

1 just add one thing. Mr. Jeffries raised those
2 same concerns at our last hearing, and so did
3 Commissioner May -- that the drawings are
4 insufficient in detail, they are almost
5 cartoon-like, they don't exhibit those
6 elements adequately on the drawings. The
7 material selection of what you are using is
8 not rendered on the drawings for us to
9 significantly look at.

10 It was at the last hearing. Read
11 the transcript. It's still there.

12 MR. NEAL: I'm going to work from
13 left to right. Can you hear me fine?

14 The building on Massachusetts
15 Avenue is primarily a curtain wall building in
16 the middle. The metal panels, which you see
17 on the punched section at the top, and then at
18 the base is a variety of different items. But
19 the curtain wall -- we're using several
20 different types of glass, first of all.

21 We're using a Solarban 70 on the
22 side of the building where we're on the -- on

1 this elevation, we're using a Solarban 70,
2 which is represented here. And I can take
3 that out if you need to look at it. We are
4 also using a spandrel glass, which this starts
5 to imply. And then, as we move around to
6 other sides, we are using --

7 COMMISSIONER MAY: Starts to
8 imply? Or is that it?

9 MR. NEAL: Starts to imply. I
10 mean, it will be --

11 COMMISSIONER MAY: There's going
12 to be a spandrel glass kind of like that.
13 Could be a different color?

14 MR. NEAL: No. We are intending
15 it to be a white spandrel glass at this point,
16 and that is what this represents.

17 VICE CHAIRPERSON JEFFRIES: Okay.
18 And can you point to where the spandrel glass
19 --

20 MR. NEAL: Yes, I can point --

21 VICE CHAIRPERSON JEFFRIES: Well
22 --

1 MR. NEAL: It's such a small --

2 VICE CHAIRPERSON JEFFRIES: Okay.

3 MR. NEAL: -- detail, but there
4 will be levels of clear glass and spandrel
5 glass.

6 VICE CHAIRPERSON JEFFRIES: Okay.

7 MR. NEAL: Clear glass and
8 spandrel glass in all of these sections.

9 VICE CHAIRPERSON JEFFRIES: So the
10 spandrel glass will be like the bands. I
11 mean, just --

12 MR. NEAL: It is a curtain wall
13 system --

14 VICE CHAIRPERSON JEFFRIES: Okay.

15 MR. NEAL: -- with spandrel glass
16 and --

17 COMMISSIONER MAY: We're going to
18 need elevation drawings that show these things
19 in sufficient detail with the stuff called
20 out, and that's a pretty standard thing. I'm
21 kind of surprised that it wasn't in your
22 initial submission, because this is -- I mean,

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1 we require this pretty much all the time, so
2 --

3 MR. NEAL: The curtain wall volume
4 material is white. We're showing it --
5 several extrusions here of what it may look
6 like or the colors that it may look like.
7 It's very similar in its appearance and its
8 color to the Convention Center in terms of the
9 moyans and the glass.

10 So we are careful not to try to
11 recreate the Convention Center, but there are
12 pieces of it, such as the materials and the
13 color, that we are using to bring across the
14 street, so that there is that level of
15 relationship.

16 Because there is the amount of
17 curtain wall that there is, we are also
18 looking at a silver moyan in some places as
19 well, so that it all isn't white across --
20 and, for example, the seven bays in the middle
21 will -- you know, would have a different color
22 moyan like the silver moyan there. So that as

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1 you look at it it's not the same material
2 pallet with metal from one end to the other.

3 As we move up to the punched glass
4 areas, we have a range of zincs that we're
5 using. Those are metal panels. And as we
6 look around the elevations, you'll notice that
7 on Massachusetts Avenue, which we think is a
8 more civic elevation, we have the more civic
9 gestures to the street, and you can see the
10 punch above.

11 But as we turn the corner, we
12 think it starts to turn to perhaps change from
13 civic to maybe community, and we change the
14 level of intensity of some of the materials.
15 And then, as we change back to L Street, you
16 can see that the punched wall and the zinc
17 starts to present itself in -- more
18 apportioned as we move around the building.

19 COMMISSIONER MAY: So which is the
20 punched wall that you're referring to? I
21 mean, that's the third layer back I guess?

22 MR. NEAL: This level is the

1 punched zinc up here, and then it will change,
2 and it will continue to move around.

3 COMMISSIONER MAY: So the majority
4 of the surface is zinc, and it's -- there are
5 punched windows in it? Is that --

6 MR. NEAL: Yes, it's --

7 COMMISSIONER MAY: Like you have a
8 metal panel, like a --

9 MR. NEAL: It's -- we're using
10 zinc. We're using zinc.

11 VICE CHAIRPERSON JEFFRIES: But
12 the punched windows, they turn the corner at
13 9th Street, correct?

14 MR. NEAL: That's correct.

15 VICE CHAIRPERSON JEFFRIES: And so
16 that -- can you turn to that 9th Street
17 facade?

18 MR. NEAL: Bob, I think if you hit
19 a couple of these, it will turn.

20 VICE CHAIRPERSON JEFFRIES: Okay.

21 MR. NEAL: So you can see that
22 this is the level of punches along

1 Massachusetts Avenue. And then, as we turn,
2 it starts to identify itself here. This is
3 the same skin type as we have on Massachusetts
4 Avenue as well, which -- and then, we have the
5 curtain wall, which is at the top, and it
6 starts to come down as well. And then, as we
7 turn to L Street -- a couple more, Bob --
8 other way. Other way.

9 Well, that shows it. This shows
10 the zinc coming down, and then this wall, so
11 where on Massachusetts Avenue it just was
12 expressed at the top. As it moved around, it
13 began to express itself more and more as it
14 moves from a civic to more of a neighborhood-
15 type gesture.

16 VICE CHAIRPERSON JEFFRIES: And on
17 9th -- I just want to be clear on this -- in
18 terms of the 9th Street elevation, the top of
19 the come, can you -- can we see that
20 elevation?

21 MR. NEAL: Sure. Of 9th Street?

22 VICE CHAIRPERSON JEFFRIES: And,

1 my colleagues, the issue is that the top of
2 that dome is 160.

3 MR. NEAL: Yes, sir.

4 VICE CHAIRPERSON JEFFRIES: Okay.
5 Okay. And the other question I have, I think
6 I recall that you wanted some flexibility in
7 terms of some of the materials that you'll be
8 using, that you wouldn't be interested in
9 coming back to the Zoning Commission, you
10 wanted some level of flexibility. What
11 materials are we talking, or just all of them?

12 MR. NEAL: What we're trying to do
13 today -- thank you. What we're trying to do
14 today is to show you the material ranges and
15 the types that we intend to use. And to
16 address your question, is this the actual
17 spandrel? We would intend that it would be,
18 but, as we're looking at the limestone that
19 we're selecting, as we start to refine it, it
20 may change somewhat.

21 But as of today, what we intend
22 for the building to be is a limestone

1 building, primarily at the base, as you walk
2 along Massachusetts Avenue and L Street and
3 9th Street, and then above that, as it moves
4 up, we go into more of a curtain wall system.
5 And I showed you as we go around the sides how
6 that then transitions to a metal panel.

7 VICE CHAIRPERSON JEFFRIES: Okay.

8 MR. NEAL: These are the metal
9 panels. These are the limestone samples that
10 we're looking at. And then, the limestone,
11 instead of coming down and hitting the
12 sidewalk directly, we also have a base of
13 granite, which this salt and pepper material
14 will accept the limestone as it comes down to
15 the ground.

16 VICE CHAIRPERSON JEFFRIES: So in
17 terms of flexibility, what do you see at this
18 point where you might want some flexibility?

19 COMMISSIONER MAY: Well, when we
20 talk about flexibility, I'm not talking about
21 changing materials at all. I'm saying -- I'm
22 really saying that, if you look at these zinc

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1 panels right here, we are showing four
2 different types and colors of zinc right now,
3 so we would come back and refine that and show
4 you exactly what it is that we're using. But
5 we are trying just to show you a range right
6 now of where we're studying the building.

7 VICE CHAIRPERSON JEFFRIES: Okay.
8 I'm sorry. I thought I read somewhere that --

9 MR. NEAL: I'm not sure.

10 VICE CHAIRPERSON JEFFRIES: --
11 there was material changes, but --

12 COMMISSIONER MAY: What do you
13 mean, come back? I mean, are you talking
14 about before we make any -- do any decision-
15 making you are going to --

16 MR. NEAL: That may not have been
17 --

18 COMMISSIONER MAY: -- finalize
19 those choices or --

20 MR. NEAL: That may not have been
21 the words that I meant to use.

22 MR. QUIN: I think the coming back

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1 part is the Historic Preservation Review
2 Board.

3 COMMISSIONER MAY: That's exactly
4 right. I see. And it's -- but it -- you have
5 four -- well, three pretty different zincs
6 there.

7 MR. NEAL: That's correct. We may
8 use them all. Primarily, what we're looking
9 at, from the terms of the zinc, we are looking
10 at this range of zinc. We are looking at this
11 level of intensity with some trim zinc that is
12 that level. So if you take a look in the
13 center, that is the level of intensity we
14 intend to use for the zinc.

15 CHAIRPERSON HOOD: Here's what I
16 want to do.

17 MR. NEAL: I'm not sure if I've
18 answered your question.

19 CHAIRPERSON HOOD: Yes. And
20 that's what I want to do. Normally, and the
21 reason we are -- everybody is asking one
22 question or another is because of the issue

1 that -- the concerns. But what I want us to
2 do is let me let Commissioner May finish his
3 questions, and you may have to ask the exact
4 -- answer the exact same question with my
5 other colleague.

6 But I want us to have some kind of
7 order, so we are going to go back to
8 Commissioner May. Commissioner May, if you
9 can finish up your questions --

10 COMMISSIONER MAY: Yes.

11 CHAIRPERSON HOOD: -- and then
12 we'll go to one of our other colleagues.

13 COMMISSIONER MAY: I think we're
14 accustomed to seeing materials presented in
15 ranges. But it's usually a little bit clearer
16 what the -- you know, what the range really
17 is. In other words, you know, you're going to
18 use brick in this area, and the brick could
19 be, you know, A, B, or C, or something in
20 between. And so you get a sense of what it
21 is.

22 I mean, what you have is a

1 sampling that represents almost the entire
2 spectrum of zinc, you know, and so if it's
3 going to be A, B, or C, maybe that's one
4 thing. It's a little -- even that is a little
5 hard to understand. But not -- you know, I
6 mean, right now it -- I mean, literally, it
7 could be anything if it's just one of those.

8 MR. NEAL: Okay. Well, let me go
9 through and see if I can -- if I can continue
10 to go around it. And perhaps if this isn't
11 answering your question --

12 COMMISSIONER MAY: Well, I think
13 ultimately we are going to need drawings that
14 show, you know, all of the major portions of
15 the elevations at a much larger scale. The
16 drawing that -- you know, on a -- you know, on
17 a sheet this size only shows you, you know,
18 two or three floors at most, and then you
19 point out exactly what materials are being
20 used where.

21 And that's the level of detail
22 that we normally expect to see, and that helps

1 us understand exactly what the building is
2 going to look like. I mean, you can't tell
3 anything from this distance. And I don't mean
4 the distance from here to there. I mean, you
5 know, the distance from which you have to be
6 looking at this when you try to put that whole
7 sheet or that whole building onto one sheet of
8 paper. And that's really the -- kind of the
9 limitation that we are dealing with here.

10 It is also not helpful I think
11 that we have had -- what we have seen in the
12 drawings is this really wild assortment of
13 different rendering types, you know, from what
14 we looked at at the setdown, which was, you
15 know, diagrams, and a couple of
16 impressionistic renderings, and then now we
17 have still got some impressionistic stuff, and
18 we've got a few computer renderings that are
19 blurry, and then we've got, you know, a few
20 very nice, carefully rendered things like
21 this.

22 I mean, this is the sort of

1 quality of rendering that we would normally
2 expect to see on all of the elevations. And
3 the elevation drawings don't really reflect
4 that same level. And I think -- I mean, I'm
5 not really asking any questions here. I'm
6 just trying to set you up for what you are
7 going to need to submit in order to get any
8 kind of approval from us. It has got to be
9 much more detail than this, and much more
10 carefully done in terms of the renderings
11 themselves.

12 Have you done drawings of -- that
13 show something of the rest of the context? I
14 mean, you know -- for example, I mean, I see
15 this perspective here, which shows your
16 building and shows the Convention Center,
17 because there is an important relationship
18 there. But there is nothing further down the
19 block, and I'm wondering if you looked at any
20 other blocks other than just the Convention
21 Center.

22 MR. NEAL: We looked at the three

1 blocks adjacent to each -- across the street
2 from each one of our facades. And you can see
3 --

4 COMMISSIONER MAY: Well, we have
5 them in section, but we have -- do you have
6 any sort of street elevations or perspectives
7 that show those? Because that's -- I mean,
8 this is helpful, but not kind of enough, just
9 in terms of a context.

10 MR. NEAL: Just the aerial. Just
11 the aerial. What you see is what we have.

12 COMMISSIONER MAY: Yes. Okay. It
13 would be helpful I think to see some of that,
14 and that is something that I think was asked
15 for at the setdown as well.

16 I don't have anything else right
17 now. I'll let you guys go for a while, see
18 what else comes up.

19 CHAIRPERSON HOOD: Okay. Vice
20 Chairman Jeffries?

21 VICE CHAIRPERSON JEFFRIES: I just
22 have a couple of additional questions. Can we

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1 go back to the site plan? I just want to be
2 clear about the taxis and how this all works,
3 because what I think is nice is that you have
4 really broken down the pedestrian level on
5 Massachusetts Avenue.

6 I may have had comments at setdown
7 that, you know, with the traffic and the size
8 of the street that you want to try to make
9 that pedestrian experience outside the hotel
10 a little more intimate. And it seems that you
11 are trying to do that.

12 But I'm concerned about the taxis.
13 So the taxis are going to queue on L Street,
14 is that correct? Who am I talking to, Mr.
15 Slade or --

16 PARTICIPANT: That's correct.

17 VICE CHAIRPERSON JEFFRIES: So
18 they are going to queue, okay, and so they
19 will be called, and then they will come
20 around. And so there will never be a
21 situation, pretty much, that those taxis will
22 be queuing on Massachusetts Avenue.

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1 MR. KNOPF: That's not the intent
2 of this plan, no.

3 VICE CHAIRPERSON JEFFRIES: Well,
4 I know that that's not the intent of the plan.
5 But I'm just dealing with human nature and how
6 people operate, and so I guess what I'm just
7 trying to understand -- if they are going to
8 queue on L Street, they will be called
9 around. There are just not going to be any
10 circumstances where we will have cars that
11 will be, you know, idling on Massachusetts
12 Avenue, and somewhat disrupting the pedestrian
13 flow of Massachusetts Avenue.

14 PARTICIPANT: Go ahead.

15 MR. KNOPF: I'm Bob Knopf with
16 Quadrangle Development. We currently operate
17 the Grand Hyatt Hotel, and we have a similar
18 parking situation there where we queue up
19 taxis on 11th Street.

20 VICE CHAIRPERSON JEFFRIES: Okay.

21 MR. KNOPF: They are signaled to
22 come around the corner, and then they enter

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1 the porte cochere and pick up areas --
2 customers in that location. We also have a
3 similar situation at the J.W. Marriott where
4 they -- I think you pointed out earlier, where
5 a guy whistles and then they come off
6 Pennsylvania Avenue and they come around into
7 the porte cochere.

8 Does it sometimes stack up? Yes,
9 it does.

10 VICE CHAIRPERSON JEFFRIES: Right,
11 right.

12 MR. KNOPF: But there is someone
13 there whose job is to keep it from stacking
14 up. They are usually big and strong, and they
15 don't let the cabbies come back if they don't
16 respond to their whistles.

17 VICE CHAIRPERSON JEFFRIES: Well,
18 thank you for answering my question. That's
19 sort of where I wanted Mr. Neal to go. I
20 mean, clearly, you know, you design these
21 things, but, you know, people operate very
22 differently. Some people are not dutiful,

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1 right? So --

2 MR. KNOPF: Understand.

3 VICE CHAIRPERSON JEFFRIES: And
4 then, the other question that I have is on L
5 Street. They could pile up on L Street.

6 MR. KNOPF: They could pile up on
7 L Street, but we think that's unlikely.
8 Usually what happens is the guy in charge, you
9 know, tends to start knowing the particular
10 cabbies. And if people don't follow his
11 process, he doesn't let them pick up customers
12 anymore, and so that usually solves that
13 problem.

14 VICE CHAIRPERSON JEFFRIES: Okay.
15 Now, let me -- I want to get to the question
16 around the underground passageway or the
17 tunnel. So is that a secondary route? Is the
18 thought that you are -- the hotel is trying to
19 get people to use that underground passageway
20 between the Convention Center? Is that a
21 secondary route, or is that the main route?
22 I mean, what is first?

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1 MR. KNOPF: I think we see the
2 underground connection as a primary
3 connection.

4 VICE CHAIRPERSON JEFFRIES:
5 Primary.

6 MR. KNOPF: I think anyone coming
7 from the ballroom space will certainly take
8 that connection. The fact that it's
9 underground, it's easy to get to. If you're
10 down in the meeting room space, and you have
11 additional meetings over in the Convention
12 Center with your large groups, you are going
13 to take that escalator and make the
14 connections directly over there.

15 If you're coming from your guest
16 tower and you stop off for breakfast on the
17 lobby level, you might just walk outside and
18 go across.

19 VICE CHAIRPERSON JEFFRIES: Right.
20 Okay. Okay, yes. I was, you know --
21 obviously, I mean, I drive past this
22 intersection all the time. I mean, tonight,

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1 every -- I'm always on 9th Street, and, you
2 know, I always stop and I -- you know, and I
3 think about the hotel, and, you know, I'm just
4 sort of wondering, you know, ways in which we
5 can really try to slow -- I mean, again,
6 create some intimacy for people who are
7 working, and so forth -- I mean, it's a wide
8 open space -- but, clearly, make it safe and
9 comfortable for people to traverse. And I
10 just -- and I'm always sort of thinking about
11 that. So --

12 MR. KNOPF: We absolutely agree,
13 and that's why we spent -- we spent a lot of
14 time. The drawing was kind of nice. It
15 showed how you got underneath 9th Street. I
16 can tell you that was a very complicated
17 drawings to figure out, to make that
18 pedestrian connection on top of the truck
19 drive aisle that happens with the existing
20 Convention Center.

21 VICE CHAIRPERSON JEFFRIES: Okay.

22 MR. KNOPF: Extremely complicated.

1 VICE CHAIRPERSON JEFFRIES: Okay.
2 Mr. Jenkins, the Marriott Marquis, you said it
3 -- I know -- I've been to the one in New York.
4 Where is the second one?

5 MR. JENKINS: Atlanta.

6 VICE CHAIRPERSON JEFFRIES:
7 Atlanta, okay. What is the -- no, it's not in
8 Chicago. It should be in Chicago, but --

9 (Laughter.)

10 That's my hometown.

11 So what's the whole premise of the
12 -- is it just size that makes --

13 MR. JENKINS: It's our most grand
14 convention hotel, and we reserve them for key
15 gateway cities. We have a lot of big
16 convention center hotels, but just a couple
17 that we have been comfortable giving the
18 marquis designation. It's the grandness of
19 the meeting space, it's the finishings of the
20 rooms, and the like.

21 VICE CHAIRPERSON JEFFRIES: So
22 what are some of the percentages of business

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1 that -- I mean, obviously, most of this will
2 be tourism? Or what percentage do you expect
3 in terms of overnight travelers?

4 MR. JENKINS: We're going -- well,
5 we're going to probably have -- 40 percent of
6 the business will come directly from the
7 Convention Center, city-wide business. And
8 the balance will be probably transient
9 business and tourism.

10 VICE CHAIRPERSON JEFFRIES: Okay.
11 Okay. Listen, I mean, you know, obviously, I
12 mean, I have been in this town seven years,
13 and ever since I have been here we have been
14 talking about this hotel, you know. It's
15 obviously an absolutely important economic
16 development generator for the area.

17 The area obviously has sort of
18 taken off before this, but, I mean, obviously
19 this would be the ground -- this will be the
20 finishing touch. So I don't want you to get
21 discouraged by some of the comments here.
22 It's just that it's such a huge development,

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1 and we just need to make certain that we're
2 clear about what's going to be here, because
3 it's going to be around for many, many years
4 to come, and it's really going to set the
5 stage for, you know, this very civic area.

6 I know for myself, I mean, I would
7 have liked for the design to be a little more
8 sculptural and a little more iconic, but I
9 understand the constraints of the site, and so
10 forth. But, you know, please understand that,
11 you know, I think we clearly understand that
12 this is a very important development, and we
13 just want to make certain that we are, you
14 know, clear about, you know, what exactly we
15 are approving. And it's really around just
16 making certain that our drawings are clear.

17 Mr. Quin has represented many, you
18 know, developers and architects. And we don't
19 have these issues, you know, so that's sort of
20 this ongoing thing with this particular case.
21 Once we can get our arms around that, I mean,
22 I think we are going to be fine, so --

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1 MR. JENKINS: Well, I appreciate
2 that. We are not discouraged. I appreciate
3 you acknowledging the site. It is a very
4 tight site, and we have tried to use the space
5 as efficiently as we can to accommodate the
6 room count that the Convention Center needs to
7 be optimized. So --

8 VICE CHAIRPERSON JEFFRIES: Thank
9 you.

10 CHAIRPERSON HOOD: All right.
11 Commissioner Turnbull?

12 COMMISSIONER TURNBULL: Thank you,
13 Mr. Chair.

14 I think I want to just re-echo
15 what Commissioner Jeffries had said, that this
16 is a significant project for D.C. And I think
17 this Commission gets a little bit upset, at
18 least this one Commissioner does, when I feel
19 that things are being disingenuous, that we're
20 not presented a clear picture. We like to
21 expedite things, we like to get things done,
22 we like to accomplish things, and leave this

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1 room knowing that we are pushing things
2 forward.

3 But when we feel that -- as I say,
4 I'm using the word "disingenuous." When we
5 sometimes think that a project is not being
6 totally presented to us so that we can get a
7 clear picture of what it looks like, we feel
8 we are not serving the interests of the
9 District.

10 And so we get a little bit -- I
11 get a little bit upset, that I feel like we're
12 spinning our wheels and we are a little bit
13 upset, when at the last hearing we talked
14 about the drawings and we talked about
15 representation of the materials, so that we
16 could come here and basically not rubber-stamp
17 it, but say, yes, now you've satisfied us.

18 But we're asking the same
19 questions at the second hearing. And I just
20 feel that it's a little bit troubling to have
21 to do this again. I mean, you're a
22 significant, big corporation. And I just

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1 think that your architects needs to listen to
2 what -- to serve your needs the best, and to
3 the District that we can get this thing ahead
4 -- go ahead and get this thing done.

5 You know, there was -- in the OP
6 report, they talk about that you want
7 flexibility, the final building materials and
8 colors within a proposed range in order to
9 account for the availability of materials at
10 the time of construction -- a reasonable
11 request.

12 This would also include the
13 ability to make minor adjustments to exterior
14 details and changes necessary to comply with
15 local building codes -- a reasonable request,
16 if we know up front what the range is and what
17 we're really looking at.

18 I think, as Commissioner May said,
19 we don't really have a good picture of that --
20 that we're -- it sounds like the whole
21 spectrum is out there, and it's hard for us to
22 look at exactly how you are meeting the old

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1 Plumbers Building and what that detail is and
2 how the architectural effects really are
3 spelled out.

4 We just need -- we want to have a
5 baseline to be able to say, yes, your request
6 is reasonable, and you are granted. It's
7 fine. And I think right now there is a little
8 bit of uncertainty.

9 For example, let's go to A-303.

10 MR. JENKINS: Can you tell me
11 which drawing that is?

12 COMMISSIONER TURNBULL: It's the
13 L Street elevation.

14 MR. JENKINS: Okay, sure.

15 COMMISSIONER TURNBULL: My drawing
16 doesn't show the horizontal lines on that
17 elevation. Now, I will agree that the PEPCO
18 Building is not a landmark structure, and this
19 is probably not your most promising view. But
20 it's going to be a view for a lot of people.

21 And when I see a white pallet up
22 there that says, "Basically, metal panels" --

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1 and I don't know what's going to happen -- I
2 get a little leery of how -- what kind of an
3 elevation it is going to read at
4 architecturally. I'd like to have a little
5 feeling of confidence that we are getting
6 something that has got a little bit of
7 character to it, that it's not just something
8 bland and vanilla, that there is something to
9 it that at least makes me feel that you are
10 making -- it is just not the back of the
11 building, and that's like -- well, we've
12 gotten all of our money, and we're not going
13 to do anything here.

14 You have an elevation on all four
15 sides. It's still going to be a prominent
16 elevation. And I realize that it's not the
17 most glamorous one, but I think how you treat
18 that has got to be at least respected for the
19 rest of the community. So I'm a little bit
20 troubled as to what is going to happen there.
21 That's -- and I think that's the feeling of
22 some of the other Commissioners.

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1 And I'm still troubled by the
2 dome. Let me give you examples of what I call
3 domes. You go to the Capitol Building; it has
4 a magnificent dome. You go to the Library of
5 Congress; there is another dome. You go to
6 the American Indian Museum; they have a
7 version of a dome at the east end of their
8 building.

9 You go to the National Gallery;
10 Mr. Pulp put a dome in the center of his
11 building. You go to the new courthouse down
12 here; there is a little bit of a dome up
13 there. You go to the Jefferson Memorial;
14 you've got a bit of a dome.

15 Basically, a dome is a truncated
16 sphere. You could have it -- I think what
17 you've got here is a vault. It may be a
18 truncated vault, a segmented vault, but I
19 think it's a vault. So I get a little bit
20 upset architecturally when you start calling
21 it a dome.

22 Now, if the ZA has called this a

1 dome, I want to see it in writing. And I want
2 to see Mr. Malone's writing that says that
3 this is a dome.

4 MR. QUIN: I think what we were
5 trying to follow is the buildings that have
6 been approved by this Commission in the past
7 -- namely, IMF, World Bank, and there are
8 several other ones that have covers over the
9 atrium that go above the 18'6". This goes --
10 at a maximum, at this end it goes 12 feet
11 above at the 9th Street, and then goes back
12 down to the same height as the 18'6"
13 penthouse, as it goes down towards 10th
14 Street.

15 And that's what we were trying to
16 deal with is how you get the light in at the
17 same time to the structural that support the
18 dome that -- I'll call it something else,
19 whatever you want to call it.

20 COMMISSIONER TURNBULL: Okay.

21 MR. QUIN: But it is something
22 that is not -- not significantly higher than

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1 the penthouse is allowed to be, which is 18'6"
2 above 130. So we are talking about 148.5 in
3 feet for the penthouse that -- the mechanical
4 penthouses. And then, above that at this --
5 at the end on 9th Street it is 12 feet higher,
6 and then it goes down to zero above that.

7 And so we were trying to figure
8 out how to best do that, and we met with the
9 Zoning Administrator, we met with the office
10 of -- the staff of Historic Preservation
11 Officer -- Office. We reduced that height.
12 I don't remember, Bob, how many feet we
13 reduced it, but it was reduced substantially,
14 so that it was not higher and seemed to fit in
15 as an atrium would.

16 I think the correct terminology
17 would be to call it an atrium cover, which is
18 what it is. But in terms of the 1910 Height
19 Act, there is a whole list of things that go
20 above that do not -- in fact, as you know,
21 under the 1910 Height Act there is no
22 limitation on mechanical penthouses or

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1 anything there.

2 The penthouses' limitations have
3 come from the Zoning Commission, not from the
4 1910 Height Act.

5 COMMISSIONER TURNBULL: I guess I
6 just get -- when someone calls something a
7 dome, that's not -- to me it doesn't look like
8 a dome, but --

9 MR. JENKINS: If I could just
10 respond to your earlier comments.

11 COMMISSIONER TURNBULL: Yes.

12 MR. JENKINS: I think your points
13 are well made, and we'll get you the
14 specificity that you need to make a decision.
15 You mentioned that we were being disingenuous.
16 There is no attempt to hide the ball and be
17 cute.

18 COMMISSIONER TURNBULL: I just --
19 as I say, I don't -- we don't go into a
20 hearing thinking that, but at times when
21 things aren't presented in the right fashion,
22 you get a feeling that -- why aren't things

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1 being presented in a logical format? And I
2 think that gets some -- at least it gets at
3 this Commission -- it raises a little flag for
4 this Commissioner.

5 MR. JENKINS: Understood. But I
6 just wanted to make sure -- say for the record
7 that we weren't attempting to pull something
8 -- the wool over your eyes. But your point
9 has been well made, and we'll get back to you
10 with the appropriate amount of detail.

11 COMMISSIONER TURNBULL: What is
12 happening on the roofs? Are there any green
13 roofs? You're going for Lead Silver.

14 MR. NEAL: We're going for Lead
15 Silver. We do not have any green roofs,
16 primarily because we don't have a lot of roof
17 area because of the penthouse, and the
18 structure that encloses the atrium is not a
19 flat area.

20 COMMISSIONER TURNBULL: So there's
21 no party spaces or --

22 MR. NEAL: We do have the one area

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1 that -- we have two areas. We have the area
2 on top of the AFL Building.

3 COMMISSIONER TURNBULL: Right.

4 MR. NEAL: And we also have a
5 concierge breakout lounge, so that you can --
6 or deck, so that you can --

7 COMMISSIONER TURNBULL: Further
8 down Mass?

9 MR. NEAL: That's correct. And
10 those are the only two areas, with the
11 exception -- here, let me run to this
12 elevation. There is a breakout area on top of
13 the AFL Building. This is the concierge area
14 that I mentioned that you break out onto the
15 deck. And then, there are some additional
16 balconies that are in this location.

17 But because of the building
18 stepping back, and because of the penthouse,
19 we don't have -- we don't believe that we have
20 room for large areas of green roofs.

21 COMMISSIONER TURNBULL: So you are
22 having a reflective roof, then, is that

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1 basically what it's going to be, or --

2 MR. NEAL: We don't envision that
3 as being reflective. We envision it as being
4 glass to let light down into the atrium. We
5 also will have -- we will have different kinds
6 of fritting on it, and we will --

7 COMMISSIONER TURNBULL: Okay.

8 MR. NEAL: -- there will be, but
9 we will limit light in some areas, and not, so
10 that it becomes part of the design, and with
11 an intention of how light comes into the
12 atrium.

13 COMMISSIONER TURNBULL: Okay. And
14 as I said before, I think we want to expedite
15 this. We want to get going on this as fast as
16 we can. But I think we just need a little bit
17 more clarity on the details, the elevations,
18 as Commissioners May and Jeffries said, to
19 help us.

20 I think at times when we look at
21 some of the drawings -- and they're a little
22 sketchy -- and although you have a wonderfully

1 put together board, I think sometimes
2 translating the board to the drawings doesn't
3 always come through. And I know Commissioner
4 Jeffries has, at many times, asked architects
5 to go back and redo drawings for him for
6 perspectives looking down the street at eye
7 level as to what you actually see.

8 Now, he hasn't asked for that this
9 time, but it's those kinds of -- look, what do
10 you see at street level? What are the
11 materials? What are you really looking at?
12 How do the people experience your building?
13 This is going to be a significant part of the
14 D.C. landscape, and I think we just want to
15 feel that what we're moving forward is --
16 represents the best architecture that we think
17 you can put forward to us.

18 MR. JENKINS: Understood. And
19 you'll have that, and you'll have it quickly.

20 COMMISSIONER TURNBULL: Okay.
21 Thank you.

22 MR. QUIN: Mr. Turnbull, just to

1 make sure that -- when you made the comments,
2 and the comments were made at the last Zoning
3 Commission when -- at the setdown, we made
4 very careful notes on that. In fact, we had
5 a meeting just to address that to make sure
6 that we were going in the direction to be
7 responsive.

8 And, I mean, I can clearly see
9 that we have not been responsive to the extent
10 that we should have been in your view. But I
11 just wanted you to know that that was very --
12 that was something extremely important,
13 because as many cases as I have handled before
14 this Commission, when I hear you speak, I
15 listen. And we all listened. We just didn't
16 perform as well as we could have.

17 COMMISSIONER TURNBULL: No. I
18 know you've done that on previous occasions.
19 And we did notice a change on the drawings.
20 I mean, I think we all acknowledge that there
21 had been a change, but I think it still fell
22 a little bit short of some of the other

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1 presentations that we have had where we
2 clearly see what we're getting, or what the
3 public will be getting.

4 MR. QUIN: Yes. And we have --
5 when we went to the HPRB, that's when our
6 changes -- and we were showing the changes
7 responsive to you when we went to HPRB, and
8 that's how we got the conceptual approval as
9 we went through the process with the staff.
10 We still have to go back to staff.

11 And, of course, the staff
12 ultimately -- the Historic Preservation Office
13 ultimately has jurisdiction over the final
14 finish of the plans, but they'll take their
15 lead from you as well.

16 COMMISSIONER TURNBULL: Okay.
17 Thank you.

18 VICE CHAIRPERSON JEFFRIES: I just
19 wanted to -- Sharon, I recall maybe last year
20 at 23rd and I think it was West End, there was
21 a hotel project that had like this sort of
22 green lung, this --

1 SECRETARY SCHELLIN: That was this
2 year.

3 VICE CHAIRPERSON JEFFRIES: That
4 was this year. And it was a hotel project,
5 and I don't know if that's Holland & Knight.
6 Were you --

7 CHAIRPERSON HOOD: Turn your
8 microphone one. And, Ms. Schellin, if you
9 could put --

10 MR. QUIN: New Hampshire Avenue
11 case, I think it was just above -- between --

12 COMMISSIONER MAY: No, it was on M
13 and 23rd I think.

14 SECRETARY SCHELLIN: Right.

15 VICE CHAIRPERSON JEFFRIES: M and
16 23rd?

17 MR. QUIN: It was a square
18 building. It wouldn't have been on Mass.

19 VICE CHAIRPERSON JEFFRIES: Yes.
20 Well, I bring that up, because I recall that
21 that was a building where, in terms of the
22 renderings, it was very -- I got a clear sense

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1 exactly what that building was going to look
2 like.

3 I mean, had spent the time, you
4 know, making certain that they had sort of
5 translated what these materials were going to
6 look like, you know, on a piece of paper. And
7 I don't know what they used, or whatever, but
8 it was -- there was something about those
9 drawings that were really clear about what the
10 materials were going to be.

11 MR. QUIN: I understand that.

12 VICE CHAIRPERSON JEFFRIES: So I
13 just wanted to pointed that out, that that's
14 the kind of -- you know --

15 MR. QUIN: You want to connect the
16 samples to the materials --

17 VICE CHAIRPERSON JEFFRIES: Yes.

18 MR. QUIN: -- and to see a closer
19 elevation, so that you know the details of
20 each segment.

21 VICE CHAIRPERSON JEFFRIES: And
22 I'm glad that Commissioner Turnbull brought up

1 the whole business of the, you know,
2 pedestrian experience. And he is right, I'm
3 always asking, because, you know, obviously,
4 that's how we experience so many of our
5 buildings, right? You know, ground floor,
6 we're walking, we're looking, and so -- and
7 oftentimes some of the perspectives that we
8 see we really never see the buildings from
9 there.

10 I think this one you can, but --
11 so it could be very helpful, you know, at that
12 ground level to really get a sense -- clarity
13 on materials and what that experience is going
14 to be like. So --

15 CHAIRPERSON HOOD: Okay. Let's do
16 this Ms. Schellin, let me do this -- and I'm
17 going to start with you, Mr. Turnbull -- could
18 you put us on five-minute rounds? Because I'm
19 not sure what --

20 SECRETARY SCHELLIN: Yes, sir.

21 CHAIRPERSON HOOD: -- the witness
22 list looks like, but I want to make sure that

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1 we hear them before 12:00. Okay.

2 COMMISSIONER TURNBULL: I just had
3 one other request. I wonder if I could get
4 some more detail. On A-505, you have a
5 perspective from L Street and 9th. It's at
6 the corner.

7 MR. QUIN: That's correct.

8 COMMISSIONER TURNBULL: I like the
9 overhangs, the trellises or whatever they are
10 up on top. Could I -- could we get a little
11 bit more detail on them? I mean, how far do
12 they hang out? What are they made of?

13 MR. QUIN: Absolutely.

14 COMMISSIONER TURNBULL:
15 Uplighting? Are you going to -- what is going
16 to happen up at the top there? I'm just --
17 just it looks like they're rather large, and
18 I'd just like a little bit more information on
19 that.

20 VICE CHAIRPERSON JEFFRIES: And
21 the punched out windows, what the -- what kind
22 of depth are we talking about? I mean, just

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1 a detail of what that punched out looked like
2 -- looks like, to see how much shadow we might
3 be getting.

4 CHAIRPERSON HOOD: Mr. Turnbull,
5 do you have any more? Anybody else have any
6 more questions?

7 COMMISSIONER MAY: Yes.

8 CHAIRPERSON HOOD: Commissioner
9 May?

10 COMMISSIONER MAY: Okay. First of
11 all, I want to thank Commissioner Turnbull for
12 pointing out A-303. I must have been asleep
13 when I was flipping that page, because I
14 completely missed it. And, you know, I think
15 there's more that has been designed there,
16 because I see on A-506 that there is actually
17 -- it looks like there is something else going
18 on there, and we start to see the elevation
19 that we -- that is actually not in the set,
20 which is the western elevation.

21 MR. QUIN: What drawing are you
22 referring to?

1 COMMISSIONER MAY: Well, look at
2 A-506. And you can see a little bit of that
3 blank facade. There we go. Do you see the
4 little bit of the blank facade on the right
5 over the PEPCO Building? And then, you'll see
6 the end facade on the west side, which we
7 don't have a head-on elevation of as far as I
8 recall, or as far -- from what I can see here.

9 And, you know, that big blank
10 triangular -- that big blank triangular
11 projection there that is the -- I guess the
12 north wall of -- you know, the big blank wall
13 there -- you know, have you looked at what can
14 be done to that wall beyond simply how it
15 gets, you know, clad, and whether it's metal
16 clad or not?

17 I mean, you know, is it possible
18 to put some windows into those facades? I
19 know that it's on a property line, but it
20 looks like the PEPCO Building is going to be
21 there for a good, long time. If it wasn't
22 going to be there for a good, long time, then

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1 I imagine you would have bought it and built
2 over it, right? So it's going to be there for
3 a long time. You could probably put windows
4 in there, and it will look like a more
5 handsome facade.

6 And, you know, it's very hard to
7 get a really complete picture of the building,
8 because it is so complex to start with. But
9 it would really help us a lot to see a number
10 of these things in greater detail, because
11 what we're seeing -- you know, you have to
12 flip from one drawing to another to pick up a
13 little bit of detail here and there to get a
14 sense of what's going on.

15 Do we have the -- I'm flipping
16 around all over the place. We have the sort
17 of awnings -- or, rather -- I don't know what
18 you call it -- the projecting bris soleil kind
19 of treatment on the north and east side, and
20 the very top of the south side. Is that
21 right?

22 MR. QUIN: That's correct.

1 COMMISSIONER MAY: Okay. And
2 they're not functional, really. They're just
3 decorative?

4 MR. QUIN: Well, the one on the
5 west side is functional. The others are --
6 indicated are of certain heights in
7 continuation around the building.

8 COMMISSIONER MAY: Yes.

9 MR. QUIN: But, no, they're --
10 certainly on the north side it's not --

11 COMMISSIONER MAY: Right.

12 MR. QUIN: -- functional.

13 COMMISSIONER MAY: Well, I'll
14 speak for the Commissioner that I replaced by
15 saying that, you know, these sorts of things
16 are popping up everywhere, and they're not
17 necessarily always a good idea. So I would
18 look carefully at whether it's really
19 necessary.

20 The L Street facade is -- looks a
21 little bit odd in terms of the -- and it's
22 just based on the rendering that I'm looking

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1 at, which is A-505, where you see -- you know,
2 we have the -- I guess a piece of the punched
3 window openings along L Street, and then above
4 that it's the full glass treatment. Is that
5 right?

6 MR. QUIN: That's correct.

7 COMMISSIONER MAY: And it kind of
8 looks from the rendering as if they're in the
9 same plane. And that looks awkward. You
10 know, at least when you turn the corner, it
11 looks like it's set back.

12 MR. QUIN: It's set back.

13 COMMISSIONER MAY: Yes. Okay. By
14 the way, when the zoning regulations don't
15 define it, we have to go to the big
16 dictionary. And I made the staff bring out
17 the big dictionary, and the definition of a
18 dome that seems to be the most relevant here
19 is, "A vaulted circular roof or ceiling."
20 Circular is not curved, and vaulted, you know,
21 can be, you know, a -- you know, a barrel
22 vault. But it doesn't seem to be saying that.

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1 It does seem to be saying a circular roof, and
2 I think that really was what the intention
3 was.

4 So there may be another way by
5 which this atrium roof can be justified, but
6 I think calling it a dome isn't it. And, you
7 know, maybe the ZA can define it that way,
8 and, I mean, I'm not sure how important that
9 is, but it -- in terms of our approval at this
10 moment.

11 But I think the real concern of it
12 has to do with the sort of escalation of the
13 building overall. I mean, it -- there's --
14 this is going to be, far and away, the tallest
15 thing in the neighborhood, and I'm not sure
16 you're -- the building is very well served by
17 having that large, round roof at the east end.
18 So I think that's what troubles me more than
19 the fact that it's just that high; it's that
20 it's that prominent.

21 CHAIRPERSON HOOD: Commissioner
22 May, I want to see -- let me see if my other

1 colleagues have five-minute rounds they want
2 to make. If you want to continue, we'll give
3 you two and a half minutes.

4 COMMISSIONER MAY: No, I think I'm
5 done talking.

6 CHAIRPERSON HOOD: Okay.

7 COMMISSIONER MAY: I've been
8 asking a lot of questions, so I'm done
9 talking.

10 CHAIRPERSON HOOD: Okay. Good.
11 What I will end up with is, since we didn't
12 have that many architectural questions
13 tonight, I will just -- I will just mention
14 that -- I want to talk a little bit about the
15 underpass. Well, the -- what is it? The
16 connecting wing. I'm going to call it a
17 connecting wing, whatever it's called, between
18 the hotel and the Convention Center.

19 Is it similar to the one from
20 Department of Commerce to the Ronald Reagan
21 Building? Are you familiar with that? The
22 underground walkthrough?

1 (No response.)

2 Okay. Anyway, what is the
3 capacity level? And I think my colleague,
4 Vice Chairman Jeffries, talked about whether
5 there's going to be a main use and do -- do
6 you anticipate it being a main use? But what
7 is the capacity level? If this is going to be
8 the anchor that we want people to transfer and
9 go back and forth in between, what is the
10 capacity? And also, are we talking about
11 maybe putting a moving walk? Is it going to
12 be ADA-compliant? Have those issues been
13 spoken about?

14 MR. KNOPF: Would you like an
15 answer to that now, sir?

16 CHAIRPERSON HOOD: Now or if you
17 -- you know, later on tonight.

18 (Laughter.)

19 If you can give it to me now, that
20 would be good.

21 MR. KNOPF: I'm Bob Knopf with
22 Quadrangle Development. It certainly is ADA-

1 compliant. There are two escalators that can
2 be switched to accommodate direction, and
3 there is also a handicapped elevator that will
4 be located in the connection.

5 CHAIRPERSON HOOD: Because when I
6 look at this, I look at it as going from one
7 -- if you're going on the underpass, I was
8 thinking moving walks. You know, that's the
9 big thing now is going -- I don't know what
10 the budget looks like, but, you know -- but
11 anyway.

12 VICE CHAIRPERSON JEFFRIES: What
13 does it look like? I think that's probably --
14 do we have a -- I mean, an interior shot? No,
15 no, no. No. I know there's a section, but do
16 we have a sense of what this is going to look
17 like if we're walking? Is there a
18 perspective?

19 MR. NEAL: This is the only
20 material we have currently.

21 VICE CHAIRPERSON JEFFRIES: Yes.
22 That's why -- yes, okay.

1 MR. NEAL: It's intended to feel
2 as an interior space, as a nice upscale, not
3 to feel any different than any of the other
4 public spaces within the building.

5 VICE CHAIRPERSON JEFFRIES: You
6 know, we should add that to another thing that
7 we should get, just the perspective of what
8 that looks like -- the underpass. So --

9 CHAIRPERSON HOOD: And I think
10 what my colleagues had mentioned -- this is
11 very important, even to the point I have
12 relatives that come and say we need to do a
13 little better marketing strategy with our
14 hotels right near the Convention Center, who
15 come here for conventions all the time.

16 So as my colleagues have already
17 stated, this is very important. And, you
18 know, when you've been here long enough, you
19 don't want to walk past the site and say, "Did
20 I have anything to do with that?" And you
21 want to disclaim it, but so I think that, my
22 colleagues, your points are well taken, and

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1 I'm sure that Mr. Jenkins and others have
2 heard you loud and clear, because I think that
3 we want this to go forward just as much as
4 anyone else, for sure.

5 Okay. Anything else?

6 (No response.)

7 With that, let's go to the Office
8 of Planning. Ms. Jackson?

9 MS. JACKSON: Good evening, Chair,
10 members of the Commission. For the record, my
11 name is Arlova Jackson. I'm with the D.C.
12 Office of Planning. I'll just be brief and --

13 CHAIRPERSON HOOD: Ms. Jackson,
14 I'm trying to move so fast, and I want to hold
15 off. Let me do one thing, and I apologize.

16 Again, anyone from ANC-2F here to
17 cross examine?

18 (No response.)

19 Okay. Not seeing anyone, Ms.
20 Jackson, I'm sorry.

21 MS. JACKSON: Sure. I am just
22 going to stand on the record and state that

1 the Office of Planning is supportive of the
2 project, recommends approval, and would be
3 happy to take your questions.

4 CHAIRPERSON HOOD: Thank you, Ms.
5 Jackson. Good move.

6 Okay. Let me see. Do we have any
7 questions for the Office of Planning? Vice
8 Chairman?

9 VICE CHAIRPERSON JEFFRIES: Just a
10 quick question. L Street, the intention, I
11 mean, with the restaurants that are there on
12 L Street, that is to be sort of a secondary --
13 I mean, what -- I'm trying to understand
14 exactly what's the intention of L Street? I
15 mean, with the retail that's there. Is it
16 retail or just restaurants? And will they --
17 will they have frontage?

18 MR. JENKINS: It would just be
19 restaurants, yes.

20 MR. NEAL: Would you like me to
21 answer that?

22 VICE CHAIRPERSON JEFFRIES: Yes.

1 Okay. Well, you can answer it, but I was
2 just --

3 MR. NEAL: I didn't know who you
4 were asking. They're restaurants. They are
5 all intended to be -- they all are
6 restaurants. And with access -- everyone has
7 access to the exterior sidewalk, with the
8 exception of the one, which is the Three-Meal
9 Hotel Restaurant.

10 VICE CHAIRPERSON JEFFRIES: Wait.
11 Now what's across the street from this?

12 MR. NEAL: On L Street?

13 VICE CHAIRPERSON JEFFRIES: Yes.

14 MR. NEAL: Well, currently, there
15 are some vacated housing, and then there is a
16 residential unit, and --

17 VICE CHAIRPERSON JEFFRIES: Okay.
18 So I'm going to exit stage right to the Office
19 of Planning. Is L Street supposed to be, you
20 know, sort of a retail or just a commercial?
21 I mean, what's the thought of that street?

22 MS. JACKSON: The small area plans

1 recently conducted show 9th Street as the
2 primary retail corridor.

3 VICE CHAIRPERSON JEFFRIES: Right.

4 MS. JACKSON: I wouldn't say the
5 same for L Street.

6 VICE CHAIRPERSON JEFFRIES: Okay.
7 So this is -- so in terms of the treatment of
8 this proposal, in terms of L Street, it's
9 really out of necessity of just what the hotel
10 needs. It's really not reflecting some sort
11 of secondary artery off of 9th Street as a
12 commercial corridor or anything?

13 MS. JACKSON: I wouldn't say so.

14 VICE CHAIRPERSON JEFFRIES: Okay.
15 Okay. Thank you.

16 COMMISSIONER MAY: I have a couple
17 of questions. What do you anticipate will
18 actually happen on the block north? It looks
19 like there's a few existing kind of rowhouse-
20 sized buildings along 9th Street. And I'm not
21 sure how big the buildings are on L Street,
22 but I don't think they're really large. Do

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1 you anticipate that the whole block is going
2 to wind up being turned into, you know, bigger
3 buildings or --

4 MS. STEINGASSER: Well, the square
5 north of the site is Square 369, and I believe
6 the Marriott owns quite a bit of that site.
7 They had stated in their pre-hearing -- in
8 their original application that they
9 anticipated doing a secondary type of hotel
10 there, as well as there are some historic
11 structures on 9th Street, and a residential
12 condominium that will -- so we anticipate it
13 will be a type of mixed use square with some
14 -- with a -- probably a predominant hotel feel
15 to the square, but there are some historic
16 structures that are required to remain.

17 COMMISSIONER MAY: And with regard
18 to the lane changes and the roads going from
19 one way to two way, and the -- you know, all
20 the lay-bys, and all of that sort of thing, I
21 mean, we don't have DDOT here to answer
22 questions about that, but I'm wondering how --

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1 whether this all fits with the plan. I mean,
2 are you happy with the -- you know, the taxis
3 lining up on L Street, with the buses pulling
4 off into the lay-by? Is the traffic going to
5 work with the future plans of the
6 neighborhood? And so on.

7 MS. JACKSON: Well, we obviously
8 defer to DDOT and their support of
9 recommendation. I will say that the
10 Convention Center strategic development plan
11 did anticipate traffic -- changes to the
12 traffic patterns on 10th and L Street as a
13 means to improve conditions.

14 COMMISSIONER MAY: Okay. Thanks.

15 CHAIRPERSON HOOD: Any other
16 questions?

17 (No response.)

18 Ms. Jackson, I just have one quick
19 -- this is probably better suited for the
20 applicant when we get to the end. I have had
21 a chance to observe the Main Street letter,
22 and what they are saying, "And we are

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1 disappointed that despite numerous attempts to
2 engage Marriott International to get them to
3 develop a community amenities package and
4 submit to the Zoning Commission with their PUD
5 application, Marriott has declined to develop
6 specific and detailed community amenities
7 associated with this project.

8 "Every other major developer of
9 projects in Shaw has worked with the community
10 stakeholders and non-profits," and it goes on
11 and on. So, basically, the gist of it is they
12 would like to see some of the benefits I guess
13 they got from the other developer.

14 I don't want -- first, well, were
15 you aware of this? Okay. So, Ms.
16 Steingasser, did you have a take on it? Would
17 you -- and I'm looking here in the report
18 where you -- where you have the amenities
19 package. From your planning perspective, and
20 your point of view with the zoning
21 regulations, would you -- that's probably a
22 question for me, not you, but I'm going to ask

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1 it anyway.

2 (Laughter.)

3 Would you think that what this
4 applicant has proffered is sufficient for what
5 is being asked for as opposed to what I see
6 here from Main Street?

7 MS. STEINGASSER: In brief, yes.
8 We think this is a very special and unique
9 type of project. It's not a purely private
10 sector market development. It is a type of
11 partnership with the government. It has been
12 anticipated through counsel action, through
13 the comprehensive plan, through the small area
14 plan. And when it comes to the amenities and
15 benefit package, it is the flexibility weighed
16 against a matter of right. And is the project
17 superior to what could be achieved as a matter
18 of right?

19 And, clearly, all of the planning
20 and the City Council and the legislative
21 action, this project could not achieve all of
22 those objectives and goals as a matter of

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1 right. So we think when we weigh what was the
2 intention of both the City Council in terms of
3 their legislation and their comprehensive
4 plan, and what is being proposed through this
5 PUD, and the well-established relationship and
6 need of the Convention Center for this hotel
7 to open, we think the amenity package is very
8 well balanced.

9 CHAIRPERSON HOOD: Because when I
10 look at the Advisory Committee I see that Main
11 Street is listed to a point. And the only
12 reason I'm bring this up is because the letter
13 is basically in support, as Mr. Jenkins
14 mentioned earlier, but it just goes -- as you
15 read it, further on it just talks about they
16 don't feel like the amenities package is
17 basically benefitting the community. And
18 that's one of the things that we have to weigh
19 against it.

20 But I understand where we are, and
21 I also think that the hotel actually is a
22 benefit, maybe not to the immediate community,

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1 but I think to the city as a whole. But I
2 wanted to address that.

3 Okay. Any other questions?

4 VICE CHAIRPERSON JEFFRIES: Yes.
5 I -- you know, one of -- I mean, this is
6 really a city project, clearly. So I'm a
7 little bit conflicted, because, I mean, it's
8 clearly a city project, a large-scale private
9 -- public-private venture. But, obviously,
10 the impact of this hotel have some bearing on
11 the adjacent neighborhood.

12 And so, you know, I am really
13 interested in hearing from those
14 representatives, because I am somewhat
15 conflicted in terms of, you know, how -- you
16 know, what type of amenities package should be
17 associated with this particular project. So
18 I just wanted to put that on the record.

19 CHAIRPERSON HOOD: Okay. Any
20 other questions?

21 (No response.)

22 Does the applicant have any

1 questions of Office of Planning?

2 (No response.)

3 Okay. Report of other government
4 agencies. We have -- and, again, I want to
5 thank DDOT, because this is one of the things
6 that I asked for. So it's very, very
7 responsive, and I appreciate that, DDOT, from
8 my good friend, Ms. Ricks, Associate Director.

9 Also, we have a letter, as has
10 been stated, and also we had a representative
11 -- Mr. Siegel, was it? From the Department --
12 from the Mayor's --

13 MR. QUIN: Steven Siegel.

14 CHAIRPERSON HOOD: Mr. Siegel,
15 yes. They've got an acronym for it -- DMPEG
16 or -- DMPED, okay. From DMPED, I want to use
17 that.

18 Also, let me just go by the
19 letters that I have here, not necessarily --
20 I didn't see anything from the Councilmember.
21 It may be in here. We have something from the
22 Advisory Committee, the Blagden Alley

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1 Association, Mount Vernon Square. I think
2 Commissioner Jeffries wanted to make sure they
3 were in, too. ANC-2F, and also Shaw Main
4 Streets, which -- and Emmaus Services for the
5 Aging. Am I omitting anything, colleagues?

6 (No response.)

7 Okay. With that, do we have other
8 -- do we have anyone here representing ANC-2F?

9 (No response.)

10 Let me try to read this briefly.
11 Well, actually, we have Exhibit 34, reference
12 project both as to then-pending application
13 for approval of concept design and massing, as
14 well as an application for planned unit
15 development.

16 Accordingly and pursuant hereby
17 respectfully advises the Board to approve the
18 pending application for a planned unit
19 development for this project. This is dated
20 November 18th, and it's signed by Chairman
21 Charles D. Reed, ANC-2F.

22 Okay.

1 SECRETARY SCHELLIN: Chairman
2 Hood, if I would -- if I may, I don't think
3 that ANC letter meets the requirement to be
4 given great weight. So Mr. Quin -- he did put
5 the vote in there? And they had a quorum?
6 Or, I mean, published -- publicized? Okay.
7 We'll doublecheck it.

8 CHAIRPERSON HOOD: It says, "On
9 June 4, 2008, at a duly-held public meeting,
10 with a quorum present, and acting throughout,
11 ANC-2F was requested to review, and in fact
12 reviewed" --

13 SECRETARY SCHELLIN: Okay. I
14 apologize. I was looking at something
15 different.

16 CHAIRPERSON HOOD: Okay. All
17 right. I was about to say my speed-reading
18 class must have failed. I must have failed
19 it.

20 Okay. So we will accord them the
21 great weight.

22 And let me look at my list. I

1 think Mr. Petersen has signed in with AMT. Do
2 you want to testify individually? Okay. Let
3 me see if I can -- I cannot make out the next
4 --

5 SECRETARY SCHELLIN: I'll try if
6 you want me to.

7 CHAIRPERSON HOOD: Sure.

8 SECRETARY SCHELLIN: I think it's
9 --

10 CHAIRPERSON HOOD: Paul.

11 SECRETARY SCHELLIN: Right.
12 Padro.

13 CHAIRPERSON HOOD: No, I know Alex
14 Padro.

15 SECRETARY SCHELLIN: You're going
16 down the list?

17 CHAIRPERSON HOOD: No, I mean,
18 number 2. I'm trying to get number 2.

19 SECRETARY SCHELLIN: That was from
20 the Marriott, I believe.

21 CHAIRPERSON HOOD: Paul? Somebody
22 from the Marriott? Mr. Decora, you are signed

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1 up to testify. Would you like to come
2 forward?

3 MR. QUIN: I think what happened
4 here is that when they walked in the door it
5 said "sign," and they just signed. And so
6 some of the people who are -- also have cards
7 in have also signed there, but --

8 CHAIRPERSON HOOD: But, you know,
9 Mr. Quin, it's not unheard of for other people
10 to come and testify individually.

11 MR. QUIN: I know.

12 CHAIRPERSON HOOD: I just want to
13 make sure we cover all our tracks.

14 MR. QUIN: Thank you.

15 CHAIRPERSON HOOD: Now,
16 Commissioner Padro, I'm not sure if -- you
17 don't have it marked. I'm not sure if you're
18 a proponent or an opponent. Yes, he's an
19 individual, but I just didn't know whether to
20 call him now or later. Since you are --

21 MR. PADRO: In this instance, I am
22 an individual Commissioner, but I am also the

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1 Executive Director of Shaw Main Streets. So
2 I might be able to shed some light on the
3 questions you had about that correspondence.

4 CHAIRPERSON HOOD: Okay. Well,
5 let me ask you this. Are you coming in your
6 capacity as a single-member district, of ANC
7 Commissioner 2C-01, or you're the Executive
8 Director of Main Streets Shaw?

9 MR. PADRO: I wear both hats, so
10 if you want to give me two bites at the apple,
11 I'll do that. If you want me to combine my
12 remarks, I'll do that.

13 CHAIRPERSON HOOD: Go right ahead.
14 A man that's working that hard can sure take
15 the time and do it.

16 MR. PADRO: For the record, I'm
17 Alexander M. Padro. I'm Advisory Neighborhood
18 Commissioner for single-member district 2C-01
19 in Shaw. And, in addition, I'm Executive
20 Director of Shaw Main Streets, the commercial
21 revitalization and historic preservation
22 organization for the 7th and 9th Streets

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1 commercial corridors.

2 And, firstly, I just wanted to
3 address one issue that -- Mr. Jenkins
4 indicated that there was a letter from ANC-2C.
5 ANC-2C has taken no position on this
6 application or this project, just to clarify.

7 This is obviously a project that
8 this community has been waiting for for a very
9 long time. We are supportive of the project,
10 but we are dismayed at the differences in how
11 Marriott and their partners have worked with
12 the community, or failed to work with the
13 community, to try to address what we see as
14 community benefits stemming from projects like
15 this.

16 Traditionally, a development team
17 comes out to the community, meets with non-
18 profits, meets with service providers, meets
19 with District government agencies that have
20 facilities in the area, and a package of
21 financial support is developed that allows all
22 of these different stakeholders to be able to

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1 support the community and to provide targeted
2 forms of improvements in quality of life for
3 all of our residents.

4 And that has been the practice
5 that has been undertaken repeatedly in major
6 developments -- Broadcast Center One, City
7 Market at O, Kelsey Gardens, and, despite the
8 fact that we have been in conversations with
9 Marriott as a community, and also Shaw Main
10 Streets, for the past several years, every
11 time that a suggestion is made that we would
12 like to discuss very specific community
13 benefits, we never get a call back, we never
14 get the followup meeting.

15 You will hear testimony from other
16 community stakeholders this evening that will
17 substantiate this and the difficulties that
18 they've had in terms of trying to work with
19 Marriott to reach very simple understandings
20 about elements of the jobs, training program,
21 that is actually in place and is required
22 under the legislation.

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1 So, you know, on the one hand, we
2 are very eager to see everything move forward.
3 But, you know, we remain very concerned about
4 the fact that what has been the traditional
5 practice in the neighborhood of ensuring that
6 major developments like this contribute to the
7 ongoing quality of life of our residents, it's
8 -- at this point it's a missed opportunity,
9 because Marriott has refused to come to the
10 table.

11 But we are hopeful that you would
12 encourage them to still, in the time that
13 remains while this process goes forward, you
14 know, meet with stakeholders to come up, you
15 know, with some very definitive benefits for
16 the community.

17 Of course, we are very happy to
18 see that the AFL Building is going to be
19 incorporated and restored. That's a cost of
20 the project.

21 The landscaping that has been
22 discussed has a community benefit. Obviously,

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1 that is a cost of the project.

2 We don't see where the real
3 community benefits are. The city benefits
4 from it, absolutely. We are not seeing how
5 the folks that have to live with what some
6 people call a Behemoth of a hotel being
7 plunked down into a residential neighborhood,
8 a primary residential neighborhood, we don't
9 see where the benefits are.

10 And the same, you know, could have
11 been said about, you know, the scenario of
12 plunking a Convention Center into a
13 residential neighborhood. But there we went
14 through a very public process and came up with
15 a wide range of many millions of dollars of
16 training, historic preservation assistance,
17 etcetera, to be able to make sure that the
18 community felt that its concerns were being
19 listened to and that there were profound
20 improvements in quality of life that were
21 being funded in part by this development.

22 So I hope that that helps to

1 clarify some of the concerns. There are a
2 number of other community stakeholders that,
3 you know, given the fact that this is a few
4 days before a major holiday are unable to be
5 here this evening, and there are partners that
6 have benefitted from some of the other PUDs
7 that we have talked about -- you know, the
8 organization, We're Training Others in Need,
9 ONE DC, formerly Manner, CDC, Friends of
10 Kennedy Playground, Friends of Watha T. Daniel
11 Library, Emmaus Services for the Aging, Bread
12 for the City, New Endeavors for Women, you
13 know, Shaw Main Streets, Columbia Heights/Shaw
14 Families Support Collaborative. You know,
15 these are all -- some of the partners that
16 expected to be part of a community benefits
17 package on such a major project like this.

18 CHAIRPERSON HOOD: Thank you very
19 much, Commissioner Padro. My question for you
20 is, and I'm not sure -- let's see, how can I
21 phrase this? If you could give me an example
22 of what maybe the community that didn't get a

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1 call back from Marriott -- an example of one
2 of the amenities that you were -- that you
3 were -- maybe you all were looking -- seeking
4 or trying to get the applicant to agree to.

5 MR. PADRO: Well, certainly. I
6 can give you, you know, the example of the
7 non-profit that I work for. We have a program
8 called the Green Team that trains and fields
9 formerly incarcerated and substance addicted
10 men and women to be able to maintain public
11 space in the neighborhood, to serve as
12 neighborhood ambassadors and public safety
13 emissaries.

14 And both City Market at O and
15 Kelsey Gardens are providing \$25,000 a year
16 for three years to help to support that
17 important program. We take former gang
18 members and neighborhood residents that have
19 not been able to reintegrate into society off
20 the streets and make it possible for them to
21 make the neighborhood more attractive for
22 residents and for visitors as well.

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1 CHAIRPERSON HOOD: You heard the
2 question I asked Ms. Steingasser as it relates
3 to other PUDs, which I'm not sure whether your
4 letter or the other one -- well, Main Street's
5 letter, that talked about other PUDs, which
6 Main Street I think -- one of these letters
7 said that they felt like they were heard and
8 they were -- something beneficial did come out
9 of those PUD projects.

10 We equated that one as being
11 private. You heard her response to me. Where
12 do you stand on that?

13 MR. PADRO: Again, the whole city
14 benefits from having the hotel so that the
15 Convention Center can thrive, because at this
16 point, you know, it can be argued that it
17 potentially could fail to thrive. But we're
18 the ones that have to live with this building.
19 And a number of the Commissioners mentioned
20 the fact that we have these blank facades that
21 are unelaborated, undecorated.

22 We have significant additional

1 traffic that is going to be coming into the
2 neighborhood. There are environmental
3 concerns. We're the ones that have to live
4 with this major development for decades to
5 come. And as a result, I do feel that, you
6 know, we, as a community, are entitled to the
7 same type of developments that we would expect
8 from a completely private development.

9 CHAIRPERSON HOOD: So on this
10 Advisory Committee, I assume that there were
11 different charettes and conversations
12 throughout the many years, and they list Main
13 Street. And you said you were not able to get
14 a phone call back. But were you a part of --
15 was anybody from your organization a part of
16 this group and this -- it shows quite a few of
17 --

18 MR. PADRO: I am not a member of
19 the Advisory Committee, but I attend their
20 meetings from time to time. So perhaps that
21 is what they referred to.

22 CHAIRPERSON HOOD: Oh, okay.

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1 Because it even has your -- well, in your
2 other capacity, it even has your name, ANC-2C
3 Commissioners Chapelle and Padro, on the list
4 in parentheses.

5 MR. PADRO: We have attended
6 meetings and briefings.

7 CHAIRPERSON HOOD: So out of those
8 meetings, did you echo maybe something from
9 Main Street? And I'm just trying to see the
10 response issue here. Did you echo your
11 concerns about Main Street?

12 MR. PADRO: Not as part of those
13 meetings. I did have a conversation with Mr.
14 Jenkins about a preservation initiative, which
15 he welcomed as actually a very attractive
16 piece of Terrazzo. That used to be an
17 entrance to a shop on 9th Street that he has
18 agreed to preserve and locate inside the lobby
19 of the building. So we welcome that.
20 Obviously, that's a very different level in
21 terms of commitment than what we're talking
22 about.

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1 CHAIRPERSON HOOD: Let me ask for
2 you -- let me just ask you, is this a
3 showstopper for you?

4 MR. PADRO: It can be a
5 showstopper, because we are not the ones that
6 are in a position to stop it.

7 CHAIRPERSON HOOD: But, I mean --

8 MR. PADRO: It's just a --

9 CHAIRPERSON HOOD: -- if you were
10 sitting here where I am, would it be a
11 showstopper for you?

12 MR. PADRO: If I was sitting where
13 you are, I would be asking Marriott why they
14 have been unwilling to make commitments of
15 this type related to this project.

16 CHAIRPERSON HOOD: Okay. Good.
17 You've already asked the question.

18 Okay. Colleagues, any other
19 questions? Any other questions?

20 (No response.)

21 No one is here from the -- this is
22 my last call for the ANC. No one is here from

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1 ANC-2F.

2 (No response.)

3 Okay. Thank you very much for
4 coming down.

5 No, I promise I will not ask for
6 2F.

7 (Laughter.)

8 Now, if they come in, my Vice
9 Chair will notify me.

10 Okay. Let me see if I can -- and
11 I want to thank Ms. Schellin for trying to
12 help me. The group is WCCAAC. There are
13 three members who would like to testify --
14 proponents. Could you come forward? You just
15 signed -- well, could you come forward and
16 just tell me what the group is? WCC -- oh, I
17 think I know what it is, but -- yes, I figured
18 that out. Oh boy, it must -- what time is it?
19 It's not even 9:00.

20 Yes. I figured it out once I
21 asked the question. Thank you very much.
22 It's the Washington Center -- what is it?

1 Convention Center Advisory Committee. Okay.
2 Thank you. And we have your -- well, we have
3 your submission.

4 Okay. Let's go to proponents --
5 opponents, I'm sorry. Virginia Lee, ONE DC.
6 Devanya Brown, ONE DC. And do we have anyone
7 else who is here in opposition? If you can
8 come now at this time.

9 Do we have anyone else who wanted
10 to testify in support?

11 (No response.)

12 Okay. Thank you. You guys really
13 help keep me honest.

14 Okay. We are going to begin with
15 Ms. Lee. Now, Ms. Lee or Ms. Brown, who is
16 going to take the five minutes? We're going
17 to let you do -- you know, even though the
18 regulations say no time shall be ceded, but,
19 you know, we're going to waive that rule per
20 the Chair, and we're going to go ahead since
21 you waited that long.

22 Ms. Lee, if you could go ahead.

1 So you all are going to split -- so it's going
2 to be two and a half and two and a half, as
3 opposed to eight. I don't want to cheat you.
4 Five and three is eight. If you're going to
5 split the five minutes, you get two and a
6 half, so your choice.

7 MS. LEE: Ms. Brown will go first,
8 and we'll take the eight minutes.

9 CHAIRPERSON HOOD: Oh. You're
10 going to take the eight minutes. Okay. Ms.
11 Brown, if you could go ahead with the five
12 minutes?

13 MS. BROWN: Okay. My name is
14 Deanna Brown, and I represent ONE DC Community
15 Development Corporation. I am a member of the
16 Board of Directors, and I live one block from
17 the proposed site for the Marriott Marquis.

18 ONE DC is the named community
19 organization in the legislation which funded
20 the Jobs program at the Marriott, and this is
21 a program for the entire city. And we look
22 forward to working with Marriott on that.

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1 I am also a member of the Blagden
2 Alley/Naylor Court Community Neighborhood
3 Association, but I do not speak for them. And
4 I am also one of the seniors who is served by
5 Emmaus Senior Services.

6 For all of you here, this project
7 is a part-time activity. I know you are
8 working hard and you're thinking you're
9 working full-time. But five years from now
10 you will have gone on to other activities.
11 You go home to someplace else. You spend your
12 weekends someplace else.

13 This is my home. I am there 24/7.
14 This is where I wake up, where I go to sleep,
15 where I shop, where I live my weekends. This
16 is my life. I am experiencing this project
17 24/7.

18 And I can tell you all about L
19 Street and that difficult site to design a
20 hotel on. But as far as community benefits,
21 this project really does intrude on my
22 neighborhood. But it looks like it's going to

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1 be there.

2 It is appalling that there are no
3 community benefits included. This project,
4 which it is hoped will bring millions into the
5 city, which will make big bucks for the
6 Marriott, blissfully ignores the needs of the
7 people in the adjacent community in which it
8 hopes to locate.

9 The Jobs Training Program is, of
10 course, most welcome, but that is for the
11 whole city. But the community benefits
12 package is lacking. The Convention Center
13 gave us a fabulous community benefits package,
14 and the -- it still shows in the community.

15 But there is an accountability
16 standard for all development projects in the
17 city that this project has not complied with.
18 If we were guests in a Marriott Hotel, we
19 would be treated superbly. So Marriott does
20 understand accountability and how to treat
21 people.

22 Why not apply that knowledge and

1 understanding to this project and the people
2 of the community?

3 MS. LEE: My name is Virginia C.
4 Lee. I live at 1113 O Street, N.W.,
5 Washington, D.C. I'm a member of the Board
6 also of ONE DC, Incorporated, which stands for
7 Organizing Neighborhood Equity.

8 Since this project came to our
9 attention over two years ago, we have
10 attempted to negotiate with the members of the
11 WCCA. The last meeting was held in July. At
12 that meeting, we stressed the importance of a
13 community benefit agreement. This is an
14 agreement where the people who usually don't
15 have voice in the government are given a
16 voice.

17 What we feel when you talk about
18 community -- the interests of the citizens of
19 the community, as Mr. Brown stated, that you
20 really are concerned about our interests. We
21 live within walking distance of this grand
22 hotel that seeks to become a world-class hotel

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1 in the nation's capital.

2 We feel just because of the
3 reputation that it holds that it should have
4 a world-class green space. And what we're
5 saying, once it gets online in 2012, it will
6 not even be the top of the line. Will we have
7 those mechanical efficiencies for those of us
8 who live in the neighborhood that our gas
9 won't go out like it did last week? Because
10 we know this grid is growing tremendously.

11 What has been put into this plan
12 that will accommodate for the tremendous
13 growth in the use of facilities in a fashion
14 that is most economical and green efficiency?

15 You know, we are creating on 11th
16 Street, the reconstruction of 11th Street,
17 we'll put in bicycle lanes. Will the
18 neighborhood get the amenities from the hotels
19 for bicyclists? We want less cars in this
20 urban corridor. Have they told us -- not a
21 major outlay of capital, but a community
22 amenity.

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1 And what about an urban garden?
2 There is space that they don't have designated
3 here, says the Office of Planning. Is the
4 Office of Planning looking out for us to
5 create an urban garden in this congested area?
6 So our area will be cleaner and safer and
7 healthier for the residents in this area. I
8 don't plan to move. I have lived here for 12
9 years. I plan to be here a little while
10 longer, and I don't want it to be so congested
11 that I can't go outdoors at certain times
12 during the year.

13 But we are building the congestion
14 here, Commissioners, and we need to make sure
15 that this is cared for. We need to make sure
16 that this is part of the community benefit
17 agreement that is supposed to be a legislative
18 part of the relationship between developers
19 and the citizens of this community.

20 And we need to make sure that that
21 does take place, as well as jobs. If we are
22 creating between 1,000 and 1,200 jobs, 10

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1 percent of those jobs are going to be
2 management jobs. Where do the people live
3 that service the rest of those jobs? Are they
4 going to commute in? Are they going to live
5 in the area, so they will be available and on
6 call for the wonderful amenities that will
7 always be offered in this fabulous hotel?

8 If we do not request those type of
9 benefits from this world-renowned provider of
10 hotel lodging, then who do we get it from in
11 an age when this country is undersubscribed in
12 jobs, that our President-elect has to get it
13 on the record, says that we're going to have
14 2.6 million jobs created by the time this
15 hotel opens. And who will those jobs go to?
16 Will they have served members of the adjacent
17 community? And will those members be ready to
18 provide the quality of service that this hotel
19 will demand?

20 Thank you all very much.

21 CHAIRPERSON HOOD: Okay. We want
22 to thank you both. Let me see if my

1 colleagues have any questions or comments.

2 I will say, you know -- you know,
3 Ms. Brown, you mentioned when we go home, what
4 we go home to. And it brought up my
5 neighborhood, so I want you to know this
6 Commission -- and they don't want to hear it,
7 but you'd be surprised what some of us go home
8 to. And the reason I'm here is because of
9 what I go home to.

10 So, you know, we all have issues
11 in our community as well as you, and we all
12 have impacts, so we are very cognizant of the
13 fact -- of people. We also live in the city
14 and live in areas that have issues, and I
15 won't go into what it is, because I'm sure
16 that most people know.

17 Okay. So, colleagues, any other
18 questions?

19 (No response.)

20 Okay. Thank you both. We greatly
21 appreciate it.

22 Is there anyone else? Oh. Does

1 the applicant have any cross examination? I'm
2 sorry.

3 MR. QUIN: No cross examination.

4 CHAIRPERSON HOOD: Okay. Mr.
5 Quin, if we could maybe comment on what you've
6 heard from Commissioner Padro or --

7 MR. QUIN: Yes.

8 CHAIRPERSON HOOD: -- Ms. Lee and
9 Ms. Brown. If we could -- maybe, Mr. Jenkins,
10 if you can respond to some of that, and even
11 if you maybe could -- Commissioner Padro asked
12 a question. If you can answer it. Maybe
13 there could be some dialogue between now and
14 final for those who are directly impacted. I
15 mean, we all are going to benefit, but for
16 those who want to be there and have to endure
17 whatever consequences that are going to come.

18 MR. QUIN: Why don't I just start
19 by saying I don't want this summarized where
20 we're going right now. We're responding
21 directly to your question at this point.

22 CHAIRPERSON HOOD: And to some of

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1 the comments you heard.

2 MR. QUIN: I think -- if you look,
3 and I did file tonight a summary of the
4 amenities, and I don't think that you can go
5 -- read that without seeing the benefit to the
6 adjacent community. But as to the
7 relationship and the dialogue that has taken
8 place, I would have to refer to Mr. Jenkins.

9 CHAIRPERSON HOOD: Mr. Quin, let
10 me ask you, is this the one dated November
11 24th with three tabs?

12 MR. QUIN: Yes. It's -- this is
13 nothing really new. This is a summary where
14 we tried -- what we did -- and a little bit
15 different than we've done before -- is we
16 tried to take each section of the regulations
17 that deal with amenities and public benefits
18 and summarize under each of those sections --
19 A, B, C, etcetera -- what we felt fit within
20 those categories.

21 CHAIRPERSON HOOD: And employment
22 is already in the legislation by counsel, am

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1 I correct?

2 MR. QUIN: Yes. But without the
3 approval of the Zoning Commission, this isn't
4 going to go anywhere. I mean, we have to
5 have, as a requirement, to get the density and
6 the height and the uses.

7 CHAIRPERSON HOOD: Right. I
8 understand.

9 MR. QUIN: So I don't see any
10 reason that that should not be counted as a
11 very strong amenity.

12 CHAIRPERSON HOOD: Okay. Mr.
13 Jenkins, if you want to respond.

14 MR. JENKINS: Yes, you've
15 mentioned a couple of the points. The City
16 Council designated the Jobs Training Program,
17 and earmarked \$2 million, as I said in my
18 remarks. The Jobs Training Program, while
19 we're getting a lot of credit for managing
20 that process, that process is actually being
21 managed by the Convention Center Authority.

22 Marriott is supplementing --

1 working with the Authority, but the Authority
2 and the Board of Directors of the Authority is
3 managing that Jobs program, not Marriott. It
4 has been called the Marriott Jobs Program, but
5 it is really being managed on behalf of the
6 project.

7 Another point I wanted to make --
8 we have committed to 50 percent of the jobs
9 for this project, including management jobs
10 being received by residents of the District of
11 Columbia, not Shaw-specific but residents of
12 the District of Columbia. And we think -- we
13 think that's a pretty significant community
14 benefit.

15 We did make a commitment regarding
16 one artifact that Mr. Padro had mentioned. We
17 would preserve it. I don't think we committed
18 that it would be in the lobby. If we did,
19 that was -- I don't remember making that
20 commitment, but it will be preserved, and
21 we'll figure out an appropriate place for it,
22 or present it to Mr. Padro. But that -- we

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1 didn't envision that being in the lobby
2 itself.

3 That is really the only point I'd
4 make. I guess one more point. We did receive
5 a request for community benefit, just this
6 week, and it was a very simple request.
7 Someone needed some support for the
8 Neighborhood Watch, and they made a very
9 specific request to us. And we're considering
10 that.

11 But that's about it. When you
12 hear about sort of broad, grand requests that,
13 you know, give us your community benefits, we
14 are not really sure how to respond to that.
15 We have tried to focus on the big items which
16 we think are jobs and local jobs and training,
17 and that's the long and the short of it. But
18 if there are some specific requests, we will
19 certainly listen to what they have to say.

20 VICE CHAIRPERSON JEFFRIES: Okay.
21 Mr. Jenkins, let me -- I mean, obviously, I
22 mean, we know some of the people that you're

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1 dealing with very well, and we know how
2 persistent they are. So when they tell us
3 that they have really come to you on many,
4 many occasions and talked to you about, you
5 know, the amenities package, I'm certain that
6 they spoke to you with some level of
7 specificity.

8 They did not? Is that what you're
9 saying?

10 MR. JENKINS: That's exactly what
11 I'm saying. I received -- I believe it was --
12 okay. I just received a note with some
13 specificity with respect to what they were
14 looking for. And we haven't commented on it.
15 I mean, we've been preparing for this hearing,
16 but we haven't commented on it as of yet.

17 VICE CHAIRPERSON JEFFRIES: So
18 over --

19 MR. JENKINS: I will say that none
20 of it has been contemplated in our
21 construction budget. But we'll consider it.

22 VICE CHAIRPERSON JEFFRIES: Okay.

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1 I mean, you know, obviously, Mr. Padro --
2 Commissioner Padro came forward and really
3 discussed about, while this is a city project,
4 I mean, obviously, it will have a lot of
5 impact, I mean, Ms. Brown said as well, on the
6 adjacent neighborhood. And that there should
7 be some level of consideration, through
8 benefits, and so forth. I mean, just on a
9 philosophical point of view, I mean, do you
10 find that that's reasonable? That they would
11 consider that?

12 MR. JENKINS: Sure. And I thought
13 we had appropriately addressed it through the
14 Jobs Training Program that -- the Marriott
15 resources that will be deployed against such
16 a training program. I thought that early on
17 the commitment to ensure that -- you know,
18 we're one of the largest employers in the
19 city.

20 VICE CHAIRPERSON JEFFRIES:
21 Absolutely.

22 MR. JENKINS: And we have great

1 relationships with labor, and we intend to
2 build upon that long track record by hiring
3 more people from the city and in all levels of
4 the company, so they can move up and grow with
5 the company.

6 VICE CHAIRPERSON JEFFRIES: So I
7 guess I'm going to move from you to Mr. Quin.
8 I mean, obviously, I mean, you know the types
9 of --

10 CHAIRPERSON HOOD: Before you
11 move, let me just -- you know, I saw Mr.
12 Bailey come up three rows, so he may have
13 something to add to it. People don't usually
14 move three rows -- maybe one row so they can
15 hear. But to move three rows, it -- Vice
16 Chair, just let me interrupt. Mr. Bailey, do
17 you want to come to the -- and could you
18 identify yourself? And you're going to have
19 to fill out two cards now.

20 MR. BAILEY: For the record --

21 CHAIRPERSON HOOD: Turn on your
22 microphone.

1 MR. BAILEY: For the record, my
2 name is Claude Bailey. I'm with the law firm
3 Venable, LLP. I have worked closely with
4 Marriott and Quadrangle on a lot of the
5 community relations relative to this project.
6 As you know, I was very involved when the
7 Convention Center itself was built and did a
8 lot of work with the community on that
9 project.

10 I worked very closely with the
11 Advisory Committee in trying to coordinate the
12 community -- the effort in the community
13 relative to this project. And I can say we
14 did get -- we received a lot of support from
15 the community. As was mentioned earlier, I
16 think the primary thinking was that the Jobs
17 Program, as legislated by the Council, would
18 kind of be the focus of the community benefits
19 for this project.

20 Now, there was some discussion
21 about community benefits late. There was
22 never any specific discussion about a

1 particular program. There was some discussion
2 that, yes, maybe Marriott ought to provide
3 some community benefits, and as late as
4 Thursday I was provided with a list of what
5 had been done on one other project.

6 But there was nothing said -- this
7 is kind of what the community wants from
8 Marriott. So there really hasn't been a
9 detailed discussion about the issue of
10 community benefits for this particular project
11 in a specific sense.

12 There has been some conversation
13 in a general sense about the need to do it,
14 but never -- but no specific discussion about
15 particular programs that could be the source
16 of support by Marriott and Quadrangle for this
17 particular project, except for one case -- as
18 Mr. Jenkins pointed out earlier, we did get a
19 request from some of the community to support
20 an anti-crime program, and Marriott is taking
21 that under consideration right now. My
22 understanding is it probably will receive

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1 favorable consideration.

2 VICE CHAIRPERSON JEFFRIES: But,
3 Mr. Bailey, I mean, you were obviously at the
4 scene of the crime as it related to the
5 Convention Center. I mean, you saw the
6 amenities package that came through there. I
7 think Ms. Brown or Ms. Lee -- Ms. Brown
8 brought that up, so you have a sense, just
9 based on previous experience, the types of
10 things that the community would be looking
11 for.

12 But your point here is that they
13 never really came forward with that.

14 MR. BAILEY: No. They never came
15 up with anything specific. There was a
16 general discussion about the need for -- there
17 was a discussion late about the need for a
18 benefits package. And we have had numerous
19 meetings in the community, briefings with
20 numerous organizations, about the design of
21 this project and how this project will
22 proceed.

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1 And throughout there has not been
2 any specific discussion about a particular
3 program that needs to be supported. Now, I
4 will say that when we -- we did the Convention
5 Center, people came out of the woodwork asking
6 for stuff, and asking for specific stuff.
7 This project, this did not occur.

8 VICE CHAIRPERSON JEFFRIES: Okay.
9 Yes. I mean, obviously, with some of the
10 testimony tonight, I mean, clearly, there
11 seems to be some gap or leap between the two
12 of you in terms of what has occurred. But I
13 don't -- you know, I don't want to go down
14 that road.

15 I just wanted to be certain that
16 -- I mean, you know, I find what the community
17 is saying is somewhat compelling, that, you
18 know, while this is a large-scale public-
19 private project that is really for the overall
20 city's benefit, I mean, the impact of it, you
21 know, directly impacts on this community.

22 And so I don't know what happened

1 or what occurred, but this one Commissioner
2 would ask you to go back and sit down and talk
3 with the community and get a sense of what's
4 going on. I know this community somewhat
5 well, and I know all that has sort of occurred
6 in terms of all the new development, and so
7 forth. I mean, it's a very different place
8 now.

9 And so, you know, I would just put
10 that on the record, Mr. Chair.

11 CHAIRPERSON HOOD: Let me -- okay.
12 Thank you, Mr. Bailey, unless you had
13 something else you wanted to add.

14 MR. BAILEY: No. Thank you, Mr.
15 Hood.

16 CHAIRPERSON HOOD: Okay.
17 Commissioner May?

18 COMMISSIONER MAY: Yes. I wanted
19 to ask a question about the Jobs Program. The
20 way I had read it -- and maybe I'm confused --
21 but it sounded like the financing, the \$2
22 million, was actually coming -- or that was

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1 appropriated by Council. Is that not correct?

2 Is it being provided by --

3 MR. BAILEY: That's correct.

4 COMMISSIONER MAY: It is being --

5 MR. BAILEY: Yes.

6 COMMISSIONER MAY: So how is that
7 a benefit that you are providing to the
8 community if it's coming from the Council?

9 MR. BAILEY: Well, you've got
10 dollars that are deployed against it, but the
11 human resources associated with that, our
12 general managers, our vice presidents --

13 COMMISSIONER MAY: What is your
14 dollar contribution to it?

15 MR. BAILEY: We haven't put a
16 dollar amount on it, but we're going to
17 contribute all of our staff to run the
18 training programs at cost. We're not going to
19 charge any of our costs against those dollars.
20 Those dollars are going to be deployed for
21 direct training and consultants. But we're
22 going to use our human resources, our senior

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1 executives, to come out and provide the
2 training for the community.

3 COMMISSIONER MAY: Okay. So there
4 is a financial contribution on the part of the
5 corporation toward this Jobs Training Program.

6 MR. BAILEY: There is.

7 COMMISSIONER MAY: Okay. Then, if
8 there is, I would suggest you quantify that,
9 because money that is coming from the Council
10 really doesn't carry the same sort of weight.

11 MR. BAILEY: Right. That's a fair
12 point. But we will not be able to quantify
13 that before you -- by the time we come back
14 before this body, because --

15 COMMISSIONER MAY: You don't know
16 how quickly we'll come back.

17 MR. BAILEY: Fair point. But the
18 program itself hasn't been crafted yet. The
19 WCC is working on it.

20 COMMISSIONER MAY: I understand
21 that. But you'll do these sort of projections
22 of, you know, how many jobs are going to be

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1 generated over a period of 20 years, and they
2 produce those sorts of things. I mean,
3 somebody ought to be able to come up with a
4 reasonable projection of what the worth is of
5 that, if they -- if in fact there is this
6 contribution.

7 Now, the question I have about
8 that contribution is that the benefit from
9 that, I mean, you know, ultimately you are --
10 are you training your own future employees?
11 Is that the idea? Or is it job training in
12 general in the hospitality industry? Or what
13 is it?

14 MR. BAILEY: It's job training for
15 residents, for people who may end up working
16 at the hotel. They will certainly be prepared
17 to apply for a job, but the way these programs
18 typically work is -- is, you know, they will
19 get through the training program, they are
20 ready to work right away.

21 The hotel is not open for another
22 six months, so they go and work for a

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1 competitor, which is fine. I mean, they have
2 honed skills that they otherwise didn't have,
3 and they are available to work. So some of
4 these folks are going to be employees of ours,
5 but others are not.

6 COMMISSIONER MAY: Okay. Well,
7 then, you know, all the more important reason
8 to try to put a dollar value on what your
9 actual contribution to this program is over
10 whatever life the program will have.

11 I haven't seen anything with
12 regard to any kind of construction management
13 plan. And I am assuming that that is not
14 being proffered for this project, right?

15 MR. QUIN: We have a construction
16 management plan for every major case.

17 COMMISSIONER MAY: Is that in what
18 we have been submitted?

19 MR. QUIN: It has not been
20 formally submitted, but we have to work with,
21 for example, Department of Transportation on
22 our --

1 COMMISSIONER MAY: Wait. I know.
2 Those are all legal requirements. I guess
3 what I'm wondering -- and, you know, I was
4 just thinking about the sort of things that we
5 normally see or very often see on large
6 projects. Construction management is one of
7 them, and one of the reasons is the potential
8 impact of the construction itself on the
9 neighborhood.

10 Do you know much about the method
11 of construction at this point? Are you going
12 to have to dewater this very deep hole, or is
13 it going to be -- are you able to dig the hole
14 without having to take a lot of water out of
15 the soil?

16 MR. KNOPF: It's a very complex
17 foundation system. It requires a slurry wall
18 around the entire --

19 COMMISSIONER MAY: A slurry wall?

20 MR. KNOPF: Yes, sir.

21 COMMISSIONER MAY: Okay. So you
22 don't -- with slurry wall, you don't have to

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1 do the extensive dewatering that you would
2 with a --

3 MR. KNOPF: We have some, but
4 probably not as much.

5 COMMISSIONER MAY: Okay.

6 MR. KNOPF: Because we basically
7 create a bathtub with slurry wall.

8 COMMISSIONER MAY: Right. The
9 reason I ask is because of that potential that
10 -- I mean, if you dewater the soil that deep,
11 you could cause a lot of settlement in the
12 neighboring properties. So I guess that -- I
13 don't have any more real questions about it.

14 I mean, I think I share
15 Commissioner Jeffries' concern about what
16 benefits are being offered to the community
17 directly, because it is typical to see that.
18 And there is significant relief associated
19 with this project, whether it has been, you
20 know -- and we have -- you know, we have
21 already modified the zoning regulations to
22 make this whole project possible in the first

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1 place.

2 I mean, there is a lot that -- a
3 lot of relief that's going into this. And so
4 I think it's not unreasonable to expect some
5 specific benefit to the community.

6 MR. JENKINS: I just had one
7 comment. Just so everyone is clear, we have
8 a pretty sizeable subsidy from the city on
9 this project, and it is for one reason only.
10 This deal would never pencil without it. So
11 you have some pretty significant budget
12 constraints to begin with.

13 So we are committed to work with
14 the community and have the conversations that
15 you have suggested that we have. But it's a
16 tight budget, and I want to make sure that
17 point is not lost on anyone.

18 CHAIRPERSON HOOD: I think that's
19 well understood. But we would appreciate it
20 if you -- especially work with -- like I said
21 earlier, and my colleagues I think echo it,
22 it's a city -- it's a benefit to the city, but

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1 those residents are going to be the one who is
2 going to be impacted.

3 We'll go home. I won't tell
4 exactly what I go home to, but we go home to
5 other things -- all of us -- and they'll go
6 home to the traffic, to the congestion, and to
7 some of the things they have now. So whatever
8 you can do, Mr. Jenkins, it would be great to
9 have those discussions. And I appreciate you
10 saying that you would have those discussions.
11 And we will deal with it accordingly when it
12 comes back.

13 And let me just say this to you.
14 You mentioned about I think a time issue
15 between the -- the discussion between you and
16 Commissioner May. Typically, what I have
17 asked for is, if we can't do it by proposed,
18 maybe by final -- before final action. And I
19 think that would be allowing enough time -- if
20 you're not able -- I'm not sure what our
21 proposed schedule is, when we take -- but we
22 have to take two actions.

1 Once we take proposed, if you're
2 not able to have those discussions, which
3 possibly may be next month or the month after,
4 then we would ask that you do that before
5 final. So either one, depending upon the
6 schedule.

7 Is that okay, Mr. Quin?

8 MR. QUIN: Yes, sir. I don't want
9 to waive my closing argument, though.

10 CHAIRPERSON HOOD: Oh, I thought
11 you had already made it. Okay. Go right
12 ahead.

13 PARTICIPANT: Are we at that point
14 now?

15 COMMISSIONER TURNBULL: Mr. Chair,
16 I'd like to just make one comment. I guess I
17 would agree with Commissioner May -- reinforce
18 the construction management, because one of
19 the associations -- or somebody sent in a --
20 there was something in one of our reports that
21 talked about the concern about crossing the
22 streets, and so there is a very deep-rooted

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1 community concern about getting around this
2 project in general.

3 So I think I would just reiterate
4 Commissioner May's request for a construction
5 management plan.

6 MR. KNOPF: Could I just get a
7 clarification on that? This has to -- Bob
8 Knopf again with Quadrangle. We have
9 submitted a work plan to DDOT, and they have
10 reviewed and approved that plan that deals
11 with temporary closures, pedestrian
12 crosswalks. Is that what we're talking about?

13 CHAIRPERSON HOOD: Also, how
14 things are going to function when you're doing
15 construction. How are your trucks going to
16 enter? Whose street are they going to go
17 down? You know, what time are you going to do
18 construction? Is it going to be 24 hours?
19 Hopefully not. But, you know, that -- from
20 7:00 to 7:00, 8:00 to 4:00, you know, those
21 kind of issues.

22 And Mr. Quin is well aware of the

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1 construction management plan. He has turned
2 one or two in before.

3 VICE CHAIRPERSON JEFFRIES: This
4 is -- I mean, north of the site, this is an R-
5 4 zone. I mean, it's a really tiny, you know,
6 residential zone. And so, you know, this
7 large-scale development is going to have some
8 clear impact on these residents. And, you
9 know, I find myself up here always trying to
10 protect Shaw and its R-4 zone, you know? And
11 so, obviously, this is important.

12 And, Mr. Chair, I just wanted to
13 -- just to say that, you know, I'd like you,
14 Mr. Jenkins, to do a little bit more than just
15 agree to negotiate. I really would like to
16 see something come out of the amenities
17 package.

18 And I clearly understand about
19 your budgetary constraints. I don't think
20 anyone up here is looking for you to move
21 heaven and earth, but it would be nice to show
22 some good faith effort and some results in

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1 terms of, you know, working with the
2 community.

3 So I just wanted to put that out
4 there. I just don't want to leave us with,
5 you know, wanting to agree to talk to them.
6 I think there should be some definite things
7 that come from that. So --

8 CHAIRPERSON HOOD: Okay. Do you
9 want to --

10 MR. QUIN: I don't want to take
11 much time. I think what is very clear here is
12 that the use, the density, and compliance with
13 the comp plan is all absolutely clear. I
14 think there have been four areas raised that
15 I think we need to address. And the first one
16 is your primary concern seems to be the
17 elevation detailing for architects -- or
18 architectural treatment and design.

19 We thought we had done that. We
20 apologize if we didn't do enough, but we will
21 get plans back to you that will respond.

22 Second issue deals with the

1 amenities, and I think to some extent -- I
2 hope you are not -- I hope you are looking at
3 the entire record on the amenity acceptance
4 and the acceptance of this project and the
5 reports that are given by the vast majority of
6 the public community organizations.

7 They are in support of this
8 project. There was no mention of any
9 additional amenities. This -- every case that
10 you all have, every case that the Zoning
11 Commission has, is different as it relates to
12 amenities, because the nature of it, the
13 nature of what the project is, changes. That
14 doesn't mean that we shouldn't respond, and
15 Mr. Jenkins has indicated that he will do so.

16 So I -- but I just want to make
17 that point, is that if you look at the
18 landscape, the connector, the below-grade
19 truck access, the historic preservation effort
20 that has gone in, the employment and training
21 which has been described, these are all direct
22 benefits to the community. And they have been

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1 recognized in the strong support from the ANCs
2 and from the other organizations that you
3 have.

4 So I don't want to say any more of
5 that, because the bottom line was, yes, we
6 will proceed to respond as you have indicated.

7 The next one was really the
8 construction management plan. And that one we
9 will -- have been working with Department of
10 Transportation. It really is a requirement
11 now, and it's really -- it's nice to show it
12 to the Zoning Commission, but you all will see
13 it. But the ultimate control will be DDOT,
14 and we work with those all the time.

15 It used to be that our management
16 programs for construction were primarily
17 driven by the Zoning Commission. That's not
18 so anymore. And it's not that you shouldn't
19 have it -- and you will have it -- but it's
20 just the point that it's a shift in what is
21 happening at Department of Transportation.
22 They are getting more involved in all of these

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1 projects.

2 So, at any rate, we will be glad
3 to do that and submit that to the Zoning
4 Commission.

5 And the last one -- I guess that
6 was -- that's basically it. We do need to
7 address Mr. Turnbull's concern about the
8 vault, the atrium cover. And we will do so in
9 a memorandum to you.

10 And I -- other than that, we would
11 like to get the earliest possible decision.
12 Obviously, you can tell what we need to have.
13 And the sooner it gets approved, the faster we
14 can move forward. But we know we have to
15 answer these four topics that I've just
16 raised, or just mentioned. And if there's
17 something else -- I mean, there is a way to
18 approve and make certain conditions to final,
19 but I just suggest that as one thought
20 process.

21 CHAIRPERSON HOOD: Okay. Thank
22 you. Thank you very much.

1 Let me do this --

2 MR. BAILEY: Mr. Chairman?

3 CHAIRPERSON HOOD: Mr. Bailey?

4 MR. BAILEY: I'd just like to ask
5 one clarification. Mr. Jeffries spoke very
6 long -- well, not long, but he spoke about the
7 issue of community benefits and bringing forth
8 a package. The only question I have is: how
9 do we kind of measure what is the appropriate
10 size of that package and who the appropriate
11 recipients are?

12 Because I do know from my
13 involvement in Shaw there are a lot of groups
14 in Shaw, and when you kind of open that door,
15 you kind of have to be able to control it.
16 And it -- you know, to keep from getting
17 overrun, for lack of a better word.

18 So I guess I kind of want to get a
19 sense of what you think is something that is
20 equitable, and something that would be
21 suitable for this project, because out of
22 concern that we kind of lose control of who

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1 asks for what, for lack of a better term.

2 VICE CHAIRPERSON JEFFRIES: Well,
3 obviously, you know, the Zoning Commission
4 does not, you know, dictate exactly what type
5 of public amenities package that should be
6 afforded to the community, and that really
7 comes from the applicant.

8 And I think that Mr. Quin has
9 represented enough developers in this town,
10 and his firm has developed -- worked with
11 enough that he will have a sense as to, you
12 know, what would be, you know, commensurate
13 with exactly what the program is being put
14 forward.

15 And I know he feels that he is --
16 you have done enough, but, again, I -- I don't
17 want to make a large deal out of this, but I
18 -- there clearly seems to be some sort of
19 disconnect. And all I'm asking for Mr.
20 Jenkins and your team to do is to just sit
21 down with this team and figure out, perhaps
22 you can -- they can prioritize two or three

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1 things.

2 Or I don't know what it is, but,
3 you know, I think there should be a good
4 showing here as to, you know, working with
5 this community, because -- and these people,
6 like Commissioner Padro worked very hard in
7 this community, and he has worked very hard
8 for years. And he comes down here and, you
9 know, I don't want him to waste his time.

10 I mean, you know, and I -- it's
11 very difficult for me to -- that he has not
12 been very clear about what he is looking for
13 and the groups that he represents, and he
14 represents many. So I just think that if you
15 just walk into a meeting, you know, and just
16 sit down and try to negotiate in good faith,
17 and something can come from that, that's fine.
18 I'm not looking for you to crash your budget.

19 CHAIRPERSON HOOD: I will say, Mr.
20 Bailey, though your point is very well taken,
21 and I looked at the laundry list of community
22 folks and involvement, that I saw an advisory

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1 list -- 1B was on there, Main Street was on
2 there, with some issues.

3 And I think your point is well
4 taken, but I will just say proceed with
5 caution, because we don't want to be the ones
6 to direct you and then create -- because we
7 just had a couple of weeks ago some issues.
8 I think the Vice Chair's point is well taken,
9 but I would hope that you would proceed with
10 caution. But I think your point is well
11 taken, and I hope we don't create what was
12 done previously.

13 MR. BAILEY: Thank you.

14 CHAIRPERSON HOOD: And I'm not
15 saying the Vice Chair -- I agree with him, but
16 I just want you to proceed with caution.

17 MR. BAILEY: Thank you for that
18 advice. We will do so, believe me.

19 CHAIRPERSON HOOD: All right.

20 VICE CHAIRPERSON JEFFRIES: There
21 is extensive -- and you know this better than
22 anyone. There is extensive pockets of poverty

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1 in this area, and there is still a lot of work
2 to do in the Shaw area. So I -- you know, I
3 -- I'm sympathetic to budgetary constraints,
4 but I -- you know, I think we can make a go at
5 this in some capacity.

6 CHAIRPERSON HOOD: If we could
7 have one more comment, I think on the dome.

8 COMMISSIONER MAY: Yes. I just
9 wanted to mention, on the subject of the dome,
10 you know, just -- just based on my reading of
11 things, and my understanding of what a dome is
12 and isn't, I'm not sure that a memo is going
13 to do it for me.

14 Now, you can try, but just -- I'm
15 just sort of letting you know that that --
16 it's going to be a very hard leap for me to
17 accept that this is somehow okay to go this
18 height with this type of structure. To me,
19 it's just like a roof. It's a glass roof,
20 it's an arched roof, but it's still just a
21 roof. It's not a dome in my view. So it's
22 hard to fit into that category that lets you

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1 go higher than the 130 feet.

2 MR. QUIN: I guess I just have to
3 look at what has been done before by the
4 Zoning Commission, and what is approved, and
5 what is --

6 COMMISSIONER MAY: You are
7 certainly welcome to do that, but --

8 MR. QUIN: And then, I think there
9 has to be some consistency for --

10 COMMISSIONER MAY: That's for us
11 to decide.

12 MR. QUIN: Well, it's also for me
13 to try to --

14 COMMISSIONER MAY: That's fine.

15 MR. QUIN: -- persuade you.

16 COMMISSIONER MAY: That's fine.
17 You're welcome to try it. I'm just telling
18 you right off the bat I'm skeptical.

19 MR. QUIN: We can give you those
20 cases, and we also know that the difference
21 here is 12 feet.

22 COMMISSIONER MAY: Not a matter of

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1 how much. It's what it is.

2 Thank you.

3 CHAIRPERSON HOOD: Okay. I think
4 this has been a very healthy and good
5 discussion, not very many architectural
6 questions, but if we can move forward.

7 Ms. Schellin, if we could kind of
8 wrap up with some of the things that my
9 colleagues have asked for. Mr. Quin, if you
10 and Ms. Schellin can work on that with us now
11 at this point.

12 SECRETARY SCHELLIN: Okay. I'll
13 start with my list. We did step away a few
14 times, so we may not have a complete list.
15 But Mr. Turnbull asked for some clarification
16 on the penthouse and dome drawings. I think
17 you wanted some additional drawings.

18 Mr. May asked for elevations
19 showing the materials, maybe a larger scale,
20 point out the materials.

21 Mr. Turnbull asked about the 9th
22 and L Street overhangs, what is going to

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1 happen on the top.

2 Mr. Jeffries added "and the punch-
3 out windows."

4 VICE CHAIRPERSON JEFFRIES: Just
5 detail. Ms. Schellin, I just want to have --

6 SECRETARY SCHELLIN: Mr. May asked
7 about the PEPCO Building. I believe he asked
8 if windows could be added to the facade. It
9 looked very blank.

10 COMMISSIONER MAY: Not the PEPCO
11 Building, but the building -- the part of the
12 hotel --

13 SECRETARY SCHELLIN: The building
14 next to --

15 COMMISSIONER MAY: -- that is
16 adjacent --

17 COMMISSIONER TURNBULL: It's the
18 wall of the Marriott that's got all the metal
19 panels.

20 SECRETARY SCHELLIN: Yes.

21 VICE CHAIRPERSON JEFFRIES: It
22 sits in the background and --

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1 SECRETARY SCHELLIN: Okay. Mr.
2 Jeffries asked for a perspective of the
3 underpass. He also asked to go back and talk
4 to the community regarding the amenities. Mr.
5 May asked that the applicant quantify the
6 money that Marriott was putting towards the
7 employment, what a reasonable worth of that
8 would be. Construction management plan, and
9 also Mr. May asked that the dome issue be
10 addressed by more than a memo. What that is,
11 I'm not sure.

12 COMMISSIONER MAY: Yes. I'm not
13 sure that I was asking specifically for more
14 than a memo. I was just letting folks know
15 that I was skeptical that a memo would address
16 the issue. So --

17 MR. QUIN: And I ask, Ms.
18 Schellin, right after you said perspective of
19 the underpass, what your next item was.

20 SECRETARY SCHELLIN: To talk to
21 the community regarding amenities.

22 MR. QUIN: Right. Well, we have

1 that one.

2 CHAIRPERSON HOOD: Ms. Schellin,
3 did we mention -- Mr. Turnbull wants newer
4 drawings of --

5 SECRETARY SCHELLIN: I think
6 clarifying the penthouse and dome drawings,
7 that was what you were looking for, or --

8 COMMISSIONER TURNBULL: I think
9 part of it gets back to Commissioner May's
10 request for some -- or was it Commissioner
11 Jeffries -- about the elevations, the details,
12 to show a more realistic rendition of what the
13 building really looks like as to what the
14 Board shows. I think it's difficult to look
15 at the drawings and really differentiate what
16 the materials really are.

17 VICE CHAIRPERSON JEFFRIES:
18 Particularly the ground floor area, the
19 ground --

20 COMMISSIONER TURNBULL: Right.

21 VICE CHAIRPERSON JEFFRIES: --
22 pedestrian level.

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1 COMMISSIONER TURNBULL: And my
2 question on the trellises was I'd like to know
3 a little bit more what that looks like.

4 SECRETARY SCHELLIN: I wasn't sure
5 if Mr. Jeffries had his pedestrian view
6 satisfied. Yes.

7 VICE CHAIRPERSON JEFFRIES: You
8 understand what I'm looking for, right?

9 MR. QUIN: Make sure that Mr. Neal
10 does, since he will be responsible. I think
11 I do, but I can't draw it.

12 VICE CHAIRPERSON JEFFRIES: Oh,
13 okay.

14 CHAIRPERSON HOOD: Okay. Let the
15 record reflect he said he believes he does.
16 He didn't have his microphone.

17 Anything else? Do we have some
18 dates, Ms. Schellin?

19 SECRETARY SCHELLIN: Well, I'm
20 going to look to the applicant for how much
21 time they think they need.

22 MR. QUIN: Is the next meeting in

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1 a month, or --

2 SECRETARY SCHELLIN: Two -- four
3 weeks. Okay. That will put us probably into
4 January, then. Okay. That would put us to
5 December 22nd.

6 MR. QUIN: Do you have any
7 meetings in December, the last -- end of
8 December?

9 SECRETARY SCHELLIN: December
10 22nd.

11 MR. QUIN: 22nd? Let's try that
12 date.

13 SECRETARY SCHELLIN: Okay.

14 MR. QUIN: But we would need to
15 file something, then, to work back from that
16 for comment.

17 SECRETARY SCHELLIN: Yes, we
18 would. So if you need four weeks, we can't go
19 with that date. If you want to try to make it
20 on the December 22nd meeting, then you need to
21 shorten your time period two to three weeks.

22 COMMISSIONER MAY: I wouldn't

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1 recommend that. I think they've got a lot to
2 do.

3 MR. QUIN: I'm sorry. You would
4 recommend which?

5 COMMISSIONER MAY: I wouldn't
6 recommend that you try to get it done in time
7 to consider it at the 22nd, because I think
8 there's just a lot to do. But, you know --

9 MR. QUIN: Did you say "wouldn't"
10 or "would"?

11 COMMISSIONER MAY: I would not. I
12 would not. I mean, I -- when -- you know,
13 after that, when is the next meeting?
14 January?

15 SECRETARY SCHELLIN: January 12th.

16 CHAIRPERSON HOOD: But, I mean,
17 it's perfectly up to the applicant.

18 SECRETARY SCHELLIN: Yes.

19 CHAIRPERSON HOOD: If you feel
20 like you're going to be ready --

21 MR. QUIN: Is one week in prior
22 sufficient time for the ANC?

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1 SECRETARY SCHELLIN: Yes.

2 MR. QUIN: So, in other words, if
3 we got the seven -- the 15th -- I'm just doing
4 --

5 SECRETARY SCHELLIN: No. No, no,
6 no, no, no. You would only have until
7 December 8th, and then the ANC would have
8 until the 15th. Our meeting would be the
9 following -- we have to have everything in by
10 the 15th in order to meet a December 22nd
11 meeting. So you would only have two weeks.

12 CHAIRPERSON HOOD: I think I would
13 agree now with Commissioner May, as I have
14 thought about the season we are getting ready
15 to enter into. And also, the ANC being able
16 to meet. I think we need to take all of that
17 into consideration -- the ANC being able to
18 meet also.

19 SECRETARY SCHELLIN: Okay. So
20 we'll allow the four weeks, which would be
21 December 22nd. And then, allow -- because of
22 the holidays allow the ANC until January 5th,

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1 and then we can take this up at our January
2 12th meeting. Does that work?

3 MR. QUIN: That works.

4 SECRETARY SCHELLIN: Okay. And,
5 Mr. Hood, just to clarify, the record is
6 closed to all other filings, except for what
7 was requested. Is that correct?

8 CHAIRPERSON HOOD: Yes, that is
9 exactly correct. Let me hear from
10 Commissioner Padro.

11 MR. PADRO: Mr. Chairman, just
12 trying to be helpful. ANC-2F will next meet,
13 after their December 3rd meeting, on
14 Wednesday, the 7th of January.

15 SECRETARY SCHELLIN: Okay. We can
16 change theirs to the 9th, and we'll just get
17 it filed late. We'll get it to you guys as
18 soon as we get it.

19 CHAIRPERSON HOOD: Thank you very
20 much, Commissioner Padro.

21 SECRETARY SCHELLIN: So the ANC
22 will have until January 9th.

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1 CHAIRPERSON HOOD: Okay. Thank
2 you very much.

3 Mr. Quin, are we all on the same
4 page?

5 MR. QUIN: Yes, we are.

6 CHAIRPERSON HOOD: Okay. I want
7 to thank everyone for a very healthy and good
8 discussion tonight. And, with that, the
9 record in this case is closed, with the
10 exception of what we asked for. Any further
11 information you can see or need -- or
12 questions you can see Ms. Schellin.

13 And with that, this hearing is
14 adjourned.

15 (Whereupon, at 9:39 am., the
16 proceedings in the foregoing
17 matter adjourned.)

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