

OFFICE OF ZONING STAFF PRESENT:

DONNA HANOUSEK, Zoning Specialist

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director, Development
Review & Historic Preservation

ELISA VITALE

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

MAXIMILIAN TONDRO, ESQ.

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF PRESENT:

JONATHAN ROGERS

The transcript constitutes the minutes from
the Public Hearing held on November 29, 2018.

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

(6:33 p.m.)

1
2
3 CHAIRMAN HOOD: Okay. Good evening, ladies and
4 gentlemen. This is the public meeting of the Zoning
5 Commission for the District of Columbia. Today's date is
6 November the 29th, 2018. We're located at Jerrily R. Kress
7 Memorial Hearing Room.

8 My name is Anthony Hood. Joining me this evening
9 are Vice Chair Miller, Commissioner Shapiro, Commissioner
10 May, and Commissioner Turnbull. We are also joined by --
11 Excuse me -- the Office of Zoning staff, Ms. Hanousek, as
12 well as the Office of Attorney General, Mr. Tondro, as well
13 as the Office of Planning, Ms. Steingasser and Ms. Vitale,
14 as well as the District Department of Transportation, Mr.
15 Rogers.

16 This proceeding is being recorded by a court
17 reporter. It's also webcast live. Accordingly, we'd ask you
18 to refrain from any disruptive noises or actions in the
19 hearing room including display of any signs or objects.
20 Notice of today's hearing was published in the DC Register.
21 And copies of that announcement are available to my left on
22 the wall near the door.

23 Okay, the hearing will be conducted in accordance
24 with 11 DCMR Chapter 4 as follows: Preliminary matters, the
25 applicants case, report of the Office of Planning, report of

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1 other government agencies, report of the ANC. Organizations
2 and persons in support, organizations and persons in
3 opposition. And also organizations and persons who are
4 undeclared. Rebuttal and then closing by the applicant.

5 The following time constraints will be maintained
6 in this meeting. The applicant has up to 60 minutes. I see
7 that they've asked for 45. I want to assure you that we have
8 read the record and we read the materials. I think a 15-
9 minute presentation will do us just right, unless you feel
10 otherwise. Which you can take the 45, but I just want you
11 to know that I think 15 minutes -- or 15 to 20 minutes would
12 do us just fine. Organizations five minutes, individuals
13 three minutes.

14 All persons wishing to testify before the
15 commission at this evening's hearing, I asked to register at
16 the witness kiosk to my left. And fill out two witness
17 cards. These cards are located to my left on the table near
18 the door. Upon coming forward to speak to the commission,
19 please give both cards to the reporter sitting to my right
20 before taking a seat at the table.

21 When presenting information to the commission,
22 please turn on and speak into your microphone. First stating
23 your name and home address. When you are finished speaking,
24 please turn your microphone off so that your microphone is
25 no longer picking up sound and background noise.

1 The decision of the commission in this case must
2 be based exclusively on the public record. To avoid any
3 appearance to the contrary, the commission requests that
4 persons present not engage the members of the commission in
5 conversation during any recess or any time. The staff will
6 be available throughout the hearing to discuss procedural
7 questions. Please turn off all electronic devices at this
8 time, so as not to disrupt these proceedings.

9 Would all individuals wishing to testify, please
10 rise to take the oath? Ms. Hanousek, would you please
11 administer the oath?

12 (Witness sworn)

13 CHAIRMAN HOOD: Okay, at this time, the commission
14 will consider any preliminary matters. Ms. Hanousek, do we
15 have any preliminary matters?

16 MS. HANOUSEK: Yes, sir. First, we have at
17 Exhibit 15, the applicant's request -- the applicant requests
18 a waiver of the rules that require them to provide their
19 witness information within 20 days of the hearing so that
20 they can add experts in landscape architecture and LEED
21 certification.

22 CHAIRMAN HOOD: Okay. Commissioners, you've heard
23 the request. Any objections? And I think that makes our
24 record more sufficient and clear. I don't think we're
25 prejudice on anyone, so I don't have any objections. Any

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1 objections here? Not hearing any, so ordered. We'll do
2 that. We did it on general consensus.

3 MS. HANOUSEK: Okay. Next at Exhibit 12, we have
4 a party status request and opposition from the Half Street
5 party, Hosea McClain, et al that was submitted by Aristotle
6 Theresa. Shall I see if they are present?

7 CHAIRMAN HOOD: Yes, Ms. Hanousek.

8 MS. HANOUSEK: Is Aristotle Theresa or the McClain
9 party present?

10 CHAIRMAN HOOD: Can you call for them one more
11 time please?

12 MS. HANOUSEK: Yes, please. Aristotle Theresa,
13 Esquire or Hosea McClain or any of that family, are you
14 present?

15 CHAIRMAN HOOD: Okay. Thank you, Ms. Hanousek.
16 Colleagues, I think our statute is clear 44.11. And I'll
17 just read the last sentence. It's been called for twice for
18 the record. Failure of the person or their representative
19 to appear shall be deemed to constitute the withdrawal of a
20 party status request. I don't believe we need to make a
21 motion. I think it's just an automatic withdrawal. Okay?
22 Anything else?

23 MS. HANOUSEK: Yes, sir. We have proffered expert
24 witnesses. We have previously approved Domenic Giordano in
25 architecture and Jamie Milanovich in traffic engineering.

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1 And then we have new experts; Hank Alinger, Bohler
2 Engineering as a landscape architect and Mike Babcock,
3 sustainable building partners LEED certification. And those
4 resumes are at Exhibit 16(b) and 16(c). Thank you.

5 CHAIRMAN HOOD: Ms. Hanousek, can you name the
6 people that we've already given party status to? Okay, my
7 computer just came up. I think I'm good.

8 MS. HANOUSEK: What did he say?

9 CHAIRMAN HOOD: You didn't hear me? Okay, I was
10 going to ask -- I was going ask you to rename the people that
11 we've already given party status to. I mean not party status
12 -- I'm sorry -- that we've already made expert witnesses.

13 MS. HANOUSEK: Oh yes, sir.

14 CHAIRMAN HOOD: We haven't given anybody party
15 status.

16 MS. HANOUSEK: Domenic Giordano. And that was
17 back in Case 12-19.

18 CHAIRMAN HOOD: Okay.

19 MS. HANOUSEK: And Jamie Milanovich, I don't have
20 which cases, but she's a regular.

21 CHAIRMAN HOOD: Right, okay.

22 COMMISSIONER TURNBULL: Too many to talk about.

23 CHAIRMAN HOOD: Okay. So those that we've already
24 previously accepted, colleagues as experts, I don't think we
25 usually retract. Any objections? Okay, so ordered.

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1 Now we have -- who are the two that we need to --
2 Let's do them one at a time, Ms. Hanousek.

3 MS. HANOUSEK: Hank Alinger, a landscape architect
4 with Bohler Engineering. At Exhibit 16(b), you'll find the
5 resume.

6 CHAIRMAN HOOD: Okay. And he's being proffered
7 as what?

8 COMMISSIONER TURNBULL: Expert in landscape
9 architecture.

10 CHAIRMAN HOOD: Landscape architecture, right.

11 COMMISSIONER TURNBULL: That's my feeling, right?

12 CHAIRMAN HOOD: Okay. Any --

13 COMMISSIONER TURNBULL: I think he's fine.

14 CHAIRMAN HOOD: Okay. Any objections? Okay, so
15 we will now, Ms. Hanousek, add him to our list as well.

16 MS. HANOUSEK: Yes, sir.

17 CHAIRMAN HOOD: Who's next?

18 MS. HANOUSEK: Mike Babcock. His specialty is
19 LEED certification. And you can find his resume at 16(c).

20 CHAIRMAN HOOD: Okay. So but what actually is he
21 proffered as an expert in? LEED certification or sustainable
22 design or what's the right terminology?

23 MS. RODDY: We are proffering him as an expert in
24 sustainable design construction --

25 CHAIRMAN HOOD: You're going to have to identify

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1 yourself, Ms. Roddy.

2 MS. RODDY: Sorry, Christine Roddy with Goulston
3 & Storrs; and in building energy performance.

4 CHAIRMAN HOOD: Okay, thank you.

5 COMMISSIONER TURNBULL: I just have a question.
6 This is kind of like a new area, which we have -- I don't
7 think we've ever had anybody for sustainable design before,
8 have we? I don't recall.

9 COMMISSIONER MAY: You know, it rings a bell for
10 me in some of the big PBs in the past where they had a
11 separate --

12 (Simultaneous speaking)

13 COMMISSIONER TURNBULL: I guess I don't know who
14 certifies you or who -- what bodies --

15 COMMISSIONER MAY: Well I mean it's just whether
16 we consider them an expert in that field.

17 COMMISSIONER TURNBULL: Yes, Mr. Babcock, you have
18 a degree in mechanical engineering, but you're not a PE.
19 Right?

20 MR. BABCOCK: Right.

21 COMMISSIONER MAY: That is correct.

22 CHAIRMAN HOOD: So let me ask in line with Mr.
23 Turnbull -- Commissioner Turnbull's question. Ms. Hanousek,
24 you have a list in front of you. I do remember us doing some
25 sustainable experts, but I just can't remember. It's just

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1 kind of been -- we've been trying, I think, to narrow it down
2 of how we do this. And I want to make sure that we are at
3 least staying within kind of the context of what we've been
4 doing. Do we have anybody that we've done that before with?

5 MS. HANOUSEK: I can check, but I --

6 CHAIRMAN HOOD: It shouldn't take but a minute,
7 right, if you don't mind? If it takes more than a minute,
8 then I don't want to put no pressure on myself either.

9 MS. HANOUSEK: It will take me more than a minute,
10 I'm sorry.

11 CHAIRMAN HOOD: Okay, that's all right. That's
12 all right. But I do -- I think, if memory serves me
13 correctly, we've done that previously, so I don't necessarily
14 have any objections.

15 COMMISSIONER TURNBULL: This is sustainable design
16 with building systems, not necessarily architectural
17 sustainable design with the building. Are you saying that
18 you are an expert in architectural design also?

19 MR. BABCOCK: Background in mechanical
20 engineering, but holistic design. So as a sustainable
21 consultant, we look at all things; materials, energy
22 efficiency, air quality, commissioning, building performance.
23 And also help facilitate the process of LEED certification,
24 energy code, building permit, green code compliance. That
25 sort of thing.

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1 COMMISSIONER TURNBULL: Are we going for
2 certification on this building?

3 MS. RODDY: Yes, the LEED Silver certification.

4 COMMISSIONER TURNBULL: Oh, not Gold?

5 MS. RODDY: Correct.

6 COMMISSIONER TURNBULL: Commissioner -- The Vice
7 Chair might have something to ask you about that. Thank you.

8 CHAIRMAN HOOD: So it sounds like you just have
9 more of a sophisticated name than what we're used to hearing
10 about. So I think, unless we have any objections -- Mr.
11 Turnbull, any objections?

12 COMMISSIONER TURNBULL: No.

13 CHAIRMAN HOOD: Anybody? Okay. So we will give
14 you an expert in whatever it was, even though it's
15 sustainability for me. But we will give you -- you know, you
16 can put all the fancy names, but at the end of the day, we
17 end back up in the same place. Okay? All right. So
18 anything else, Ms. Hanousek?

19 MS. HANOUSEK: No, sir.

20 CHAIRMAN HOOD: Okay. All right, Ms. Roddy we can
21 begin. I'm sorry, hold on.

22 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Just
23 a small point for full disclosure. When I was reading
24 through the record, I noticed in the neighbor agreement
25 between the applicant and ANC-6D that under Point 2, pre-

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1 demolition, removal of salvageable items from existing
2 improvements that the agreement is to identify and salvage
3 any useful appliances, building materials. And to coordinate
4 that with a non-profit organization called Community
5 Forklift.

6 I'm actually on the board of Community Forklift.
7 I wasn't aware of this. It certainly isn't going to affect
8 how I'm going to be considering this project. But for full
9 disclosure, I just wanted to note that for the record.

10 CHAIRMAN HOOD: Thank you, Commissioner Shapiro.
11 Does anyone -- any colleagues have any objections? Does the
12 applicant have any objections?

13 MS. RODDY: No.

14 CHAIRMAN HOOD: Does the ANC representative have
15 any objections? Okay. Hearing none. Thank you. And again,
16 we don't operate in a vacuum because we all do other things
17 besides the Zoning Commission. So we do also residence in
18 the city as well.

19 COMMISSIONER SHAPIRO: Thank you, Mr. Chair.

20 CHAIRMAN HOOD: Thank you. All right and thank
21 you for disclosing. Okay, Ms. Roddy.

22 MS. RODDY: Thank you. Good evening. Christine
23 Roddy with Goulston and Storrs and I have Jen Logan, my
24 colleague here with me tonight. And we represent the
25 property owner in this design review application for 69 Q

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1 Street SW. The property is located in the northwest corner
2 of the intersection of Half Street and Q Street. And it
3 consists of nine lots that would be consolidated to create
4 one record lot that will accommodate the development of the
5 hotel on this property.

6 The hotel will include approximately 155 hotel
7 rooms and accessory spaces, including a restaurant. The
8 property is located in the CG-4 Zone District and is in an
9 area that has seen significant change recently. To the west
10 of the property is an affordable housing project at the
11 corner of First and Q that the commissioner approved in Case
12 17-13. And the second phase of which the commission recently
13 saw, I believe two weeks ago in Case 18-13. And to the south
14 and to the east of the project are properties that are on the
15 market for redevelopment. To the north of the property is
16 a warehouse building that is used as a gym.

17 The hotel development is subject to design review
18 by virtue of being located in Square 656, we are
19 simultaneously seeking variance and special exception relief.
20 And I won't go through each of those elements of relief. But
21 I'll just quickly state that we are seeking special exception
22 relief for the parking, the number of spaces. We are
23 providing eight spaces, where 20 are required. And we're
24 seeking variance relief for the size of the spaces. The
25 ratio of standard to compact is not consistent with what's

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1 required in the regulations.

2 We are also seeking special exception relief for
3 the setback of the solar panels, which we will discuss in our
4 presentation in more depth. And finally, we are seeking a
5 variance relief from the plaza requirements.

6 And I would say that we have noted on the plans
7 that we are seeking flexibility with the typical standard
8 flexibility with respect to the materials in the event that
9 the materials aren't available at construction, we would do
10 something of similar quality and color. And that's noted on
11 the plans. And we would also seek the flexibility, we've
12 been saying 155 or 154 hotel rooms, but that would be give
13 or take about five rooms. So we would seek flexibility for
14 that as well. And to also modify the internal components of
15 the building, so long as there is not an effect on the
16 exterior of the building.

17 So we are pleased to be here this evening with the
18 support of the Office of Planning, DDOT, and the ANC. And
19 we have agreed to the condition in each of their reports.
20 And we will discuss that in further depth in our testimony
21 tonight. We have six witnesses this evening. And so I will
22 quickly turn to our architect and he will begin the
23 presentation. Nick Giordano -- Oh, I'm sorry. We're going
24 to have the applicant introduce themselves and tell you a
25 little bit more about the project.

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1 CHAIRMAN HOOD: Ms. Roddy, before we go to the
2 applicant -- if we can stop the clock one minute, did you say
3 you agree with everything in the ANC letter?

4 MS. RODDY: Yes.

5 CHAIRMAN HOOD: Okay, all right. I'm sorry.

6 MR. WEISMAN: Good evening, Evan Weisman with
7 Donohoe Development. I'm happy to be here. I'm here with
8 my colleague to my left -- to your right, Thomas Penny who
9 is with Donohoe Hospitality. So I'm going to split the intro
10 with him. I'll keep it brief with the time in mind.

11 I just want to say that we've spent the past
12 several months learning about the community, working with the
13 community, finding ways to do things that will help including
14 with the building itself integrating the design into the
15 neighborhood, as well as bringing jobs to the community.
16 This hotel will have several jobs that will be open for
17 community members. And we are also embarking on a job
18 training program that we actually started this past week at
19 the Southwest Family Enhancement Center.

20 And so in addition to the things that are normally
21 required, we're really doing our best to go above and beyond.
22 We also are bringing different facets of our company to the
23 project, so we also have a construction company, as well as
24 Thomas' company.

25 In addition to that, as Commissioner Shapiro

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1 noted, we have a neighbor agreement with the community. And
2 that's all things that we are happy to be doing. We are
3 looking forward to the job training. We have already
4 conducted the appliance removal from the existing homes.
5 Those are now with Community Forklift. And we are doing in
6 conjunction with our neighbor down the street, which is the
7 affordable housing project, two buildings that you've heard
8 recently, we're really working in conjunction with each other
9 on environmental impacts, air quality, things that the
10 community are concerned about. And so we're going to be
11 working hand in hand with that.

12 So I'll let Thomas introduce himself and talk a
13 little bit more about some of our history and what we plan
14 to do moving forward.

15 MR. PENNY: So my name is Thomas Penny. As Evan
16 said, I'm the president of Donohoe Hospitality Services. And
17 we have collaborated with the ANC on the physical structure,
18 making sure it's consistent with the neighborhood. But I'm
19 also excited about the collaboration that's taking place as
20 it relates to the impact the project will have on the
21 neighboring community. Obviously there's Syphax Gardens,
22 Greenleaf, and James Creek within close proximity to the
23 property. And just as we're trying to erect a building that
24 will be attractive and welcoming to guests, we believe we
25 have a responsibility to those in the community to make

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1 certain they have an opportunity to share in the
2 opportunities -- the job opportunities the hotel will
3 present.

4 We've spent time already at the Southwest Family
5 Enhancement Center. We've been there twice presenting to
6 participants of their leasing and hospitality courses. We'll
7 continue to engage with them such that we can get as many of
8 the local residents to work at the hotel as possible. That's
9 also consistent with the brand, which is Cambria Suites,
10 which requires the integration of the hotel into the
11 neighborhood. Both in terms of artistic design, as well as
12 trying to incorporate as many local residents because they're
13 experts of the community.

14 And so we're excited again about the physical
15 structure, but we're most excited about the difference we're
16 prepared to make within the community. Historically we've
17 been more progressive in terms of allowing returning citizens
18 to work in our buildings. We've also been on the front side
19 of things in terms of having high school students to be
20 exposed to the hotel business. We run a program where we
21 have 500 kids learning about the hotel business from
22 operations to ownership with programs at Ballou, Columbia
23 Heights Educational Campus, Maya Aneglous, and Wilson. So
24 we're excited about what we'll be able to do and bring from
25 a people development perspective.

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1 MR. GIORDANO: Hi, I'm Nick Giordano, BBGM
2 Architects. Let's see if I can get this in five minutes.
3 I'll run through these. The site is the yellow square there
4 in the middle. I think we're all familiar with the southwest
5 area of DC. To the bottom of that site is Q Street. And to
6 the right of it is Half Street. This is the site as it sits
7 on a clip from the zoning map. We are in the CG-4, one block
8 south of the RF-1. Further to the north is more residential.
9 Further to the south is higher commercial.

10 This is images of the site. Currently there are
11 nine townhouses on there as was discussed, going to be
12 removed and replaced with the building. These are the four
13 corners of the site. This is the ground floor of the
14 proposed new property. I'll just go with what we're asking
15 for relief from.

16 The reason we're asking for parking relief is
17 because of the narrowness of the site. There's not enough
18 width to actually -- or enough length to make the drop at 12
19 percent from here, even if we take out this little extension
20 on the ground floor that we do to pinch off the alley and not
21 have a gap in the street wall. So we end up either having
22 to come down through and back about halfway that way or we
23 have to come through and down this way, again about the same
24 spot. So in either way, we're losing significant area on the
25 ground floor, as well as, you know, disconnecting areas of

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1 the building.

2 So what we've chosen to do instead of the 20 is
3 to provide the eight we're showing on the back off the alley.
4 That's our special exception request there. Variance wise,
5 we're proposing out of the eight to do six as compacts and
6 two as full.

7 The other issue we're asking for relief on -- or
8 variance on the plaza requirement. Simply because the plaza
9 is about 1,200 square feet, which if you could see on the
10 size of these drawings or look at the meeting room here and
11 the boiler room, that's about 1,200 square feet. Trying to
12 take that sort of area out of the building, pushes the
13 building back in some strange configuration. Keeping the
14 loading platform for the loading areas, we're going to lose
15 parking again.

16 So there's plenty of parking being planned right
17 across the street, as well as the new oval. We thought an
18 amenity such as a restaurant open to the public would
19 actually be beneficial to the neighborhood. There's also
20 significant public space directly in front of the building.
21 I'm going to skip that one. Going to the roof or the ninth
22 floor, we have a terrace out front and publically accessible
23 amenities space up here with some open to sky penthouse,
24 creating the entire ninth floor.

25 The other special exception is the roof of the

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1 ninth floor. The main roof, which pardon me that we didn't
2 color this slide, but it's this profile that runs around
3 here. And where we're getting into trouble is there's a
4 penthouse, it's the override for the elevators and stairs,
5 which are fine. That's all within the setback. It's these
6 solar panels, if you look at the section up here. The solar
7 paneled height we need is 3 feet or 3 feet 1 inch. We would
8 like to put green roof under that for another foot, so that
9 we would raise this solar panel up to the height of the
10 parapet at 4 feet. It won't be visible, but we are
11 technically on a couple of areas like along the east side
12 here, touching up to the parapet and another pinched spot
13 over here.

14 This is a view of the street as it is with the new
15 housing proposed on the left. Existing townhouses if they
16 stay. And then our property. Note that our property is at
17 the 90 feet -- at the ninth floor or main roof, which is up
18 here. What's on the street is actually 80 feet or so, so
19 about 20 feet lower than the housing property. We've held
20 back 28 feet on the front side along Q. And on the left
21 side, we're 12 feet back from Half Street.

22 So instead of going to the elevation, I'm going
23 to talk about the exterior from the perspectives. We have
24 broken the building down with bay windows -- or bay
25 projections to undulate the street facade. And in talking

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1 with the neighborhood, it was very -- we found ourselves
2 leaning to these warm colors of red and grey. And with a
3 heavy second story dark red, which relates to -- Well it sort
4 of reminds you what was on this site. It relates to the
5 existing townhouses if they stay. And significantly relates
6 to the rest of the residential neighbor to the north.

7 Above that is a medium red color with grey
8 projections on top of it. And then on the corner, we have
9 a deconstructed corner, which is outlined and a porcelain
10 panel. It's in the same coloration, but it's got some
11 metallic sheen to it, depending on where the light hits it.
12 Looking from the other side, the alley wall, which has the
13 beds, the baths, and the stair don't have an opportunity to
14 window. But we carry the same rhythm of the red brick around
15 and using the dark grey for the -- where you might expect
16 windows.

17 The ninth floor of course comes down and it's the
18 dark grey, which you'll see becomes the background building
19 from the rear side where the red bays become the predominant
20 or the notable part of the building with the grey being
21 recessive. So you get a broken down scale from the back as
22 well. Again, we carried out the base here, so there wouldn't
23 be a big gap along the alley. And it screens the parking and
24 loading in the back.

25 Materials. The materials, this is the base color.

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1 We just called them 1, 2, 3 and so forth. So we brought them
2 along. I just want to explain this is the base brick. It's
3 a model of the grey and the red. This here is the medium
4 red. It's the majority of the tower on the Q Street side.
5 This is the grey that's on the bays on the Q Street side and
6 the tower -- or the majority of the building on the north
7 side of the building.

8 And this is the porcelain tile that might be hard
9 to see without sunlight, but has a little shimmer as you move
10 around it -- or as you walk around the building. It's the
11 outline of the corner tower. There are two metal colors.
12 One is for the -- The darker one is for the window blinds and
13 outlines for metal panels. The other is the lighter one for
14 louvres and the recessed panels. And the glass is pretty
15 straightforward, low-e clear.

16 That's just a detail of the side wall in the
17 alley. And then it -- This is a night view that shows that
18 we are planning to have the new signage are within the
19 requirements of the area and size. Cambria signage facing
20 east towards Stadium. Cambria signage facing south. And a
21 small Cambria sign over the entry at the revolving door. We
22 also want to uplift gently the underside of this corner
23 element. And a slight, small LED strip running along the
24 side of the deconstructed corner just to give a little
25 interest as you're going around the oval or in this

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1 neighborhood. Nothing to compete with either of the stadiums
2 bright lighting at night.

3 MR. ALINGER: My name is Hank Alinger and I'm
4 director of landscape architecture with Bohler Engineering.
5 I'd like to just touch on the streetscape and then the roof
6 amenities. The streetscape follows the Buzzard Point
7 guidelines. And as such, it's the simple approach. It has
8 a 6 foot tree zone, which you'll see, which wraps both Q and
9 Half Street, 6 foot wide, which includes the tree pits and
10 includes permeable pavers. Beyond that zone is an 8 foot
11 sidewalk, again that would be 100 percent brick per the
12 guidelines, which wraps the site.

13 As you move in towards the building, some of the
14 amenities that have been included include the outdoor dining
15 area, which is located at the southeast corner of the
16 building, which relates directly to the public restaurant in
17 that location. So we saw this as an opportunity to activate
18 the street with outdoor dining, tables and chairs on that
19 whole southeast corner.

20 We've got special paving at the entrance itself
21 with concrete pavers. And then for the flanking zones, we've
22 got -- we've got a bit of landscape dimension that will again
23 make the building site, you know, even more attractive. And
24 we also have bike racks provided on Half Street. We've got
25 six racks, 12 spaces.

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1 And if you look to the north side of the building,
2 the service side, we have two loading spaces and we have
3 three bioretention planters. Stormwall management will be
4 handled with these bioretention planters, as well as our
5 green roof treatment. And we have again, the eight parking
6 spaces, the two loading spaces on that side.

7 There is one slight adjustment to the sidewalk
8 that we'll be making per DDOT if you come around to the alley
9 side, which would be the southwest corner, DDOT has requested
10 that, that sidewalk continue on straight.

11 I didn't mention it, but we're actually being
12 requested by DDOT to bring our curb 4 feet back. And Jami
13 will talk more about this in terms of allowing the traffic
14 lanes and parking on that street. And so as such, we've got
15 a little bit of a transition across the alley to the west to
16 our neighbors. But again, a slight adjustment on that
17 sidewalk to make that back portion right now that's curving,
18 we're just going to let that go straight across. And we'll
19 have a slightly deeper crosswalk.

20 If we move to the roof level, you can see
21 amenities are planned at the ninth floor. And as Nick
22 mentioned, there will be a fitness room up there. There will
23 be a multipurpose function space with likely a bar. And we
24 have a fairly generous amenity of space -- extra space, which
25 will have lounge seating. A portion of it will be covered

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1 by the trellis/purgola area at the southeast corner. We're
2 going to have a series of planters, which again contribute
3 to our GAR and our stormwater. At the ninth level, we'll
4 have some small tree planters closer to the edge. And again,
5 a series of different kinds of lounge seating areas. The
6 roof for this space also has the solar components again as
7 previously mentioned. And we're also looking to introduce
8 green roof and integrate that with the solar rays there on
9 the upper level.

10 MR. BABCOCK: Mike Babcock with Sustainable
11 Building Partners. So one thing we're doing in Donohoe and
12 their commitment to sustainability in the city, we're going
13 above and beyond what we normally would do for say a LEED
14 certified required project. One thing we're doing is the
15 integrated process. So we've been looking at master level
16 strategies early on. Optimizing glazing. What's the impact
17 of thermostat settings, different system options. Site for
18 source energy, strategic planning. Basically creating a plan
19 for sustainability that sets the tone for the project going
20 forward.

21 Another thing we're doing that really works with
22 the sustainable DC plan is we're looking at the emissions and
23 ozone depletion ossification of material life cycle impact.
24 So material choices that can improve and reduce omissions and
25 meet some of those goals for the city, above and beyond.

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1 We're also using LEED v4 as the framework, which is a more
2 aggressive standard than traditionally the LEED certification
3 programs that have been used. And we use it as a framework
4 for sustainability.

5 Real quick, on the site, we know Buzzard Point and
6 the changing dynamic; resiliency, stormwater management.
7 These are big issues. We're actually going above and beyond
8 the maximum points LEED would allow for a tight compact site
9 hitting the 95th percentile for stormwater management on this
10 job.

11 We mentioned the solar renewable and the green
12 roof. There's always competing priorities on the roof. But
13 one of the nice things is the green roof will keep the solar
14 panels cooler, which will actually activate them and produce
15 more energy. We're looking to mitigate light pollution,
16 electric car charging and permeable surfaces for the
17 permeable pavers, which is also unique to DC project. As you
18 can see, we're also working on the water with the hotel brand
19 to revise their plumbing fixture specifications for a more
20 efficient savings for water. Water submetering and no
21 permanent irrigation. And you can see we're really
22 activating the site, producing power, managing stormwater,
23 and having an active lively deck.

24 From an energy perspective, one thing we're doing,
25 we're trying to optimize our renewable energy sources. So

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1 the PV, about 44 current panels. And one of the conditions
2 we're looking at is how can we maximize that? So we don't
3 want to limit ourselves with renewable energy because of the
4 site lines. So the KW we're actually looking to put on is
5 probably more in line with some of the larger multi-family
6 buildings you would see.

7 We're looking at SmartRoom internet of things.
8 You walk in and out managing the hotel energy, which provides
9 benefit for everyone. Energy Star appliances, LED lighting,
10 optimizing the thermal enclosure. We're also really
11 sensitive to indoor environmental qualities, CO2 sensors,
12 airflow monitoring device, lighting control, quality views
13 is really high on this particular project.

14 Yes, and to address the Silver versus Gold, I
15 wasn't sure with the time. So one of the issues for lack of
16 a better term with the particular area in v4 is very
17 aggressive with regards to location and transportation. We
18 have seen this on other jobs in the Buzzard Point area where
19 a lot of the points that you would get for having a
20 transportation infrastructure, that currently is not in
21 place.

22 But in the density and diverse usage that you
23 would see on a project that's in a different part of the
24 city, those would be points that we'd pick up. It's about
25 ten points and it's really the trigger point for us in terms

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1 of LEED v4 Silver versus Gold. The way I would characterize
2 the project is it's a v4 Gold project without the
3 transportation-related credits because of the Metro location
4 and things like that.

5 MS. MILANOVICH: Good evening. Jami Milanovich
6 with Wells and Associates, transportation consultant for the
7 project. In the interest of time, I'm just going to skip to
8 the end of my presentation. We're very happy to have DDOTs
9 support. DDOT did have a number of conditions they requested
10 in the report. I'm really pleased to be able to tell you
11 that we have agreed to all of those conditions.

12 There is one that requires a little bit of an
13 explanation. And that is with respect to the DC Circulator
14 day passes. At the time we wrote the report, the day passes
15 were still in effect. But I understand those were
16 discontinued as of September 30th. And so rather than
17 providing those paper day passes to hotel guests, the
18 applicant will have SmarTrip cards on hand that can be used
19 for the DC Circulator. And they'll replenish the money on
20 those SmarTrip cards in order to meet the guests in the end.
21 And so they'll use those for their hotel guests to get free
22 DC Circulator rides. Otherwise again in agreement with all
23 of DDOTs conditions.

24 MS. RODDY: And before we close, I just wanted to
25 make one more point with respect to the parking relief that

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1 we were requesting. As Mr. Giordano had stated, there are
2 some constrictions with this site. But I also just wanted
3 to mention that the capacity of the commercial parking in the
4 area is more than adequate to meet the needs of this
5 building. And we have a Letter of Intent with Colonial
6 Parking that we're happy to enter into the record this
7 evening. That they are in control of approximately eight
8 garages within a mile of the site that have capacity to
9 accommodate the vehicles that would be coming to the site and
10 using the valet services. And with that, we're happy to
11 answer questions.

12 CHAIRMAN HOOD: Okay, thank you very much. Let
13 me just by a show of hands, how many people who are here who
14 are in opposition of this case? Okay, all right. Thank you.
15 Thank you all for making that adjustment because we have
16 looked over the materials and think it would be more
17 advantageous for us to ask our questions on this thing. So
18 okay Commissioners, any questions or comments? Commissioner
19 May?

20 COMMISSIONER MAY: So the images of the facade
21 when you blew up the, you know, the sort of detailed
22 elevations. You're showing what looks like a Roman brick.
23 Is that in fact what you intend to use or is it a standard
24 brick like what you showed us when you passed out the
25 materials?

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1 MR. GIORDANO: It's a Roman brick. They just
2 don't have sample panels.

3 COMMISSIONER MAY: More than that I just wanted
4 to double check that, that's what -- Because it almost looks
5 like the image is distorted because of what's in the detail
6 on the right isn't perfectly consistent with what's on the
7 left, so that's good. Now can you pull up an image that
8 showed the sort of louver treatment? Yes, exactly what's
9 happening with that? That's shown as the grey velvet metal.
10 What is that?

11 MR. GIORDANO: The grey velvet is on the louvers
12 that are -- they are only 3/4 inch apart, so architecturally,
13 they're not a stamped louver or architecture louver, but
14 that's the detail going up the middle. And then to either
15 side, you have the cosmic grey mica, which is a darker one
16 that works with the --

17 COMMISSIONER MAY: So I mean is there glass behind
18 the louver?

19 MR. GIORDANO: No, it's a panel and then --

20 COMMISSIONER MAY: Just a panel.

21 MR. GIORDANO: Yes.

22 COMMISSIONER MAY: So it's like a -- I mean it's
23 a little hard to tell the rendering. I mean this is
24 different even from the rendering that we had received in
25 advance. And I mean, I just don't want it to look like --

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1 MR. GIORDANO: It probably shows best in this
2 corner.

3 COMMISSIONER MAY: Okay.

4 MR. GIORDANO: Yes.

5 COMMISSIONER MAY: All right, that's a little bit
6 better. I mean I was a little worried looking at it straight
7 on elevation because it almost looked like, you know, a
8 garage vent or something.

9 MR. GIORDANO: Hard to render, yes.

10 COMMISSIONER MAY: Yes. So to the valet parking,
11 is it practical to be thinking about valet parking cars up
12 to a mile away? I mean, I just don't know. I mean it seems
13 like it's a really long distance.

14 MR. PENNY: So they have -- they have garages that
15 are inside a mile. We basically stated that all were within
16 a mile. We operate hotels in other locations of the city
17 where we have garages as far away as close to a mile. And
18 we basically put on enough valet operators to be able to run
19 cars and get them to and from, you know, the hotel
20 efficiently. Obviously during peak times, we just have more
21 people.

22 COMMISSIONER MAY: Right.

23 MR. PENNY: But there is an abundance of hotels
24 and less garages in the city and so more hotels than not have
25 to deal with this challenge on a regular basis.

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1 COMMISSIONER MAY: Okay, thank you. That's good
2 to hear. So we saw in your presentation two different
3 versions of how the solar panels are going to be laid out.
4 Is one of them correct and the other one incorrect or is it
5 -- I mean because what's in the rendered landscape plan is
6 different from what you showed us early in the
7 architectural.

8 MR. GIORDANO: Yes, the landscape was more about
9 the landscape and he picked up an earlier version for
10 background. But it's --- and it still needs to be finely
11 detailed. We're trying to --

12 COMMISSIONER MAY: And that's fine. So on the
13 architectural plan where you showed it and you also had the
14 detail of the section with the parapet, I'm curious, there's
15 a lot of blank space there where there are no panels. What's
16 driving this layout? I mean you have setbacks in some areas
17 and you don't have setbacks in others.

18 MR. GIORDANO: Well we do need access 2 feet
19 basically on two sides of the panels for, you know, service
20 and so forth.

21 COMMISSIONER MAY: Right.

22 MR. GIORDANO: And then on -- So on the south
23 side, you see there's really nothing -- there's not enough
24 room for a panel below that penthouse there.

25 COMMISSIONER MAY: But there's 6 or 7 feet there,

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1 right?

2 MR. GIORDANO: Yes, but the panel's not going to
3 fit in there and leave service --

4 COMMISSIONER MAY: I mean they're not standard --
5 I don't know, what are they 2.5 or 3 feet by 5 foot panels?

6 MR. GIORDANO: Yes, and partially you want to make
7 sure that you don't have partial shading. So the depth
8 between --

9 COMMISSIONER MAY: Well right.

10 MR. GIORDANO: So you start to infringe on that.
11 And I think the space in front is basically maxing out every
12 area that we could put it on that would not be shaded or be
13 inconvenient when you're gaining for the mechanical and
14 electrical --

15 COMMISSIONER MAY: Sure.

16 MR. GIORDANO: -- configuration.

17 COMMISSIONER MAY: Well I understand needing
18 access to it and that sort of stuff. It just -- I mean, you
19 know, we've seen a lot of layouts like this before. And it
20 just seems a little surprising. There is definitely some
21 extra space there where I think that you could get more
22 panels in. And since you're seeking the relief from the
23 setback, I mean I would push it to the limit. And even if
24 you wind up -- I mean I don't know how much efficiency you
25 lose by -- Well I mean at what point the parapet starts to

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1 interfere with really efficient deployment of the panels.
2 But the panels are getting cheaper all the time, so I don't
3 -- you know --

4 MR. WEISMAN: I would commit that we'll re-look
5 at it and --

6 COMMISSIONER MAY: Yes.

7 MR. WEISMAN: -- put as many as possible. Because
8 the more we get, the better for us. So we want to see.

9 COMMISSIONER MAY: Yes, it just seems like the
10 logical thing to do. And the reason -- I mean it's because
11 this building is a 90 foot building that we can have the
12 parapet above that. Is that -- I've forgotten how the height
13 measurement rule works.

14 MS. RODDY: Correct. But where ordinarily we
15 consider the parapet is actually a story in this instance.
16 So the mechanical equipment is above the ninth story, the
17 solar panels. The only penthouse that we have here -- I'm
18 sorry, you asked me about the parapet, not the penthouse.

19 COMMISSIONER MAY: The parapet, not the penthouse.

20 MS. RODDY: Yes.

21 COMMISSIONER MAY: Yes, it took a while for me to
22 realize that there's no penthouse per se, right?

23 MS. RODDY: Yes.

24 COMMISSIONER MAY: But just the parapet.

25 MS. RODDY: Yes, you can have the parapet above

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1 the 90 feet.

2 COMMISSIONER MAY: And what's the height limit on
3 a parapet above 90 foot --

4 MS. RODDY: Four feet.

5 COMMISSIONER MAY: Four feet, okay. And you're
6 proposing just three, I think. Right? Is that what I saw?

7 MS. RODDY: It's 4 feet.

8 COMMISSIONER MAY: It is 4 feet. Okay. All
9 right, I heard that wrong. All right, that's it for my
10 questions. Thank you.

11 CHAIRMAN HOOD: All right, any other questions or
12 comments? Vice Chair Miller?

13 VICE CHAIR MILLER: Thank you, Mr. Chairman. And
14 thank you for your presentation. And thank you for all the
15 engagement with the community, ANC-6D, and the consignment
16 of that neighbor agreement, which refers to some other
17 agreements within the agreement that I guess have yet to be
18 fully drafted or implemented. Like the construction
19 management or construction dust or are they -- What's the
20 status of those?

21 MS. RODDY: We have submitted a draft of the
22 construction management plan --

23 VICE CHAIR MILLER: Okay.

24 MS. RODDY: -- to the ANC. And we're just
25 finalizing that. We're waiting for their comments on that.

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1 But that process has already started. And we used a template
2 that they have agreed to in the past. So we hope that, that
3 will be a smooth process.

4 VICE CHAIR MILLER: Yes. I think there were a lot
5 of good protective provisions for the neighborhood in that
6 agreement. And as usual, ANC-6D is a model for other ANCs
7 to draft such agreements for their projects in their
8 neighborhoods. So I think it's a very attractive hotel
9 development, the design, materials, the colors, the bay
10 projections. Did you have -- I think that you had a similar
11 thing at the top of another Cambria or maybe you weren't
12 involved with that. Was that at 9th and O or where was it?
13 Anyway, it's attractive.

14 So I think it would be useful to --- helpful to
15 have the Letter of Intent with Colonial Parking into the
16 record. They control 500 spaces in the neighborhood or how
17 many other spaces in the neighborhood do they control?

18 MS. RODDY: They have approximately 1,500 within
19 a mile in eight different garages.

20 VICE CHAIR MILLER: And I feel like those spaces
21 have been doubly and triply committed to by numerous projects
22 going forward, Ms. Milanovich including Audi Field and maybe
23 DDOT can address that as well. But I feel like they've been
24 overcommitted. And I think they're going to be -- Some of
25 these are surface parking lots that are going to be

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1 redeveloped as well in this whole redeveloping neighborhood.
2 Maybe you can address that.

3 I'm a little concerned about the -- I realize the
4 practical difficulty -- not that, that's the standard here,
5 but that's well in the standard for the special exception,
6 it is one of the standards of going underground with the
7 slope and everything. So you're providing the eight for the
8 employees, but nothing for the guests of the hotel. And
9 nothing for the restaurant patrons and relying totally on
10 valet at parking lots that are going to be increasingly in
11 demand by all of these projects in the neighborhood.

12 MR. PENNY: We have a 20 year relationship with
13 Colonial Parking at one of our other locations. So it's a
14 longstanding relationship. They park at our largest hotel.
15 And so I can't speak to the other projects that have maybe
16 committed their spaces, but we have a longstanding
17 relationship, which I'm certain they'll honor their
18 commitments.

19 VICE CHAIR MILLER: Okay. So here's the letter,
20 so that's useful to have. And I'll look over that and if I
21 have any questions about it, I'll come back later.

22 MR. PENNY: Just the other point is that the
23 vacancies were also highlighted of which we saw the vacancies
24 and we saw the full number of spaces. We based our
25 assumptions based upon their vacancies. They detailed those

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1 vacancies at every point during the day, Monday through
2 Friday during the day, evenings and weekends.

3 VICE CHAIR MILLER: Right. Mr. Penny, while you
4 have the microphone, I'll take advantage of asking you a
5 question about the employment opportunities that you hope to
6 provide as set forth in the neighbor agreement.

7 But I know you've been heavily involved in the
8 Hospitality High School and I know your good work there on
9 the Workforce Investment Council and lots of other citywide
10 initiatives, but maybe you can just elaborate just briefly
11 on how employment opportunities are going to be provided to
12 Ward 6 and neighborhood residents.

13 MR. PENNY: Well, as I said, we already started
14 to do sessions at the Southwest Family Enhancement Center.
15 They already have some training going on, and so we want to
16 basically pick up and work in collaboration with them.

17 Evan and I, we spent some time yesterday with some
18 of their folks over there and we're actually working to place
19 them in advance of our project either at some of our hotels
20 or other hotels in the city, and we sent some to a job fair
21 today.

22 This is the part of the project I'm most excited
23 about because when I think about this particular section of
24 the city, there's a group of folks who that have been
25 underserved for some time, and so if we open this hotel and

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1 we don't make any meaningful difference in the lives of those
2 that live there, to me, the project will be less successful
3 than it can be.

4 So again, we'll work with Southwest Family
5 Enhancement Center. We'll with DC Central Kitchen, So Others
6 Might Eat. We'll work with community partners to ensure as
7 many residents as possible have an opportunity to transition
8 to work at the hotel.

9 We've also had success with the Marriott Marquis
10 when that project came down. We were part of an effort of
11 which led to over 1,000 District residents being trained and
12 over a couple hundred being placed at the hotel, with one
13 gentleman who was a returning citizen who did 22 years in
14 prison has been at the hotel for four years and has gotten
15 22 Marriot Spirit to Serve awards in that four-year tenure,
16 and so we're excited about the opportunity to make a
17 meaningful difference in the lives of those who live in the
18 community.

19 COMMISSIONER TURNBULL: Okay, well, thank you for
20 all of those efforts and I encourage you to continue them,
21 and I don't need you to encourage you to continue them, so
22 thank you.

23 The residential row houses that are on this site
24 that are vacant, how long have they been vacant and like how
25 were they, how were the residents evicted from there, from

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1 them?

2 MS. RODDY: They've been vacant for well over a
3 year, some of them longer than that. At the time that
4 Donohoe and their partner came in control of the site, it was
5 already vacant, so they did not participate in any of the,
6 I guess, actions with the tenants, so I can't speak to why
7 they left or how they left.

8 MR. WEISMAN: We can say, however, that we've gone
9 through the process with the housing folks and we've got
10 clearance that they were in fact, that they either left on
11 their own or they were given proper notice.

12 VICE CHAIR MILLER: Who were the housing folks,
13 DHCD?

14 MR. WEISMAN: DHCD, in advance a demolition, you
15 know, standard process, so.

16 VICE CHAIR MILLER: Is there anything in writing
17 from them on that?

18 MR. WEISMAN: Yeah.

19 VICE CHAIR MILLER: Can you provide that?

20 MR. WEISMAN: Sure.

21 CHAIRMAN HOOD: Do we know if they stayed in the
22 city?

23 MR. WEISMAN: We don't have any knowledge of --

24 CHAIRMAN HOOD: Is there any way we could find
25 out?

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1 MR. WEISMAN: We can --

2 CHAIRMAN HOOD: Or let me just say this. I would
3 like for you to try to find out.

4 MR. WEISMAN: Sure.

5 VICE CHAIR MILLER: Or how many of them, and how
6 many residents were there. So there still are going to be,
7 or for the time being, maybe not a long time being, the
8 residential row houses that are across the alley to the north
9 of this site.

10 Is that -- I don't know if I have my directions
11 right, but there are similar two-story residential row houses
12 that are occupied, right? Is that --

13 MS. RODDY: Correct, there are row houses to the
14 west of the alley, of the site.

15 VICE CHAIR MILLER: To the west of the alley?

16 MS. RODDY: And I believe two of those row houses
17 are owned by the individual who sold these row houses to the
18 applicant, and so our understanding is that there's a good
19 likelihood that that would be redeveloped, although that
20 hasn't been set in stone at this point.

21 VICE CHAIR MILLER: So that will be likely to be
22 redeveloped because it also has a similar zoning, I assume,
23 and similar comp plan designation?

24 MS. RODDY: Correct, it is CG-4.

25 VICE CHAIR MILLER: Which is medium density

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1 residential, at least in the comp plan. I forget if the CG-4
2 is mixed use, I think mixed use medium density?

3 MS. RODDY: Yes, we're medium density residential
4 in the comp plan.

5 VICE CHAIR MILLER: So even though there are only,
6 they may not be there for a long time, is there a rendering
7 in the exhibits that shows what the hotel looks like across
8 the alley from those two-story, how it fits in with that even
9 though they might not be there much longer? There it is.

10 MR. GIRADANO: Not the best rendering of the
11 existing building, sorry.

12 MR. PENNY: I would say that the ANC informed and
13 then we made some adjustments to the physical structure
14 because she wanted to make certain that they integrated well
15 with those town homes, and so the exterior building looked
16 different, but as a result of her counsel, we made
17 adjustments to integrate the design as best we can out of
18 consideration of those homes.

19 VICE CHAIR MILLER: Right, I think the brick is,
20 the brick and the materials are complementary, so I applaud
21 your effort in that regard.

22 MR. PENNY: She deserves the credit.

23 VICE CHAIR MILLER: Of course it is a lot bigger
24 than what they're used to having next to them, but, so on the
25 LEED, Mr. Sustainability, yeah, we tend to try to push

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1 project applicants to strive for gold, and I heard your
2 explanation as to why you're not getting credit. Well, then
3 I'm not sure I quite understood how you lost the 10 points
4 because you're close to transit?

5 MR. BABCOCK: Yes, I can explain that part if you
6 like. So with v4, you know, in every iteration of LEED,
7 right, they up the game, right, and they make it a little
8 more challenging. They set a protocol and they want to raise
9 it.

10 So in v4, what they do, it used to be if you were
11 next to a Metro stop or a bus stop, right, you'd get, you
12 know, six points. Now it's how close are you? How many
13 trips? How many trips during the day and how often they are.

14 And based on the location of where we are and the
15 current surrounding density, it's like eight points that are
16 just a function of the location that, say, this were --

17 VICE CHAIR MILLER: Because you're too far?
18 Because you're a 15-minute walk from the --

19 MR. BABCOCK: And also the --

20 VICE CHAIR MILLER: You're not on top of the Metro
21 stop?

22 MR. BABCOCK: Yeah, and the bus -- yes, so even
23 dense sites struggle because it's not just Metro. It's how
24 many buses, how many stops, how frequent they come.

25 And right now, I think, with a lot of the Buzzard

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1 Point, it's like game day type travel, so, you know, when
2 that fills in and the dynamic potentially builds up, it could
3 be a higher level.

4 VICE CHAIR MILLER: So one of the DDOT conditions
5 as I recall was this DC Circulator free, even though it's
6 only a dollar for everybody else right now, but you don't get
7 credit for adding that as, say --

8 MR. BABCOCK: Oh, I would love to take credit.
9 You know, they don't -- yeah, they even planned. You know,
10 if you have, say, a funded Metro stop coming in, USUBC and
11 the governing body would be like no, we'd have to see it
12 actually in place by the time the development comes along,
13 and so that's one of the limiting factors.

14 And in fact, a lot of the credits we're pursuing
15 on this, material life cycle and some of the other credits
16 would be credits we would be pursuing for a v4 gold
17 certification, so it poses an interesting challenge to make
18 up that difference, that it's just, it's like sustainable
19 site. It is what it is and that's a function of our location
20 that --

21 VICE CHAIR MILLER: Is the LEED -- I didn't see
22 and maybe I missed it. Is the LEED scorecard in the record?
23 I think we need to see the LEED scorecard submitted as part
24 of the application and how far you are off. So are you 10
25 points off from the gold?

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1 MR. BABCOCK: Yeah, we're, well, obviously we're
2 still schematic and we got to vet all of the details, green
3 roof, PV, and --

4 VICE CHAIR MILLER: Yeah, it's all estimate.

5 MR. BABCOCK: Right, and we're, like, we're going
6 to have to do a lot to get it up to silver or low silver
7 level, so.

8 VICE CHAIR MILLER: But can you prepare a
9 scorecard, a best guess at this point?

10 MS. RODDY: Yes.

11 VICE CHAIR MILLER: Okay.

12 MR. BABCOCK: Yeah, we've done a scorecard. We've
13 done a thorough analysis of the site and --

14 VICE CHAIR MILLER: Have you met with DOEE?

15 MR. BABCOCK: Yeah, we had actually a great
16 meeting with Jay Wilson and we kind of talked through this
17 and what we were doing, and, you know, kind of the way I
18 would approach it is we're using LEED as a framework for
19 sustainability, so what can we do that's above and beyond
20 what would be otherwise required for code?

21 And we had a great discussion with Jay. I forget
22 when we met with him, but, yeah, and they were kind of
23 onboard with a lot of the strategies we were looking to
24 implement on the project.

25 VICE CHAIR MILLER: I assume he had

1 recommendations to get your LEED score higher too. He
2 usually does, at least when he sends us written
3 recommendations, which he used to regularly, but we don't get
4 that.

5 MR. BABCOCK: He is actually --

6 CHAIRMAN HOOD: Let me ask this. I think -- let
7 me ask this question like this if you don't mind, Mr. Vice
8 Chair.

9 VICE CHAIR MILLER: No, I'm through.

10 CHAIRMAN HOOD: It's on the DOEE question.
11 Typically, I know in that area in the past, even though
12 sometimes we get written reports and sometimes we don't,
13 typically in the past, you continue, the applicant continues
14 to have those discussions with DOEE, and sometimes in a
15 different regulatory process, like some of the concerns that
16 will come out, that's worked out with DOEE at a later time
17 outside of our process. Is that a fair statement?

18 MR. WEISMAN: Yes, in fact, I spoke with Dan
19 Connor about two hours ago, and he advised me to let
20 everybody know that they're very supportive of the project,
21 and even though they're not here because I think they're a
22 little short staffed, they are onboard with the silver
23 because of the reasons that Mike laid out, as was Jay before
24 he transitioned to his new role.

25 CHAIRMAN HOOD: Okay.

1 MR. BABCOCK: And I would say also it's not a
2 static thing. We're going to continue to, if we can get some
3 more renewable, you know, we vet some of the energy
4 efficiency strategies, but in terms of just overcoming that
5 surrounding density hurdle in the current setup, you know,
6 again, I would say it's just a challenge that there's just
7 not enough points on the scorecard to pick up that
8 difference.

9 MS. RODDY: To your point, Chairman Hood, yes, we
10 will continue that dialog.

11 CHAIRMAN HOOD: Yeah, and that's what my point
12 was. Those discussions, I think, even happen, regulatory,
13 especially outside of our process because that negates at
14 least two questions I had, so, okay, all right. Are you
15 finished?

16 VICE CHAIR MILLER: Thank you, Mr. Chairman. I'm
17 through.

18 CHAIRMAN HOOD: Thank you, Mr. Vice Chair. Okay,
19 Mr. Turnbull?

20 COMMISSIONER TURNBULL: Thank you, Mr. Chair.
21 Thank you for your presentation tonight. Obviously it's a
22 very intriguing project in a very critical area of the city.
23 I just had a couple of questions just to get back to Ms.
24 Roddy, the question about materials and colors.

25 I think you know we don't usually allow

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1 flexibility on changing materials on a project. We've done
2 that. We've gone through that before. Usually we allow
3 flexibility on changing colors, but not necessarily carte
4 blanche on changing materials.

5 And I think OAG, as we standardize the language
6 that we've been using for the last several cases now, and I
7 think Mr. Tondro can, if you consult with him, he can give
8 you that language that we use.

9 On the roof of the, what's, on the roof of the
10 hotel, I heard, I think it was Mr. Giradano talking about,
11 I saw listed on the plans a Bar Pantry, and then I think it
12 sounded like there's going to be a bar up there.

13 I don't really see any layout of how that really
14 happens. It's simply just a block diagram. I'm not sure if
15 there's a bar outside, if there's tables and chairs, if
16 there's a fire pit, fireplace, lighting. I'm not really sure
17 what's going on out there.

18 MR. PENNY: In essence, it's a function space.
19 There is a kitchen out there, but it's function space of
20 which we'll service and we'll host events out there. That
21 will be the bulk of the use where you see, where he has
22 highlighted.

23 That's basically an area we'll use to rent out to
24 customers to do all kinds of events. That's what we
25 anticipate using that space for.

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1 COMMISSIONER TURNBULL: So you do not see having
2 a bar out on the terrace outside, a fire pit, or any kind of
3 activities on that outside?

4 MR. PENNY: As it relates to the fire pit, at this
5 time, and they can best speak to the fire pit, but in
6 reference to the bar, there may be mobile applications for
7 a bar, and there may be an area of which we could have a
8 fixture to be able to service the function space, but it
9 won't, the restaurant space is on the lobby level.

10 COMMISSIONER TURNBULL: Well, I think you know
11 where I'm going on this. I'm concerned that you're in a
12 residential area and I don't know what the hours of operation
13 are going to be. Are you going to go to midnight and shut
14 down? Is this going to go to 2:00 a.m.? I mean --

15 MR. PENNY: So I can tell you in terms of the
16 restaurant --

17 COMMISSIONER TURNBULL: -- sound, is there going
18 to be a band up there playing?

19 MR. PENNY: No, no, no, so, I mean, it's going to
20 be function space. Function space, one, it's more profitable
21 to do function space, two, it's less disruptive, and then the
22 restaurant on the lobby level, it's going to close at 10:00.

23 That's consistent with the brand. This particular
24 brand does not at least encourage a bar or a nightclub type
25 of activity, and that's inconsistent with anything we do at

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1 any of our hotels.

2 COMMISSIONER TURNBULL: Okay.

3 MR. PENNY: Our food and beverage offering is an
4 amenity to the guest experience in terms of the guest room.
5 We don't want to run a nightclub. We want to run a hotel.

6 COMMISSIONER TURNBULL: Downlighting throughout.
7 My only concern is I see that little atrium area with this
8 uplighting. It looks very bright. It looks -- I understand
9 what your concept is trying to do. I'm just concerned that
10 in a residential neighborhood, and I'm looking at, I think
11 it's page 27, right.

12 I mean, I just, I understand it to a certain
13 extent, but I'm just concerned that it draws more attention
14 to itself than, in a residential area than more so in an area
15 that's more entertainment oriented.

16 So, I mean, I understand that we got a stadium or
17 two nearby too, but it's just, I'm just concerned about the
18 impact on the residential neighborhood.

19 MR. GIRADANO: We were too and that's why we
20 limited the lighting to the south side so it's facing the
21 commercial areas.

22 COMMISSIONER TURNBULL: Well, it looks like --

23 MR. GIRADANO: There's no lighting on the back of
24 the building.

25 COMMISSIONER TURNBULL: It looks like on the

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1 drawing, it looks like both corners are lit, both sides are
2 lit.

3 MR. GIRADANO: Are you talking about the underside
4 of the --

5 COMMISSIONER TURNBULL: Yeah, on the underside.

6 MR. GIRADANO: Yeah, that's the front two, the
7 back two. Yeah, there is some carryover light in the
8 rendering, but it's the front two edges.

9 COMMISSIONER TURNBULL: And do you really need
10 that LED strip going down? I mean, in one way, it looks very
11 attractive, but again, in another way, it's making it more
12 non -- it makes it more commercial in an area that I think
13 is still residential, so I'm just a little bit concerned
14 about trying to jazz it up.

15 And the signage, there is nothing in the drawings
16 that shows me what the height of the signage is going to be,
17 and it looks like these are very bright, white, plastic
18 signs. They're not backlit. They're simply bright signs.
19 So I don't know if they're two feet, four feet, or whatever.

20 So what I'm concerned about is that if this comes
21 up and you get a permit, and what looks like a two-foot sign
22 suddenly becomes a four-foot to five-foot sign, so I'm just
23 concerned about heights of some of these signs and the impact
24 of what they really look like in the neighborhood.

25 I'm not against signs. I'm just concerned about

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1 controlling what we're allowing that goes on in the
2 neighborhood.

3 MS. RODDY: No, I understand, and if you look at
4 sheets 13 and 14 of the elevations in our supplemental
5 submission, it does provide the dimensions of the signage,
6 and so --

7 COMMISSIONER TURNBULL: 13 and 14?

8 MS. RODDY: Yes, there are approximately two and
9 one-foot high letters.

10 COMMISSIONER TURNBULL: Oh, in this little tiny
11 lettering?

12 MS. RODDY: Fair enough.

13 COMMISSIONER TURNBULL: Well, that's cute. What
14 about on the one over by the entrance? Am I assuming that's
15 going to be two-foot also?

16 MR. GIRADANO: Actually signage over the entrance
17 is limited, I believe, to 12 inches. It's in the code, so
18 that's what I'm saying.

19 COMMISSIONER TURNBULL: Well, the Cambria sign
20 looks bigger than --

21 MR. GIRADANO: For the rendering, it probably is
22 too big, yes.

23 MS. RODDY: But we would ultimately do what is
24 permitted under the code.

25 COMMISSIONER TURNBULL: Well, I'm just concerned.

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1 And again, are these big, white, bright signs that are not
2 backlit? They're just glowing?

3 MR. GIRADANO: It's the same signs that are on the
4 one up at 9th and O. Has that ever struck anybody as
5 outlandish or standing out too much?

6 COMMISSIONER TURNBULL: I'm just asking questions.

7 MR. GIRADANO: Yes, I'm sorry.

8 COMMISSIONER TURNBULL: Just asking questions.

9 MR. GIRADANO: Yeah, they're --

10 COMMISSIONER TURNBULL: I'd just like to know what
11 we're getting.

12 MR. GIRADANO: Yeah, they've got a light glow.
13 They're internally lit signs.

14 MR. WEISMAN: I actually drove by the hotel on the
15 way down here tonight and they are backlit and they're a soft
16 white glow. They're not emanating much light. It's just
17 enough to see that they're --

18 COMMISSIONER TURNBULL: All right, we need to just
19 clarify that then on the document. The other thing which I
20 noticed on that same drawing, it shows up on, I think, the
21 next drawing after this.

22 At that intersection, at that corner, it looks
23 like there is a fence around the corner of the restaurant on
24 that ground floor level. It looks like it's got a railing
25 with either plexiglass or glass. Am I right on looking at

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1 this or --

2 MS. RODDY: That's currently what we're showing.
3 That's all in public space, and so that's obviously something
4 that we would have to coordinate through the public space
5 process to --

6 COMMISSIONER TURNBULL: I was just wondering do
7 you really need that? Is there a question of security? Is
8 that what you're worried about, or fencing it off, or --

9 MS. RODDY: I think it's a demarcation between the
10 café area and the sidewalk.

11 COMMISSIONER TURNBULL: Okay.

12 MR. PENNY: Yeah, we don't need a fence.

13 COMMISSIONER TURNBULL: I was just curious. I
14 mean, I didn't notice until I was looking at that night view
15 and I said what is in the corner? And then I went back to
16 a couple of other drawings and I was just -- it's not really
17 called out on any other of the landscape drawings or the
18 ground floor plan per se, so I was just curious.

19 At first, when I first looked at, I thought it was
20 a cyclone fence and it looks really strange. You know, it
21 wasn't until I saw the blowup on the next perspective drawing
22 which is on the ground floor which clarified that it looked
23 like a metal tube with either plexiglass in it or glass of
24 some sort.

25 MR. WEISMAN: Yeah, we plan to continue to work

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1 with OP and the Public Space Committee on how to delineate
2 the sidewalk café zone.

3 COMMISSIONER TURNBULL: Okay, all right. Mr.
4 Chair, those are my questions.

5 CHAIRMAN HOOD: Commissioner Shapiro?

6 COMMISSIONER SHAPIRO: Thank you, Mr. Chair.
7 Yeah, the only question I have left that hasn't been asked
8 and answered is related to the community process.

9 If you could just give us a flavor of the process
10 with the ANC, and neighbors, and I don't know if you have any
11 kind of documentation around that, but if not, I'd just like
12 to hear what it's been like.

13 MR. WEISMAN: Yeah, so we've been very lucky to
14 be working with Commissioner Hamilton on this for many, many
15 months now, and the process was essentially we first went and
16 met with the ANC to introduce the project. The project was
17 actually started by a different company and a lot of
18 adjustments have been made since then.

19 The Commissioner has been very gracious with her
20 time walking us through the community, introducing us to
21 residents, talking about their concerns. We've gone over
22 many ways that we've attempted to address all of the concerns
23 and hopefully even more than that.

24 I would say we've met at least six times. She's
25 met with us on the weekends. She also works, so we can't

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1 just go meet during the day. We've been down there several
2 nights.

3 And then in terms of the other ANC members, we've
4 met with them, I believe, three times. We met the first time
5 and we went back and presented on a nonvoting night just to
6 give them an update, and then we had our final meeting
7 several weeks ago on a voting night.

8 And then maybe Thomas can give a little bit more
9 background on some of the relationships we've made within the
10 community at the Enhancement Center and other places with
11 other residents. We had a Thanksgiving thing as well.

12 MR. PENNY: Yes, so I just want to echo what Evan
13 said. I think Commissioner Hamilton -- I think Donohoe has
14 been in the city for a long time. It was founded in Ward 6
15 in 1884, so it's been around for a long time, and I think we
16 thought we knew about D.C.

17 We have been thoroughly educated as a result of
18 Commissioner Hamilton letting us know the priorities of this
19 community. And as a result of her giving of her time and
20 connecting us to other stakeholders, again we've spent time
21 at the Southwest Family Enhancement Center.

22 We've spent time at the James Creek Resident
23 Council of which they had a Thanksgiving meal of which we
24 made a contribution to that, and we spent a significant
25 amount of time at that event meeting neighbors, talking to

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1 them about jobs, talking to them about different things in
2 the community.

3 I think we have been thoroughly introduced to the
4 community. She has been very clear about concerns,
5 especially in the spirit of environment, making sure that we
6 don't create any hardship on the residents, and honestly,
7 this project is better for the time of which she has given
8 to it, her colleagues, and members of the community.

9 And so I think this is, from my perspective, the
10 gold standard of what it should be throughout the city, and
11 she is to be commended for the time she's given to us.

12 COMMISSIONER SHAPIRO: Thank you. That's helpful.
13 Thank you, Mr. Chair. That's all I have.

14 CHAIRMAN HOOD: Okay, Mr. Penny, I'm glad to hear
15 you say that because this ANC has, since I've been here, this
16 ANC has a lot of development. They're well versed and well
17 experienced.

18 And you mentioned Commissioner Hamilton. She's
19 been in the trenches working for a long time and I've seen
20 her quite a bit, so I'm glad. That's why my first question
21 was where we were with the ANC because I saw what they had
22 as their stipulation, conditions, whatever you want to call
23 it, but I'm glad you accepted everything that was in their
24 letter.

25 Now, Mr. Penny, your other hat or whatever hats

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1 you have as I know of, this workforce, when I hear jobs, I'm
2 sure that you've got a clear-cut view on how to get that
3 done. Just expound a little bit. I know you've talked about
4 it a little bit, but expound for me on how we're getting the
5 pool ready for folks to be able to do exactly what you're
6 doing.

7 You obviously have a track record and I know your
8 background in workforce, but how are you making sure that
9 this pool is ready? Because what has happened down here is
10 just when we're getting ready to do a project, we don't have
11 any candidates. How are we making sure that we have the
12 candidates?

13 MR. PENNY: So candidly speaking, the Southwest
14 Family Enhancement Center, they have an abundance of
15 candidates. I think there is an opportunity to bring more
16 hotel people into the classroom to make for a much more rich
17 experience, and I also think there's an opportunity for us
18 to have the participants to come into our hotels to tour them
19 as well as to serve as apprentices.

20 The Southwest Family Enhancement Center, because
21 it services Syphax Gardens, Green Leaf, and James Creek,
22 there's an abundance of people that want jobs. I think
23 there's an opportunity to bolster the delivery of their
24 programming.

25 I think there's an opportunity to get them, again,

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1 we've got two other hotels in Southwest, to have them to come
2 to our hotels, meet individuals that started. You know, I
3 started as a dishwasher. Folks in our hotels have started
4 at the line level, and I think there's an opportunity to have
5 them to spend some time working at it.

6 So again, the good news is there's an abundance
7 of candidates. The real opportunity is to strengthen the
8 delivery of the programming, both in the classroom as well
9 as getting them out into the hotels on a more regular basis.

10 CHAIRMAN HOOD: So we're working on that. The
11 pool is already there, but we're making sure that the pool
12 will be ready when the time comes?

13 MR. PENNY: That's exactly right. And granted,
14 you know better. Like I said, many of the folks there can't
15 wait until this project opens, right? So I think as a result
16 of the time we're spending with them, we're saying, hey,
17 look, let's work with them now.

18 And the good news is I'm on the board of the Hotel
19 Association. We know what hotels are coming down the pike,
20 and so we're trying to position them for it.

21 The good news is we got first source bound
22 projects that require a good preference of District
23 residents, and we're taking advantage of those opportunities.

24 And we're working closely with DOES to one, make
25 sure they're aware of the hotels coming down the pike, and

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1 also take advantage of resources they have to connect with
2 the Family Enhancement Center to get folks in positions to
3 have jobs.

4 CHAIRMAN HOOD: Normally I go further on those
5 questions, but I know your background, so that gives me a
6 comfort level and I appreciate that.

7 Let me ask this question. I'm going to try this.
8 I've been wanting to do this for a while. I'm going to do
9 it tonight.

10 Okay, that area right there, that area that I just
11 circled, and I know -- is that the function? My orientation
12 may be off. Is that the function area or what area is that?

13 MR. GIRADANO: That's actually over the terrace.
14 Let me back up. See the dotted lines here?

15 CHAIRMAN HOOD: Okay.

16 MR. GIRADANO: That's it.

17 CHAIRMAN HOOD: Okay, that's there. What is that?
18 In the design perspective, and let's go back to it. I like
19 the other one better. The schematic is fine, but I like the
20 picture.

21 MR. GIRADANO: I'm just showing you the plan,
22 where it is.

23 CHAIRMAN HOOD: What were we trying to achieve
24 there? What - thank you. What were you trying to achieve
25 there? What was the thought pattern behind doing that? Was

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1 it just design or what was the thought pattern?

2 MR. GIRADANO: Yes, we're trying to give some
3 prominence to the corner there anticipating the future oval
4 and actually some of the views. You come across the bridge.
5 We'll sweep this way. So we're trying to give an
6 architectural statement there, but we wanted it open rather
7 than a closed element.

8 CHAIRMAN HOOD: Okay, so you were trying to
9 announce, I guess, announce the project, announce the
10 building. That's an announcement?

11 MR. GIRADANO: Right.

12 CHAIRMAN HOOD: Enunciate it. Put a lot of
13 prominence, okay. I can tell you for some reason, and it
14 might be small, I was really looking at that. I didn't know
15 whether I liked it or didn't like it. I still don't know,
16 but I was just -- that's why I wanted to know what that was
17 about. Thank you.

18 MR. WEISMAN: It should be noted, Mr. Chair, that
19 Commissioner Hamilton actually worked with us on that and it
20 used to be higher --

21 CHAIRMAN HOOD: It like it. Does she like it?

22 MR. WEISMAN: -- and we brought it down. Well,
23 I don't know that she loves it, but it's certainly shorter
24 than it was.

25 CHAIRMAN HOOD: Okay, so she may be where I am,

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1 but anyway, I'll ask her. I was just curious. I know we
2 have new styles of technology and I've been around to see
3 them evolve, and I've been trying to get with that. Maybe
4 I need Mr. Parsons to come back and help me get that,
5 understand that piece.

6 Ms. Milanovich, let's talk about traffic. One of
7 the concerns that I did read was about traffic and we have
8 a lot of projects that are going on down there, and I think
9 I may have asked this in a previous case in that area. I
10 know we do the analysis by project, but was there ever a
11 holistic or overall traffic study done?

12 And I'm not saying that this applicant had to do
13 it, but was there ever one maybe done by DDOT? And I
14 probably could have asked DDOT. Well, I'm sure I could ask
15 them, but I'm just curious.

16 MS. MILANOVICH: So I think DDOT can probably
17 answer that specific question better, but my recollection is
18 there was a Buzzard Point framework study that was done that
19 looked at all of the planned developments for the Buzzard
20 Point area to determine ultimately what that street network
21 should look like. I think I'm remembering that correctly.

22 And I will say, you know, in terms of this
23 project, you know, we're obviously looking at the impact of
24 this particular project, but I will say that when we forecast
25 our future traffic, we're required to include any approved

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1 development that hasn't yet been constructed but that is on
2 the books for construction, and so there is a very
3 significant amount of traffic that was included in our model
4 associated with those other developments that are happening
5 in this area.

6 CHAIRMAN HOOD: Okay, so that was included in the
7 analysis, okay, all right. I actually think that's all I
8 have for now. Any other follow-up questions up here? Okay,
9 does the ANC have any cross, any questions about what you've
10 heard in this presentation?

11 Okay, not at this time. All right, let's go to
12 the Office of Planning and DDOT, Ms. Vitale and then Mr.
13 Rogers.

14 MS. VITALE: Good evening, Mr. Chair and members
15 of the Commission, Elisa Vitale with the Office of Planning.
16 The Office of Planning can rest on the record in support of
17 the subject design review application and the associated
18 relief.

19 I would just like to note as a follow-up item to
20 some of the discussion that has taken place this evening,
21 DOEE did provide some comments directly to OP. These were
22 received after the OP report was filed, so I'll just
23 summarize those for you this evening.

24 The applicant has been coordinating with DOEE to
25 strengthen the environmental features of the project. DOEE

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1 did commend the applicant for the combined solar and green
2 roof that was proposed for the project and further use of
3 native plants for the landscaping around the site, including
4 the street trees that are proposed.

5 DOEE did note that they would like to continue to
6 work with the applicant to maximize renewable energy
7 production onsite, onsite storm water protection, or rather
8 storm water retention efforts, and then also efforts at the
9 site to reduce urban heat island effects.

10 So I think you've heard from the applicant this
11 evening and it's been requested by the Commission that there
12 be ongoing discussions and collaborations, so DOEE has also,
13 you know, indicated a willingness to continue to work with
14 the applicant and has identified some specific areas for
15 additional efforts.

16 That actually concludes my report. I'm happy to
17 answer any questions that you might have at this time. Thank
18 you.

19 CHAIRMAN HOOD: Thank you, and let's go to Mr.
20 Rogers with DDOT.

21 MR. ROGERS: Good evening, Mr. Chairman and
22 members of the Commission. For the record, I'm Jonathan
23 Rogers with the District Department of Transportation.

24 DDOT can largely rest on the record this evening.
25 We just want to note that we have worked closely with the

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1 applicant to arrive at an appropriate site design and a
2 series of mitigations to address the project's multimodal
3 impacts, and those, in our opinion, have been addressed in
4 a manner that's satisfactory.

5 And with that, that concludes my formal remarks,
6 but I'm available to answer any questions that you have.

7 CHAIRMAN HOOD: All right, thank you, Ms. Vitale
8 and Mr. Rogers. Any follow-up questions or comments,
9 Commissioners? Commissioner Shapiro?

10 COMMISSIONER SHAPIRO: Thank you, just a comment
11 which is, Ms. Vitale, we don't always get DOEE reports, and
12 I know it's not your -- it's not OP's responsibility by any
13 stretch, but that little bit that you provided afterwards
14 just to communicate that to us is extremely helpful, and in
15 situations like this, the little bit of extra effort to reach
16 out and gather the information just goes a long way, so I
17 appreciate it.

18 CHAIRMAN HOOD: I expect though from the DOEE, I
19 believe they're going through a transition, so I expect that
20 to come back to us real soon, as soon as that gets through
21 some housekeeping issues that they have to take care of, but
22 I'm pretty sure we haven't fallen off their radar. As a
23 matter of fact, I guarantee we're not off their radar.

24 Okay, any other questions or comments? Vice Chair
25 Miller?

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1 VICE CHAIR MILLER: Thank you, Mr. Chairman.
2 Yeah, I wanted to thank the Office of Planning and DDOT for
3 their reports.

4 So Mr. Rogers, I just wanted to ask you the
5 question I asked the applicant about are we over relying on
6 these commercially available parking spaces for parking needs
7 of the project? Have we counted them two, three, four or
8 five times with all of the other projects going on in this
9 neighborhood, especially Audi Field?

10 MR. ROGERS: Sure, and that's a fair question, and
11 with the help of my OP colleagues, we took a little bit of
12 a look at that particular aspect.

13 So of the one, two, three, four, five, six, seven,
14 eight sites that were identified in the letter of intent,
15 there are, four of those sites have made another commitment
16 to the DC United, but not a full commitment.

17 So for instance, 1015 Half Street near DDOT's
18 offices, there are 275 parking spaces, 200 of which were
19 committed to DC United, so there is some remainder there.
20 55 M Street which is DDOT's office, out of the 287 spaces,
21 100 were committed to DC United.

22 And I won't go through all four of them, but there
23 is some remainder there, as well as four sites that do not
24 have a commitment to DC United.

25 We also think sort of over the long term, you

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1 know, the build out, the larger build out of the Buzzard
2 Point area, we do expect that -- it's reasonable to expect
3 that there would be additional parking garages coming online
4 that are closer to the site, and we expect that those would
5 probably be attractive locations for valet parking
6 operations.

7 We do share some of the concerns about the
8 distance away from the site that these parking garages are
9 located. We think that over time, there will be closer
10 parking garages that are created.

11 And I think the applicant's commitment to staff
12 the valet sufficiently so that there's enough time for a
13 valet worker to drop off the car and make it back to the site
14 without causing queuing on Q Street, that we think that goes
15 a long way and will bridge the gap until such a time, if that
16 time comes, that there are closer parking garages that are
17 available for this hotel.

18 VICE CHAIR MILLER: All right, I appreciate that
19 response, and they are only 13 short of the minimum zoning
20 requirement of 21, so when you were citing those numbers of
21 what's remainder, certainly even though it was small numbers,
22 it's a small number that they need to get to in terms of the
23 minimum requirements, so. I'm certain there will guests who
24 will be using car sharing and other modes of transportation
25 as well.

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1 So Ms. Vitale, I had a question for you, but now
2 I - oh, so I had a comment. I think this is the second case
3 in a week. I think we had a set down last week where the
4 plaza requirement was, a variance was being sought, and I
5 think you all -- and here it is.

6 And it makes sense that it not be provided on this
7 site as it made sense on that set down hearing case in the
8 same area, that it not be provided, but -- and I think your
9 response was that at some point, you might look at that to
10 see if it makes sense to continue to have it or to have it
11 as a variance form of relief as opposed to some other lesser
12 standard, so I just wanted to make note of that.

13 MS. VITALE: Yeah, no, we appreciate that, and we
14 took a note at the last design review hearing, and seeing
15 that there have been multiple applications coming forward
16 where variance relief has been required, this is something
17 that we'll be happy to look at and bring back to the
18 Commission for consideration.

19 VICE CHAIR MILLER: Okay, and the Comp Plan land
20 use map designation is medium density residential, and a
21 hotel is clearly a commercial operation that has transient
22 residents in it, but the zoning does provide for mixed use
23 residential and commercial. Do you have any comment on the
24 Comp Plan, just on the Comp Plan designation with this
25 particular use?

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1 MS. STEINGASSER: Well, it's not necessarily the
2 Comp Plan. The issue of hotel was considered when the CG was
3 in overlay going way back about 16 years ago, and the
4 Commission at that time affirmatively decided that hotels
5 were important to establishing these areas that were in such
6 major flux of change, and so at that time, the Zoning
7 Commission affirmatively considered and accepted hotel as
8 residential use.

9 VICE CHAIR MILLER: Okay, thank you.

10 CHAIRMAN HOOD: Any other questions or comments
11 for either DDOT or the Office of Planning? Okay, I'm not
12 seeing any. Thank you all. Let's see if we have any
13 questions or comments from the applicant.

14 MS. RODDY: No.

15 CHAIRMAN HOOD: Commissioner Hamilton, Office of
16 Planning, or DDOT? Okay, all right, again, we have talked
17 about other government agencies. We talked about DOEE. Any
18 other government agencies I may have omitted?

19 Okay, let's have the report of the ANC. Ms.
20 Hamilton, are you giving us the report of the ANC? Okay, you
21 can come forward. We'll just make one space. Yeah, that's
22 good. Good evening. You can turn your mic on and you may
23 begin.

24 MS. HAMILTON: Good evening, Chairman Hood and
25 members of the Commission and the federal citizens of the

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1 District of Columbia. Again, my name is Rhonda Hamilton and
2 I'm the single member District Commissioner for this
3 particular project.

4 As stated in the ANC letter, at our regularly
5 scheduled, properly noticed public meeting on November 19
6 with a quorum present, the ANC voted 5-0-1 in support of the
7 zoning case 18-15.

8 The ANC appreciates the efforts and willingness
9 of the developer to work to try and address some of the
10 environmental concerns of the community as they relate to the
11 construction of the project, including impacts on air quality
12 and health.

13 The ANC 6D and I, as the SMD Commissioner, have
14 had multiple meetings with the developer, including a meeting
15 with neighboring residents and the developer near the site.

16 ANC 6D believes that the developer and the
17 developer partners intend to do what they said they would in
18 terms of taking efforts to minimize construction impacts on
19 effected residents, although it will be a difficult task
20 because of the garden style apartments and homes that the
21 residents live in at the site -- near the site.

22 These residents already deal with daily exposure
23 to fugitive dust and chemicals from cement factories
24 operating near the homes and ongoing construction for the new
25 South Capitol Street Bridge and general construction

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1 projects.

2 ANC 6D has received concerns from impacted
3 neighbors about parking and traffic impacts, construction,
4 health and quality of life concerns related to air quality
5 for the project, including the pending removal of nine homes
6 at the site prior to the hotel's construction.

7 ANC 6D is equally concerned about the potential
8 health impacts of the projects on residents because of the
9 extreme proximity of the remaining homes to the project.

10 Some of the neighboring homes are without
11 ventilation systems in homes to filter dust and airborne
12 particulate matter that is often generated by construction,
13 industrial operations, and truck traffic.

14 Elderly residents and those who have respiratory
15 conditions that include asthma and compromised immune systems
16 live near the project. The Department of Health has
17 designated the community as an environmental justice area of
18 concern in the Community Health and Safety Study which is a
19 health risk assessment conducted prior to the construction
20 of Audi Field.

21 CHASS was developed to identify community health
22 and safety issues related to the voluntary cleanup and
23 redevelopment of Buzzard Point. The ANC 6D appreciates the
24 willingness of the developer to work with the neighboring
25 developer at 1530 and 1550 First Street SW to come up with

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1 environmental strategies through a developed and collaborated
2 construction and dust management plan to try to reduce the
3 fears of the affected residents of the potential health
4 impacts of simultaneous construction.

5 This project will be constructed particularly on
6 the same block with 1530 and 1550 First Street SW and
7 increases residential concerns for the exacerbation of
8 existing health conditions as a result of projects'
9 construction.

10 ANC 6D Commission expects and hopes that the
11 developer and developer partners will act in good faith to
12 carry out what they have promised the affected residents, our
13 Commission, and the general community to minimize all
14 construction impacts, including diesel fumes from
15 construction trucks. Diesel fumes through black carbon
16 emissions have proven to be very detrimental on human health.

17 ANC 6D feels that air monitoring that the
18 developer has to agree to do during projects' construction
19 will also capture and address air quality issues at the site
20 so that appropriate mitigation efforts can be taken in a
21 timely manner.

22 Daily exposure for Buzzard Point residents to poor
23 air quality is a harsh reality, especially for residents with
24 asthma, other respiratory conditions, heart disease, and
25 cancer.

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1 The new hotel will add additional traffic to very
2 narrow streets, including Half Street as a major access point
3 to get to Buzzard Point. The traffic backups and gridlock
4 along Half and Q Street will delay the already limited access
5 to Buzzard Point by general traffic, stadium fans, and
6 emergency vehicles.

7 The developers have expressed a willingness to
8 work and hire a traffic team with a traffic expert to ensure
9 that their project is properly integrated into the existing
10 traffic patterns that will be in place when the hotel opens.

11 This is important, especially since their project
12 will front Q Street, which will be a major street exit for
13 the new South Capitol Street Bridge's traffic oval.

14 The ANC has supported the project with the
15 following stipulation. The neighbor agreement has been
16 submitted and a copy of the proposed construction management
17 plan has been provided to the ANC 6D Commission this week.

18 ANC 6D looks to the continuing work -- to work
19 with the developer in good faith with the community in hopes
20 that the remaining stipulations will be honored and supported
21 by the Zoning Commission as a part of the final order.

22 These stipulations are as follows. The developer
23 will provide a construction management plan prior to the
24 final zoning order provided to ANC 6D, a completed signed
25 neighborhood agreement with ANC 6D, a completed construction

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1 and dust management plan in collaboration with 1530 and 1550
2 60 days prior to the start of the construction, including air
3 monitoring throughout the construction of the project, and
4 a dust management plan provided prior to the raze of the nine
5 homes currently at the site of the project, assembly of a
6 team with a traffic expert to address and manage the egress,
7 transportation, and parking for at least six months after the
8 opening of the hotel.

9 And I just want to add to my testimony that on
10 behalf of the Commission and as a SMD representative, that
11 I appreciate the developer and developer partners stepping
12 out of the box in addressing the critical environmental
13 concerns that we have as a community.

14 For the residents, our constituents, this has been
15 very difficult on them to deal with so much change so
16 quickly. The residents are fearful. They're concerned, and
17 they don't know what their futures will hold in Old
18 Southwest.

19 I know Commission Hood, you had mentioned what had
20 happened to some of the residents. These homes, true, were
21 vacant, but in this process of these new projects coming
22 online, we have residents that are being pushed out of the
23 community. We have long-term residents that are being pushed
24 out in anticipation of the change.

25 I know that it's going to take what the developers

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1 are doing and willing to do now to work with their developing
2 partners to minimize what they can do in terms of the air
3 quality and traffic impacts, but it's going to take a
4 collective effort by the city to preserve and protect the
5 quality of life for near Buzzard Point.

6 It's deteriorating because of all of the stress
7 of these construction projects and all of the traffic that
8 we're dealing with from both stadiums. We have to have a
9 better plan.

10 We are in the process of documenting that history
11 through a special project, and in those processes, at least
12 seven people have died from health concerns, and they are
13 impacted by this area because it's an industrial brown field
14 and all of those contaminants that have set have come out of
15 the ground and we are inhaling them.

16 So I'm pleading with DOEE and a lot of the
17 agencies in this Commission to figure out how we collectively
18 work together with these developers to ensure that our
19 quality of life doesn't continue to deteriorate.

20 I have lived in and near Buzzard Point for 32
21 years, so I've seen a lot and I've experienced a lot, and I
22 know my residents. They are my friends and family.

23 So I'm advocating in support of this project on
24 the Commission, but I'm asking that the work continues
25 amongst the developers, amongst zoning, and amongst these

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1 District agencies to figure out how we get to a better
2 quality of life and a more sustained quality of life for the
3 residents, and I say that on behalf of the Commission and I
4 speak on behalf of the community.

5 We need help to ensure that we continue to remain
6 a strong community throughout this process of experiencing
7 rapid development and rapid growth. I thank you so much for
8 the time to speak and I'll address any questions at this
9 time.

10 CHAIRMAN HOOD: Okay, again, thank you,
11 Commissioner Hamilton, and we thank you for all of the work
12 that you've put in, not just on this project, but everything
13 that goes on in that area.

14 One of the things that we do from a Commission
15 standpoint is we try to make sure that we hold developers
16 accountable, and when I say accountable, like I heard you
17 mention in your comments a promise.

18 As our former Mayor for Life, The Honorable Marion
19 Barry said, a promise made, a promise kept, and that's what
20 I always look for in developers. If you make a promise,
21 you're going to keep it. I tell people a lot of times, you
22 make those promises and you don't keep it, you're going to
23 have to find another neighborhood to develop in.

24 So I'm sure from what I'm hearing, it sounds like
25 everybody is on one accord. You've made some promises to

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1 that community. You don't want to break them. So I'm
2 looking directly at the developers and I'm sure we're not
3 going to break them, correct?

4 MR. PENNY: Correct.

5 CHAIRMAN HOOD: Okay, so they said that for the
6 record. So again, let me see, are there any questions or
7 comments up here? I'm not seeing any. Does the applicant
8 have any cross?

9 MS. RODDY: No.

10 CHAIRMAN HOOD: Okay, thank you very much. Keep
11 up the good work. All right, do we have any -- let me see.
12 Did anybody sign up? Okay, let me just call.

13 Do we have any organizations and persons who are
14 here in support? Any organizations and persons who are here
15 undeclared? Any organizations undeclared?

16 Any organizations and persons who are here in
17 opposition? You can come forward. Anybody else who is here
18 in opposition? I thought I saw two hands. Yeah, opposition,
19 I think you were in opposition, right? Were you going to
20 testify?

21 Okay, all right, let the record reflect we have
22 two people who are in opposition and I called for the others
23 in support and undeclared and we had none.

24 We're going to start with the gentleman to my
25 right, your left. You may begin, yes. Identify yourself.

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1 Just hit the button and it should light up. Identify
2 yourself and you may begin.

3 MR. CHO: Good evening. My name is Andrew Cho.
4 I live at 1525 First Street SW where the 176 apartments are
5 being built right across from where I live at, and also where
6 the hotel is coming, which you guys know is right behind
7 where the apartments are being built there.

8 I'm here for the concern of -- I've lived there
9 for roughly about four-and-a-half years right now and I am
10 definitely for the project even with all of the lights and
11 everything else. I think you had a concern regarding the top
12 portion lit up area on top of the building. And I also
13 noticed on the back of it where U-Haul is, at night time,
14 their light is always, I mean, the lights are all lit up
15 along with those trucks parking there had those hazard lights
16 on.

17 I mean, I'm definitely for the project. You know,
18 it's just that my concern is the parking. I don't know how
19 many of you gentlemen and ladies have been to a game on a
20 game day or been around the game day.

21 Not only do I live there, also I go to the St.
22 Vincent Church right at the corner of South Capitol and M
23 Street, and there is also the parking on the back of it.

24 One of the main problems that I see is that
25 parking tickets are \$30. To park your car into one of those

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1 parking lots is \$50. So I think, to me, a lot of people just
2 don't care if they get a ticket because it's cheaper than
3 parking at the parking lot.

4 And a lot of times -- I don't know if you guys,
5 folks have been to the baseball game on Sunday. We do have
6 a Sunday mass at 12:00, and a lot of times by that time when
7 I do go to the Sunday mass at 12:00, all of the parking in
8 the back is already full. You will see a sign up there that
9 shows it's full and they do put the parking, you know.

10 So, and because due to that, where we live, on a
11 game day, especially baseball and the soccer, because the
12 soccer stadium doesn't come with the parking, everybody is
13 parking in that area, literally everybody, along with the
14 tribes they live behind, so that's my concern.

15 And not only that, right now, like today, after
16 3:00, that area, Half, First, Q, and P Streets are just like
17 parking space there. Literally everybody is waiting for the
18 green light for the traffic to move. I mean, it's very slow.
19 I don't know if you've ever experienced that, and a game day
20 is just that bad and more.

21 And another thing that I want to mention is that
22 I've been going to the hearings. The month before last, I
23 was told by the developer and Commission that the reason
24 they're not having a parking space was because due to the
25 traffic pattern.

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1 They're going to have the circular pattern on this
2 side as well as on the other side and because of that is what
3 was I was told mainly. That's what I was told, that they're
4 not having any underground parking, but when I went there
5 this month on the 19th --

6 And also I just want to mention that, you know,
7 I got the notice on my door on Sunday night, the night before
8 -- the day before the meeting was to be held. I didn't get
9 no agenda until the day before and I don't know how many
10 people actually came because I know I was there.

11 My neighbor was there, but I think a lot of people
12 missed it because they didn't get the agenda ahead of time,
13 like hopefully a week before.

14 But when I was there, they mentioned the health
15 issue. That's the reason why they're not going underground
16 to make more parking for the hotel.

17 Now, I was told at that time there are only going
18 to be seven parking, 150 rooms for the hotel, and their
19 occupancy percentage is about 70 percent, which is around
20 about 100 rooms to be rented, and I don't know what that's
21 going to do to the game days, and not only that, they told
22 me that they're going to have 45 employees there.

23 So I just think even with all of that traffic and
24 they mentioned the parking, they're going to route the
25 parking to different areas, I just don't see how that's

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1 possible. I mean, I'm stuck with the traffic on game days
2 and literally I can't even park in front of mine because
3 you'll see, especially on Sunday, I just want to mention also
4 - I found out this later, last month. When I called the Dial
5 3-1-1 for parking enforcement, I found out they're closed on
6 Sundays, so literally I have to call 9-1-1 to give a ticket
7 to those cars that's parked in front of my residence area,
8 and you'll see a whole bunch of Maryland and Virginia tags
9 out there.

10 CHAIRMAN HOOD: Okay, just give us your closing
11 thought.

12 MR. CHO: So I just think they just need to add
13 more parking to the hotel is what I'm recommending. And like
14 I said, I'm not against the project. I'm definitely for it.

15 CHAIRMAN HOOD: Okay.

16 MR. CHO: But just with more parking.

17 CHAIRMAN HOOD: Okay, thank you very much.

18 MR. CHO: Thank you.

19 CHAIRMAN HOOD: Okay, and don't go. We may have
20 some questions for you. Next?

21 MR. HARRIS: My name is Harris, James R. Harris,
22 Junior. I live at 1529 First Street SW. Well, my concern
23 is the same thing about the parking. At the last meeting we
24 was with them, we asked them about why they couldn't go
25 underground. They said it's hazardous.

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1 All right, when they knock these buildings down,
2 all of this material has to be pulled out. The foundation,
3 how far are they going underground to put this foundation in
4 for this hotel? You might have to go down to the water
5 system. You might have to go down to the drainage system,
6 the sewer.

7 You're in the ground, so why they just can't go
8 down there and do everything and just maybe put one unit or
9 one sub parking space in the ground?

10 And like you were saying about the parking for
11 right now, when this stadium was opened, they parked anywhere
12 and everywhere. We called. You know what they told us?
13 They're bringing revenue to the city.

14 Now, I'm a taxpayer. I live here. I've got to
15 park in my backyard. The majority of my neighbors are
16 parking in their backyards and they're taking their fence
17 down because they come home and they can't park out front.

18 So like I'm saying, I'll go along with that.
19 Yeah, I'd like to see an apartment building built right
20 there. Bring, like you said, let them bring some revenue
21 into the city. But like I'm saying, don't hurt us to put
22 money in their pocket.

23 When it's good, put money in my pocket. Like he
24 said, they've got a program for people to join to apply for
25 a job there. I'm retired. I can go. I can apply, but what

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1 I'm saying is there are better ways of doing this.

2 How far are they going down in the ground to put
3 this foundation down for this building? They're going to
4 have to go in the ground. How many floors is this building
5 taking? How many?

6 Nine, nine floors, so how far do you have to go
7 down in the ground to support a nine-floor building? That's
8 all I've got to say.

9 CHAIRMAN HOOD: All right, thank you. Let's see,
10 any questions or comments up here? I do need to check on the
11 parking enforcement because if they're not working in your
12 area, they're working in mine, and I need to find out.
13 That's something that -- you brought up a good point because
14 I know that when we started, years ago when that was started
15 in that area, some of the signs, and Commissioner Hamilton
16 can correct me, some of the signs were basically germane in
17 the RPP, which I'm not necessarily -- am a fan of sometimes,
18 but some of the signs were tailor done for that area and is
19 that still working, some of those signs? I mean, you can
20 just say yes or no.

21 MS. HAMILTON: Yes.

22 CHAIRMAN HOOD: If you can come to the mic, I'm
23 just curious. You can help me understand if it's still
24 working because everybody knew sometime back to always catch
25 the Metro to the Nationals game. We knew that.

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1 MS. HAMILTON: We do have some additional signs
2 that was put in place on some of the streets that didn't have
3 the signage, but there's still the challenges in enforcement.

4 In fact, we were walking around with our MOCR
5 about a week ago asking about additional enforcement because
6 that has always been a big challenge because the residents
7 feel like when they come home, they can't find parking, and
8 when you look at the tags, they're Maryland and Virginia
9 tags.

10 So we're struggling right now with we've been
11 going through these strike force meetings that our council
12 member has sponsored and urging DDOT to please ensure that
13 we get additional enforcement, but we're still lacking for
14 that in a lot of spots.

15 And the area that I represent, which is closer to
16 the stadium and my constituents outright, people would rather
17 get the \$25 ticket and walk across the street to the game as
18 opposed to finding a garage.

19 CHAIRMAN HOOD: Okay, okay, all right, thank you.
20 Thank you. All right, any questions or comments of this
21 panel? Thank you, Commissioner Hamilton. I appreciate it.
22 Does the applicant have any cross? Okay, thank you both.
23 Thank you very much. Yeah, you can just stay there and fill
24 out the cards.

25 All right, Ms. Roddy, do you want to come back?

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1 Do you have any rebuttal or closing?

2 MS. RODDY: Yes, if I could just have Ms.
3 Milanovich speak to the parking quickly and the TDM measures
4 that we will be undertaking?

5 CHAIRMAN HOOD: Okay.

6 MS. MILANOVICH: Sure, so a couple of things.
7 First, I want to just reiterate the relief that we are
8 requesting is for 12 spaces. We're required to provide 20.
9 We are providing eight, so the relief is just for 12 spaces.

10 You know, from our perspective, we think we're
11 making good use of existing resources. There is a lot of
12 parking in the area as you've heard. Hotel parking demand
13 is highest overnight when the guests are in for the evening,
14 and that's when those existing parking facilities are largely
15 underutilized. So we're making good use of those existing
16 resources.

17 You know, as we've indicated, there are a
18 significant number of spaces. Some of those have been
19 dedicated to Audi, but as Mr. Rogers indicated, there are,
20 you know, significantly more than 12 spaces available near
21 the site.

22 In order to address the specific concerns that
23 we've heard from the neighborhood, we have agreed to provide
24 on the website a stipulation that there is no parking in the
25 area and that all guests who drive are going to be required

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1 to valet park.

2 We will also provide information on other modes
3 of transportation that are available, you know, the location
4 of the Metro stop, the location of the bus routes, probably
5 also provide information with respect to Uber and Lyft so
6 that they know those are resources available to get to and
7 from the hotel.

8 And then as part of the neighbor agreement, the
9 applicant has agreed to meet with the community monthly once
10 the hotel is in operation specifically to address those
11 parking and traffic concerns that may arise once the hotel
12 is in operation.

13 CHAIRMAN HOOD: How is that going to be enforced?
14 How is that enforceable? How will you know whether or not
15 I parked in the neighborhood?

16 MS. RODDY: Well, so, I mean, you know, to a
17 certain extent, you know, it's neighbors seeing that happen.
18 Obviously the out of state plates would be a good indication.
19 You know, with the stadiums nearby, you've heard there's a
20 lot of Maryland and Virginia people parking, but, you know,
21 the hotel, I think, is going to get guests from other states.

22 If you see a Pennsylvania plate or, you know, West
23 Virginia, you know, I think that's probably an indication.
24 But to a certain extent, I think that, you know, the
25 neighbors are going to notice that and probably, you know,

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1 report it at those monthly meetings that the hotel is going
2 to have.

3 MR. PENNY: So we've had experience with this, not
4 only through the monthly meetings. We've had experience with
5 it and what happens is our neighbors let us know and we go
6 out. Not only do we want to see them ticketed. We want to
7 see them towed. And our experience has been if we do that
8 enough, folks will stop doing it.

9 We actually was getting cars towed that had
10 nothing to do with the hotel, but it was a concern for our
11 neighbors, and we just joined with them in trying to address
12 that concern, but we're -

13 CHAIRMAN HOOD: Let me ask you how were you all
14 doing that?

15 MR. PENNY: So at one of our buildings, for
16 example, at 900 F Street, a neighbor had our cell phone. She
17 was connected with everyone in the building. And so whenever
18 there was a parking issue, she'd call us real time, be it
19 10:00 at night or 6:00 in the morning, and she'd say she had
20 an issue, and we'd basically get the manager on duty, whoever
21 was at the hotel, to address that issue by way of meeting her
22 out front and seeing where the car was and working with her
23 to get it resolved.

24 CHAIRMAN HOOD: So you had a private tow company?

25 MR. PENNY: That's right.

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1 CHAIRMAN HOOD: Okay, because the city didn't do
2 that?

3 MR. PENNY: No.

4 CHAIRMAN HOOD: Okay, trust me, I already know the
5 answer to that one. Okay, so that's how you're doing it, but
6 I'm still questioning enforcement. What I don't want to do
7 is sit here, and as we move forward, put anybody on promised
8 land.

9 I've heard these two gentlemen here and I don't
10 want them leaving and thinking that we're on promised land,
11 that we're going to be taking care of everything, and I don't
12 like doing that, giving false hopes, so that's why I asked
13 you how was enforceability. So it seems like you all work
14 real time. You have a private tow company.

15 MR. PENNY: That's right, and our experience has
16 been the private tow company is going to make the money.

17 CHAIRMAN HOOD: Oh, yeah. Oh, yeah.

18 MR. PENNY: And so -

19 CHAIRMAN HOOD: They're going to put you out.

20 MR. PENNY: Yeah.

21 CHAIRMAN HOOD: And they ain't going to take
22 advantage --

23 MR. PENNY: That's right. That's right.

24 CHAIRMAN HOOD: --- even if they don't go nowhere.

25 MR. PENNY: That's right.

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1 CHAIRMAN HOOD: Okay, all right. All right, any
2 other questions up here? Commissioner Shapiro?

3 COMMISSIONER SHAPIRO: Thank you, Mr. Chair, just
4 a question around the employee parking, and you may have
5 talked about this and it just slipped out of my head. You
6 said 45 employees?

7 MR. PENNY: So we have 30 full time. To the
8 extent that we have functions going on, we have part-time
9 employees that support that from a banquet perspective. We
10 charge parking.

11 We charge a parking fee to our employees, and as
12 a result, they typically don't want to pay it, and so we get
13 a very, very small percentage of employees who will drive to
14 the hotel. North of 85, 90 percent will do Metro or be
15 dropped off just because they don't want to have to pay the
16 expense.

17 COMMISSIONER SHAPIRO: Help me understand. I'm
18 missing this. How do you charge them a parking fee is
19 there's no place to park?

20 MR. PENNY: It comes out of their paycheck. It
21 comes out of their paycheck. So what will happen is --

22 COMMISSIONER SHAPIRO: You'll valet park their
23 cars.

24 MR. PENNY: That's exactly right.

25 COMMISSIONER SHAPIRO: I see.

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1 MR. PENNY: That's exactly right.

2 COMMISSIONER SHAPIRO: Okay, thank you. That's
3 all I had, Mr. Chair.

4 CHAIRMAN HOOD: Okay, any other questions? Mr.
5 Turnbull?

6 COMMISSIONER TURNBULL: Thank you, Mr. Chair. A
7 lot of your staff, you're looking to obtain locally, so a lot
8 of them could maybe walk or maybe ride a bike. Will you be
9 providing a shower facility for those who ride a bike?

10 MR. PENNY: We do. We have showers in our
11 lockers, in our locker areas, and so --

12 COMMISSIONER TURNBULL: Is that shown on the plan?

13 MS. RODDY: It's shown on the PowerPoint
14 presentation this evening.

15 COMMISSIONER TURNBULL: PowerPoint, oh.

16 MS. RODDY: It's labeled the employee lounge on
17 the plans.

18 COMMISSIONER TURNBULL: Okay, so it would be in
19 that area then?

20 MS. RODDY: Yes.

21 COMMISSIONER TURNBULL: Okay, thank you.

22 COMMISSIONER MAY: So, I mean, I have a request
23 for something before we make a decision, but are we done with
24 -- are you done with rebuttal -

25 CHAIRMAN HOOD: Done with rebuttal?

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1 COMMISSIONER MAY: -- and closing or --

2 MS. RODDY: I did just want to reiterate that I
3 believe we have enough information in the record that speaks
4 to the special exception standard for the parking request,
5 that there are physical constraints with the site that limit
6 the ability to provide parking onsite, and there's also
7 information with respect to the capacity for the commercial
8 parking in the area that would address the need for the
9 parking at the site.

10 So with that, I think we are through with the
11 rebuttal. We appreciate all of your time this evening, and
12 I think that the record is complete with how this meets the
13 design review standards, and we have worked extensively with
14 the community to gain their support. We will continue those
15 conversations, and so we're happy to provide the information
16 that the Commission has requested.

17 To the extent the Commission is not comfortable
18 moving forward tonight, we would ask, because timing is very
19 important to this project, that this would be included on the
20 December agenda moving forward should they be inclined to
21 take a vote.

22 CHAIRMAN HOOD: Okay, before I go to Commissioner
23 May, Commissioner Hamilton, did you have any cross
24 examination on rebuttal? Okay, I'm sorry. You need to come
25 up if you're going to go for -- this is cross on rebuttal.

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1 MS. HAMILTON: No, I don't have any cross on
2 rebuttal.

3 CHAIRMAN HOOD: But with all of your hard work,
4 come right up and just ask the question.

5 MS. HAMILTON: But I just had one comment on the,
6 if we could go back to the design list?

7 CHAIRMAN HOOD: Okay, can we pull that back up?
8 Typically this is not in our process, but with all of the
9 work that this young lady has done for free, I think we can
10 pull that up, the design up, even though I can't get my
11 computer that way.

12 MS. HAMILTON: And I had just a comment on the
13 area, and I know Evan and Thomas worked a lot. We met a lot
14 and talked through the design, so I do appreciate their
15 efforts about the design.

16 But in the brand, what you commented, Commissioner
17 Hood, with the Cambria logo, the steeple, I don't know how
18 to describe it, but right there where you circled with the --

19 CHAIRMAN HOOD: Oh, you want me to circle it
20 again? That's all right. Yeah, there we go.

21 MS. HAMILTON: That's the only, in terms of the
22 project -- and I commend the efforts for the design and you
23 all working with me on that. This is the only area where I
24 did struggle with, with the project.

25 And I understand the fact that it's a hotel. You

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1 want to be recognized. You want people to see it when they
2 come across the bridge. This is the only area where I would
3 ask that if we can look into -- because it's a struggle
4 because again, the comments about it being a residential
5 neighborhood, that's sort of like popping up really high.

6 And I know that they made efforts to kind of
7 reduce the height of it, but it's still, for me, just a
8 comment, it's just a personal struggle from a design
9 perspective, and I would just hope that there's something
10 that can kind of be done with it.

11 I mean, I would want a little difference in it.
12 I know it's been lowered and I know it has to be sort of like
13 something to show people that you're there, "This is the
14 hotel," but that's the only area in the project where I think
15 there could be a little bit more work done with it so that
16 it doesn't stand as high like that.

17 But other than that, the other areas of the
18 design, and what they worked with, and we worked it, and what
19 I saw initially, this is a whole lot better, but that is the
20 only area in the design that I personally kind of struggle
21 and am wondering.

22 CHAIRMAN HOOD: So let me ask you -- you know, I
23 agree. You heard my comments as well. I didn't know you had
24 the same comments, but my only thing was when I heard the --
25 I understand this is residential. We want to make sure we

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1 kind of preserve and protect that character as well.

2 But when he mentioned the exclamation, the
3 announcement of that, then I started -- so I don't know. Why
4 don't we ask them to look at that again? I don't know what
5 my colleagues think. They're probably -- I don't know where
6 they are with that either.

7 Why don't you -- I guess the best way to handle
8 it is to ask them to just revisit that. If it comes back
9 like that, then we understand it, but let's -- is that a fair
10 way to go, a path to go forward?

11 MS. HAMILTON: That's definitely fair.

12 CHAIRMAN HOOD: Okay, all right, so we'll do that.
13 We'll do that. We're not asking you to change it or do it
14 tonight, but the Commissioner has asked you to re-look at
15 that, and as you're doing that, I'm not sure where others are
16 up here on that at all, so, Commissioner Shapiro?

17 COMMISSIONER SHAPIRO: Mr. Chair, personally I
18 don't -- I respectfully -- I don't have an objection to it,
19 but I also certainly don't have an objection to asking them
20 to at least revisit it regardless of what decision they make.

21 CHAIRMAN HOOD: Okay, all right. Okay, anything
22 else up here? Okay, Commissioner Hamilton, anything else?

23 MS. HAMILTON: No, nothing else.

24 CHAIRMAN HOOD: All right, again, thank you for
25 all of your hard work. Okay, Ms. Roddy, you're finished,

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1 right? Okay, so, Commissioners? Commissioner May, I need
2 to come to you.

3 COMMISSIONER MAY: Yeah, so I think given the
4 testimony we had about the difficulty of building parking,
5 building, you know, a single level of parking below the first
6 floor or whatever, I know we have an explanation of it.

7 It's easy enough for me to understand some of
8 those difficulties, but I think actually it would be good to
9 have a more detailed explanation of that in the record.

10 So, you know, your architect testified that they
11 had studied how to get a ramp down to a lower level, and I
12 think that's one of the -- you know, that's what makes it
13 theoretically qualify for a variance is the difficulty of
14 doing that. I think you need to demonstrate the difficulty
15 of that.

16 So seeing the drawings or seeing some diagrams
17 that show what would happen if you tried to ramp down to a
18 lower floor of parking, I think that would be -- I think we
19 need to see that in the record.

20 And, you know, maybe you'll discover that it
21 actually does work and suddenly you wouldn't need the relief,
22 but I'm guessing that's not going to be the case, so at least
23 I think it should be proven more thoroughly.

24 CHAIRMAN HOOD: Any other follow-up questions or
25 comments? Commissioner Turnbull?

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1 COMMISSIONER TURNBULL: I would agree. I think
2 a schematic of some sort showing that. I guess the other
3 thing is the consistency of the drawings.

4 That corner element that shows the raised bump
5 out, the element, the architectural embellishment, whatever
6 you want to call it, on some plans, it shows it with just
7 four -- some drawings, landscape plans show a trellis. There
8 is extra beams that are going across, and some of the
9 renderings don't show anything. It's a big hole in the sky.

10 I'd like to see consistency on the drawings then
11 so that we really know what exactly it is, and anything to
12 tell a little bit more what's going up on that roof, I think
13 would be good to just -- I'm just -- as I say, I just am
14 always worried about what goes on the rooftop, the lighting,
15 and the noise.

16 It sounds like you're saying that the nature of
17 the hotel is that it does not go into parties and things like
18 that, and if you could just reiterate that somehow, I think
19 that would be appreciated.

20 VICE CHAIR MILLER: Mr. Chairman, this isn't a
21 request for information to be provided in this case, but I
22 would like to ask Mr. Rogers or, I guess Mr. Rogers to follow
23 up with the parking management folks of the city to make sure
24 that the signage and the enforcement is appropriate around
25 the soccer stadium area.

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1 I had thought that it was pretty strict around the
2 baseball stadium area and I thought the fines were more than
3 \$25, but, although I haven't -- on the rare time I went down
4 there, I parked in one of those garages that you mentioned,
5 and waited a long time to get into it, and I never parked
6 down there again.

7 But if you could make sure that -- if it is a \$25
8 fine, that should be changed, so, but I think for the signage
9 is geared toward the residents or something.

10 It sounds like there's something that is currently
11 amiss, although Commissioner Hamilton has said she's walked
12 around with the Ward 6 MOCR and maybe they are already
13 working on a strategy to try to fix the current problem that
14 exists down there, so.

15 MR. ROGERS: If I may, parking enforcement is in
16 the Department of Public Works portfolio rather than DDOT,
17 so we could speak to the signage.

18 And we've worked with Ms. Hamilton on tightening
19 up the signage sort of in advance of the DC United and found
20 a number of spaces that were unregulated or that were sort
21 of regular RPP that were converted to resident parking only
22 sort of in conjunction with the installation of the Second
23 Street cycle track.

24 And so from a signage perspective, I believe that
25 we're -- the regulations are in place, and then the

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1 enforcement side is with the Department of Public Works.

2 VICE CHAIR MILLER: Well, thank you, and I
3 appreciate your follow up.

4 CHAIRMAN HOOD: The reason why I know about this
5 was I spoke to the Director myself about some parking issues
6 in my neighborhood, so I would encourage you all to speak to
7 Director Shorter as well.

8 You know, because I do want to follow up on that
9 area because that was something, one of the reasons we
10 started approving some things down there, because those signs
11 are supposed to be so restrictive.

12 So this is not the appropriate time for me to ask
13 DDOT, but I will be asking that in a very soon to be meeting
14 which will probably be our next meeting.

15 Okay, all right, anything else? Commissioner
16 Turnbull?

17 COMMISSIONER TURNBULL: I guess I would just go
18 back to the Vice Chair's comment. I think when we approved
19 the soccer stadium, the ANC at the time raised concerns about
20 the parking, and they were very much concerned and they
21 wanted some measure from the Department of Transportation as
22 to how this was going to really work out, and so here again,
23 here we have their worst fears coming back home to roost.

24 So it's like we say we can handle it, but when it
25 gets down to it, it sounds like we really can't. So, I mean,

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1 it's hard to go forward on later projects if we don't have
2 the ability to get these cars out of the neighborhoods and
3 not have them impact the residents.

4 I mean, it sounds like, Mr. Rogers, you're ready
5 to approve parking garages in this part of the city. It
6 sounded like -- which goes against what the Department of
7 Transportation has been saying a lot, but it sounds like --
8 you said, "Until we get more parking garages down there,"
9 unless you're assuming they're going to be part of other
10 buildings that go up and not separate parking garages.

11 MR. ROGERS: Yes, that was correct.

12 COMMISSIONER TURNBULL: So you would encourage
13 then other buildings that go up to have a surplus of parking
14 other than what is needed by an applicant coming in?

15 MR. ROGERS: No, I don't think I would say that
16 necessarily, and then I think sort of inherent in the zoning
17 code is this idea of shared parking, and so there are
18 complementary uses.

19 I think Ms. Milanovich was saying when hotel
20 parking is at its highest demand is overnight, and when
21 office parking is at its lowest demand is overnight, so there
22 is a complementary use there.

23 It's probably harder to park for hotels in a
24 residential building because of access restrictions and they
25 have the same peak, but there are other uses that we

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1 anticipate coming within the Buzzard Point area, including
2 potentially other hotels, and office, and entertainment uses
3 that would have sort of a complementary daytime cycle of
4 parking, and that's the idea of how parking could be
5 accommodated. I think that's generally what the District
6 Department of Transportation would like to see and how --

7 You know, there are some dedicated parking garages
8 for the Nationals stadium. I'm not sure that's necessarily
9 a model to follow here, but the vast majority of the parking
10 for the Nationals Park is in these other office uses and
11 hotel uses that have sort of complementary peaks for parking
12 purposes.

13 COMMISSIONER TURNBULL: Well, if you could meet
14 with your colleagues at the Department and just look at
15 traffic and how to control in the neighborhood, I think we
16 would greatly appreciate that. Whatever can be done to help
17 ANC 6D would be greatly appreciated.

18 CHAIRMAN HOOD: So I would just put on notice at
19 the next meeting, and I try to do it at meetings, so I'll
20 just put this out there, Mr. Rogers.

21 I'm going to ask the District Department of
22 Transportation and the Office of Planning to let us know, the
23 Commission know how those signs that I thought were over
24 there that were scaring everybody to catch the Metro -- or
25 at least that's what I do, Vice Chair. I catch the Metro

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1 down there when I go to a game, but I need to know what's
2 really going on over there.

3 I thought that was under control as Mr. Turnbull
4 was saying. I was under the persuasion from what I've heard
5 about the signs and what I saw early on that that was under
6 control, but obviously from what I'm hearing, it's not, or
7 it's not being enforced.

8 So Mr. Rogers, I will be asking for that at the
9 second meeting in December. If I forget, could you remind
10 me? I won't forget.

11 All right, so I think this case, I don't want to
12 make it germane to this case, Mr. Rogers, so, but I think
13 this case, we have asked for some things.

14 Do we have -- I think we will also ask and keep
15 it in December is could you give us some dates? I don't know
16 if what Commissioner May asked for will be ready in December,
17 but let's see what happens.

18 MS. HANOUSEK: So are you shooting for the
19 December meeting, December 17?

20 CHAIRMAN HOOD: Yeah, that's right. Our meeting
21 is December 17 this month.

22 MS. HANOUSEK: So --

23 CHAIRMAN HOOD: Next month, tomorrow.

24 MS. HANOUSEK: Yeah, I mean, we would need a draft
25 order by the 3rd, and I guess everything else no later than

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1 the 10th so that the ANC would have a week to comment.

2 CHAIRMAN HOOD: The 3rd, is that Monday?

3 MS. HANOUSEK: Yeah.

4 CHAIRMAN HOOD: Oh, the 3rd? Oh, tomorrow is the
5 1st, right?

6 MS. HANOUSEK: And also --

7 CHAIRMAN HOOD: The 3rd? What's tomorrow?
8 Tomorrow is the 3rd. I don't even know the dates. Okay, so
9 Saturday and Sunday, okay.

10 MS. HANOUSEK: Chairman, I do have a couple of
11 other things if you want me to go through them, the list?

12 CHAIRMAN HOOD: Sure, you can go through it, and
13 then let's see if we can meet the deadline, and also -- yeah,
14 yes.

15 MS. HANOUSEK: So Miller had asked for a LEED
16 scorecard, and you, Chairman, you asked for information on,
17 for them to try to find information on the people that left
18 those homes and whether they ended up staying in the
19 District.

20 VICE CHAIR MILLER: And on that, I think they had
21 a DHCD letter of some sort on that point.

22 MS. HANOUSEK: Okay, so is that not necessary
23 anymore?

24 VICE CHAIR MILLER: They were going to bring it.

25 MS. HANOUSEK: Okay.

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1 VICE CHAIR MILLER: They were going to submit it.

2 MS. HANOUSEK: Okay, and then for Commissioner
3 Turnbull, in addition to talking about the roof, he wanted
4 considerable detail on signage.

5 COMMISSIONER TURNBULL: Well, I think they showed
6 it on one drawing, but if they could elucidate me a little
7 bit more on that or explain it a little bit more, that would
8 be great too.

9 MS. HANOUSEK: I think everyone else, you've
10 brought up more recently. Oh, Hood, you wanted them to look
11 more at the front of the building where the ANC Commissioner
12 had issues.

13 CHAIRMAN HOOD: So I want to just make sure the
14 record reflects Ms. Hamilton and I both want them to look at
15 that, okay, Ms. Hamilton as well, not just me. We both want
16 them to look at that, and I think we came to an agreement.
17 I asked them to revisit that.

18 MS. HANOUSEK: Yes.

19 CHAIRMAN HOOD: Okay, all right, anything else?
20 So we're looking to try to do this on the -- everything is
21 in by the 3rd?

22 MS. HANOUSEK: Well --

23 PARTICIPANT: I believe it was the draft order by
24 the 3rd.

25 CHAIRMAN HOOD: Draft order by the 3rd.

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1 MS. HANOUSEK: Right.

2 CHAIRMAN HOOD: So do we have timing for
3 everything else?

4 MS. HANOUSEK: If they can get it in by the 10th
5 and the ANC has the week to look at it, then it could be on
6 the 17th.

7 CHAIRMAN HOOD: Does that work for you all, Ms.
8 Hamilton, or for you?

9 MS. HAMILTON: Yes.

10 CHAIRMAN HOOD: Okay, all right, anything else?
11 All right, are we all on the same page? All right, well, I
12 want to thank you all. Anything else, Ms. Hanousek?

13 MS. HANOUSEK: I mean, I didn't go through all of
14 the recent things. I mean, Peter had asked for an
15 explanation on the parking ramp. I think they've got that,
16 right?

17 CHAIRMAN HOOD: Yeah, yeah.

18 MS. HANOUSEK: Okay, all right.

19 CHAIRMAN HOOD: I think we can get that, yeah.

20 MS. HANOUSEK: Then I'm done.

21 CHAIRMAN HOOD: Okay, all right, well, I want to
22 thank everyone for their participation tonight and this
23 hearing's adjourned.

24 (Whereupon, the above-entitled matter went off the
25 record at 8:46 p.m.)

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In the matter of: Public Hearing

Before: DCZC

Date: 11-29-18

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