



OFFICE OF PLANNING STAFF PRESENT:

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JENNIFER STEINGASSER  
JOEL LAWSON

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF PRESENT:

AARON ZIMMERMAN

The transcript constitutes the minutes from the  
Regular Public Hearing held on March 15, 2021

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood. Joining me are Vice Chair Miller, Commissioner May, Commissioner Turnbull and Commissioner Shapiro. Okay. We're all here. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin and Mr. Paul Young, who will be handling all of our virtual operations. Others will introduce themselves at the appropriate time.

Tonight's case is Zoning Commission Case No. 20-32. This is 45 Q Street, 657 SW, LLC, a Capitol Gateway design review at Square 657, Lot 815. Again, today's date is March 15th, 2021.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter and the platforms used are Webcast Live, Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing.

All persons planning to testify should have signed up in advance and will be called by name at the appropriate time. At the time of sign up, all participants will complete the oath of affirmation required by Subtitle Z, 408.7. Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have signed up to participate or testify will be unmuted at the appropriate time. When called,

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1 please state your name and home address before providing your  
2 testimony. When you are finished speaking, please mute your  
3 audio.

4           If you are experiencing difficulty accessing Webex or  
5 with your telephone call-in or have not signed up, then please  
6 call our OZ hotline number at 202-727-5471. Again -- I'm going  
7 to read that again just in case we have some first timers. If  
8 you have -- if you are experiencing difficulty accessing Webex  
9 or with your telephone call-in or have not signed up, then please  
10 call our OZ hotline number at 202-727-5471. If you wish to file  
11 written testimony or additional supporting documents during the  
12 hearing, then be prepared to describe, as we have not had time  
13 to review your testimony.

14           The hearing will be conducted in accordance with  
15 provisions of 11-Z DCMR Chapter 4 as follows: preliminary  
16 matters; applicant's case -- the applicant has up to 60 minutes;  
17 report of the Office of Planning; and the Department of  
18 Transportation; report of other government agencies; report of  
19 the ANC, in this case, it's ANC 6D; testimony of organizations,  
20 five minutes, and individuals, three minutes. And we will hear  
21 in the following order: from those in support, those in  
22 opposition, and undeclared. Then we will have rebuttal and  
23 closing by the applicant.

24           Again, the OZ hotline number is 202-727-5471 for any  
25 concerns during this proceeding.

1           At this time the Commission will consider any  
2 preliminary matters. Does the staff have any preliminary  
3 matters?

4           MS. SCHELLIN: Yes, sir. There's a couple things.  
5 First, at Exhibit 15, ANC 6D filed a motion for a waiver of the  
6 7-day filing rule to participate in the hearing. They are here  
7 this afternoon and will be participating, so they just filed a  
8 waiver for that. They were three days late filing. So we just  
9 want to ask for permission to consider waiving that request.

10           CHAIRPERSON HOOD: I don't see any objections. So we

11 --

12           MS. SCHELLIN: Okay.

13           CHAIRPERSON HOOD: We will do that.

14           MS. SCHELLIN: Okay. At Exhibit 9, the applicant filed  
15 a motion for a waiver of the rules to accept their supplemental  
16 -- I think they put, "Pre-hearing Statement," but it's actually  
17 a supplemental filing that was one day late.

18           CHAIRPERSON HOOD: Okay. Any objections to that  
19 request? I'm just looking for heads and nods.

20           MS. SCHELLIN: Okay.

21           CHAIRPERSON HOOD: I'm not seeing any at this point.

22           MS. SCHELLIN: At Exhibit 14A, again, a motion from the  
23 applicant for a waiver of the rules to accept the late posting  
24 of the property on February 5th. They were two days late posting.  
25 I think there was some confusion with the BZA, the old BZA posting

1 requirement. So they were two days late posting. The Notice  
2 did go out to everyone, and it was in the DC Register.

3 CHAIRPERSON HOOD: Okay. Any objections?

4 (Negative head nod.)

5 CHAIRPERSON HOOD: No objections to that, as well.

6 MS. SCHELLIN: Okay. And the last waiver request,  
7 Exhibit 22 was submitted by the applicant. It was a waiver for  
8 the late submission to file less than 20 days prior to the hearing  
9 a revised TDM Plan and Loading Management Plan, a LEED score card  
10 and updated plans. These were requested by OP and DDOT, and  
11 again, they were filed less than 20 days prior to the hearing,  
12 but they were requested by those two agencies, and just ask the  
13 Commission to consider that waiver.

14 CHAIRPERSON HOOD: Any objection?

15 (Negative head shake.)

16 CHAIRPERSON HOOD: So ordered. Do continue.

17 MS. SCHELLIN: Okay. And the last are proffered  
18 experts, of course, Erwin Andres from Gorove Slade, in  
19 transportation, previously accepted. Just ask the Commission to  
20 accept him in this case. And the other, just going ahead, the  
21 other proffered expert has previously been accepted, Peter --  
22 it's either Fillat or Fillat from Fillat Architecture. He was  
23 accepted previously in Case No. 15-32, in architecture. So we  
24 ask the applicant to -- or ask the Commission to accept both of  
25 these proffered experts in this case also.

1 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin, for  
2 taking us through that. I've been trying to open up my file the  
3 whole time you've been giving us that exposition, but let me just  
4 say, any objections to that, Commissioners?

5 (Negative head shake.)

6 CHAIRPERSON HOOD: Okay.

7 MS. SCHELLIN: And then just --

8 CHAIRPERSON HOOD: All right.

9 MS. SCHELLIN: -- one other note. Ariel Westmark, I  
10 know usually you guys only take one expert in architecture, but  
11 I am going to throw this out there anyway. Ariel Westmark and  
12 Manish Patel with the same architectural firm, are also being  
13 proffered as experts and will be available for questions. There  
14 is no licensure for Ms. Westmark, but I want to just put that  
15 before the Commission to decide whether you want to accept more  
16 than one architecture expert or not.

17 CHAIRPERSON HOOD: Okay. Thank you. I saw that. I  
18 don't -- typically, our process has been -- I believe she's not  
19 licensed in the District. I'm not sure where else she may be  
20 licensed, but I'll let others -- can you tell us that exhibit,  
21 Ms. Schellin.

22 MS. SCHELLIN: 11B, as in boy.

23 CHAIRPERSON HOOD: That would be Exhibit 11B. Let me  
24 hear from others.

25 COMMISSIONER TURNBULL: Mr. Chairman --

1 MS. SCHELLIN: 11A.

2 COMMISSIONER TURNBULL: Usually, like on the waterfront  
3 projects where we had multiple architects involved in different  
4 parts of the project, we obviously had more than one architect  
5 who was an expert witness. Here it's the one firm. I think the  
6 head of the firm can -- should be leading the charge on this. I  
7 don't think we need any other experts.

8 CHAIRPERSON HOOD: Okay. Any other questions or  
9 comments on that?

10 (No audible response.)

11 CHAIRPERSON HOOD: Everybody agrees with Commissioner  
12 Turnbull. I do. All right. So we will take the other person -  
13 - who is the lead? Forgive me for not having the name in front  
14 of me. I had it earlier, but I can't get my files to open. I'm  
15 at a little disadvantage. But either way, we will not -- we will  
16 listen to the testimony from the firm, and the one person who's  
17 expert, but we will not permit expert witness of the last  
18 individual.

19 MS. SCHELLIN: The last two. Okay. All right. And  
20 with that, from -- we have Ms. Wilson, Alexandra Wilson from the  
21 firm Sullivan and Barros who will be the lead attorney on this  
22 case, and her team will come in when you're ready for them. And  
23 just so you know, from OP tonight, you're going to have -- Elisa  
24 Vitale will be the lead; however, Jennifer Steingasser and Joel  
25 Lawson will also be joining her. And you'll have Aaron Zimmerman

1 from DDOT this evening.

2 CHAIRPERSON HOOD: Okay. Before they get started, I  
3 do have a few issues, and I will ask Ms. Wilson in the party who  
4 is going to be presenting. The ANC have brought up some good  
5 points, very good points, and there's some other issues that --  
6 I would ask that everyone mute themselves, please. If everybody  
7 could mute. Everybody -- okay. There we go.

8 There are some issues that the ANC brought up. I don't  
9 know if you can go -- as you do your presentation, if you can  
10 speak to those issues. If not, we're probably going to need a  
11 submission. There are some outstanding issues that I think need  
12 to be discussed. So before we do that -- I don't know. Let me  
13 see if others have any other comments of what we read.  
14 Commissioner Shapiro?

15 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Yeah.  
16 There was a list of conditions on the DDOT approval. My read on  
17 your presentation, Ms. Wilson, is that you touched on, pretty  
18 much all the DDOT recommendations, but we're going to want to  
19 have you go through that.

20 On the OP recommendations, my read on it is that you  
21 have -- are addressing each of them, but if, you know, in kind  
22 of a bullet-pointed way, if you can pick up on each of the OP  
23 issues that they conditioned their approval on and make sure each  
24 one of those is addressed.

25 There may be some other issues, Mr. Chair, that will

1 | come up as we go through the -- as we go through the presentation,  
2 | but that's the big thing.

3 |           CHAIRPERSON HOOD: Okay. I don't want to, necessarily,  
4 | change the way they're going to do their presentation, but I do  
5 | want to hit the highlights of what the ANC mentioned and others  
6 | -- I'm sure others will speak to that. Any other questions or  
7 | comments before we get started?

8 |           (Negative head shake.)

9 |           CHAIRPERSON HOOD: Okay. In that case, Ms. Wilson, we  
10 | will turn it over to you.

11 |           MS. WILSON: Great. Thank you so much. My name is  
12 | Alex Wilson from Sullivan & Barros on behalf of the applicant.  
13 | Mr. Young, would you be able to pull up our presentation? And  
14 | then, Marty Sullivan, also from Sullivan & Barros, should be  
15 | joining. I don't see him on here. If you guys could please pull  
16 | him in. Thank you. Thank you, Mr. Young.

17 |           Good afternoon Chairman Hood and fellow Commissioners.  
18 | My name is Alex Wilson from Sullivan & Barros on behalf of the  
19 | applicant in this case. We are joined by Dennis Lee from D.B.  
20 | Lee Development and Construction on behalf of the ownership team;  
21 | Peter Fillat, president and CEO of Fillat Architecture, the  
22 | project architect; as well as Erwin Andres, our traffic  
23 | consultant and principal at Gorove Slade. Mr. Fillat and Mr.  
24 | Andres will be our expert witnesses today, and they are joined  
25 | by others from their respective firms but will be the main

1 presenters. Mr. Lee will also present testimony today.

2 I will give a high-level overview of the project and  
3 running relief before turning it over to Mr. Lee to discuss  
4 community outreach. Then Mr. Fillat will present the plans. I  
5 will walk through the zoning criteria, and how we are meeting the  
6 burden of proof, and then Mr. Andres will finish with our traffic  
7 summary.

8 Next slide, please.

9 We are here today for a design review case. We are  
10 subject to design review by virtue of being located in Square  
11 657. The proposed project is a mixed-use project with  
12 approximately 190 hotel rooms, 60 residential units, 10 of which  
13 are IZ units set aside at a 60 percent MFI rate. The project  
14 will have approximately 9,500 square feet of market retail space,  
15 as well as a rooftop bar and shared amenity space. We are  
16 providing 63 vehicle parking spaces, although 24 are zoning  
17 compliant, 41 long-term and 20 short-term bike spaces, one  
18 loading berth, and one delivery space.

19 Next slide, please.

20 Regarding zoning flexibility and relief, we are  
21 requesting an area of flexibility from the rear yard  
22 requirements. The building fronts on Half Street for zoning  
23 purposes, and we are providing a court, but not a rear yard, on  
24 the east side of the building, which is where the rear yard would  
25 ordinarily be located. We are also seeking variance relief from

1 the plaza requirements and for one loading berth. We are seeking  
2 special exception relief for the parking, as 32 spaces are  
3 required, and 24 zoning compliant spaces are provided. We are  
4 also proposing rooftop bar space, which requires review under the  
5 general special exception criteria.

6 Next slide, please.

7 The Office of Planning is recommending approval and  
8 finds that the project helps achieve the purposes and comments.  
9 DDOT has no objection, provided that the applicant agrees to all  
10 TDM and (audio interference), and the applicant does agree to all  
11 DDOT measures.

12 Next slide, please.

13 With that I will turn it over to Mr. Lee, from the  
14 owner's team, to discuss community outreach and design-related  
15 changes we've made to the project throughout the process in  
16 response to the community.

17 MR. LEE: Hi. Good afternoon. My name is Dennis Lee,  
18 and I'm a District of Columbia for 25 years, and a career real  
19 estate developer working exclusively here in the City. I've been  
20 honored to have been selected by Mr. Balwinder Singh, who's a  
21 long-time -- long-term partner in this development. Mr. Singh  
22 has owned this property at 45 Q Street for over 25 years and has  
23 operated his business out of there. He's been deeply committed  
24 to the neighborhood throughout that time and his intent is to  
25 stay in this project for the foreseeable future and be part of

1 the community.

2 I think I'll dig in by starting with -- that this  
3 project is not displacing any residential housing, nor does it  
4 have any other adverse effects or impacts that we are aware of.  
5 It's the development of an underutilized commercial property, and  
6 we believe that we're developing it into an optimal project for  
7 the City and the community.

8 We've worked -- with the architecture, we feel -- we  
9 felt a great obligation to create something extraordinary that  
10 represents the heritage of the neighborhood and bonds it with  
11 progressive architecture moving forward. We understand the  
12 importance of this site as an intersection of many of our urban  
13 and natural elements, which is where we began the inspiration for  
14 the architecture, and we're creating crossroads effect. Our  
15 architect, Peter Fillat, will expand on that with, I'm certain,  
16 excitement and sincerity.

17 With the community, we've undertaken extensive  
18 discussions regarding how we can fit the project into the  
19 neighborhood and contribute to the character and the quality of  
20 life. We were happy to extend our filing for the zoning  
21 application several months out of respect for the ANC process and  
22 community engagement, being very patient, and certainly engaged.  
23 As you can see by the slide in front of you, we have had over 16  
24 meetings -- formal meetings with the ANC, with the local SMD, and  
25 then a select group of neighbors that we've been negotiating the

1 neighborhood agreement with, and we've found these meetings to  
2 be very productive. They've helped us improve a lot with the  
3 architecture and definitely sculpted our community interaction.

4           It's our opinion that we've addressed each and every  
5 of the comments or concerns that have been provided, not only by  
6 the ANC, but also the neighborhood. We do believe that we've  
7 gone above and beyond the general community commitments that  
8 we've seen with other projects of this type and size. With the  
9 neighborhood agreement, we've crafted an agreement that covers a  
10 great many things, including project updates through the  
11 construction and development, pre-construction property surveys  
12 to protect everybody against any potential damage that could  
13 occur, environmental concerns, which have been a historic issue  
14 in that area. We've already engaged our environmental  
15 consultant, who's done an evaluation, and laid out the whole  
16 process for monitoring during the construction all the way  
17 through, topping off out of the ground.

18           A big concern in the neighborhood rodent control, and  
19 we are going to create a program with a third-party consultant  
20 for during and after construction.

21           We have included construction management policies with  
22 regard to parking during the construction, clothing changing  
23 areas which seemed to be an issue, and lunch dining spaces so  
24 people weren't out eating in front of the residents' homes.

25           We're also very proud to have included employment

1 opportunities for both the construction and the hotel operations.  
2 Those have expanded beyond just the typical construction -- or  
3 employment agreement, where we're creating relationships beyond  
4 this hotel location. We're going to work with a hotel operator  
5 to expand beyond that into other Marriott properties. We're also  
6 prioritizing local businesses for contracts within the hotel and  
7 the apartments.

8           And then on top of those primary things, we've adopted  
9 additional endeavors, such as Adopt a Block program to maintain  
10 two blocks on 1st Street between Q and N, and we're participating  
11 in the development of after school care programs for children in  
12 the area, creating a safe sidewalk at the neighboring U-Haul  
13 Building, which right now is just gravel, engaging local artists  
14 for the numerous art installations that will be on the property,  
15 seeking community input on renaming -- or naming the retail  
16 market, providing affordable foods in the market with  
17 participation in SNAP benefits and the like, and providing  
18 rooftop meeting space for the ANC and their affiliates.

19           We feel that it's a very comprehensive agreement and  
20 commitment to the neighborhood. It's in final form, and it's  
21 been signed by us. We had our last meeting with the neighborhood  
22 on March 6th, just a little over a week ago, and at that meeting,  
23 we agreed on a few additional points. We went through the whole  
24 agreement, and as far as we know, that there was no negative  
25 feedback, and the agreement was complete.

1           As for architectural comments and changes that have  
2 resulted from our interaction with the ANC, when we first met  
3 with the ANC in the summer of -- I think it was August of 2019,  
4 we had planned a 100 percent hotel. There was not going to be a  
5 mixed use. It was going to be all hotel. And then as the  
6 pandemic set in, we made our first change to include nine  
7 residential units, and that was primarily financial, just to buy  
8 down the basis, because the numbers of the hotel were at risk  
9 because of the pandemic. So we introduced the communities to the  
10 project with nine residential units to the ANC. And at that  
11 point, then they had asked us -- can we change the slide, Mr.  
12 Young? Thank you.

13           So leading into these, we changed the model at the  
14 request of the ANC, because they voiced that they wanted more  
15 residential space in the area. So we went from the nine  
16 residential units to 60 residential units, dropping our room  
17 count from 270 down to 190, and then we included the affordable  
18 housing in there, as well. So I believe that that was a  
19 significant change in our plan to accommodate the community  
20 request.

21           Along those lines, you know, we believe that the --  
22 there seems to be concern about the mixed-use aspect of the  
23 property, and I think for us it was a very vital decision to go  
24 that way, because it creates jobs. I think it's a win for the  
25 City and the community in the fact that the hotel creates numerous

1 jobs, far more than an apartment building would. We now have  
2 the residential component, which has a significant affordable  
3 housing piece, and then it has the urban activation of the market  
4 area. So we believe that it balances the economic risk in these  
5 uncertain times, and that, in turn, solidifies the longevity of  
6 the project, which is in everybody's best interest.

7 From there, other items that we changed, we have the  
8 dog care facilities. That was a particular concern. And so we  
9 went ahead and added a dog run on the roof and also an interior  
10 dog washing room.

11 The retail market, initially -- well, when we first  
12 started, it was going to be a restaurant, but then we heard from  
13 the neighborhood that most of the restaurants that were being  
14 proposed in the area were outpricing the residents' ability to  
15 go out on a frequent basis. So we changed that to a food market,  
16 food hall concept, and originally, it would just be prepared  
17 foods and beverages, but then as it evolved, with the help of  
18 the community, we changed that into a real market, where you can  
19 get vegetables and you get meats, you can get cheeses, and all  
20 at affordable rates, and that was what I referred to earlier.

21 One issue was the setback on the back of the building  
22 was too close to the north property line, and there was concern  
23 about the light and air to the hotel rooms and the residential  
24 guests -- hotel guests, residential residents, and that setback  
25 was increased.

1           We had the streetscape -- so initially, our streetscape  
2 plan was a little undefined, but that's evolved as it's gone  
3 through, and now it has -- it's a very warm, inviting area that's  
4 got proposed public seating, it's got artwork locations, it's got  
5 the wayfinding signs. You'll hear more about that as we go  
6 through the presentation, but it's improved greatly.

7           Another small factor was we had comments about the  
8 paving, and we had requests to increase it beyond what we've  
9 ended up with, but we were limited by what DDOT would allow in  
10 public space, but regardless, we went ahead and enhanced that and  
11 changed that definition to better clarify the seating areas and  
12 the pedestrian traffic.

13           Originally, we had just one art mural opportunity on  
14 the north wall, but then through the community we were encouraged  
15 to increase that. So we're going to have involvement bringing a  
16 third-party art consultant or somebody similar, like Cultural DC,  
17 and work on the wayfinding signs and other mural opportunities  
18 inside the market, outside the market. And then recently there  
19 was a request on our at-risk side, on the east side, to put murals  
20 on the walls that would eventually be built over. So we've  
21 integrated that in, as well.

22           A big concern of the neighborhood was lighting and  
23 signage being glaring. So we've modified or changed all of our  
24 signage to be very low-key, very dimmable. The neighborhood  
25 agreement we just spoke about --

1           Mr. Young, I think we might have missed one slide in  
2 front of this. Is there a Slide 6? It's my -- I think I was  
3 thrown off a little bit. Yes. So this will be backtracking a  
4 little bit.

5           One of the architectural concerns was the projections  
6 that were coming out of our public space. And originally, we  
7 had those at four feet out and four feet in to create this  
8 crossroads that Mr. Fillat will get into detail about. But we  
9 went ahead and took those down to a more palatable scale and not  
10 as dramatic.

11           The parking, we have a requirement, I believe, of 26  
12 spaces. The neighborhood requested that we increase that  
13 significantly. So we went into a lift program and all valet,  
14 and now we have 56 spaces, I believe.

15           We had a lot of comments on the exterior textures with  
16 the metal -- everything being too dark and the glass extending  
17 all the way down to the ground. So we changed that dramatically  
18 to warm it up and make it more approachable.

19           We had requests for balconies, so on the residential  
20 units we added as many as we could, taking advantage of the  
21 projections, which came in very handy for giving us that -- an  
22 outdoor space, and now 60 percent of the apartments have those  
23 balconies.

24           The rear courtyard used to be considerably smaller, and  
25 there was a separate window well. We were able to combine those

1 and create one larger courtyard which gave us much more light and  
2 air coming in there, and also an opportunity for a better patio  
3 down on the lower level with more green space.

4 One issue was the street drop off. We did not have any  
5 of the -- everybody seems to call them (audio interference)  
6 where you drop off, and so we had first added one on Q Street,  
7 and then the further comment to have one private to the  
8 residential side, we added it on Half Street, and that was in  
9 concert with a discussion with DDOT and the neighborhood.

10 The comment was the residential elevator. There was  
11 concern that there was only one. There was one that was dedicated  
12 to service, so we combined those together, so now they have two  
13 for the residential side.

14 And then another issue was the rooftop, where we had  
15 it designed mostly for the hotel use, and then currently it has  
16 40 percent hotel, 40 percent residential, and 20 percent of the  
17 shared events space.

18 So I think that covers the main items that were  
19 discussions and comments from the ANC that we accommodated. And  
20 I can't think of any that we haven't addressed, you know,  
21 thoughtfully, like you see there, yet we remain very dedicated  
22 to providing exemplary architecture for the City and a meaningful  
23 engagement with the community.

24 So now I will pass that off to -- well, back to Alex  
25 for her to hand it off to, I believe, Mr. Fillat. Thank you.

1 MS. WILSON: Thank you. Peter can jump in on the next  
2 slide. Thank you so much.

3 MR. FILLAT: Okay.

4 MS. WILSON: I apologize. This is not the correct  
5 presentation. Let me send that to you all now. Mr. Young, would  
6 you be able to pull out Exhibit 23A-1 while I send the corrected  
7 concept presentation?

8 (Pause.)

9 MS. WILSON: All right. Mr. Young, I just sent you  
10 that presentation. I'll go ahead and go through the zoning  
11 requests while we wait for that to be uploaded.

12 As I highlighted earlier, we are seeking flexibility  
13 from the rear yard requirement, variance relief from the public  
14 plaza requirements and loading requirements, and special  
15 exception relief from the parking and penthouse use requirements.

16 Next slide, please.

17 Regarding the public plaza, the plaza requirements only  
18 apply to properties in a square with 10,000 square feet or more  
19 of land area. Other than the subject property, there are only  
20 two other properties in this square with over 10,000 square feet.  
21 The subject property has a depth of 70 -- between 74 and 87 feet,  
22 which is a lesser depth than other properties also subject to the  
23 plaza requirements. The modest depth of the property makes it  
24 challenging to provide a sufficient building depth, as well as  
25 public plaza space. Because of the lot dimensions, to achieve

1 the 8 percent plaza requirement on either Half Street or Q Street,  
2 the building frontage would need to be set back approximately 6  
3 and a half feet or 14 and a half feet, respectively, and would  
4 be overhung by the building cantilevered above. This area  
5 requirement of 1,250 square feet would significantly reduce the  
6 ground floor program space, which is already impacted by the  
7 loading and access areas. It would also create structural  
8 challenges to the building above because of the need to  
9 cantilever.

10 We are proposing ground floor market use and cafe  
11 seating, as well as benches, bike racks, landscaping and other  
12 furniture which is open to the public. This outdoor space is  
13 being provided as a substitute and is consistent with the goal  
14 of the public plaza regulations, which are intended to provide  
15 spaces and private developments that serve as transition spaces  
16 between streets or pedestrian rights of way and at entrances of  
17 buildings.

18 Next slide, please.

19 Thank you. Regarding the special exception relief for  
20 the penthouse, a bar/restaurant use is a permitted use in this  
21 zone, but any bar/restaurant in a penthouse space can only be  
22 approved via special exception as evaluated under the general  
23 special exception requirements. The proposed use would be in  
24 harmony with the general purpose and intent of the zoning  
25 regulations and zoning maps, as a penthouse bar is contemplated

1 | via special exception, and the proposed bar at the subject  
2 | property would be consistent with the surrounding entertainment  
3 | uses, including Audi Field and Nationals Park. The proposed use  
4 | will not tend to affect adversely the use of neighboring property,  
5 | as the proposed bar use would be located at the southern end of  
6 | the roof, which would be closest to the oval and away from the  
7 | residential uses further north. The use will also be subject to  
8 | relief through the ABRA process, which would allow for additional  
9 | ANC and community input.

10 |           Next slide, please.

11 |           The next two areas of relief are related to  
12 | transportation. The traffic consultants will provide more  
13 | information in the next slide. The first is a variance from the  
14 | loading requirement. We are required to provide two loading  
15 | berths but can only provide one. The loading area location is  
16 | impacted by the Frederick Douglass Bridge, the oval, and adjacent  
17 | road network, and the size of the loading area is impacted due  
18 | to restrictions related to trash location, DDOT loading  
19 | requirements and lot depth.

20 |           The loading area and entrance is located on the north  
21 | side of Half Street on the northwest portion of the site. The  
22 | placement of the loading entrance on Half Street was done to  
23 | mitigate concerns over traffic backups along Q Street and Half  
24 | Street from the proposed traffic oval to the south and east of  
25 | the property. Regarding the size of the loading area, the size

1 for layout and general building layout is limited by the  
2 relatively shallow depth of the lot compared to other lots in the  
3 square, and the loading area takes up almost the entire depth of  
4 the lot, along with a ramp down to the parking area. Due to the  
5 head-in, head-out loading requirements from DDOT, the loading and  
6 parking area is taking up more space on the ground floor than  
7 would typically be required for a rear, pull-in loading area. In  
8 addition to the loading requirements, the applicant must also  
9 provide a fully enclosed trash room, which is located adjacent  
10 to the parking area. Due to this confluence of factors, without  
11 the relief, the applicant would have to further reduce the space  
12 on the ground level where nearly one-third of the space is already  
13 dedicated to the loading and parking access.

14           Alternatively, we could reduce the ground floor -- or  
15 the gross floor area of the hotel space to less 50,000 square  
16 feet. So then the loading requirement would only drop to one  
17 berth, but that would be a clear practical difficulty to the  
18 applicant, as we would lose 25,000 square feet of GSA. Losing  
19 25,000 square feet, or any ground floor space are both  
20 unnecessarily burdensome to the applicant.

21           Next slide, please.

22           Thank you. Regarding parking, I believe the traffic  
23 experts are best suited to describe the transportation aspects  
24 of the area and TDM plan. I'll note that we are required to  
25 provide 32 parking spaces, and we are providing well over that

1 amount, but only 24 are zoning compliant, so we do need that  
2 relief.

3 I'm going to go ahead and have Mr. Andres walk through  
4 the transportation slides, and I believe our staff just sent the  
5 corrected presentation to Mr. Young. So after he walks through  
6 the transportation slides, we can go ahead back to Peter unless  
7 Mr. Young can pull that presentation up now. I prefer to walk  
8 through the plans first, if that's possible.

9 MR. ANDRES: Good afternoon, Chairman Hood, Members of  
10 the Commission. For the record, Erwin Andres with Gorove Slade  
11 Associates.

12 CHAIRPERSON HOOD: I think, Mr. Andres, if we could  
13 hold up. I think Mr. Young is trying to pull up the new exhibits  
14 so we can continue in that fashion. Let's just give him a moment,  
15 please.

16 MR. ANDRES: Okay. Sounds good.

17 CHAIRPERSON HOOD: Because I do want to hurry up and  
18 get to you, but let's just give him a moment.

19 MR. FILLAT: So it looks like I get to go. Okay, Mr.  
20 Young. Thank you very much. My name's Peter Fillat, the  
21 architect for the project. I lead an extremely talented team,  
22 and we are very excited about the opportunity to speak with you  
23 today. These are just the numbers associated with the project  
24 that we've already kind of gone through. The only thing I would  
25 like to bring to the attention of this -- on this slide right

1 | now is the IZ Unit schedule, and in particular the IZ Unit  
2 | schedule is there are 10 units of the 60 units proposed that will  
3 | be IZ. Of those 10 units, 7 of them are greater than one-bedroom  
4 | units. So in other words, they are one bedroom/baths, two  
5 | bedrooms and two bedroom/dens. So there is -- I'm sorry, one  
6 | bedroom/den, two bedrooms, and two bedroom/dens. So there are -  
7 | - 7 of the 10 units are actually multiple bedroom units. They're  
8 | something -- which was something that the community asked us for,  
9 | and we think we've been extremely responsive in that regard. The  
10 | total square footage for the units versus the square footage for  
11 | the residential is 19 percent. So we're kind of around 19 percent  
12 | on square footage and 16 percent of the units are affordable. So  
13 | I just want to really go through that.

14 |           The next slide, please, Mr. Young. I want to skip this  
15 | slide, too. Let's go to the next slide.

16 |           All right. So the project is located in the Buzzard  
17 | Point Southwest Redevelopment Area, that's Zone CG-4, and the  
18 | public really embraces the development and design review  
19 | guidelines and principles established with their vision  
20 | framework. And the number one item on the list is bold  
21 | architecture; the second one is resilient urbanism and materials;  
22 | number three, first floors that shape memorable places; number  
23 | four, responsive massing and transitions between larger new  
24 | buildings and existing streets lined with rowhouses, so  
25 | transition of scale; and then the last one is outdoor spaces for

1 | light, which I know they wrote these statements long before COVID  
2 | or anyone ever dreamed of COVID, but you know, the whole idea of  
3 | outdoor spaces for light, I think, is very relevant in today's  
4 | post -- future post-COVID lifestyle, and we feel like we've really  
5 | done a good thing with our ground floor to help a building that  
6 | comes out to the street and takes advantage of that outdoor --  
7 | indoor/outdoor space experience of the ground level of the  
8 | building. And that adds to that item number three, where the  
9 | first floor is shaped memorable places. We feel like we've got  
10 | a very public, open-minded experience on our lowest level.

11 |           The overall design direction was one that really did  
12 | respond to the location of the site, basically, as a kind of a  
13 | gateway building coming across the new bridge into the west oval,  
14 | and that -- and then as cars move north and south on Capitol  
15 | Street, we really felt like this building was kind of at a  
16 | crossroads or a nexus of movement between Nationals Park and Audi  
17 | Field, between the community and the waterfront, between cars  
18 | coming over the new bridge and a new experience of the circle,  
19 | between the movement of water up and down both up -- into and  
20 | out of the river, and so we really felt like we created -- our  
21 | concept was to create this crossroads or this interweaving of  
22 | movement. And that is what, sort of, inspired us to create this  
23 | distinctive design for the building.

24 |           Next slide, please.

25 |           This is a closer view of the site. The other aspect

1 | of the site is that while it is not on the west oval, it is on a  
2 | triangular park, which is just off of Potomac Avenue, and Potomac  
3 | Avenue is the street that connects the two parks, the Ballpark  
4 | and the Audi Field. And we all know that what's going to happen  
5 | here is that while people want to cross through the oval, they're  
6 | probably going to hug the sidewalks and stay closer to the  
7 | buildings. So our building really does become a very important  
8 | location on the path of circulation, both along Potomac Avenue,  
9 | Q Street, and Half Street. Half Street is one of the streets  
10 | that goes right, directly up into the neighborhood, and so we  
11 | really felt like, again, it's sort of cross -- there's a place  
12 | where people can come and go and, you know, the circulation of  
13 | the building really speaks to the architecture.

14 |           Next slide, please. Yeah.

15 |           So here's a few images of the site as it stands today.  
16 | The upper slide -- upper right and the lower show the site with  
17 | the new Cambria Hotel, a very large building and then the  
18 | infrastructure of the new streets being built. And then to the  
19 | right -- the right slides are of the existing warehouse building  
20 | that's on the site, which really is punctuated by a two-story  
21 | building sort of at the corner, but then a one-story garage-like  
22 | facility that runs all the way to the north along Half Street.

23 |           Next slide.

24 |           This is, sort of, a little montage of the -- what is --  
25 | - what will be the new Q Street with the two residential -- the

1 residential building furthest to the left, the hotel in the  
2 middle, and our new project to the right. Our building is 100  
3 feet tall. It sets back a 1:1 for the two penthouse steps. The  
4 overall penthouse height is 20 feet. Our building is completely  
5 compliant in regards to that. And then to the right of our site  
6 is what will probably be a major redevelopment. That will be the  
7 circle that faces sort of the northwest corner of the circle.  
8 And so that's something that we'll fill in here someday in the  
9 future.

10 Next slide, please.

11 In terms of design precedents, you know obviously we  
12 were very interested in the bridge and the excitement of the  
13 architecture of the bridge. Again, the bridge is about fluid  
14 movement. You know, the arches and the way they come down and  
15 touch the water. And we fought hard not to make a curvy building,  
16 but we did make a building that we feel does respond to the other  
17 very exciting architecture that's in the area, has a lot of  
18 dynamic movement and sculptural characteristics.

19 Next slide.

20 In particular, we also wanted to pay attention to the  
21 scale of the rowhomes to the north of us and the color of the  
22 rowhomes to the north of us. They are various shades of red  
23 brick, and they are, basically, a two-story building -- a series  
24 of two-story buildings added up into a one -- you know, one long  
25 block of about 20 to 25 feet tall. And then other aspects of

1 | it, you know, modern buildings with balconies. This one building  
2 | on the right -- lower right-hand side, you know, active ground-  
3 | level retail that opens out into the street. You can see it in  
4 | the views of our building that are very reminiscent of this. And  
5 | then, you know, to a certain extent, the austerity of the existing  
6 | warehouse is, you know, there's some Bauhaus windows, sort of  
7 | styling of the second level there. A very interesting piece of  
8 | architecture. When we first started our building, we really  
9 | looked at it as a very modern building, and it's actually the  
10 | SMD person who said, "You know what, it would be nice if you  
11 | looked more towards some of the existing context." And we did  
12 | that. And we feel like we ended up with a much better project.

13 |           Next slide, please.

14 |           So I'm going to go quickly through the floor plans,  
15 | Paul. So I'm just going to keep saying "next." So this is the  
16 | lower level that shows how the parking works. There's 41 parking  
17 | -- bicycle spaces, which is I believe 10 more than what's  
18 | required. It's a very simple garage.

19 |           Next slide.

20 |           The ground floor of the building -- so just to orient  
21 | you to the plans as to the last plan, Half Street is to the north,  
22 | Q Street -- it's the top of the page. Q Street is to the left  
23 | of the page. So what we did here on the planning of the building,  
24 | we wanted to create this active space. And the hotel brand that  
25 | we're talking about is very much a brand that opens out into the

1 street and has a very casual lobby experience. We did a project  
2 similar to that on K Street, and we have these nice garage doors.  
3 So the hotel lobby does have an opening out to the street, but  
4 we didn't want the hotel to be the primary driver of the  
5 streetscape. We really wanted the retail to be the most active  
6 part of the project. And so what we -- we put the retail on the  
7 corner, "retail," that being the market, which has evolved into  
8 sort of being a market co-op, where you can see there is a series  
9 of stalls. There is a bar, but there's back -- there's a butcher  
10 and a deli counter, there's a -- and we'll get into the -- what  
11 this really looks like later on. And then as we move to the  
12 north or to the right of the plan, the residential lobby is  
13 located in the light green portion. And then all the way at the  
14 corner there is where the entrance to the garage is and to the  
15 loading bay. And what happens with -- trucks will move -- go  
16 into the garage, and then they will back into the loading bay.  
17 So the trucks do not load off the street, and cars are -- can  
18 circulate in and out in that location, as well.

19 Next slide, please.

20 So the building is very rectangular on the two levels  
21 -- the two lower levels, and that really corresponds to the  
22 architecture of an old warehouse, and that is intentional and  
23 something that we worked together with the community to develop  
24 and message.

25 The next few slides talk about how the building -- next

1 | slide, please -- how the building, then, sort of sits on a podium,  
2 | and it creates a sense of movement in the facade by angling the  
3 | building's facade, sort of to the north and slightly to the south  
4 | and alternating it as it moves up the building. We also have  
5 | set the building back on the north side about 15 feet, and we  
6 | created a court between our building and the adjacent lot, plan  
7 | south, as you can see here. So it's really like a U-shaped  
8 | building with a very exuberant facade on -- along Q Street and  
9 | Half Street and then, kind of, a quieter facade on the northern  
10 | and eastern facades.

11 |           And so let's just go through the next few slides. We'll  
12 | click through them. It's just going to show you how the plan  
13 | changes as it moves up. Next slide. Next slide. Next slide.

14 |           So the lower four levels of the building are hotel, and  
15 | then the upper -- I'm sorry, lower five levels of the building  
16 | are hotel, the upper four levels are residential. So the  
17 | residential occupies the top of the building, and where the  
18 | movement of the facade is exposed to these units, that's where  
19 | we create some -- we're able to create some balconies.

20 |           Next slide. Next slide. You can see how the -- there's  
21 | a lot of movement. Next slide. Next slide.

22 |           This is the roof level of the building. And so what  
23 | we have is a penthouse that is set back on all sides, except for  
24 | the court, and on the north side of the building, which is plan  
25 | right, is where the residential amenity space will be. In other

1 words, that's where the lounge will be. There's a pet walking  
2 area up there -- pet relief area is actually -- we're going to  
3 have a little pet spa. There will be restrooms for that facility.  
4 In the middle of the building will be a shared event space. And  
5 so that's a space that could be used by residents and/or hotel  
6 guests and/or the community for community meetings. And then to  
7 the south of the facade -- top of the plan, plan left, you can  
8 see the rooftop bar that will overlook Potomac Avenue. You'll  
9 be able to see both ballparks from there, and sort of activate  
10 that end of the building. So the building is, kind of, quieter  
11 on the south -- I'm sorry, more active on the south side and  
12 quieter on the north side as it relates to the rooftop.

13 Next slide, please.

14 And then the upper penthouse is where most of the  
15 mechanical system will happen. And then there is living roof  
16 around the penthouse.

17 Next slide, please.

18 The building elevations, very quickly, are really --  
19 it's a two-story masonry building with a glass and metal  
20 undulating facade above. One of the comments that we had early  
21 on in the project was how would we treat the glass in terms of  
22 birds and also shade and shadow. So we're going to use a glass  
23 that's actually a very, slightly treated glass. It's called  
24 "bird glass," and it is new technology that allows birds to see  
25 the glass and not crash into it. So -- and this is a very

1 specific request by one of the SMD people, and we did some  
2 research, we found this glass, and so that's what we're going to  
3 propose to use here. The lower two levels is two colors of brick,  
4 and with small pane glazing. And then the upper level is really  
5 just kind of a very simple concrete pavilion that's open with a  
6 lot of open doors.

7 Next slide, please.

8 This is -- I'm sorry. This is the Q Street facade.  
9 This is Half Street. So you can see -- you can begin to see how  
10 the movement of the building is articulated here in this  
11 elevation.

12 Next slide.

13 As we move to the north facade, these are a little bit  
14 darker. You'll be able to see them much better in 3-D, but you  
15 can see how we've returned some of the glazing so that it has an  
16 architectural component. And then the balance of the building  
17 is simple punch openings with a metal panel, and it sits on a  
18 brick base.

19 Next slide.

20 This is the east elevation where you can see, we put  
21 -- we're showing some locations for public art on the party walls.  
22 And then the -- you can see the windows open into the court in  
23 the brick face again.

24 Next slide, please.

25 So here's a view of the building from the corner. It's

1 a very exciting, dynamic facade. We feel like we've brought some  
2 nice balance between the existing warehouse architecture of the  
3 base and the sort of glass and metal architecture really -- we're  
4 sort of more leaning towards the architecture of Audi Field than  
5 the Nationals Park, because after all, we're on that side of the  
6 building -- that side of the Capitol, North Capitol -- South  
7 Capitol. I'm sorry.

8 Next slide, please.

9 This is a view of the building. And you can see there's  
10 a -- there is a definite sense of movement in the building, and  
11 that is completely intentional. We -- our architecture is  
12 intended to flow.

13 Next slide.

14 This is a view of the west elevation. This is facing  
15 Half Street. And what's interesting to note here is that you  
16 can see how the masonry base extends beyond the upper level to  
17 the west. So what happens is, while it may not seem that it's  
18 such a significant step, in setting the building back there, the  
19 scale of the building really is perceived as a two-story building  
20 from the north. We'll look at that later.

21 Next slide, please.

22 We are very cognizant of the fact that this is a  
23 building you will see as you come over the bridge, and so this  
24 is a view of -- as you come across the bridge. We also are aware  
25 that the majority of this facade, and sort of about two-thirds

1 of this facade will be covered by future development. But in  
2 the meantime, we would like to propose that those party walls be  
3 used for, and as an opportunity for public art. And what we're  
4 thinking is non-illuminated murals and/or tile installations or  
5 something, but it's not something that that would be internally  
6 illuminated or -- and it would be a temporary piece, because  
7 someday someone will build a building on the corner.

8 Next slide.

9 Here's a view as we walk -- as we come across the west  
10 oval, and that's Potomac Street there. You can see Audi Field  
11 in the distance. We bought Audi Field. We bought the model of  
12 Audi Field, and we were able to plug it in there so it's exactly  
13 what's there. And then you can see our building to the right  
14 with the dynamic architecture facade treatment.

15 Next slide, please.

16 Got a closer view coming into our building. You can  
17 see how the -- we feel, a very nicely balanced facade.

18 Next slide, please.

19 We are showing how the hotel lobby will open out onto  
20 the street with this image; however, we know that at some point  
21 it could get very crowded on this sidewalk in terms of game days.  
22 So this furniture is completely movable. So you can -- the hotel  
23 operations staff will be able to move the furniture indoors if  
24 there is excessive crowds. The other aspect of this that we're  
25 going to show you is the paving is sort of this D.C. spec, but

1 closer to the building, you can kind of see here, is that we're  
2 using a warmer paving that we're looking at -- we're going to  
3 probably try to do brick pavers in the places that DDOT will let  
4 us.

5 Next slide, please.

6 This is a view of the corner of the building with the  
7 way the market will open out onto the street. There's a couple  
8 examples of public art here. We found next to the garbage cans  
9 to the right, there, that's actually public art done by one of  
10 my very creative in-house people. It's a placeholder, and that  
11 work would be curated by, you know, a DC local arts organization.

12 Next slide, please.

13 And here's what I was talking about in terms of the way  
14 the scale of the warehouse building sort of really does factor  
15 on the way the architecture moves up the block. And you know, I  
16 really will say that the SMD -- this was kind of their idea. And  
17 we really didn't think that this building needed to be so  
18 contextual when we first started the project. After working with  
19 them and listening to them, we agree that this is a much stronger  
20 solution for the building. The other thing we did was we added  
21 some wood paneling type of aluminum siding to the underside of  
22 the projections which brings some of the warmth of the masonry  
23 up the building. And so as an overall effect, the building really  
24 does end up being a very much warmer, yet still extremely  
25 exciting, piece of architecture.

1           Next slide.

2           This is a view looking north, and it does, sort of,  
3 show the space of Half Street.

4           Next slide.

5           And this is the view looking south --

6           CHAIRPERSON HOOD: Mr. Fillat, if we could just ask.  
7 I don't know how it's happening. There is some distortion. We're  
8 getting a lot of distortion (audio interference). Ms. Schellin,  
9 Mr. Young, are you all getting a lot of distortion, or is that  
10 just me.

11           MS. SCHELLIN: No. I think other people needed to  
12 mute, and it looks like they have.

13           CHAIRPERSON HOOD: Okay. Okay. Good. All right. So  
14 Mr. Fillat, sorry for interrupting. You may continue.

15           MR. FILAT: Okay. I apologize (audio interference).  
16 If I'm moving too fast -- if you'd like to go backwards, if you  
17 have any questions, I'm happy to do that. But one of the --

18           CHAIRPERSON HOOD: Let me just say this. It just  
19 started, so whatever it was, I appreciate it. So just -- all  
20 you were fine until a few moments ago, but it just started. So  
21 you're good now. Thank you.

22           MR. FILLAT: All right. Thank you, sir. You know, so  
23 the building does respect the look of the street as it moves up,  
24 and you know, we reduced the overhangs -- the projections to 3  
25 and a half feet, which is really minimal in a street with it's -

1 - of around 100 feet of right of way.

2           Next slide.

3           So overall, this is a view of the building together.  
4 You can sort of see how we have created this sort of movement  
5 that was inspired by the front facade, but then sort of moves  
6 its way down Half Street and kind of actually becomes more like  
7 movement of the waves in the water. So it's got this really nice  
8 poetic sort of thing that happens. It's got a simple rooftop,  
9 and then a very strong (audio interference) human scale (audio  
10 interference). So we feel like we've got all the -- we're  
11 checking a lot of the boxes here.

12           Next slide, please.

13           This is a view from the other side looking down at the  
14 court. We've made the court as large as possible. We had several  
15 smaller courts at one point, and this is where we ended up, a  
16 very simple, U-shaped court.

17           Next slide.

18           This is inside the court looking at the space. The  
19 court is about 55 feet by 30 feet -- I'm sorry, 35 feet, so it's  
20 a decent-sized space.

21           Next slide, please.

22           Okay. Really quickly, we're going to go through what  
23 the market -- our intentions on the market are, and we really  
24 have this kind of indoor/outdoor experience. We have tables and  
25 chairs that are located inside that flow outside, and vice versa.

1 The middle of the plan, the "S" went, like things are really kind  
2 of intended to be fresh fruit vendors and sort of bar, the big,  
3 sort of, round rectangular donut in the bottom, that's going to  
4 be a meat counter. To the right would be like a grocery and to  
5 the left will be your sort of bar, prepared foods kind of  
6 location.

7 Next slide, please.

8 So we've been talking to various co-ops, and we are  
9 trying to formalize a relationship with them, but this gives you  
10 a feel of what we're trying to accomplish here, that it really  
11 is more like a co-op/farmers market and less like a high-end  
12 market like Union Market. But that's our goal, and we've  
13 explained that to the community, and that's who we're trying to  
14 accommodate.

15 Next slide, please.

16 Another view from the south looking up. You can -- to  
17 the right is Half Street. So you can see how the indoor/outdoor  
18 experience of this space is very prominent, and it should be a  
19 really beautiful -- it should add to that "shape memorable places"  
20 concept.

21 Next slide, please.

22 And then here's our street-level bar (audio  
23 interference).

24 Next slide, please.

25 In terms of the exterior lighting, we did want to just

1 show you a couple images of what we're thinking about. Really  
2 our exterior lighting is intended to just wash the building,  
3 located on the ground, up and down the pilasters, and then it's  
4 hard to see this in this image, but the signage for the hotel  
5 will be at the top of the building facing south, at the top of  
6 the building facing east, and then on the lower corner of the  
7 building, facing southeast. And then the market would be -- have  
8 signage in the southwest corner, and the residential would have  
9 a little signage at the front door along Half Street.

10 Next slide, please.

11 Okay. So we do have some images here that talk about  
12 what the signage is like. And just really very simply that they  
13 would be attached to the canopies in a simple way.

14 Next slide, please.

15 We do want to go through the materials of the building.  
16 We're talking about -- they have this -- aluminum soffits these  
17 days that look like wood and feel like wood from 50 feet. And  
18 so that's what we're proposing. The window mullions will be a  
19 black, and they will have the fins and the slat covers will be  
20 similar. The masonry will be in two different colors, a darker  
21 masonry and a reddish masonry. We really would like to use an  
22 artisan finish that has a level of reflectivity so that it reacts  
23 with the light of the day and so it can really create a shimmering  
24 effect on the facade. And then the last at the bottom there,  
25 these are the kind of doors that we will have that will open out

1 onto the street, warehouse-style garage doors.

2           Next slide, please.

3           This is some of the images of the other materials. So  
4 we're talking about, again, you know, concrete, a sealed concrete  
5 rooftop, very simple; a dark red corrugated metal for the  
6 interiors of the building; and then the operable window wall on  
7 the rooftop.

8           Next slide, please.

9           The building will achieve LEED Silver, or may actually  
10 achieve greater than that, but that's our target, LEED Silver.

11           Next slide, please.

12           So in terms of the GAR art, we intend to mute the GAR  
13 by a series of green roofs that start on the level green roof -  
14 - I'm sorry, level two roof, and then step up the building to  
15 the penthouse surrounding the roof decks, and then the upper  
16 penthouse will also have an area for a living roof. And those  
17 four locations, in total, will give us a GAR that I think is  
18 above what's required at this point.

19           Next slide, please.

20           This is the lowest -- or the ground floor plan. My  
21 landscape architect was not able to make it today, so I'm going  
22 to be your landscape architect as well. You know, it's not every  
23 day, but we're going for it. This is a really interesting plan,  
24 because this involved substantially in the process with the  
25 community. We initially had created parking all along Half

1 Street, and the pedestrian way was about eight foot less. As we  
2 worked through the ANC comments and the new ANC Commissioners,  
3 several of them really didn't like the way that we were actually  
4 making the pedestrian area less and urged us to take the parking  
5 away, which was sort of definitely in contrast to the first  
6 message that we received, but they did like the idea of having  
7 some kind of a (audio interference) for the residential entrance.  
8 So as you see here along Half Street, you have a series of trees  
9 and tree pits, bicycle locations, and then you can see there's a  
10 resident curb-side pickup/drop off area for about three cars, and  
11 then there's back to having tree pits, bicycles, and even a  
12 potential location for public parking.

13 Now, as we stay on that side of the building and we  
14 move to the face of the building, what we're doing is we're  
15 extending the paving of the inside of the building out to the  
16 sidewalk with brick pavers, and we are creating a little seating  
17 area for some tables and chairs. We've enlarged that, for lack  
18 of a better term, the entry carpet in front of the residential  
19 entrance and in front of the market entrance on the corner to  
20 create a little bit more of a sense of place at those entrances.

21 Moving down Q Street, which is plan left, we have a  
22 three-spot car drop off along the entrance there off of Q Street.  
23 This side was always something that everyone kind of felt really  
24 good about. It seemed like the right amount of space there. We  
25 still have 20 -- I think it's 20 feet left over. And there's a

1 drop off for the hotel flanked by cars and public art and  
2 bicycles. So -- and again, the brick carpet at the front door  
3 to the hotel and at the entrances to the lobby bar and the market  
4 entrance.

5 Next slide, please.

6 So these are some of the details that the landscape  
7 architect put together in terms of what we were proposing.  
8 There's two different colors of brick pavers, there's layering  
9 --

10 CHAIRPERSON HOOD: Mr. Fillat, let me -- I hate to  
11 interrupt again. I've been here over 20-some odd years, and I've  
12 never experienced this before. You all went over the hour. You  
13 all went over the time. While I think it's warranted, and I  
14 think it's needed. I would ask that we speed up a little bit.  
15 I'm sure some of this is very interesting to my colleagues, and  
16 we have some points, especially with ANC, but by law,  
17 unfortunately, I don't think -- we do have a ANC who's a party,  
18 but by law, we have -- the regulations state you have an hour.  
19 I don't even know how much time, but I looked at the clock, and  
20 I don't know it's had 00000 on it, but I would -- what I would  
21 ask is that we kind of speed it up, and let's see if we can  
22 conclude everything in about 10 minutes.

23 MR. FILLAT: That's perfectly fine with me, Mr. Hood.  
24 This is actually the last slide. So your timing is pretty much  
25 perfect; however, we still want to listen to Mr. Andres, so

1 without further ado, I will turn it over to Erwin.

2 MR. ANDRES: I'm good.

3 MR. FILLAT: Erwin, go.

4 MR. ANDRES: Great. Again, good evening, Chairman  
5 Hood, Members of the Commission. For the record, Erwin Andres  
6 of Gorove Shade Associates.

7 The record is pretty full relative to the  
8 transportation elements. I just wanted to hit some highlights  
9 with respect to the relief that we're seeking. We're seeking  
10 relief related to parking. As was mentioned before, we do not  
11 meet the parking supply as required by zoning with the zoning  
12 compliant spaces; however, given that the site is going to be  
13 served by full-time valet attended parking, that the number of  
14 spaces are in the range of about 63 spaces, which is well above  
15 the parking requirement. So we believe that we meet sort of the  
16 intent of the parking that was required by zoning.

17 With respect to loading, we've coordinated with DDOT  
18 in providing the one loading space and the one service space,  
19 which, given the size and scale of the building, we project  
20 approximately eight delivery trips a day, and that's assuming all  
21 of the move-ins and move-outs and all of the deliveries come on  
22 the same day, which we don't foresee that happening. So with  
23 respect to accommodating the demand associated with the loading  
24 relief that we're seeking, the number of berths and loading spaces  
25 is adequate and will be efficient given the implementation of our

1 loading management plan.

2           So those are the two elements with respect to relief,  
3 that I wanted to bring up. As far as DDOT's conditions are  
4 concerned, they have identified the need for a loading management  
5 plan, which we've satisfied, and a couple edits related to our  
6 transportation demand management plan, which we have confirmed  
7 that we will commit to. So with that, we've coordinated with  
8 DDOT, and I don't want to speak for DDOT, but it's our  
9 understanding that DDOT has accepted our implementation of those  
10 conditions. So I'm available for any questions. Thank you.

11           CHAIRPERSON HOOD: Ms. Wilson, do you want to close  
12 this out -- your presentation? Any closing comments?

13           MS. WILSON: Yes. So in closing, the project was  
14 thoughtfully conceived and developed over a long period of time.  
15 We're proposing a new mixed-use building at the site, which is  
16 currently commercial. So instead of an existing commercial use,  
17 the project will provide jobs in the area, as well as additional  
18 housing. And I'll note that 16 percent of the proposed  
19 residential units will be set aside at a 60 percent MFI rate.  
20 Mr. Lee and the ownership team have worked with the ANC for over  
21 a year and a half to adjust the project in response to ANC  
22 comments, as well as new challenges presented by COVID, and the  
23 result is a carefully designed building and program presented  
24 this evening. That concludes our presentation. Thank you all  
25 for your time. And I apologize for the presentation mix up. I

1 had some technical difficulties. So the one I emailed to Mr.  
2 Young was not the one that was actually uploaded to the record.  
3 So thank you for bearing with us for that.

4 CHAIRPERSON HOOD: Okay. Thank you all for your  
5 presentation. When I say "closing," I don't mean closing for the  
6 whole case, just closing for that part of the presentation. So  
7 we will have rebuttal and closing at the end, if needed. So  
8 thank you.

9 Again, I -- we appreciate the presentation. You did  
10 go over the hour, which are in our regulations, which I have  
11 never seen that happen, but I know you'll -- this is very  
12 detailed. There were a lot of things that needed to be addressed,  
13 so I appreciate it. And our questions may address some of those  
14 things Mr. Fillat knows that we were not able to address while  
15 you were doing your presentation.

16 So let me just say that one of the things that I heard  
17 clear -- and I will go -- I will ask Commissioner May to get  
18 ready, but one of the things I heard very clear from what was  
19 different from the letter and the presentation I was expecting  
20 to go into was the community. I kept hearing the community through  
21 this whole process. I appreciate that, because that's totally  
22 different from what I read in the record, and I'm looking forward  
23 to hearing from the ANC Commissioner, I believe Commissioner  
24 Hamilton.

25 So with that, let me see if Commissioner May has any

1 questions or comments.

2 COMMISSIONER MAY: Yes, I have a few. So I'm not sure  
3 who best can answer this, but can anybody tell us what's likely  
4 to be happening to the properties immediately surrounding to the  
5 north, south, and east, in particular?

6 MR. LEE: This is Dennis Lee. Excuse me. The property  
7 to the north is owned by U-Haul, and they don't have any intention  
8 of doing anything there that they're planning. The property to  
9 the east is being marketed for sale or for lease with no immediate  
10 plan. That's all I know.

11 COMMISSIONER MAY: Right. And it's -- and the --  
12 they're -- both properties are essentially the same zone so they  
13 could be similar in height --

14 MR. LEE: Density.

15 COMMISSIONER MAY: -- and density. Yeah. Okay. And  
16 what about the park to the south? I mean, it's showing as  
17 developed as a park, but I don't know if it is now.

18 MR. LEE: Well, they've -- the triangle that you see  
19 to the south is in place. That's part of the landscape plan that  
20 they're going to be putting in with the oval. So they'll be  
21 extending that out, and as they do that, the formal landscape  
22 plan.

23 COMMISSIONER MAY: Okay. That's helpful to know. The  
24 LEED rating, I think, Mr. Fillat, you said you're going for  
25 Silver, but the chart that you submitted indicated you're well

1 | into the Gold range. So I'm wondering why that is?

2 |           MR. FILLAT: Well, to be on the safe side have the  
3 | minimum with the Silver, but if we can get the points up, then  
4 | we will try to achieve the Gold.

5 |           COMMISSIONER MAY: So it's a little -- I mean, I've  
6 | heard that line before. I mean, we get that --

7 |           MR. FILLAT: Uh-huh.

8 |           COMMISSIONER MAY: -- statement often, and people  
9 | aspire to go higher, but usually that means that they're on the  
10 | cusp of getting the Gold. Here you're, you know, it's 71 points,  
11 | and I think 70 is the Gold minimum, at least on the chart that  
12 | you've showed. So it's a little surprising that you're not  
13 | committing to Gold based on that initial assessment, unless that  
14 | chart is incorrect.

15 |           MR. FILLAT: I'd have to look at that, Commissioner  
16 | May. I haven't, you know, I haven't --

17 |           COMMISSIONER MAY: Okay. All right. Well, I would  
18 | appreciate if you would do that because I think we want to get a  
19 | firm commitment and, of course, as high as possible.

20 |           The lay-bys that were shown in the drawings -- the pull  
21 | offs from the street, I didn't catch that being addressed in the  
22 | DDOT report, but DDOT reports tend to numb my brain a little bit,  
23 | so I don't necessarily catch everything. The -- does that --  
24 | have they addressed the lay-bys, and are they okay with that,  
25 | because I know it's not easy getting lay-bys.

1 MR. ANDRES: So Commissioner May, this is Erwin Andres,  
2 Gorove Slade. So in our coordination with DDOT, the lay-by on Q  
3 Street was something that we talked about extensively with DDOT.  
4 The lay-by along Half Street was a condition where we kind of  
5 addressed because it was a DDOT -- excuse me, because it was an  
6 ANC request for wider sidewalks. So in that respect, I don't  
7 think DDOT has fully reviewed that, but as part of our public  
8 space applications for the new curb cut and for the other lay-  
9 by, we're going to need to go to DDOT for those public space  
10 elements. But as we, sort of, provided that feedback to the  
11 community, we thought that -- because for them, it was a balance  
12 between whether to provide on-street parking or wider sidewalks  
13 --

14 COMMISSIONER MAY: I got that part already.

15 MR. ANDRES: Okay.

16 COMMISSIONER MAY: I'm just asking about the DDOT part.

17 MR. ANDRES: Yes, sir.

18 COMMISSIONER MAY: And so DDOT, you thought, on Q Street  
19 was amenable. And I know you still have to go through public  
20 space, but --

21 MR. ANDRES: Uh-huh.

22 COMMISSIONER MAY: -- they were generally --

23 MR. ANDRES: Yes.

24 COMMISSIONER MAY: -- amenable to that?

25 MR. ANDRES: Yes. You know, if you look at the oval

1 and the way it's configured, Half Street is the first entrance  
2 into Buzzard Point off of the oval.

3 COMMISSIONER MAY: Right.

4 MR. ANDRES: So they thought that having a lay-by off  
5 of Q Street was important, as did we, to minimize any potential  
6 congestion as vehicles would enter Buzzard Point off of the  
7 circle.

8 COMMISSIONER MAY: Okay. All right. Let's see. And  
9 the inclusionary zoning component -- the percentages are pretty  
10 substantial. What was the actual requirement for the zone?

11 MS. WILSON: So the IZ requirement is either 50 percent  
12 of the bonus FAR or 8 percent. And so we are meeting that 50  
13 percent requirement, which is higher.

14 COMMISSIONER MAY: Yes. Okay. And then let's see.  
15 The IZ -- or the contribution of the Housing Production Trust  
16 Fund resulting in the penthouse use, I saw that it was based only  
17 on the hotel unit use. So that's only 40 percent of the  
18 penthouse, or is it -- does it also include that mixed --

19 MS. WILSON: So --

20 COMMISSIONER MAY: -- shared-use space?

21 MS. WILSON: So it's 40 percent of the -- yes. It's  
22 40 percent of the penthouse, because that's the space that's not  
23 communal amenity space, which we're allowed to deduct. And then  
24 it does include an allocation of the corridors. So we have to  
25 include a percentage of those shared egress spaces as well. So

1 | it does include both the penthouse bar space, and then an  
2 | allocated portion of those corridors.

3 |           COMMISSIONER MAY: But it doesn't include the shared-  
4 | used space, that meeting hall sort of thing in the middle?

5 |           MS. WILSON: Correct. We can exclude residential  
6 | amenity space from the calculation.

7 |           COMMISSIONER MAY: But it's shared with the hotel use?  
8 | Why wouldn't there -- it would also be allocated like the  
9 | corridors?

10 |           MS. WILSON: I can double-check that, and we can look  
11 | at -- you know, change the final contribution amount if it turns  
12 | out that we have to allocate it, but it was my understanding that  
13 | it was for the residential use. So I apologize if that was  
14 | miscommunicated.

15 |           COMMISSIONER MAY: No, I don't -- I -- this is the  
16 | first time I think I've seen it in a zoning case coming before  
17 | us. Maybe I'm --

18 |           MS. WILSON: It was my understanding that that could  
19 | be excluded, because it's for the residents.

20 |           COMMISSIONER MAY: Partially. That's the whole thing,  
21 | it's partially, you know, for use by the residents and partially  
22 | for use by the hotel. And so I'm -- again, it seems to me that  
23 | that type would be similar to what you did with the corridors,  
24 | but again, we haven't seen this before, so I don't know.

25 |           MR. LEE: Understood. It was an evolution with

1 discussions with the neighborhood, and then we removed that piece  
2 from the hotel agreement so that they would not be managing it  
3 so that it would be the residential side that will be managing  
4 it to accommodate more of the residential side.

5 COMMISSIONER MAY: So it will be assigned to the  
6 residential use or residential manager, whatever, but the hotel  
7 can occasionally make use of it; is that the idea?

8 MR. LEE: That's correct. The management company for  
9 the residential side will manage that space.

10 COMMISSIONER MAY: Okay. Yeah, I'm not sure what the  
11 right way is to handle that, because, again, this is an unusual  
12 thing. Okay.

13 MR. FILLAT: It is somewhat atypical for that to happen  
14 in a hotel. I can understand why you're saying, "What?" But  
15 there is a -- the hotel does have a small meeting space in its  
16 lobby that is brand-centric. In other words, it's within the  
17 brand requirements, and to have a bigger meeting space like that  
18 in the hotel, the brand really, sort of, says, "We don't really  
19 want that." So that's how it kind of fell out.

20 COMMISSIONER MAY: Okay. I'm just raising questions.  
21 So if there's, you know, and of course, trying to get as much as  
22 possible into the Housing Production Trust Fund. So. All right.  
23 That's it for my questions.

24 MR. LEE: The only way we could possibly address that  
25 would be is if we could figure out what the amount of time of

1 the use would be.

2 COMMISSIONER MAY: Yes.

3 MR. LEE: A portion of that, perhaps. We could take  
4 that and --

5 COMMISSIONER MAY: Yes.

6 MR. LEE: -- play with those numbers. Okay.

7 COMMISSIONER MAY: Okay. I appreciate you taking a  
8 look at it. Thank you. That's it.

9 CHAIRPERSON HOOD: Okay. Thank you. Commissioner  
10 Shapiro, any questions or comments?

11 COMMISSIONER SHAPIRO: Yes. Thank you, Mr. Chairman.  
12 Just some comments, first of all. I'm certainly looking forward  
13 to hearing what the ANC has to say. My immediate reaction to  
14 the design is it's pretty favorable. I found it interesting,  
15 creative, you know, it really caught my attention. So, I don't  
16 know, maybe some data for that is -- it's Mr. Fillat, did I  
17 pronounce that right? Okay. Yes. I wasn't even mindful that  
18 you went over an hour. I was just really engaged and in just  
19 awe of the project. So, you know, for what it's worth, thank  
20 you for that.

21 So my questions are more for Ms. Wilson, I think is  
22 best addressed to you. If you could address a bit here, but  
23 maybe more in some kind of post-hearing submission, around the  
24 project's consistency with the GPM destination of the property  
25 of the neighborhood enhancement area. You may have touched on

1 | it in some way, shape, or form. I didn't see it picked up  
2 | anywhere. So that is one question. Let me get them both out,  
3 | and then you can take them up, if you will, here, and then with  
4 | some kind of post-hearing submission.

5 |           And then the other question is, there's a question on  
6 | whether the project is included in the area covered by the  
7 | Southwest Small Area Plan. It was brought up by ANC 6D. So if  
8 | you have -- if you could address that -- again, a little bit  
9 | here, and perhaps more in a post-hearing submission. And those  
10 | are the only two questions I have, Mr. Chair.

11 |           MS. WILSON: Sure. We're happy to address those in a  
12 | post-hearing submission. I would want to fully respond to those.

13 |           COMMISSIONER SHAPIRO: Okay. Thank you.

14 |           CHAIRPERSON HOOD: Thank you, Commissioner Shapiro.  
15 | Commissioner Turnbull, questions or comments?

16 |           COMMISSIONER TURNBULL: Yes. Thank you, Mr. Chair.  
17 | First of all, thank you for your presentation on a very  
18 | interesting building, unique. You've got some very well defined  
19 | in certain areas.

20 |           I'm a little bit concerned about the context in the  
21 | overall Southwest. You made references to it, but it -- in some  
22 | of the stuff -- some of your comments really didn't ring true.

23 |           One of the things that -- and I guess, what I'm  
24 | concerned about is the courtyard, the courtyard being this all  
25 | black brick. Two things strike me. This could be a very

1 | depressing space for hotel guests, and even people who live there,  
2 | because it's a very shaded area. But also, as I'm coming across  
3 | the bridge and I look at this building, this is supposed to be a  
4 | gateway building, something that's going to be very prominent,  
5 | interesting, unique, and says something. And I'm -- you've got  
6 | the two temporary murals, which hopefully will be also unique to  
7 | the Southwest, but then you have this black courtyard -- this  
8 | dark courtyard in the middle, and somehow that just seems like  
9 | -- we've missed an opportunity. We've missed an opportunity to  
10 | really introduce this building to the people coming across that  
11 | bridge. And I just think that it's -- I'm just saying I think  
12 | there's something lacking there. I think it's almost -- it's too  
13 | dark, it's just -- it needs, I think, a different kind of brick,  
14 | a different color in there. I just think that the black -- the  
15 | dark -- I guess the other thing you got troubles me, you have 10  
16 | IZ units; 6 of the IZ units are in this courtyard. So I get  
17 | bothered by where IZ units get put in the first place. I always  
18 | get the feeling that they get put in the wrong areas, because  
19 | people don't know what to do with them. They want to get rid of  
20 | them out of there. And I appreciate you've got balconies, now,  
21 | in some places, but just the same, do I want to come out into a  
22 | balcony and look all around and see nothing but a black box? I  
23 | worry about lifestyle. I worry about the quality of life. I  
24 | worry about people having to live there all day, and they come  
25 | out and there's nothing really exciting to see except this -- the

1 black, brick walls. So anyway, it's just a thought. You might  
2 need to think about that.

3           Parking. Now parking, you've got only 24 that count,  
4 and you've got lifts and tandem parking. Where are the lifts  
5 located? What level are they on?

6           MR. ANDRES: Commissioner Turnbull, they're all on the  
7 same floor. The lifts are, essentially, stacked parking. So  
8 it's similar to New York, where you would have --

9           COMMISSIONER TURNBULL: Okay. Okay. Got you.

10          MR. ANDRES: Okay.

11          COMMISSIONER TURNBULL: Thank you, Erwin. The loading  
12 management plan, which we -- what is it, Exhibit 23B. I look on  
13 that back -- the last page, and there is a lot of -- loading dock  
14 manager will do this, will do this, will do that, and basically,  
15 it says the loading dock manager shall be there for deliveries.  
16 So when I read this, it sounds like he's only going to be there  
17 as needed, but Mr. Andres, you said there's going to be eight  
18 deliveries a day. Doesn't that mean it's going to be a full-  
19 time dock manager?

20          MR. ANDRES: Well, Commissioner Turnbull, it's eight  
21 if all of the activities happen to fall on the same day, and the,  
22 I guess, the potential for that happening is very rare. And what  
23 I can do is I can pull up our study, and essentially, what our  
24 loading projections say is that there are one loading trip  
25 associated with move ins and move outs, two associated with the

1 retail -- the food market vendor, and two associated with the  
2 hotel. And so that gets us to five. And then three are your  
3 UPS, your FedEx, you know, so those events. So there is daily  
4 couriers like UPS, FedEx, and the Postal Service. Those guys  
5 come every day. We're hoping they would come in, because, you  
6 know, this is a building of scale, that they would make their  
7 deliveries. So those happen every day. But if --

8 COMMISSIONER TURNBULL: If they're going to use the  
9 loading dock, don't they have to schedule when they're going to  
10 be there?

11 MR. ANDRES: Well, they typically come at the same, you  
12 know, roughly the same period throughout the course of the day,  
13 and typically, the building manager knows when that happens. So  
14 that's relatively consistent. With respect to the residential  
15 move ins and move outs, those are scheduled. Those have to be  
16 scheduled.

17 COMMISSIONER TURNBULL: Uh-huh.

18 MR. ANDRES: You obviously -- for a new resident, you  
19 want to be -- you want to make sure that whoever is in the loading  
20 dock can be tracked so that they're not, you know, that they're  
21 not walking away with stuff. And so in that instance, you know,  
22 that's something that's pretty predictable. And that's what the  
23 loading management plan is trying to do.

24 COMMISSIONER TURNBULL: Well --

25 MR. ANDRES: It's the retail deliveries which is, you

1 know, it doesn't -- those retail deliveries don't happen  
2 everyday. They probably happen, maybe, two to three times a  
3 week, depending on the vendors.

4 COMMISSIONER TURNBULL: I guess my feeling is that this  
5 is such a tight space, tight spot, very busy area, Half Street,  
6 I just got a feeling that that loading manager should be there  
7 all day. I mean, it just looks like it's going to be a very  
8 difficult site to service. That's my only comment.

9 MR. ANDRES: Uh-huh. Okay.

10 COMMISSIONER TURNBULL: The only other comment -- you  
11 have two loading bays. You have one for a smaller truck and one  
12 for the -- basically, the loading bay, itself, which is the --  
13 inner bay, because -- well, it's the outer bay, I should say.  
14 I'm looking at your drawings on Exhibit A2, I think, I'm not  
15 sure, but you actually show a truck pulling in and a truck pulling  
16 out. On the truck diagram of the big truck pulling out, it looks  
17 like you go over the curb on the right-hand side, and it looks  
18 like you may hit the loading dock door operator on the left-hand  
19 side. So it looks like -- I'm just concerned that you've actually  
20 drawn this correctly, and that this really is going to work.

21 MR. ANDRES: Commissioner Turnbull, I'm trying to find  
22 the exhibit. I don't know if there is any way for that exhibit  
23 to get pulled up.

24 COMMISSIONER TURNBULL: I think it's Exhibit A, B2 is  
25 where I see it on one of the early drawings that they have the

1 loading -- I think it might be in the PowerPoint also, but I  
2 don't think you can blow it up. Maybe Paul can blow it up from  
3 the PowerPoint. I forget what sheet it was on, but -- I'm just  
4 concerned that I'm looking at this, and it looks like -- I see  
5 this green line, and it looks like it's going over the curb.

6 (Pause.)

7 COMMISSIONER TURNBULL: Well, I'm not sure we've got -  
8 - we don't have the right drawings.

9 MR. ANDRES: All right. Commissioner Turnbull, you  
10 know, I guess just to expedite the answer to the questions. We'll  
11 take a look at that, but we have not -- we provided those drawings  
12 for the architect to sort of design around the constraints.

13 MS. WILSON: Yes. As I say, I'm -- what I'm looking  
14 at is that the first bay in is for the bigger truck.

15 MR. ANDRES: Yes.

16 COMMISSIONER TURNBULL: The first bay in is for the  
17 bigger truck, and as I see the green line with him showing pulling  
18 out, it looks like he's going over the curb at the right, and it  
19 looks like he hits something on the left-hand side which looks  
20 like it's the door -- overhead door operator. So it looks like  
21 you're -- someone -- you're really monkeying with the drawing.  
22 But I think you really got to do a better drawing and really show  
23 how it works.

24 MR. ANDRES: Understood, Commissioner. We'll take  
25 another look at that.

1 COMMISSIONER TURNBULL: Okay.

2 MR. FILLAT: Commissioner Turnbull, we're looking at a  
3 drawing that was sent over from Erwin on a separate screen right  
4 now, and it clearly does not show that conflict. So we'll just  
5 -- we'll re-coordinate as per your observation.

6 COMMISSIONER TURNBULL: Okay. I guess the other thing  
7 which I'm concerned -- is up on -- the roof. We don't really  
8 have any good drawings of the roof, the bar area, and that -- is  
9 there going to be a fire -- a fireplace up there? Is there going  
10 to be a big-screen TV out there? Is there going to be -- what  
11 -- usually we get a pretty good idea of what's going to happen  
12 on the rooftop and what we're going to see is from the standpoint  
13 of amenities that could impact the neighborhood. And I'm very  
14 concerned about -- I mean, you want to go for LEED Gold. I want  
15 you to get to LEED Gold. What I'm concerned about is up-lighting.  
16 We really don't like a lot of up-lighting on a roof, and I would  
17 hate to see a lot of up-lighting here, especially -- not so much  
18 because there's neighbors to your south that you have to worry  
19 about, but I don't want to create a nuisance for traffic coming  
20 across the bridge. I don't want to see a glowing big TV; I don't  
21 want to see lights shining that would cause -- have your  
22 wonderful-looking building become a nuisance. I think I just  
23 want to be sure that it's a very subtle atmosphere up there for  
24 a bar, people go out and enjoy themselves, relax, but I'm just  
25 concerned about how glitzy and how much of an impact you could

1 have on the surroundings. So I'd like to see what's going on up  
2 on the roof. Is that --

3 MR. FILLAT: Understood. We can provide that.

4 COMMISSIONER TURNBULL: Okay. I think for now, Mr.  
5 Chair, those are my questions.

6 CHAIRPERSON HOOD: Okay. Thank you. Let's go to Vice  
7 Chair Miller.

8 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank  
9 you to the applicant's team for their presentation and for their  
10 responsiveness to all the -- well, not to all, but to many of  
11 the comments of the ANC and the community, as well as the Office  
12 of Planning and DDOT.

13 I concur with much of the comments and questions that  
14 my colleagues stated. I was going to ask a couple of them. I  
15 think it's a -- but I think it is a very -- I agree with  
16 Commissioner Shapiro, it's an attractive design and interesting  
17 design, and it -- I like all the balconies, obviously, the wood,  
18 with the wood under-siding of some of those balconies, I like.  
19 And it -- as you said, it warms up the building, and that aluminum  
20 material that looks like wood, that's a good thing, too, in my  
21 view, subjective view; the murals that you added, the public art.

22 Yeah. And I had a question about the LEED Gold  
23 scorecard versus what you said you're doing LEED Silver that  
24 Commissioner May had asked, so I'll look forward to seeing more  
25 information on that. I realize that it's aspirational to get to

1 LEED Gold, but it looks like you're well beyond Gold on your  
2 scorecard. It's a preliminary score card, as you've pointed out,  
3 but you're at 71, where 60 is the threshold to meet Gold. So  
4 you almost can get to Platinum, which we always like to see.

5           On the -- so I look forward to that information. The  
6 information on the illustration that you're going to provide, I  
7 guess, in response to -- some kind of illustrative rendering on  
8 what's going on on the rooftop that Mr. Turnbull had asked for.  
9 I'd be interested in seeing that, too. And then a greater  
10 explanation of the -- how the -- the amenity space on the roof  
11 is triggering the amount of contribution to the Housing  
12 Production Trust Fund, the issue that -- the question that  
13 Commissioner May raised. So right now you're calculating, was  
14 it \$78,000 contribution to Production Trust -- Housing Production  
15 Trust Fund based on what? What is it based on? I mean, we're  
16 not going into the multiplication and division necessarily, but  
17 just -- what's the trigger?

18           MS. WILSON: Sure. So it's based on the penthouse bar  
19 space, and I do have all the calculations here, but the penthouse  
20 bar is approximately 1,400 square feet, and then I just got --  
21 totaled all the egress spaces, and then took a percentage. From  
22 there, based on the percentage of bar retail space. I will check  
23 on Commissioner May's comment regarding whether or not that  
24 middle section should be allocated as well. It is my  
25 understanding that it's for residential use only, but that might

1 | be something we want to check with the Zoning Administrator, of  
2 | course.

3 |           VICE CHAIR MILLER: Where is this residential use only  
4 | criteria? It's coming from the Zoning Administrator? I thought  
5 | it was habitable space on the penthouse that triggers -- which  
6 | it is occupiable space, whatever it's occupied by, whether it's  
7 | a resident or an office or retail.

8 |           MS. WILSON: It's -- I'll have to find the impact zoning  
9 | regulation, but in the IZ instructions, it goes through what  
10 | space counts towards the Production Trust Fund, and we're allowed  
11 | to exclude space that's dedicated to the exclusive communal use.  
12 | I'll have to find the exact language, and again, we can submit  
13 | that in our final -- in a supplemental statement. But it is in  
14 | the IZ instructions.

15 |           VICE CHAIR MILLER: The IZ instructions. And what is  
16 | that document? Who produces -- did the DHCD --

17 |           MS. WILSON: DCRA.

18 |           VICE CHAIR MILLER: DCRA produced that. Is that the  
19 | Zoning Administrator's Office?

20 |           MS. WILSON: Correct. And again, I can --

21 |           VICE CHAIR MILLER: So it's not a regulation, it's a  
22 | --

23 |           MS. WILSON: It is, but --

24 |           VICE CHAIR MILLER: (Audio interference) -- it's a  
25 | standard that the ZA -- is it published? Is it anywhere?

1 MS. WILSON: I'm looking now.

2 VICE CHAIR MILLER: Commissioner May, you have  
3 something to add?

4 COMMISSIONER MAY: Vice Chair Miller, yeah. We very  
5 explicitly, when we wrote those rules, excluded communal rooftop  
6 space. So the community room that's shared by apartment dwellers  
7 would be exempt, but anything that was like a -- you know, a  
8 commercial conference center or a bar or a individual apartment  
9 would trigger the contribution.

10 VICE CHAIR MILLER: Okay. Thank you.

11 COMMISSIONER MAY: So I just -- so that guidance is  
12 based on our rulemaking.

13 VICE CHAIR MILLER: Okay. Thank you, Commissioner May,  
14 for reflecting your recollection of that. Thank you.

15 MS. WILSON: It's Subtitle C, 1500.11. I found the  
16 exact regulation, too. Apologies for not having that ready.

17 VICE CHAIR MILLER: Okay. So I'll look forward to  
18 seeing the supplemental statement on that. And I really don't  
19 have any other questions at this time, Mr. Chairman. I'll look  
20 forward to hearing from the rest of the witnesses, including --  
21 especially the public, and I may have questions after that.

22 CHAIRPERSON HOOD: Okay. Thank you, Vice Chair. Let  
23 me see, I do have a few follow-up questions, and some may kind  
24 of be redundant, but I need to ask them the way that I can  
25 understand them. So Ms. Wilson or Mr. Lee, is this project

1 included in the area covered by the Southwest Small Area Plan?  
2 That may have been mentioned, but it's been a while, so --

3 MS. WILSON: I just checked based on Commissioner  
4 Shapiro's comments, and it is not. It's in the Buzzard Point  
5 framework, which is just slightly south.

6 CHAIRPERSON HOOD: Okay. Could you submit something  
7 or just snapshot to the record explaining exactly what you just  
8 mentioned?

9 Also, I believe you mentioned earlier that the  
10 applicant -- Mr. Lee, you may be able to help, you all have  
11 accepted all -- you all have satisfied all the requests that the  
12 Office of Planning had requested, or what they were looking for?  
13 So all that's been satisfied; is that correct?

14 MR. LEE: Alex, you can speak, but my understanding is  
15 that it has been.

16 MS. WILSON: Correct, and again, I'll let the Office  
17 of Planning also comment on that, but Exhibit 23 was a  
18 supplemental submission, and it went point by point to all of  
19 those Office of Planning conditions on their first page of their  
20 report.

21 CHAIRPERSON HOOD: Okay. I just wanted to get these  
22 things on the record, and also, I'm going to go back and verify  
23 myself.

24 The other thing is the -- I think you mentioned as  
25 well, all of DDOT's conditions have been accepted by the

1 applicant?

2 MR. ANDRES: That's correct.

3 CHAIRPERSON HOOD: Okay. So since I'm on DDOT, Mr.  
4 Andres, I've read this formula about the spaces needed, how many  
5 are compliant, how many we need a special exception for. Explain  
6 all that to me, 'cause I'm not there. I mean, I've read it in  
7 three different places.

8 MR. ANDRES: Uh-huh.

9 CHAIRPERSON HOOD: It seems like it's worded three  
10 different ways. So help me understand that.

11 MR. ANDRES: So Alex, can you -- what's the best slide  
12 to reference for Commissioner Hood?

13 CHAIRPERSON HOOD: I think if you just talk me through  
14 it, I will be fine, unless others want to see the slide. But  
15 just talk me through it.

16 MR. ANDRES: Sure. So the zoning requirement, and the  
17 numbers have changed a little bit, so the zoning requirement  
18 based on the mix of residential and hotel, it's my understanding,  
19 Alex, that the requirement is --

20 MS. WILSON: It's 32 spaces.

21 MR. ANDRES: -- is 32 spaces. We currently have  
22 compliant spaces on the plan that you can self-park -- you can  
23 only -- only 24 of the spaces within our garage satisfy the  
24 dimensional requirements for self-parking. So if we didn't have  
25 any valet parking, we would essentially be eight spaces short.

1 But we are supplementing those 24 spaces with stacked spaces and  
2 attended assisted spaces, but the entire garage is going to be  
3 managed by a valet company. And so the total number of spaces  
4 that they can fit in that same garage that only currently fits  
5 24 self-park spaces is actually up to 63 spaces. So by stacking  
6 the cars and by parking them in the aisles and by having a parking  
7 company manage that operation, instead of 24 self-park spaces,  
8 we can fit up to 63 total spaces that are parked by valets.

9 CHAIRPERSON HOOD: And let me ask, Mr. Lee, was that  
10 process discussed with the community -- and maybe some of my  
11 questions I need to wait and let Commissioner Hamilton and the  
12 ANC bring me up to speed on where they are with some of these  
13 concerns. But was that discussed with the community as well?

14 MR. LEE: Yes, it was. Initially, we had the -- I  
15 think it was 26 spaces when we first came to the ANC, and then  
16 in the discussions with them requesting more parking, then we  
17 went ahead and added in the lifts so that we could add additional  
18 spaces.

19 CHAIRPERSON HOOD: Okay. Let me speed up my questions.  
20 The issue about the Housing Production Trust Fund -- and they  
21 mentioned instead of you making that contribution, come up with  
22 another way or increase the affordable units. Was that discussed  
23 as well, and what is your position on that?

24 MR. LEE: It was discussed. There is a desire to have  
25 additional affordable units. When we converted over into the 60

1 units of residential, we did our very best to get as much  
2 affordable housing in there and we have gone over the requirement,  
3 and as Mr. Fillat pointed out, we added units with a den, because  
4 a lot of the community comments were that they wanted larger  
5 units. So we tried to get as many units as we could with a den,  
6 and I believe that's -- Alex, you might have the mix, but not  
7 only do we exceed our requirement, but also the size of the units  
8 and the number of bedrooms far exceed the requirement. We don't  
9 have any obligation to provide units with a den, but I think a  
10 significant number of them do have dens. And to Mr. Turnbull's  
11 comment about them being on the courtyard, that's where we could  
12 get the largest units. It wasn't that they were specifically  
13 looking on the courtyard. If you look at the overall layout,  
14 you'll see that those are the nicest units in terms of size and  
15 the ones with the den. So there was no intention of putting them  
16 on the back.

17 I don't have the breakdown of the count, but I do  
18 believe that we've gone over and above on the IZ count.

19 MS. WILSON: I was just going to add that half the  
20 units have dens, and we have two two-bedrooms with a den or a  
21 flex room, and then two one-bedroom, one bath, and dens as well.  
22 And the IZ mix was provided on page 2 -- 3 of the plans, I  
23 believe.

24 MR. LEE: Yeah. So of the 10 units, 7 of those are  
25 one-bedroom with den, or from there up to two-bedroom with den,

1 and only three of them are studios and one-bedrooms, so the  
2 majority are oversized from the requirement.

3 CHAIRPERSON HOOD: Okay. I think my question has been  
4 satisfied. My question has been satisfied with an answer.

5 I did agree with Mr. Turnbull, but Mr. Turnbull, I will  
6 continue to look at that since, Mr. Lee, you say that those are  
7 the better units -- the larger, but I would ask, as Mr. Turnbull,  
8 I'm not sure if he wants to still continue to look at that, but  
9 I will follow his lead on that, but I agreed with him at first,  
10 and I still may, but I'm not sure what he's going to ask for. I  
11 may come back to him shortly and see if he's still going to ask  
12 for after that answer you just provided.

13 Let me ask you, can you see over -- if I'm on the  
14 rooftop, can I see over into the stadium?

15 MR. LEE: Well, there's a -- yes, you can. And there's  
16 a very interesting component to where the U-Haul Building is a  
17 landmark building. So as you step back towards that courtyard,  
18 they might have some challenges in trying to go up. So that  
19 courtyard might be exposed for a while. That front piece that  
20 has the mural, that will eventually be covered by another  
21 building, but the U-Haul Building is stepped further back is  
22 landmark. So we might have that courtyard for a while. So back  
23 to Mr. Turnbull's comments, we might want to decorate that a  
24 little better -- (audio interference).

25 CHAIRPERSON HOOD: So you can see over to the stadium.

1 I know at one time, in Camden Yards, you were able to see over  
2 to the stadium years ago down there. I'm sure that's probably  
3 already been taken care of, but I wonder if that would pose a  
4 potential problem with the Nationals. I'm just throwing it out  
5 there. I'm sure all that's been looked at, and I'm sure you have  
6 a right, if this is approved in this case to move forward. But  
7 that's something that you don't want to have to come down the  
8 line and have to deal with it later on down the line. Maybe Mr.  
9 Sullivan and Ms. Wilson know more on that adventure more than I  
10 do.

11 I will say this, Mr. Fillat, I do like the design. If  
12 I sit -- and I'm glad to hear -- it sounds like the neighborhood  
13 had a lot to do with the design. I think it's very "out of the  
14 box." I do like the way -- I've seen a few -- I do like, I call  
15 it "placing it crooked," but if you look at it from the top down  
16 -- if I look at it from the top down, I'm like okay, they put  
17 this on crooked. But if you at it' face -- if you look at the  
18 aerial view, it looks like you put it on crooked, but the face,  
19 it looks like it's -- I kind of like the design. I mean, I like  
20 -- I really like the design. I like the thought put behind it  
21 and I like the creativity. So I will say that, Mr. Fillat. I  
22 don't necessarily have any questions for you, but I do like the  
23 design. And what I like about all this the most is -- my  
24 questioning tonight was going to be a lot of what I heard from  
25 the ANC, but it sounds like, from what you presented, Mr. Lee

1 and others, is that a lot of this was put together with the ANC's  
2 help, because if you look at the letter and the record, it leads  
3 us a different way, but it leads -- it led me a different way,  
4 but now that I've heard from the applicant, I think this is a  
5 community-driven project. I do have some questions for the  
6 community when we get to that point.

7 So that's all I have. Again, I do like the way this  
8 building is done. I really do. And I think it's going to really  
9 make -- it's going to help continue to jumpstart that area with  
10 some creativity of building down in that area. So --

11 MR. FILLAT: Thank you.

12 CHAIRPERSON HOOD: Mr. Sullivan, I notice you don't  
13 ever say anything at the Zoning Commission hearings. We've been  
14 talking now to --

15 MR. SULLIVAN: Alex has it more than covered. I would  
16 jump in if I needed to, but she's got it covered.

17 CHAIRPERSON HOOD: Okay. Okay. All right. Any follow  
18 up questions, anybody? I should -- I do. Okay. Well, let's go  
19 another round. Commissioner May.

20 COMMISSIONER MAY: It's not a question. I just want  
21 to comment, you know, if you're concerned about whether they can  
22 see into the stadium, I think they're more likely to see into  
23 the soccer stadium than the baseball stadium. Just --

24 CHAIRPERSON HOOD: Okay.

25 COMMISSIONER MAY: -- making that observation. I don't

1 think it's a problem.

2 CHAIRPERSON HOOD: Okay. All right. Commissioner  
3 Shapiro.

4 COMMISSIONER SHAPIRO: Mr. Chair, I just wanted to say  
5 that Exhibit 23, which I missed when I was going through it,  
6 based on its title, it's a pretty excellent blow by blow response  
7 to all of OP's concerns. So that addressed most of the questions  
8 that I had. So I appreciate you all putting it in there with  
9 that level of detail. That's all I have, Mr. Chair.

10 CHAIRPERSON HOOD: Okay. Thank you. Commissioner  
11 Turnbull, do you have another round?

12 COMMISSIONER TURNBULL: Well, no. I guess just  
13 following up on, like, your comment. If those units are the  
14 biggest, then they can be in the courtyard, that's fine. My  
15 feeling still is that the courtyard should be more welcoming, not  
16 only as a view -- as you attract -- as you see the building. I  
17 think you have a great opportunity to really spruce that up and  
18 really make it a welcoming sight for people coming into the city  
19 or coming across the bridge. If nothing else, for the people  
20 who are going to be either staying at the hotel or living in and  
21 staying in their homes and is in that courtyard. I'd really like  
22 to see that as a happier place to live, a little bit brighter  
23 brick, maybe a warmer color in there than the black. I just  
24 think it needs something.

25 CHAIRPERSON HOOD: Mr. Fillat.

1 MR. FILLAT: Thank you for your comment. It's always  
2 good to have a good (audio interference), and we will definitely  
3 take that into -- we will look at that. Thank you.

4 CHAIRPERSON HOOD: Okay. And Vice Chair Miller, did  
5 you have anything more?

6 VICE CHAIR MILLER: Just one question. I don't know  
7 if the applicant can share this information, but do you have any  
8 -- can you share with us the brands of the type of hotel that  
9 you're looking at and the type of market you're looking at just  
10 so we can have a -- try to visualize in our mind a better  
11 understanding of what you've presented. I mean, I think I have  
12 a pretty good idea of what you presented, but can you share with  
13 us the brands that you're in discussions with, or is that not  
14 public at this point?

15 MR. LEE: No, no. We absolutely can. We have a term  
16 sheet agreement and been through the design review with Marriott  
17 for a Moxy Hotel, which we think -- we spent a significant amount  
18 of time -- if you look at the schedule with the ANC where we  
19 started in the summer of 2019, we spent the next half a year  
20 doing that search for the brand and what demographic it would  
21 fit. And so we're very pleased with the Moxy with the small room  
22 concept, which has evolved into a pretty nice product. And then  
23 it also creates an affordable product. So we're pretty excited  
24 about the brand down there and how it fits in with the residential  
25 component.

1           VICE CHAIR MILLER:  And is there someone you -- some  
2 markets you've been in contact with for the market -- for the  
3 retail that --

4           MR. LEE:  Not specifically.  I've spoken with a group  
5 out of Baltimore that's done a few markets, and as Mr. Fillat  
6 had noted, he's had some contact with some co-op farming groups  
7 to provide the produce, and we'll continue to look to source that  
8 in the organic manner that we are thinking about.

9           VICE CHAIR MILLER:  So you are looking to being  
10 responsive to the community's concern to have affordable quality  
11 fruit and meat --

12          MR. LEE:  Absolutely.

13          VICE CHAIR MILLER:  -- products?

14          MR. LEE:  The vision there is -- again, goes back to  
15 the crossroads aspect where you've got the bike paths, you've got  
16 everything along the river.  You've got the crossroads of those  
17 two stadiums; you're going to have pedestrians.  So it's going  
18 to be very active, people being able to walk in, there'll be a  
19 variety of vegetables you can pick up.  You'll get your baguette  
20 there on the weekends.  I think bike riders will be coming across  
21 the river on the new bridge.  There's going to be a lot of  
22 activity that we want to cater to.  So, yes.  Vegetables, meats,  
23 daily pick up stuff, and also, some stuff to go, some prepared  
24 foods.

25          VICE CHAIR MILLER:  Okay.  Thank you very much.

1 CHAIRPERSON HOOD: And Commissioner May, thank you for  
2 ping me on the soccer stadium. I'm more of the other side,  
3 baseball guy. So that's probably why I omitted asking about the  
4 soccer stadium, but I'll remember next time.

5 COMMISSIONER MAY: (Audio interference.)

6 CHAIRPERSON HOOD: All right. Any other follow up  
7 questions or comments?

8 Okay. Ms. Schellin, do we have Commissioner Hamilton?  
9 Does she -- can you bring her up to see if she has any cross-  
10 examination?

11 MS. SCHELLIN: It's actually Mr. Daniels, Edward  
12 Daniels.

13 CHAIRPERSON HOOD: Okay. So let me pull the letter  
14 back up. Mr. -- if you could bring Mr. Daniels up, please.

15 MS. SCHELLIN: Ms. Hamilton has to work this evening,  
16 so Mr. Daniels is the representative, and that is in the letter.

17 CHAIRPERSON HOOD: Okay. Well, Ms. Hamilton is up.

18 MS. SCHELLIN: Oh, is she?

19 COMMISSIONER HAMILTON: Yes, I'm here.

20 MS. SCHELLIN: Okay. So she made it.

21 COMMISSIONER HAMILTON: I'm joined by Commissioner  
22 Daniels.

23 MS SCHELLIN: Okay.

24 CHAIRPERSON HOOD: Okay. So let me let me ask -- first  
25 of all, good evening, Commissioners. Commissioner Hamilton, do

1 | you have any cross-examination? You've heard -- this is just to  
2 | ask any questions of what you heard. We're going to come to you  
3 | with your presentation in a few.

4 | (No audible response.)

5 | CHAIRPERSON HOOD: Ms. Hamilton?

6 | MS. HAMILTON: If we could just get clarity on the  
7 | number of affordable units that are being offered.

8 | CHAIRPERSON HOOD: Okay. That's the question.

9 | MR. LEE: Alex?

10 | MS. WILSON: There are 10 affordable units out of the  
11 | 60.

12 | CHAIRPERSON HOOD: Anything else, Commissioner  
13 | Hamilton? Any other questions or comments?

14 | MS. HAMILTON: I also want to know -- because I know  
15 | the applicant is in the process of working with the Good Neighbor  
16 | Agreement -- I want to know if the applicant is committed to  
17 | finalizing that with the neighbors?

18 | MR. LEE: Yes, very committed. We provided the final  
19 | draft, and according to all the comments that we had in our  
20 | meeting last Saturday and haven't heard anything back adverse to  
21 | that. So I believe you guys have a signed copy from our side.  
22 | So let us know if you have any further comments on it.

23 | MS. HAMILTON: I will. I believe the neighbors are  
24 | very concerned about the mentoring program and want to know  
25 | further about the commitment towards it. It sounds like you all

1 are very interested in helping the youth, especially with  
2 employment opportunities, and I received a comment that they  
3 would just like to know what the commitment will be for the youth  
4 mentoring program.

5 MR. LEE: We can certainly get some clarity on that.  
6 That was more of a program that we were going work together with  
7 the local organizations, like the daycare center and the after-  
8 school programs to form a committee, but then we could go to a  
9 broader expanse of people and involve the bid and try to get more  
10 people involved so it will achieve whatever the goals are for the  
11 direct neighborhood.

12 CHAIRPERSON HOOD: Let me just opine on some of that.  
13 While that's not necessarily the force, I want to applaud both  
14 the ANC, as well as the applicant. That is not -- I don't want  
15 anybody who's watching this to think that amenities and all that  
16 is part of this design review process, because it's not. But I  
17 just want to applaud all the groups who are working on that, the  
18 ANC as well as the applicant.

19 And the reason why I need to put that on the record,  
20 because the Zoning Commission gets been beat up a lot, and we  
21 take a lot of heat about things that, if it goes to the court,  
22 they're not going to send it back to the ANC, they're not going  
23 to send it back -- they're going to send it back to the Zoning  
24 Commission and say, "Look, you all are going against your own  
25 rules." So I want to talk about that more when I talk to the

1 community, but we want to make sure that those who don't do zoning  
2 all the time are -- it's a known fact that some of the things  
3 that are being done in this case are not germane to our process.  
4 While we don't mind hearing about them, and we applaud both the  
5 ANC and the applicant the norm, but that's not necessarily  
6 germane. And I want to encourage all other applicants to continue  
7 to work, even it's not in the zoning process, to continue to work  
8 with communities like they're doing in this particular case as  
9 well.

10 I will look forward to hearing more from Commissioner  
11 Hamilton and others from the community, but I want to make sure  
12 that got on the record so those who do watch us and stream us  
13 later will not think that, "Oh, this is a design review. Let's  
14 do this," because there are certain guidelines, and I would  
15 encourage everyone to look at the regulations, but I applaud  
16 what's being done here, but that's not necessarily within our  
17 jurisdiction, but we definitely don't condone it. We actually  
18 -- I actually -- personally, I actually approve of it, but I know  
19 if this goes to court or ever went to court, the judge would not  
20 look at all those things as far as the zoning process. If I said  
21 anything wrong, Mr. Redding (ph), you can opine and correct me.

22 All right. So anything -- any other questions or  
23 comments, Ms. Hamilton?

24 MS. HAMILTON: Just one final one, and I'll let -- turn  
25 it over to my colleague if he has one, because I know he did a

1 | lot of work with the applicant on the transportation and as far  
2 | as the integration of the project within the community. And I  
3 | know that some of the additional spaces were requested by the  
4 | ANC, and I just want to note that that was requested, because  
5 | we're having major parking challenges on our end because of the  
6 | soccer stadium. It is -- and we're losing a lot of spaces, and  
7 | we have an aging in-place population. So I just want to commend  
8 | the applicant for increasing the amount of spaces that we offered,  
9 | because we're in a crisis as it relates to parking, because we  
10 | have so many residents that need spaces because they aren't --  
11 | they're 80- and 70-years old, and they cannot walk the distance  
12 | to find spaces. And they need those cars to get to their  
13 | appointments. So I just wanted to add that.

14 |           But I wanted the applicant to also -- to mention  
15 | -- we asked for transportation management just in terms of  
16 | somebody to -- with the valet parking. So I wanted them to speak  
17 | a little bit more to that, because that's a huge concern about  
18 | the ANC, because we know that Half Street is the central access  
19 | point to get to Buzzard Point. And so we want to be sure that  
20 | the work that we've done with the applicant will make sure that  
21 | we don't have the major backups up on Half Street that we have  
22 | seen prior to the pandemic. So we have tried to do some work  
23 | with the applicant to ensure that we do not have those backups,  
24 | because if Half Street gets backed up, there will be no access  
25 | to the stadium and to the residents. There are now 1,000 plus

1 residents down there. So we want to make sure that all steps is  
2 made by the applicant so there is good access to get to Buzzard  
3 Point.

4 MR. LEE: Erwin, would you like to address the TDM?

5 CHAIRPERSON HOOD: Respond to Ms. Hamilton's question.

6 MR. ANDRES: Yes. So in response to Commissioner  
7 Hamilton's question, so we have -- I think by establishing a drop  
8 off zone on -- both on Q Street and Half Street, I think we've  
9 tried our best to address that condition where, you know, we're  
10 trying to manage the activity associated with the hotel and the  
11 activity associated with the residential, separately. And so,  
12 it will be easier to manage that way. And by providing the  
13 opportunities and the -- sort of, the increased parking spaces,  
14 I think we're minimizing the opportunity for any spill-over  
15 traffic to happen on Half Street. So that was our approach.

16 MR. LEE: We also made agreements with two off-site  
17 parking for any overflow parking that we would have, which was a  
18 request of the ANC as well.

19 CHAIRPERSON HOOD: Okay. Commissioner Hamilton, any  
20 other questions or comments?

21 COMMISSIONER HAMILTON: Just one more. We also shared  
22 concerns about the courtyard space that was brought up about in  
23 terms of the residents being located on the back side and in  
24 terms of the color. So we would also look to the applicant to  
25 see, you know, what kind of support that they can offer to lighten

1 up the space. We actually suggested that it be kind of flipped,  
2 so that the residents will be face Half -- will be along Half  
3 Street instead of on the back side of the building. But I just  
4 wanted to say that we concur with the concerns about the  
5 courtyard, just in terms of the darkness of the color.

6 CHAIRPERSON HOOD: Okay. Anything else, Commissioner  
7 Hamilton?

8 COMMISSIONER HAMILTON: No, not at this time, unless  
9 my colleague has something. Commissioner Daniels?

10 CHAIRPERSON HOOD: Commissioner Daniels.

11 COMMISSIONER DANIELS: Thank you.

12 CHAIRPERSON HOOD: Commissioner Daniels, now let me  
13 just say this for the record since we're doing this virtually.  
14 Typically, the course -- and it was in this area that was sent  
15 back to this Commission about one person doing the cross-  
16 examination. I'm going to allow it and let me put on the record  
17 why. Because we're doing this virtually. We're not sitting at  
18 the table, so I think this needs to be allowed due to where we  
19 can do it virtually. So Commissioner Daniels, you can go ahead  
20 and proceed. And I did that -- I did that so if it gets appealed,  
21 the judge will read my comments.

22 So Commissioner Daniels, go right ahead.

23 COMMISSIONER DANIELS: Thank you, Chair Hood, and I  
24 hope that you're doing well, and everyone is keeping safe. I  
25 really appreciate everyone's time. I actually have a statement.

1 I have testimony that I would like to enter, if that's appropriate  
2 now. I don't have any questions right at this moment, but I do  
3 have a full statement from the ANC.

4 CHAIRPERSON HOOD: Okay. Great. Commissioner Daniels,  
5 we going to go to the Office of Planning, and we going to go  
6 through that process. And then, I think, you are right up right  
7 after that -- shortly after that.

8 COMMISSIONER DANIELS: Thank you. Thank you.

9 CHAIRPERSON HOOD: So if you could hold tight. Okay.  
10 All right. So let's go to the Office of Planning and the District  
11 Department of Transportation at this time. Ms. Vitale and, I  
12 think, Mr. Zimmerman and Ms. Steingasser, Mr. Lawson, whomever.

13 MS. VITALE: Yes. Good evening, Mr. Chair and Members  
14 of the Commission. Elisa Vitale with the Office of Planning for  
15 Zoning Commission Case 20-32.

16 The Office of Planning is recommending approval of the  
17 subject design review application for a mixed-use development in  
18 the CG-4 zone in Square 657. The property is at the northeast  
19 corner of Half and Q Street, Southwest, and is designated for  
20 high-density residential and high-density commercial on the  
21 future land-use map, and as a neighborhood enhancement area on  
22 the generalized policy map. The existing CG-4 zoning of the  
23 property is consistent with this designation; however, OP would  
24 note that this is not a planned-unit development application, but  
25 a mandatory design review, because the property is located in

1 Square 657.

2           The subject property is not covered by a small-area  
3 plan. The Southwest Small Area Plan Study Area ends one block  
4 to the north at P Street, Southwest; however, the Buzzard Point  
5 vision framework and associated design review guides would apply  
6 to the property, and the proposed development would further  
7 principles of that document, and you did hear the applicant speak  
8 to that earlier.

9           As contemplated in the design review provisions in  
10 Subtitle X, the applicant is requesting rear yard flexibility,  
11 as well as parking and a penthouse bar use special exception, and  
12 OP is recommending approval of that requested flexibility, as  
13 well as the special exceptions.

14           The applicant has also requested two variances, one  
15 from the public plaza requirement, and one from the loading  
16 requirement. OP is not opposed to the variance relief, and we  
17 do still believe additional information would be helpful with  
18 respect to the loading variance. I think you -- as the Commission  
19 today have asked for kind of graphical representations with  
20 respect to how that loading would work, I think it would be very  
21 helpful to see a graphical depiction that would really  
22 demonstrate how the shape of the lot and the drive aisle to access  
23 the below-grade parking, how those impact the applicant's ability  
24 to provide or not, in this instance, provide all of the required  
25 loading onsite.

1           The applicant did submit a supplemental filing on  
2 Friday that has provided a response to OP's conditions that we  
3 outlined in our report. I would note, though, that some of that  
4 additional information provided has led to additional questions  
5 by the Commission today. I think we know that additional  
6 information is being requested with respect to the proposed LEED  
7 score for the project, and I think we are interested in hearing  
8 some additional information from the applicant with respect to  
9 the IZ, particularly the Housing Production Trust Fund  
10 Contribution that is being proposed based on the penthouse  
11 habitable space, and then I think also just a better understanding  
12 of where the IZ units are proposed throughout the different floors  
13 of the building. We do know that that is reviewed more thoroughly  
14 when the CZIZ form is completed, but I do think, you know, we  
15 just received that proposed IZ unit location information in the  
16 Friday filings. So I think having some additional time to take  
17 a look at that and to hear the applicant's response to that would  
18 be helpful.

19           I know this has gone on for a long time this evening,  
20 so I will conclude my report with that, but I am available to  
21 answer any questions that you might have. Thank you.

22           CHAIRPERSON HOOD: Thank you, Ms. Vitale. Let's see  
23 if we -- no. Let me go to the Office of -- District Department  
24 of Transportation, Mr. Zimmerman, first.

25           MR. ZIMMERMAN: Good evening, Chairman Hood and members

1 of the Commission. For the record, I'm Aaron Zimmerman with the  
2 Department of Transportation. DDOT is supportive of the  
3 applicant's development proposal for 45 Q Street, Southwest. As  
4 you heard in their presentation, they have agreed to both of  
5 DDOT's conditions, which were the -- which would provide a loading  
6 management plan and to make a few minor revisions to the  
7 transportation demand management plan. These items are  
8 documented in the March 12th, 2021, Gorove Slade response to DDOT  
9 memo, which is Exhibit 23B on the record. Much like with the OP  
10 report and comments that they responded to, they went bullet by  
11 bullet through our comments, as well. So with the agreed to TDM  
12 and loading management plans included in the final zoning order,  
13 DDOT has no objection to the approval of this design review  
14 application and the requested relief. Thank you.

15 CHAIRPERSON HOOD: Okay. Thank you both, but let's see  
16 if we have any questions of either agency, Office of Planning or  
17 DDOT. Commissioner May?

18 (Negative head shake.)

19 CHAIRPERSON HOOD: Commissioner Shapiro?

20 VICE CHAIR MILLER: Mr. Chair, just one quick question  
21 for Ms. Vitale. And this may just be something that you take up  
22 at a later date or you could bring to DOEE. I get mixed messages  
23 around this related to solar and the integration of solar onto a  
24 green roof and what that does to the green area ratio. Do you  
25 have any comments about that here, or is it just something you

1 | can pick up for me at a later date?

2 |           MS. VITALE: We understand that there is the ability  
3 | to combine both green roof and solar, and that they can both be  
4 | counted for purposes of, you know, credits with respect to GAR  
5 | and I believe Storm Water Management if they are, kind of,  
6 | layered, if you will. I would defer to DOEE to make any final  
7 | determinations with respect to that. I know in this instance  
8 | DOEE had recommended that the applicant further explore the  
9 | addition of solar, you know, above and beyond the green roof  
10 | that's being provided. I think the applicant and DOEE could,  
11 | potentially, have additional future conversations, you know,  
12 | regarding opportunities for that. I don't think they were able  
13 | to work that out right now based on, you know, the information  
14 | that was provided by the applicant most recently.

15 |           VICE CHAIR MILLER: Thank you very much, Ms. Vitale.  
16 | Ms. Wilson, that is noted, and I'd appreciate that follow up in  
17 | the next (audio interference). Thank you, Ms. Vitale. No other  
18 | questions, Mr. Chair.

19 |           CHAIRPERSON HOOD: Okay. Thank you. Commissioner  
20 | Turnbull?

21 |           (Negative head shake.)

22 |           CHAIRPERSON HOOD: And Vice Chair Miller.

23 |           VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank  
24 | Ms. Vitale and Mr. Zimmerman for your reports.

25 |           Ms. Vitale, they are providing 6 -- 10 of the 60 units

1 are affordable -- pursuant to our inclusionary zoning program  
2 there. They are at the 60 percent median family income level,  
3 and I think 7 of the 10 -- and they're -- so I think they're more  
4 units than what's required, there's more square footage than  
5 what's required under the minimum that's required under IZ, and  
6 I think they're providing a larger size of units that's -- than  
7 what's required -- than the minimum that's required under IZ, but  
8 can you -- because I think there's 7 of the 10 units are --  
9 affordable units are either two-bedroom plus or two-bedroom or  
10 one-bedroom plus den as opposed to being just studio or one-  
11 bedroom, but can you say what the minimum requirement of IZ is  
12 in this zone just for the record? Is it 10 percent of the  
13 residential square footage, or is it 8 or --

14 MS. VITALE: The legal requirement here would be 8  
15 percent.

16 VICE CHAIR MILLER: 8 percent. So they're almost at  
17 double the percentage at 16 percent?

18 MS. VITALE: Correct. 16 percent of the units, and  
19 that's a unit number percentage, not a square footage. Base  
20 percentage, I think the square footage is actually a bit higher.

21 VICE CHAIR MILLER: And 19 percent of the residential  
22 net square footage is --

23 MS. VITALE: Correct.

24 VICE CHAIR MILLER: Is the 8 percent relate to net  
25 square footage, or gross? The 8 percent minimum under IZ, is

1 that --

2 MS. VITALE: I would need to confirm that. I don't  
3 want to speak off the cuff. So yeah, I would -- I'm happy to  
4 supplement the record.

5 VICE CHAIR MILLER: Okay. Well, clearly, they're  
6 beyond the minimum that's required in terms of square footage and  
7 size. So yes, if you can just clarify that if you're able to in  
8 any supplemental that you're doing. Did you correct -- I think  
9 you corrected your written report statement about the future land  
10 use map, density designation being that it's high density  
11 residential and commercial, not medium density? Did you --

12 MS. VITALE: Correct.

13 VICE CHAIR MILLER: -- correct that?

14 MS. VITALE: It is striped for high density residential  
15 and high density commercial for this site. That's correct.

16 VICE CHAIR MILLER: Thank you very much. I appreciate  
17 it.

18 CHAIRPERSON HOOD: Thank you. Let's go back.  
19 Commissioner May?

20 COMMISSIONER MAY: I just wanted to clarify something  
21 about the inclusionary zoning. I thought Ms. Wilson stated  
22 earlier that the requirement was actually the 50 percent of the  
23 bonus density, and so that's why we're at 16 percent of the units  
24 and 19 percent of the area.

25 MS. VITALE: I do believe that's what she said. Like

1 I said, I would like to, you know, confirm and make sure that we  
2 have a clear understanding of the requirement versus the -- what's  
3 being provided. I know in the OP comments we did request that  
4 they fill out the IZ compliance. It's a table that talks about  
5 the requirement versus what's being provided. I don't think we  
6 have that table completed at this time, and I do think that would  
7 be a helpful piece of information to have.

8 COMMISSIONER MAY: Great. Well, I think we would all  
9 be comforted to have your concurrence on what the requirement is.

10 MS. VITALE: And we're happy to provide that.

11 CHAIRPERSON HOOD: Thank you. Any other questions of  
12 either Ms. Vitale or Mr. Zimmerman?

13 (Negative head shake.)

14 CHAIRPERSON HOOD: All right. Does the applicant have  
15 any questions of any of either the Office of Planning or DDOT?

16 MS. WILSON: No, thank you.

17 CHAIRPERSON HOOD: Okay. And Commissioner Hamilton and  
18 Commissioner Daniels, do you have any questions of either the  
19 Office of Planning or DDOT?

20 CHAIRPERSON DANIELS: No, I don't at this time.  
21 Commissioner Hamilton?

22 COMMISSIONER HAMILTON: No, I don't at this time,  
23 either.

24 CHAIRPERSON HOOD: Okay. Thank you. All right. Let's  
25 go to other government reports. We've already mentioned the

1 Office of Planning's report, District Department of  
2 Transportation, and DOEE is mentioned. Are there any other  
3 reports? I didn't see any.

4 (Negative head shake.)

5 CHAIRPERSON HOOD: Okay. Let's go to the report of the  
6 ANC. Commissioner Daniels or Commissioner Hamilton, whoever is  
7 going to take the lead. The floor is yours.

8 COMMISSIONER DANIELS: Thank you, Chairman. I really  
9 appreciate that. So again, my name is Edward Daniels, and I am  
10 the Chair of ANC 6D, representing residents of Navy Yard,  
11 Southwest, Buzzard Point, and Southwest Wharf. I am here to  
12 comment on the project that is before us.

13 I've been in D.C., myself, for 18 years now. And I  
14 just first want to say that I think we've had mention about the  
15 project being in a warehouse district and that it will help  
16 jumpstart the neighborhood. I just want to first point out that  
17 there have been residents that have lived in this particular  
18 section of ANC 6D for a number of years. I mean, we're talking  
19 about generations of families that have lived here for a while.  
20 And out of respect for those families, I just want to point out  
21 that they have lived there amongst the warehouse venues and  
22 throughout this area for some time. So they're experiencing a  
23 lot of development within this section.

24 The Commission appreciates the opportunity that we've  
25 had to meet with this developer for the project on multiple

1 occasions. We feel that the project has made significant  
2 improvements in the design and other aspects that have resulted  
3 in those discussions with the ANC. As it was pointed out earlier,  
4 a lot of collaboration with the ANC has been taken with this  
5 project.

6 As a gateway project, it's located at an important  
7 corner of the community that places it at a welcoming point into  
8 the community, into the entrance of Buzzard Point, as well as  
9 Southwest D.C. We are hoping and anticipating this project will  
10 be successful in its term of its blended residential units within  
11 a hotel property, but we do have concerns that we feel need to  
12 be resolved for it to be better integrated into the Southwest  
13 community.

14 We would like for the Zoning Commission to consider our  
15 concerns to request additional discussion with the developer,  
16 including to finalize the Good Neighbor Agreement with the  
17 affected neighbors and address concerns about adverse impacts of  
18 the project on Buzzard Point and Old Southwest.

19 Primarily, to roll back 60 -- where this project is  
20 located is already served by a multitude of hotels, including the  
21 Cambria Hotel, which is delivering 154 keys right next door to  
22 this property. It's also right next to three new hotels that  
23 are within blocks of Nationals Stadium as well as Audi Field, and  
24 another new hotel in Phase 2 of the Wharf project, as well as  
25 another new hotel in the very large 100 D Street Southwest

1 project. So it should be noted that this property -- this  
2 development of another hotel, we would like to ask for a  
3 warranting study as to why another hotel is needed, and what the  
4 actual benefit to this community is when we are in a severe  
5 drought -- I cannot explain what the affordable housing need is  
6 for the Southwest community, but here we have another proposed  
7 hotel project at this site.

8           ANC 6D would be flexible -- support flexibility for the  
9 applicant if they determine that post-pandemic it is more  
10 advantageous to turn this project into 100 percent residential,  
11 especially since there are several hotels, as I just mentioned,  
12 within feet from this property. We need affordable-sized family  
13 units. We are pleased that the developer has increased the number  
14 of units within the building to 60 with 10 of those being  
15 affordable units, including 5 two-bedroom units. We think that  
16 it would be good instead for the developer contributing to the  
17 Housing Trust Fund for habitable penthouse space, that they  
18 instead use that money to increase the affordable units in the  
19 project to 15 and to offer two -- more two-bedroom units. The  
20 community is growing, and we are being over-saturated with  
21 studios, one bedroom, and micro-units of these sizes that do not  
22 at all accommodate our growing families who want to remain a part  
23 of this neighborhood.

24           In addition to seeing more affordable units in the  
25 project, the Commission is still concerned with some of the design

1 elements of the project. The building is rather unrelated in its  
2 design, and it contains a glitzy, excessively busy, zig-zag  
3 design of the west and south facades, and it's overwhelming and  
4 inconsistent with the historic character of the Old Southwest  
5 neighborhood. The movement out of the building's flat planes  
6 overhang the public space, and this feature and the buildout into  
7 the public space will be overpowering to the block and surrounding  
8 properties. The design of the west- and south-facing facades is  
9 contrary to the design elements approved in other recent  
10 projects, and even though the applicant pulled back the  
11 building's facade slightly, the plane of the facade still  
12 protrude out into the public space. ANC 6D has requested that  
13 the applicants set back the building far enough that it does not  
14 impede onto the public's right of way.

15 We're also concerned about the amount of glass that  
16 dominate the project. The applicant has toned down the glass  
17 somewhat; however, we would like to see the design elements to  
18 extend into the building that make more of an attempt to connect  
19 with the existing community and other recent constructed projects  
20 along Q Street beyond just the bottom two levels. We would like  
21 to see an extension of the brick of the bottom two levels more  
22 towards the mid-section of the building itself. The design of  
23 the Cambria Hotel, next door, is quieter and reflects the  
24 surrounding properties. ANC 6D provided input into the design  
25 of the Cambria, MDX Flats, and the Waterfront Substation to ensure

1 that all three added to the character and the integrity of the  
2 older properties in Southwest -- the older housing properties in  
3 Southwest.

4 We are pleased that the applicant has placed red brick  
5 and artwork at the bottom level of the project, including art  
6 inside the retail establishment area on the side of the courtyard  
7 and the other areas of the project based on the feedback that we  
8 provided. Rather than stop the brick on the first two levels,  
9 again, we think that the remaining portions of the building, as  
10 a design feature, to connect Old and New Southwest, should extend  
11 the brick design midway up the level -- the vertical space of  
12 the building. We feel that these enhancements will enhance the  
13 project and result in better transition and, in fact, integration  
14 of the project in connecting with the older housing on that end  
15 of the Southwest community.

16 We are concerned about Half Street as the spine of  
17 Buzzard Point and as a major access point to get to the stadium  
18 and newly constructed residence. The proposed configuration  
19 represents a missed opportunity to accent a corner that is a  
20 welcoming entrance to the visitors of Old Southwest and to create  
21 a gateway into the area. We want to make sure that the design  
22 of the project is not overwhelming to Half Street, because the  
23 street is rather narrow compared to other blocks that have  
24 projects of this size and magnitude. We feel that the project  
25 should allow air and space to flow so that residents and hotel

1 | guests can fully experience the brand-new Frederick Douglass  
2 | Bridge, an acknowledgement of the history and the struggle this  
3 | community has endured. Old Southwest is a neighborhood of rich  
4 | history, culture, and sound housing that deserves special  
5 | consideration whenever projects will be introduced into it.  
6 | We're hoping that all efforts by the developer are made to ensure  
7 | that the project doesn't disrupt the flow of traffic on Half  
8 | Street and allows uninterrupted pedestrian egress and protects  
9 | pedestrian safety.

10 |           While ANC 6D does recognize this case as a design  
11 | review, we do ask that the Zoning Commission consider the adverse  
12 | impacts of this project as it has, and it adds to several projects  
13 | that have raised the density in Old Southwest. These new projects  
14 | are applying targeted and consistent pressure to bring an end to  
15 | the culturally, economically, and socially diverse neighborhood  
16 | that includes over 500 units of public and subsidized housing.  
17 | Many of the residents have no protections to prevent future  
18 | displacement of this historically brown and black population and  
19 | the many seniors who live in this neighborhood, I will state  
20 | again, that have lived in this neighborhood since urban renewal  
21 | in the 1960s. This environmental (audio interference) community  
22 | deserves protection and the right to live in a quality environment  
23 | free of hazards that threaten and jeopardize lives and health and  
24 | to be guaranteed housing stability.

25 |           We are being redeveloped into a destination to welcome

1 and embrace thousands of visitors and fans with projects,  
2 including this one, to accommodate them without a plan to ensure  
3 that low- and moderate-income residents can remain in place,  
4 including children, seniors, and families. It is of great concern  
5 to ANC 6D that this project, among several new and proposed ones,  
6 will have a domino effect leading to the entire elimination of  
7 this particular population of Old Southwest. The ANC feels that  
8 this fate can be reversed if it has the support of the Office of  
9 Planning, the Zoning Commission, and the District of Columbia to  
10 keep this from happening.

11 Our Commission hopes that you will consider all of  
12 these concerns, environmental impact, traffic and parking  
13 concerns, and others mentioned in the letter to the Zoning  
14 Commission and apply the great weight that the ANC is due. We  
15 also want to acknowledge efforts by the developer to work with  
16 our Commission and their willingness to support and work with a  
17 development partnership with the affected residents.

18 I want to thank you, again, for your time and allowing  
19 me to make this statement on behalf of the ANC and thank you to  
20 Commissioner Hamilton for preparing this testimony on behalf of  
21 the ANC and our letter to Zoning -- to highlight that the letter  
22 to Zoning was voted 5-0 and 2 to oppose the zoning Case 20-32.

23 Thank you, Chair Hood.

24 CHAIRPERSON HOOD: Okay. Thank you, Chairman Daniels  
25 and also Commissioner Hamilton. So with all the -- let me just

1 -- I'm going to start off for a moment.

2           With all of the work efforts with the ANC and the  
3 applicant, Chairman Daniels, you all still oppose this case?

4           COMMISSIONER DANIELS:     At this time, we do, and  
5 Commissioner Hamilton, if she's allowed to -- I want to make sure  
6 that her concerns are being addressed with the project.   This  
7 does fall within her SMD, and she is representing those residents  
8 that are directly impacted by the project.

9           CHAIRPERSON HOOD:   Okay.   Commissioner Hamilton, same  
10 question.   With all the changes and all the work that you all  
11 have done and let me tell you I've seen -- I've been knowing you  
12 a long time, and I've seen you testify -- it goes back to (audio  
13 interference) and others, years ago.   But let me back up.   Some  
14 of the petitions that the Southwest community did, maybe some 25  
15 years ago or so, we're starting to see some of it come to life.  
16 So some of the people who've gone on, like the late Commissioner  
17 McGee (ph) and others, I've been around a while.   So I'm starting  
18 to see some of the things that we were pushing for in Southwest,  
19 and when Andy Altman came here to D.C., it's starting to come to  
20 life.

21           Ms. Hamilton, so with all of the working -- and I'm not  
22 saying I disagree or agree, but with all of the work that you  
23 did with this particular applicant, you are still opposed to the  
24 project from what I hear from Chairman Daniels; is that correct?  
25 And if that's the case, what continues to be -- other than what

1 he just did, why are you opposing it? And it seems like this is  
2 a joint project, and when I say "joint," it looks like you all  
3 worked together hand in hand to get to where we even are today.

4 COMMISSIONER HAMILTON: And thank you for the question.  
5 That is correct, we spent a lot of time working with the  
6 applicant. It took a while to get where we are. They presented  
7 a design that we were able to make input and to have an impact  
8 on it, but again, I still -- we still feel that it needs  
9 additional work. There was a lot of effort put into the  
10 integration of the project within the bottom two levels, which I  
11 think makes a definite connection. The applicant took a lot of  
12 that input. They spent a lot of time with the neighbors to try  
13 to gather some of the concerns as it relates to the neighborhood  
14 agreement, but when I look at other projects, and again, you said  
15 it well, that we spent a long time within the community looking  
16 at various different projects.

17 What concerns me is that the density within Old  
18 Southwest, our community, has raised very quickly. In less than  
19 four years, we've -- this is, like, the fourth major project, and  
20 the third project on that block within Q Street. So with each  
21 project, we would like to see the projects make a good integration  
22 within to the community. And the applicant is very well-aware  
23 that there were concerns about so much glass within the project  
24 and how that project, in particular, would connect with the other  
25 newer projects within Old Southwest.

1           So we're finding a delicate balance to make sure that  
2 as this density is being raised within the community, that we pay  
3 tribute to the existing community. As Commissioner Daniels said,  
4 we have residents that have lived within our community for  
5 generations. The very street where that hotel is being  
6 constructed was a diverse community where residents lived  
7 together who worked in the hotel industry and were seamstresses.  
8 So what we want to ensure is with every project that is  
9 constructed within a community with so much history, so much  
10 culture, that it's well integrated by design.

11           And I feel that we have worked a lot with the applicant,  
12 but we still feel that the design needs some additional work -  
13 - additional improvements. We're not architects, that's correct,  
14 but at the same time, we're looking around at a very historic  
15 area, and we want to make sure that every project is in line with  
16 contributing to that history and also, architecturally, we can  
17 see some connection within these projects. And I think that this  
18 accomplished this -- this accomplished it at the ground level,  
19 but when you go beyond the first two stories, it -- again, it's  
20 a lot of glass, and it's very overwhelming to Half Street.

21           CHAIRPERSON HOOD: Thank you, Commissioner Hamilton.  
22 I want to read something. I'm not going to expose the person's  
23 name who came in from one of the residents. I'm not sure if  
24 they're online, but I will have this conversation with them. It  
25 says, and I read this. And it says, "Currently, the developer

1 is proposing 10 affordable units. Affordable housing should be  
2 number one criteria for all developers who are composing housing  
3 in Southwest regardless of what is allowed by current laws."

4 If that was to go to court, that's dead on arrival.  
5 That's dead on arrival. As a matter of fact, when they remand  
6 it back to the Zoning Commission, not to the ANC, not to the  
7 City, but when they remand that back to the Zoning Commission,  
8 they're probably going to tell all five Zoning Commissioners --  
9 the judge probably is going to recommend that we even be removed.

10 I think Commissioner Daniels and Commissioner Hamilton,  
11 I think there's another way for us to get to where you all are  
12 trying to -- to where I think we should be. I don't disagree at  
13 all. There's a regulation that the Commissioners put in place,  
14 and I'll be frankly honest, I don't mind telling you like it is,  
15 we get beat up all the time about certain things happening. I  
16 been in this city for 57 -- I had to think about it -- I thought  
17 I was 52, but I'm 57. So I've been in this city for 57 years.  
18 I remember telling Andy Altman when we did -- we went down to  
19 Southwest, I said, "By the time Southwest is developed, I'll  
20 probably be dead and gone."

21 And guess what? I was never so wrong, but let me just  
22 say this to you, Commissioner Daniels. I really liked your  
23 presentation, and Commissioner Hamilton has a lot of  
24 institutional knowledge. There are ways for us to get to the  
25 housing and stuff, but this is, again, a design review. And you

1 know that, but there are ways that we can -- that you could  
2 petition the Office of Planning. The Zoning Commission, we, you  
3 know, we have -- first of all, we put rules in place. We worked  
4 nine years to do that. So we got the rules in place. Case by  
5 case by case, I'm starting to see amenities added to some that  
6 really shouldn't be, but I'm glad that it is. I'm starting to  
7 see people telling us that we need to throw this out, but we  
8 can't, because a judge is not going to look at that. We've had  
9 enough stuff remanded and sent back to us, that we -- not that  
10 I'd zone for judges, but I want to bring you all's attention,  
11 because you all are leaders down there. So there are other ways  
12 to do it.

13           The Zoning Commission, we going to have to work within  
14 the balance. Yeah, we push. I'm going to push it. When I saw  
15 the Good Neighbor Policy -- well, I call it the Good Neighbor  
16 Policy -- when I saw that I got excited, because I am going to  
17 ask (audio interference). It seems like Mr. Lee, from what I've  
18 heard through his testimony, is willing and has been willing and  
19 never stopped being willing. Are we going to get everything we  
20 want? No. But do you get something out of it, as much as you  
21 can? Yes. And it looks like that is well under way. It looks  
22 like he's open. I believe those conversations that he had --  
23 will you get everything? No.

24           But also, we've got to be careful. Some of the reasons  
25 that we are opposing have to be legally sufficient. Now, I'm

1 not a lawyer. I'm not a lawyer at all, by no means. But I know  
2 that that's what the courts look at, and I don't zone for courts,  
3 but I try to send it right so if it has to go that way, it does.  
4 There are ways to deal with it, Chairman Daniels, and you and  
5 Commissioner Hamilton, and the leaders down in there. Some of  
6 the other ones I worked with years ago, Commissioner Hamilton,  
7 they've all -- some of them are deceased, not all of them. Some  
8 of them are deceased and some of them are in retirement. But I  
9 agree, the seniors who've been there, they should be allowed to  
10 stay there. I agree with all that, but that's going to take the  
11 younger leaders to petition the Office of Planning, and let's see  
12 how we going to revise some of these regulations, even though we  
13 spent nine years with what we have now.

14           So that's my soap box, because we're starting to see a  
15 lot of this, starting to see a lot of this, but I can tell you  
16 the Zoning Commission is going to stay within the regulations.  
17 While we will push and we will ask, because I agree, but we also  
18 -- I think the first thing we need to do is ask the Office of  
19 Planning to re-look at some of the stuff that we have here so we  
20 can get some of those things that we would like to see.

21           So anyway, that's my soap box. I hope you will take  
22 it for the spirit that it was given.

23           Okay. Commissioner May, you have any questions or  
24 comments?

25           (Negative head shake.)

1 CHAIRPERSON HOOD: Commissioner Shapiro?

2 VICE CHAIR MILLER: Just briefly, Mr. Chair. I just  
3 want to impart -- echo what you said, and Chairman Daniels and  
4 Commissioner Hamilton, you know, to get to the point where, with  
5 this case, where we see before us where the -- what was a hotel  
6 that came before you and now has 60 units of housing and 10 of  
7 those affordable, you know, regardless of where this case goes,  
8 I'm looking at you all and thinking that you were pretty  
9 effective. And there's always more to do, and to Chair Hood's  
10 point, you know, we're working within what's legally sufficient  
11 for us.

12 But I appreciate the effort that you all have put in.  
13 I think at what the applicant said, I very much agree, which is  
14 your involvement has made this a much better project for D.C.,  
15 for the building itself. So I commend you all. And I'll leave  
16 it at that, Mr. Chair.

17 CHAIRPERSON HOOD: Okay. Thank you. Commissioner  
18 Turnbull?

19 COMMISSIONER TURNBULL: I would just echo Commissioner  
20 Shapiro and I would say thank you for what you do. Thank you  
21 for being there for the community, and leading and guiding them.  
22 And I hope to see -- hopefully we can get a little bit further  
23 down the road on this. Thank you.

24 CHAIRPERSON HOOD: Vice Chair Miller?

25 VICE CHAIR MILLER: No questions or comments. Thank

1 | you for your presentation, Commissioners.

2 |           CHAIRPERSON HOOD: Okay. Let's see if we have any  
3 | cross of either Chairman Daniels or Commissioner Hamilton. Ms.  
4 | Wilson, any cross?

5 |           MS. WILSON: No cross, thank you.

6 |           CHAIRPERSON HOOD: Okay. Let's leave the Commissioners  
7 | up. Mr. Young -- well, I don't know how many people we can get  
8 | up. We may have to take them down just -- if they -- if we do,  
9 | just stay tuned, because we may have some additional questions.  
10 | Thank you, Commissioners, Chairman Edwards and Commissioner  
11 | Hamilton. Thank you so much. And again, I hope you take what I  
12 | said in the spirit that it was given, because I think you all  
13 | have a -- definitely a way to go to -- that we need to go to get  
14 | to where you all are talking about. I don't disagree with you  
15 | at all. Trust me.

16 |           Okay.

17 |           COMMISSIONER DANIELS: Thank you, Chair.

18 |           COMMISSIONER HAMILTON: Yes, thank you.

19 |           CHAIRPERSON HOOD: Thank you. Thank you both. Okay.  
20 | Let's go to Ms. Schellin. I'm not sure who's here in opposition,  
21 | support or (audio interference).

22 |           MS. SCHELLIN: We have no opposition, just, I believe,  
23 | it's four -- out of those who signed up, I believe we've got only  
24 | four who are actually present. We have Mr. -- let's see, Mr.  
25 | Shirar. He is actually on the phone. He is Caller Number 9.

1 Then we have Mr. Sharma. He is Caller Number 6. I'm sorry,  
2 yeah. Mr. Shirar is Caller 9, Mr. Sharma is Caller 6, Mr. Brawner  
3 is Caller 4, and then we have Paul Taylor.

4 CHAIRPERSON HOOD: Okay. Ms. Schellin, could you call  
5 the first two people, please.

6 MS. SCHELLIN: The first two?

7 CHAIRPERSON HOOD: Yes.

8 MS. SCHELLIN: I believe he's actually put -- let's  
9 see.

10 CHAIRPERSON HOOD: Okay. Mr. Taylor is up.

11 MS. SCHELLIN: Okay. He's got Mr. Taylor up.

12 CHAIRPERSON HOOD: Let me start with Mr. Taylor. Mr.  
13 Taylor, welcome to the Zoning Commission. You may begin your  
14 testimony. You have three minutes.

15 MR. TAYLOR: Thank you. Thank you, Commissioner. My  
16 name is Paul Taylor. I was born and raised down here in Southwest  
17 Washington, D.C. Actually, I'm currently a program manager for  
18 the Department of Corrections. Actually, I used to be a manager  
19 at the (audio interference).

20 CHAIRPERSON HOOD: Did we lose you, Mr. Taylor?

21 (No audible response.)

22 CHAIRPERSON HOOD: Mr. Taylor?

23 (No audible response.)

24 CHAIRPERSON HOOD: Let's go to one of the callers while  
25 Mr. Taylor calls back, because he was a manager at the King, and

1 I heard that part. I'd like to know where he was the manager.  
2 So we will come back to Mr. Taylor. So Mr. Taylor, while you  
3 get yourself together, we're going to go on. Ms. Schellin, can  
4 you call one of the -- it sounds like he's having some issues.  
5 Ms. Schellin, can you call one of the folks on your line, please.

6 Wait a minute. Hold it. There you go, Mr. Taylor.  
7 Can you -- you can continue.

8 MR. TAYLOR: Yeah. Okay. As -- my name -- again, my  
9 name is Mr. Paul Taylor, aka "The Mayor." (Audio interference.)  
10 I've worked with Mr. Singh who is the owner of the property down  
11 at 45 Q Street for over --

12 CHAIRPERSON HOOD: Mr. Taylor, you -- I heard you were  
13 the mayor of something, but you're going in and out. So if you  
14 can maybe -- it looks like you're moving, or something, but  
15 whatever it is, you're going in and out. Let's give you a moment  
16 to get yourself together, 'cause you were the mayor. I'd like  
17 to hear what you're the mayor -- where you were the mayor of. So  
18 let's give you a moment get yourself together. It looks like  
19 you're still talking, but let's give you a chance to get yourself  
20 together.

21 Ms. Schellin, could you call one of the folks on your  
22 call, and we'll come back to this.

23 MS. SCHELLIN: Yes. I think he --

24 CHAIRPERSON HOOD: Mr. Taylor, we're going to come back  
25 to you.

1 MS. SCHELLIN: If we could get Abdul Shirar, Caller  
2 Number 9.

3 MR. SHIRAR: Hello. Can you hear me?

4 CHAIRPERSON HOOD: Yes, we can hear. You may begin.

5 MR. SHIRAR: Okay. I thank you, Chairman, for allowing  
6 me to speak. I work with Mr. Singh for so long, like for the  
7 last 20 years, and I (audio interference) --

8 CHAIRPERSON HOOD: Can you identify yourself, please?

9 MR. SHIRAR: Abdul Shirar is my name.

10 CHAIRPERSON HOOD: Okay. Okay.

11 MR. SHIRAR: And I work for 45 -- what do you call it,  
12 USA Motors, 45 Q Street for the last -- since 1998, so probably  
13 more than 20 years. And have been -- Mr. Singh has been -- he  
14 has been working with the community, with -- he's just a very  
15 gentle man and honest to have him to know him for so long.

16 So I would like to add my support to the project itself,  
17 and I would recommend that the Commission to -- I would recommend  
18 the Commission to approve the application. I saw the  
19 architectural design; it looks wonderful to me. It's only my  
20 idea. And also, since I have been working with the building, if  
21 I look at it, my interest, I would not want to keep it, but I  
22 have to look at over all interest of the community, and having a  
23 hotel that would bring more employee, more practice to the City,  
24 also an apartment that would have affordable units, that would  
25 help the community, also. So I'm going to put -- I'm going to

1 add my -- I will add my support to the project. And thank you  
2 for listening.

3 CHAIRPERSON HOOD: Okay. Thank you. Let me do it like  
4 this, since we're having some technical problems, does anybody  
5 have any questions of this caller, anybody? That's after  
6 everybody. Okay.

7 (Negative head shake.)

8 CHAIRPERSON HOOD: All right. Thank you very much. Is  
9 the mayor -- Mayor, are you -- can you hear me now?

10 MR. TAYLOR: Hello.

11 CHAIRPERSON HOOD: Yeah. There you go. Please.

12 MR. TAYLOR: There we go. Yeah. Thanks. My name is  
13 Paul Taylor, aka "the mayor" of Southwest Washington, D.C. I've  
14 been raised down here. I've been knowing Mr. Singh, who is the  
15 property owner --

16 CHAIRPERSON HOOD: Mayor, Mayor. I don't know what it  
17 is, but every time you said "mayor," it seemed like your voice  
18 goes (audio interference). Mayor, we're going to come back to  
19 you later on. You may have to call in, but I would like to hear  
20 your testimony, especially since you're the "mayor."

21 MR. TAYLOR: I will --

22 CHAIRPERSON HOOD: So if you can call in there. Let's  
23 go to the next caller. And when you start off next time, Mayor,  
24 don't say "mayor," and then maybe we might be able to get it all  
25 in. I'm sorry, could you --

1 MS. SCHELLIN: It sounds like he's gone.

2 CHAIRPERSON HOOD: Call the next one.

3 MS. SCHELLIN: The next person would be Mr. Sharma,  
4 Caller 6.

5 MR. SHARMA: Hello. Hello.

6 CHAIRPERSON HOOD: Hello. You may begin.

7 MR. SHARMA: Hi. Do you hear me? Do you hear me okay?

8 CHAIRPERSON HOOD: Yes, we can hear you just fine.

9 MR. SHARMA: Hello.

10 CHAIRPERSON HOOD: Yes, we can hear just fine. Identify  
11 yourself, and you may begin.

12 MR. SHARMA: Thank you. My name is Charangit Sharma,  
13 spelled C-H-A-R-A-N-G-I-T, last name is S-H-A-R-M-A, Sharma. I  
14 used to live next to that 55 Q Street, like, the last 7 years,  
15 from now. Now I move to 325 P Street, Southwest. I know this  
16 company, like almost 2010 to now. They are very gentle person  
17 and helping other people today as we like to. So anybody nearby  
18 have no complaint at all. They are the good person. So they  
19 are very supportable. So I love to see this person there, the  
20 other, like the hotel and apartment and all that. I love this  
21 person personally. So he is very helpful all the neighbors. So  
22 that's my concern, and I like to give a request to approve his  
23 application and go this project. Thank you so much. If you have  
24 any other questions, please give me call. My number is 202-763-  
25 0070. Thank you.

1 CHAIRPERSON HOOD: Okay. Thank you. Does anybody have  
2 any questions?

3 (Negative head shake.)

4 CHAIRPERSON HOOD: Thank you very much. Ms. Schellin,  
5 can we go to the last person, and then we can go back to the  
6 mayor.

7 MS. SCHELLIN: Mr. -- there's two -- actually, Mr.  
8 Shirar, Abdul Shirar. Did we already do him? Sorry. Tyrone  
9 Brawner.

10 MR. BRAWNER: Hello. Hello.

11 CHAIRPERSON HOOD: Is this Mr. Brawner?

12 MR. BRAWNER: Yes.

13 CHAIRPERSON HOOD: Mr. Brawner, you may begin.

14 MR. BRAWNER: Yes. First and foremost, thanks for the  
15 opportunity. My name is Tyrone Brawner. I was born and raised  
16 in Southwest. I've been there for 65 years and known Mr. Singh  
17 for quite a long time. I basically go there and have my car  
18 repaired whenever. I recommend him to my family members as well  
19 as my friends. And my thing is the professionalism has always  
20 been appreciated, and I think this person is -- that somebody  
21 like that should be staying in that area of the community, because  
22 they definitely getting a lot of support, and people believe in  
23 them, and they are very appreciative. So I don't have much to  
24 say other than, you know me, I do take my car there up there on  
25 a regular basis when it's needed. So I definitely appreciate the

1 opportunity as well. Anytime you can feel free to call my number,  
2 571-364-3056. I definitely appreciate it. Hopefully, he can  
3 stay in that community. Thank you.

4 CHAIRPERSON HOOD: Okay. Thank you. Any questions?

5 (Negative head shake.)

6 CHAIRPERSON HOOD: And I would just suggest -- if we  
7 need to get in touch with you, I would suggest you not give your  
8 numbers out over this airway. We will be -- we know how to get  
9 in touch with you. It's a suggestion, but it's your number, if  
10 you want to give it out, but I would suggest you not do that.

11 Ms. Schellin, do we have anyone else?

12 (Negative head shake.)

13 CHAIRPERSON HOOD: Yeah, except for the mayor. Let me  
14 thank all those who called in. We appreciate you taking the time  
15 to provide testimony.

16 Now, let's go back to Mr. Taylor, Mayor Taylor, I should  
17 say. I want to be respectful. Mayor Taylor, are -- available?

18 MR. TAYLOR: Yeah, I'm talking now.

19 CHAIRPERSON HOOD: There you go.

20 MR. TAYLOR: Okay. Thank you. Thank you. I ain't  
21 going to say "mayor." All right. Born and raised in Southwest  
22 Washington, D.C. Actually started my non-profit organization  
23 almost 15 years ago, and that first 15 years, I went to go visit  
24 Mr. Singh and ask him is it possible he can make a donation,  
25 because I went around all the small business in Southwest making

1 | sure they pour back into the community. Not one time has Mr.  
2 | Singh denied me if I came for even Halloween candy, Christmas  
3 | toys, anything that I asked for, Mr. Singh gave it to the kids.  
4 | If I needed prizes for the senior bingo at the senior recreation  
5 | center, I go see Mr. Singh. Mr. Singh writes me a check.

6 |           I've been dealing with Mr. Singh for a long time, and  
7 | you know, he asked me to come and speak in front of the Zoning  
8 | Commission, and, as you might not know, I'm currently working at  
9 | the Department of Corrections as a program manager, and one of  
10 | my main functions is the work-readiness aspect. And so with a  
11 | construction site, my main job is to come out here, making sure  
12 | our returning citizens receive some of these jobs that's  
13 | available to them. So I've been working with (audio interference  
14 | Hoffman (ph). I'm also looking forward to working with Mr. Singh  
15 | and his group making sure we can get some of these women and men  
16 | that are transitioning back out into society to get some of these  
17 | jobs.

18 |           So I know Mr. Singh, you know, and he's got my number  
19 | on speed dial, and hopefully, we can get some people -- these  
20 | returning citizens employed on this site if it's approved.

21 |           CHAIRPERSON HOOD: Okay. Thank you, Mr. Taylor. I  
22 | will call you "mayor," as well, because it sounds like all the  
23 | work you're doing, I think you deserve that title as well. So I  
24 | appreciate all of that. Hopefully, there could be some  
25 | coordination down there with the ANC and yourself, because I do

1 | agree with returning citizens should have an opportunity. We  
2 | want to make sure that our folks here in D.C., especially, are  
3 | employed. So I think -- I appreciate -- we appreciate all of  
4 | the work that you're doing. So continue the great work you're  
5 | doing and keep up the great work.

6 |           Let's see if we have any questions or comments,  
7 | anybody, because I'm doing a (audio interference). Okay. Anybody  
8 | have any questions or comments?

9 |           (Negative head shake.)

10 |          CHAIRPERSON HOOD: No. That includes ANC, too.

11 |          (Negative head shake.)

12 |          CHAIRPERSON HOOD: Okay. All right. So thank you very  
13 | much everyone who's testified in support, and the ANC, as well.  
14 | Ms. Wilson, do you have any rebuttal or any closing?

15 |          MS. WILSON: Very briefly. For rebuttal, I'd like to  
16 | ask Mr. Fillat if he could respond to comments about integration  
17 | with the existing buildings.

18 |          MR. FILLAT: So very briefly, the one thing we would  
19 | like to -- and it's -- it is something that is maybe obvious to  
20 | some people and not obvious to others. And that is that when  
21 | you're in an urban environment and you walk down the street, you  
22 | really -- your eyes go to, more or less, straight ahead. And so  
23 | the lower two levels of a building are really the primary portions  
24 | of a building that you ever really perceive when you're in a --  
25 | on a street and walking down the street or even driving down the

1 street.

2           And so in terms of relating the scale of this building  
3 to the community, we really feel like the base, while it's not  
4 the entire building, it's definitely the most important part of  
5 the building. In other words, it's the part of the building --  
6 when everyone takes their selfies, it's the building that  
7 everyone's going to see. Okay. And everyone, you know, runs  
8 their kid across, you know, to go open a door, they're going to  
9 go into the lower two floors of the building. While we admit  
10 that there's a contrast in architectural style, it is  
11 intentional, but we do feel like the most important part of the  
12 building, which is the lower two levels, is something that we  
13 feel really works contextually with the community and the  
14 architecture of the northern blocks -- blocks north of us. And  
15 so we really are appreciative, and we do feel like we've -- we're  
16 relating very well to that scale and that texture of Old  
17 Southwest.

18           CHAIRPERSON HOOD: Okay. Thank you for that. Ms.  
19 Wilson, do you have any more rebuttal?

20           MS. WILSON: No more rebuttal, and I have a very brief  
21 closing, Mr. Chair.

22           CHAIRPERSON HOOD: Well, let me do cross on rebuttal  
23 first. Commissioner Hamilton or Chairman Daniels, do you have  
24 any cross on rebuttal, just on the statement that Mr. Fillat just  
25 made, any cross? Either of you have questions of him on that?

1 COMMISSIONER HAMILTON: No, Chairman, I do not.

2 CHAIRPERSON HOOD: Okay.

3 COMMISSIONER DANIELS: No, Chairman, I don't.

4 CHAIRPERSON HOOD: Okay. All right. Thank you, Mr.  
5 Fillat. Okay. Ms. Wilson, you may give your closing.

6 MS. WILSON: We've been here a while, so just to  
7 reiterate, the project has been thoughtfully designed, and as you  
8 heard tonight, the applicant has been responsive to the community  
9 concerns related to both design and benefits. Thank you all for  
10 your time. We look forward to responding to all questions and  
11 comments, and we also look forward to continuing to work with the  
12 ANC regarding their Good Neighbor Agreement and other concerns.  
13 Thank you all so much.

14 CHAIRPERSON HOOD: Okay. I want to thank everyone for  
15 their participation. I really appreciate, Ms. Wilson, your final  
16 comments -- you and Mr. Sullivan and others and the applicants,  
17 the presenters and all those who are with the applicant and all  
18 those who are going to continue to work with the ANC. I was  
19 going to strongly encourage that, but since you said that, there's  
20 no need for me to say that. The Good Neighbor Policy, everybody  
21 knows I love the Good Neighbor Policy, and I like a Good Neighbor  
22 Policy that works. So and, you know, it doesn't have to go all  
23 one way. There's a little give and take in the Good Neighbor  
24 Policy, just continue to have those discussions. I think Mr.  
25 Lee's presentation really gave me a comfort level. I know

1 Commissioner Hamilton and Chairman Edwards will -- I mean  
2 Daniels, I'm sorry, will continue to work hard with that, and I'm  
3 looking forward to seeing what comes back.

4 Let me see, Commissioners, are there any questions or  
5 comments on anything?

6 (Negative head shake.)

7 CHAIRPERSON HOOD: Okay. So with that, Ms. Schellin,  
8 other than the things that we've asked for, and also the status  
9 of the Good Neighbor Policy, do we have any dates?

10 MS. SCHELLIN: Yes, sir. So if the applicant could  
11 provide their information by 3 o'clock p.m. on the 29th of March.  
12 Is that not enough time? I heard somebody go "Pshew." Who was  
13 that?

14 CHAIRPERSON HOOD: That was somebody who wasn't on  
15 mute, so --

16 MS. SCHELLIN: Okay.

17 CHAIRPERSON HOOD: It wasn't me.

18 MS. SCHELLIN: So the 29th of March. And then the ANC,  
19 if they choose to respond, and also OP and DDOT, they would have  
20 until April 5th, 3 o'clock p.m., and then we could put it on for  
21 April 8th, that public meeting, unless the applicant thinks they  
22 need more time to submit those documents.

23 MR. LEE: I think we're fine. Peter?

24 MR. FILLAT: I don't see any problem with meeting that  
25 deadline.

1 MS. SCHELLIN: Okay. So two weeks works for you. Okay.

2 CHAIRPERSON HOOD: Let me ask this. Will that also  
3 include the continued coordination for the Good Neighbor  
4 agreement? So all that's included in that time frame, correct?

5 MR. LEE: Yes, certainly.

6 CHAIRPERSON HOOD: Okay. All right.

7 MS SCHELLIN: Okay.

8 CHAIRPERSON HOOD: Commissioner -- Chairman Daniels and  
9 Commissioner Hamilton, that time works for you all, too, right?

10 COMMISSIONER HAMILTON: Yes.

11 CHAIRPERSON HOOD: Okay. Great. Ms. Schellin,  
12 anything else?

13 MS. SCHELLIN: Yes, one other thing. If the applicant  
14 could provide draft findings of facts, and conclusions of law,  
15 also by March 29th at 3 o'clock p.m.? I know it would be missing  
16 any response that the ANC may provide, but that could be added  
17 after the fact. It's just, you know, as much as possible to get  
18 in there so that OAG will have something to work with. Okay.

19 CHAIRPERSON HOOD: Okay. Anything else, Ms. Schellin?

20 MS. SCHELLIN: No, sir.

21 CHAIRPERSON HOOD: Okay, great. We're all on the same  
22 page. I want to thank --

23 COMMISSIONER HAMILTON: Sorry. I do apologize. The  
24 ANC meeting is not until the 12th of April.

25 MR. LEE: I don't think we need to go to another

1 meeting, do we, Commissioner Hamilton?

2 COMMISSIONER HAMILTON: That's to give us time to  
3 respond. We need to actually vote on the response.

4 CHAIRPERSON HOOD: Okay. So your meeting of the whole  
5 is not until the 12th. And what date was that you said, Ms.  
6 Schellin?

7 MS. SCHELLIN: April 11th.

8 CHAIRPERSON HOOD: Wait a minute. What about --

9 MS. SCHELLIN: Our next meeting is the 25th.

10 CHAIRPERSON HOOD: Two more weeks, Mr. Lee. Well,  
11 that's not going to hurt you, is it?

12 MR. LEE: I think that will be fine.

13 CHAIRPERSON HOOD: Okay.

14 MS. SCHELLIN: Okay. So let me change the dates, then.

15 CHAIRPERSON HOOD: (Audio interference.)

16 MS. SCHELLIN: So they meet on the 12th. In order to  
17 still make that ANC meeting, I think we should leave the  
18 applicant's date for their submissions still for the 29th, and  
19 that way the ANC gets their documentation early enough for their  
20 meeting on the 12th. And then if we could have -- stop it, Fuzz  
21 (ph). If we could have the ANC's response by 3:00 p.m. on --  
22 let's see, the 12th is a Monday -- 3:00 p.m. on -- I'm sorry,  
23 I'm not seeing any -- it's the 29th, not the 25th we spoke to  
24 before. If we could have their response by say 3:00 p.m. on the  
25 15th. Does that work, Ms. Hamilton, three days after your

1 meeting, April 15th?

2 COMMISSIONER HAMILTON: Yes.

3 MS. SCHELLIN: Okay.

4 COMMISSIONER HAMILTON: Yes, that works.

5 MS. SCHELLIN: And then draft findings of fact,  
6 conclusions of law, also by 3:00 p.m. on the 15th? That will  
7 allow you to -- well, actually, I'm going to make that the 19th  
8 so that you can include the ANC's response. Draft findings of  
9 fact, conclusions of law on the 19th so you can include that  
10 response, and if OP and/or DDOT provides anything, you can also  
11 include that up in the supplemental filings in the draft order,  
12 okay? Because there's no responses to draft orders. Everybody  
13 got the dates?

14 ANC is clear on the dates?

15 COMMISSIONER DANIELS: Yes, thank you. I appreciate  
16 it.

17 MS. SCHELLIN: Okay.

18 COMMISSIONER DANIELS: Thank you.

19 CHAIRPERSON HOOD: Okay. Sounds like we're all on the  
20 same page, so I'm going to --

21 MS. SCHELLIN: I'm going to put this on for April 29th.

22 CHAIRPERSON HOOD: Okay. Sounds like we're all on the  
23 same page. I want to thank everyone for their participation  
24 tonight.

25 The Zoning Commission will be meeting again this coming

1 Thursday, March 18th, Zoning Commission Case No. 20-34, it's  
2 Jemal's Cotton Annex, LLC, special exception relief, pursuant to  
3 Subtitle 581 in Square 326 in Lot 806. We will start at 4:00  
4 p.m. The same social media and venues that we have now.

5 But again, I want to thank everyone again for their  
6 participation. I am looking forward to the Good Neighbor Policy  
7 prevailing. And with that, this hearing is adjourned. Good  
8 night everyone. Stay safe.

9 (Whereupon, the above-entitled matter went off the  
10 record at 7:09 p.m.)

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 03-15-2021

Place: Teleconference

was duly recorded and accurately transcribed under my  
direction; further, that said transcript is a true and  
accurate record of the proceedings.

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