

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 07-26G

+ + + + +

MONDAY

FEBRUARY 3, 2025

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The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT E. MILLER, Vice Chair
JOSEPH IMAMURA, Commissioner
TAMMY STIDHAM, Commissioner
GWEN WRIGHT, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS LIU, ESQUIRE

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ALSO PRESENT:

KYRUS L. FREEMAN, ESQUIRE, Holland and Knight
EVENS CHARLES, Frontier Development and Hospitality Group
MANISH PATEL, Fillat Plus Architecture
KAREN THOMAS, DC Office of Planning

The transcript constitutes the minutes from the
Regular Public Hearing held on February 3, 2025.

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

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(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, and I'm joined by Vice Chair Miller, Commissioners Wright, Imamura, and Stidham. 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, as well as our Office of Zoning Legal Division, Mr. Dennis Liu. I will ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being court reported by a court reporter and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing, and only those who have signed up to testify will be unmuted at the appropriate time.

When called, please state your name before providing your testimony. When you are finished speaking, please mute your audio. If you experience difficulty accessing Webex or with your telephone call-in, then please call our OZ Hotline number at 202-727-0789 to receive Webex log-in or call-in instructions, or if you have not signed up -- or if you have not signed up to testify.

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1 All persons planning to testify must sign up in advance and will
2 be called by name at the appropriate time. At the time of sign-
3 up, all participants will complete the oath or affirmation
4 required by Subtitle 11-Z, 408.7. If you wish to file written
5 testimony or additional supporting documents during the hearing,
6 then please be prepared to describe and discuss it at the time
7 of your request when submitting.

8 The subject of this evening's hearing is Zoning
9 Commission Case Number 07-26G. This is 899 Lodging Group, LLC,
10 PUD Modification with Hearing and Special Exception at Square
11 398, Lot 7006 and part of Lot 32. Again, today is February the
12 20 -- I mean, I'm sorry, February 3rd, 2025. The hearing will
13 be conducted in accordance with the provisions of 11-Z DCMR,
14 Chapter 4, as follows: preliminary matters; the applicant's
15 case -- the applicant has up to about 15 minutes; we ask them to
16 hit the highlights and do the architectural piece how they see
17 fit -- report of the Office of Planning and Department of
18 Transportation; report of other government agencies; report of
19 the ANC; testimony of organizations and individuals,
20 organizations five minutes and individuals three minutes,
21 respectively; and then we'll have rebuttal and closing by the
22 applicant. Again, this ANC is -- this is ANC 2G which this case
23 is in that area. At this time, the Commission will consider any
24 preliminary matters. Does the staff have any preliminary
25 matters?

1 MS. SCHELLIN: As you stated, the applicant has a pretty
2 full record here. They are planning to take about 15 minutes to
3 do their presentation. They have one expert, which is just the
4 architect, Mr. Patel, and if the Commission -- I don't show that
5 he has testified before the Commission before, so if you would
6 consider his resume. Ms. Elliott will not be testifying, so you
7 do not need to consider as an expert in this case. So if you
8 would consider the architect first, that would be great.

9 CHAIRPERSON HOOD: He's being proffered as an
10 architecture or LEED expert?

11 MS. SCHELLIN: I have him as architect. Yes, Mr. Patel
12 in architecture.

13 CHAIRPERSON HOOD: Okay. Let's -- let me clarify that,
14 unless my colleagues -- let's clarify -- can we bring Mr. Freeman
15 up? I want to make sure.

16 MS. SCHELLIN: Exhibit 9B.

17 CHAIRPERSON HOOD: 9B, right. Mr. Freeman --

18 (No response.)

19 MS. SCHELLIN: He just has to unmute.

20 MR. FREEMAN: There we go. Sorry about that.

21 CHAIRPERSON HOOD: Good afternoon, Mr. Freeman. Is Mr.
22 Patel being proffered as an expert in architecture or LEED? I'm
23 just curious.

24 MR. FREEMAN: I didn't hear the second part;
25 architecture or what?

1 CHAIRPERSON HOOD: Is he being proffered as a LEED
2 expert or architecture? Which one are you proffering?

3 MR. FREEMAN: Architecture.

4 CHAIRPERSON HOOD: Okay. All right. Any questions,
5 Commissioners, or comments?

6 (No response.)

7 CHAIRPERSON HOOD: Okay. Any objections? I'm looking.

8 (No response.)

9 CHAIRPERSON HOOD: All right. No objections. We will
10 give him that status. As noted in his resume, I think it
11 qualifies.

12 MS. SCHELLIN: Then the only other thing is that, as
13 you stated, ANC 2G is where the property's located. They
14 submitted a report at Exhibit 13 in support. OP submitted a
15 hearing report in support at Exhibit 14. And DDOT has no
16 objection, as stated in their report at Exhibit 15. And so I'm
17 ready to turn this over to the Commission. Thank you.

18 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin. Mr.
19 Freeman, we don't -- I don't -- at least the record doesn't show
20 any opposition. It looks like you have a lot of support. If
21 you can hit the highlights for us. Are you having a problem
22 hearing me?

23 MR. FREEMAN: I'm hearing a little bit of an echo. I
24 don't know if it's just me.

25 CHAIRPERSON HOOD: Is anybody else hearing an echo?

1 (No response.)

2 CHAIRPERSON HOOD: Okay. Keep going. It's just you.

3 MR. FREEMAN: All right. Well, good evening, Mr.
4 Chairman, members of the Commission. For the record, I'm Kyrus
5 Freeman with the law firm of Holland and Knight on behalf of the
6 applicant, who's Mr. Evens Charles here with 899 Lodging Group,
7 and our architect is on as well.

8 CHAIRPERSON HOOD: Mr. Freeman -- Mr. Freeman, before
9 you get started, let's try to figure out where that echo's coming
10 from. Are you all in the same room?

11 MR. FREEMAN: No, sir.

12 CHAIRPERSON HOOD: Okay. So if everybody else can
13 mute, that may help us. Let's see how that goes.

14 MR. FREEMAN: Okay.

15 MR. YOUNG: Mr. Freeman, it looks like you're logged
16 in twice, so I think that's probably where it's coming from.
17 There's -- I see your name in the attendee list also, so if you
18 have another window open or --

19 MS. SCHELLIN: Or a cell phone. Do you have your cell
20 phone maybe logged in? Are you talking from --

21 MR. FREEMAN: No.

22 MS. SCHELLIN: Okay.

23 MR. FREEMAN: Let's try this.

24 MR. YOUNG: I can remove the other one that's logged
25 in for you.

1 MR. FREEMAN: Is that better? Yeah, that's better.
2 Can you still hear me?

3 (All parties nod affirmatively.)

4 MR. FREEMAN: All right. Well, here we go. Mr. Young,
5 thank you for that. If you could pull up our slide deck.

6 (PowerPoint presentation shared on screen.)

7 MR. FREEMAN: What I'd like to do is first have Mr.
8 Charles introduce himself, and then I'll lead into our
9 presentation. So the next please, Mr. Young. So, Mr. Charles,
10 if you could just introduce yourself and your company.

11 MR. CHARLES: Good afternoon, everyone. Thank you for
12 this opportunity to address you this afternoon. My name is Evens
13 Charles. I am the Managing Partner of 899 Lodging Group. I also
14 represent Frontier Development and Hospitality Group as the
15 founder and CEO. I am a D.C. native who was born at Howard
16 University Hospital, literally down the street from this site,
17 and take a lot of pride in this being our fourth hotel here in
18 this -- in the DMV area, the twelfth hotel that our company has
19 developed or redeveloped over the last ten years.

20 Frontier has predominantly focused on branded --
21 internationally branded hotels in urban and secondary markets
22 across seven states, brands like Marriott, Hilton, and one being
23 Hyatt, but we've also done IHG, as well as some other brands or
24 so. And our strategy has always been to go in and create value.
25 So, in this instance, we purchased what used to be a Cambria

1 Hotel, and we're investing a substantial amount of capital into
2 it to reconvert it to a Hyatt House Hotel. So the company has
3 capitalized over 300 million dollars of hospitality assets, with
4 over a billion in mixed-use in our pipeline or so.

5 So just extremely prideful, extremely excited about
6 this opportunity to do something in my hometown, in my
7 neighborhood. Our company is based on Columbia Heights -- in
8 Columbia Heights -- I'm sorry -- so we're local, and we're just
9 excited about this opportunity to simply provide an amenity --
10 and I don't want to get too deep into it and steal Kyrus's
11 thunder -- that typically you find associated with a hotel. So
12 did I do it -- did I do everything I needed to do, Kyrus?

13 MR. FREEMAN: Yes. Thank you. And I'll say the entire
14 team will be available for questions at the end, Commission.
15 Next slide please, Mr. Young. Just to recap what we're here for,
16 what we're doing. This hotel is part of an overall PUD generally
17 known as the O Street Market, which was approved back in 2011 or
18 so. It's a large-scale PUD that includes multiple buildings,
19 residential, retail. Right at the corner of 7th and O is the
20 Giant grocery store, to give you context of where the site is.

21 Next slide please, Mr. Young. You've seen this. It's
22 899 O Street. It's an existing hotel. It was a Cambria. It's
23 being converted into a Hyatt. Next slide please, Mr. Young. So
24 what are we here for? We're for three things. One, on the roof
25 is an enclosed swimming pool. We're seeking a special exception

1 to convert that space to an eating and drinking establishment
2 within the enclosed portion of the penthouse. We're doing a
3 small one-and-a-half foot increase to an elevator in order to
4 accommodate an overrun, so that requires penthouse relief. And
5 we are adding a 40-square-foot elevator lobby. That lobby
6 doesn't -- it meets setback. It complies with the height
7 requirements, but it is a change to the approved penthouse plan,
8 so that is our third area of relief, if you will. I'll now turn
9 it over to the architect to just walk through the plans quickly
10 to show you -- show you what we're doing and planning for. Next
11 slide, Mr. Young.

12 MR. PATEL: Hello. My name's Manish Patel. I'm a
13 Principal here at Fillat Plus Architecture. So this plan that
14 you see is our penthouse roof plan and the blue outline that you
15 see is the new elevator lobby, which is currently outdoor space,
16 and we would be looking to enclose that. Directly to the left
17 of that is an existing elevator shaft that stops at the floor
18 below, and so we are looking to bring that up to this level and
19 allow folks to come to that level, step out into the elevator
20 lobby and an enclosed -- totally enclosed into the space of what
21 is the current penthouse.

22 Next slide please. So this is the roof of that. The
23 blue box on the lefthand side is the new overrun. The black box
24 to the north of that plan, north of that is the elevator overrun
25 of the existing elevator that comes up to this plan.

1 Next slide please. Here it is in elevation. The larger
2 blue box that you see is the elevator lobby, the new 40-square-
3 foot portion that Mr. Freeman had mentioned. It is lower than
4 the current height of the penthouse by approximately three feet.
5 And then the small blue line that you see is the 18-inch overrun
6 that would be added to the existing height of the penthouse,
7 which is still lower than the adjacent elevator overrun to the
8 north.

9 Next slide. Just another view from the other opposite
10 side. Next slide. Here it is in 3D. The top two images are
11 the two existing conditions. That little bump-up that you see
12 is an existing elevator overrun that's for the elevator that
13 comes up to the penthouse level. The bottom two images, as you
14 see in blue, is the new elevator overrun on the bottom lefthand
15 corner that would be required to allow the elevator to come up
16 here; and then the one on the right is the elevator lobby, the
17 little 40-square-foot addition that we are proposing.

18 Next slide. And that was -- that was it. Mr. Freeman.

19 MR. FREEMAN: So the next couple of slides just
20 summarize how we meet the standard for approval -- this relief.
21 As you know, the eating and drinking establishment is a special
22 exception. Although it is a matter of right use in the zone,
23 which permits high-density, mixed-use development, in order to
24 have it in a -- in a penthouse, that requires a special exception.
25 The use is consistent with the mixed-use character of the

1 surrounding neighborhood. It's primarily intended to be an
2 amenity for guests, right. This is not intended to be kind of a
3 separate establishment that's catering to the general public,
4 but, rather, it's primarily intended to be an amenity for hotel
5 guests. And that, along with the other improvements that Mr.
6 Charles and his team are making to the hotel, will help activate
7 and contribute to the vibrancy of the area.

8 It's important to note that the space that we're
9 seeking relief for is fully enclosed; it's solely within the
10 penthouse area. We're converting a pool into this space. And,
11 again, the goal is that patrons will primarily be hotel guests;
12 therefore, there wouldn't be kind of any net new traffic coming
13 to the site as a result of this.

14 Next slide please. As it relates to overrun, it's a
15 modest increase of 1.5 feet. I think, as you saw in the drawings,
16 it's actually shorter than an existing overrun to the immediate
17 north of this site. I think the elevator is coming up not just
18 to serve the roof, but also in order to serve guests within the
19 building and decrease their wait times for the use of the
20 elevator. Excuse me. The overrun is not visible from the street
21 and will not impact any views from neighboring properties.

22 Next slide please. The modification to expand the
23 penthouse elevator lobby, again, it's a 40-square-foot addition.
24 It meets all penthouse height and setback requirements. Next
25 page please. Next slide please. In terms of outreach, we issued

1 | our Notice of Intent back in June. We presented to the ANC 2G
2 | Zoning Planning and Historic Preservation Committee in July. The
3 | client -- my client hosted an open house at the property on
4 | December 3rd for any residents that wanted to come to learn more
5 | about the project, more about him, and more about the plans. And
6 | then we presented the application to the ANC 2G on December 12th,
7 | and they voted to support our application, as reflected on Exhibit
8 | 13. Next slide please. As you know, the record indicates that
9 | we have ANC support, Office of Planning support, and then DDOT
10 | report with no objection.

11 | I will go through the next two slides quickly. As
12 | we've gone through the community meetings and we've heard from
13 | folks, some of the questions that have come up, we've responded
14 | to them, and you can see there isn't any opposition now. Noise
15 | and privacy; all of the use that is -- that is being generated
16 | is within the penthouse, so it's going to be nominal noise. There
17 | will be no direct views into any neighboring properties. We're
18 | not reducing any home values. This is actually, hopefully, going
19 | to improve the existing condition of the hotel, and, therefore,
20 | be a benefit to the neighborhood.

21 | And with respect to traffic, we're not anticipating
22 | to -- kind of any net new trips. These will primarily be hotel
23 | guests, and the space will be managed, obviously, to be a -- not
24 | to cause any detriment to either hotel patrons or neighbors. So
25 | that concludes our presentation. I think we did it in a little

1 less than 15 minutes. It looks like we did it in 12. We're
2 happy to answer any questions that the Commission has.

3 CHAIRPERSON HOOD: Mr. Freeman and team, let's see if
4 we have any questions or comments. Commissioner Imamura, and
5 then I'm going to come to Commissioner Wright after Commissioner
6 Imamura.

7 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Thank
8 you, Mr. Freeman, Mr. Charles, Mr. Patel, and team. Just a couple
9 questions. In general, I think this is pretty straightforward.
10 Mr. Freeman, I appreciate the fact that you touched on addressing
11 some of the neighbors' concerns, that this is for hotel patrons
12 indoors, so I remain unconvinced that this rooftop bar
13 inside -- interior rooftop bar will generate additional
14 traffic, additional noise, any crime, and anything else that was
15 stated by the condominium across the street. And I just want to
16 verify that just on the record, the overrun will be less than 20
17 feet; is that right?

18 MR. FREEMAN: It's a total of 20.

19 COMMISSIONER IMAMURA: Total of 20 feet.

20 MR. FREEMAN: But the overrun is 1.5; the total is 20.

21 COMMISSIONER IMAMURA: And there's a great image on
22 sheet A-18 in the record that shows existing and proposed and I
23 wouldn't say that -- and you couldn't quite see it from the
24 street, but it is almost negligible, so I think with that -- oh,
25 and then I guess the other -- I just want to confirm. So you

1 have two elevators -- with the addition of this elevator running
2 an additional floor up to the penthouse, you will have two
3 elevators serving the penthouse, is that right, the existing and
4 then this additional elevator? I guess you already have two in
5 there; it's just this shaft doesn't run all the way to the
6 penthouse; is that right?

7 MR. FREEMAN: So they're -- the short answer is yes,
8 there will be two elevators that will go all the way to the roof.
9 One currently goes to the roof. The second elevator stops -- Mr.
10 Charles, is it the second or third floor, but after this it will
11 go all the way to the roof?

12 COMMISSIONER IMAMURA: Okay. That's what I read in the
13 record, that it stops at the second floor.

14 MR. FREEMAN: Correct.

15 COMMISSIONER IMAMURA: So, all right, just wanted to
16 confirm. I think that it seems reasonable and makes a lot of
17 sense to have two elevators serving the penthouse, especially if
18 maintenance for one goes down, that you have the ability to bring
19 guests back down, at least with an elevator and the evacuation
20 staircase. So, all right, Mr. Freeman and team, I don't have
21 any other questions. Mr. Chairman, I yield back and prepare to
22 vote in support. This is pretty straightforward.

23 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
24 Imamura. Commissioner Wright, any questions or comments?

25 COMMISSIONER WRIGHT: Not really. I agree with

1 Commissioner Imamura. I think this is a very small change and
2 very compatible with the existing building. I don't think it's
3 going to have a significant impact on the surrounding community,
4 either visually or noisewise. I mean, you have to think an above-
5 ground pool would generate a fair amount of noise on a summer
6 day, probably more so than an enclosed restaurant. So I'm
7 prepared to support this. It seems pretty straightforward.

8 CHAIRPERSON HOOD: Thank you, Commissioner Wright.
9 Commissioner Stidham, any questions or comments?

10 COMMISSIONER STIDHAM: No nothing additional than what
11 has already been said. I agree that this will not increase any
12 impact on neighbors or traffic, and the elevator definitely makes
13 sense, and I'm prepared to support.

14 CHAIRPERSON HOOD: Thank you. And Vice Chair Miller.

15 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yeah, I,
16 too -- I agree with all the statements of my colleagues. Thank
17 you to the 899 Lodging Group team. Mr. Charles, it's good to
18 always see a D.C. native/D.C.-based company doing business in the
19 District of Columbia, so I wish you good luck, and I agree with
20 all the comments of my colleagues. I don't think that there's
21 any adverse impact from this amenity. It will be open -- you
22 say it will predominantly be marketed for the guests of the hotel,
23 but it will be open to the public, is that correct, if somebody
24 can answer that?

25 MR. CHARLES: Yes.

1 VICE CHAIR MILLER: Okay. Thank you.

2 MR. CHARLES: Uh-huh.

3 VICE CHAIR MILLER: That's it, Mr. Chairman. Thank
4 you.

5 CHAIRPERSON HOOD: All right. Thank you, Vice Chair.
6 Let me, first of all, commend the team. I always look at the
7 work that's been done, and I always look at the record to see
8 how our hearings are going to go, and let me just commend this
9 team for what they're doing. But I do want to ask Mr. Charles a
10 question. You said two things that really struck with me --
11 stuck with me. Well, the first question I do want to ask is,
12 how did you come to the analysis that the -- to remove the
13 swimming pool and put the eating establishment up? I'm just
14 curious. How did you come to that analysis?

15 MR. CHARLES: The pool was underutilized when we
16 purchased it. It's been closed ever since COVID, and it was
17 never reopened. And, to be honest with you, if you look at just
18 hotels in D.C., they've sort of been doing away from -- with
19 swimming pools. They're really underutilized in the city. So
20 we just felt that to activate that space, since it did not have
21 any -- much of any rooftop eating or -- and drinking
22 establishment, and even providing more meeting space that we
23 thought would be a creative for hotel guests, we just thought
24 that it made sense.

25 CHAIRPERSON HOOD: And let me just ask, from your

1 knowledge of that whole project, the 7th and O Street
2 project -- I was here when the Commission took it up -- how
3 do you think that whole project is working, from your point of
4 view?

5 MR. CHARLES: The -- I'm sorry. It's kind of going in
6 and out. The 7th and O project?

7 CHAIRPERSON HOOD: Yeah, the whole entire project. I'm
8 just curious. How do you think that's working?

9 MR. CHARLES: Well, we're sort of coming into it late.
10 If you're referring to the whole O Street Market, the whole
11 roadside -- the entire mixed-use development?

12 CHAIRPERSON HOOD: The whole thing, right.

13 MR. CHARLES: Yeah. So I can only speak as a resident,
14 not even of Shaw, because I've only been a part of the development
15 only for the last eight months, because we just acquired this
16 hotel in May of 2024, but so far the Association has been good
17 to work with. I can appreciate some of the amenities that are
18 available, like the supermarket and some of the other retail
19 that's coming in and out. So my perception is -- has been
20 positive, but I don't know the history and what else has been
21 going on there besides me being a passing resident of the
22 District.

23 CHAIRPERSON HOOD: And I asked you that -- and I
24 appreciate your response, and I asked you that because I know
25 that there was some opposition and a lot of pushback, and I know

1 now, to where you are now -- where the project is now, residents
2 are enjoying it. That's my point. I'm always trying to --

3 MR. CHARLES: Oh.

4 CHAIRPERSON HOOD: I try to do a self-analysis of versus
5 where we were and where we are now, so I think you got it. But
6 I do want to ask you one last question, which is not necessarily
7 germane. You said you live in the area or live in D.C. How does
8 it feel to develop where you live?

9 MR. CHARLES: This connection's not the greatest. It's
10 probably on my end. The last part, how is -- what is it living
11 in D.C.?

12 CHAIRPERSON HOOD: How do you feel, as being a part of
13 the city and developing in the city? And I want to commend you
14 for doing that. We don't get a lot of that. I want to commend
15 you for that.

16 MR. CHARLES: Yeah. So just a quick 20 seconds, I've
17 been investing in hotels for ten years, and I have been unable
18 to crack into D.C., because I've been competing with
19 international capital that has far more access to capital than I
20 do. It's been extremely tough. So it really took going through
21 a high-interest-rate market where, you know, people -- a lot of
22 transactions were not happening, and I happen to have a
23 relationship with the broker and the seller here to present this
24 unique opportunity for us to acquire this. So, like I said
25 earlier, the pride is tremendous, and I'm going to do everything

1 in my power to make sure that this thing is just a great project
2 for the community, for the city, for our company, for our
3 partners, so extremely excited about it.

4 CHAIRPERSON HOOD: Thank you for answering my
5 questions, and good luck as you progress forward, and I hope many
6 more opportunities open up for you here in the District, so thank
7 you.

8 MR. CHARLES: Thank you so much for your comments.
9 Appreciate it.

10 CHAIRPERSON HOOD: Let's see, any follow-up questions,
11 colleagues?

12 (No response.)

13 CHAIRPERSON HOOD: Okay. All right. Ms. Schellin, do
14 we have anyone -- Commissioner -- Chair Nigro from 2G here? If
15 not, I'll read her report.

16 MS. SCHELLIN: Let me check very quickly. Let's see,
17 Commissioner Nigro. I do not see anyone from the ANC, no, sir.

18 CHAIRPERSON HOOD: Okay. I will read -- I will read
19 her report at the appropriate time. Let's see where we at. Let's
20 go to the -- or do we have any other government agencies?

21 MS. SCHELLIN: Just OP.

22 CHAIRPERSON HOOD: Okay. Just OP. Let's go to Office
23 of Planning.

24 MS. THOMAS: Yes. Good afternoon, Mr. Chair. I will
25 be brief. This project has met the requirements and the standards

1 for special exception relief as a modification that they're
2 requesting, and we will rest on the record of our report. Thank
3 you.

4 CHAIRPERSON HOOD: Okay. Thank you. Let must just do
5 one round. Let me ask my colleagues, anybody have any questions
6 for the Office of Planning?

7 (Other commissioners shake head negatively.)

8 CHAIRPERSON HOOD: I'm seeing no. Okay. Mr. Freeman,
9 you have any questions of the Office of Planning?

10 MR. FREEMAN: No, sir.

11 CHAIRPERSON HOOD: Okay. Thank you, Ms. Thomas. We
12 appreciate your report. Now let's go to -- Ms. Schelling -- oh,
13 let me read the -- well, Vice Chair, can you -- do you have the
14 ANC report in front of you?

15 VICE CHAIR MILLER: The ANC report? Yes.

16 CHAIRPERSON HOOD: Could you give us an overview of
17 that please?

18 VICE CHAIR MILLER: Okay. It's at Exhibit 13. We have
19 a letter addressed to you, Mr. Chairman, dated January 9th, signed
20 by Rachel Nigro, the Chair of ANC 2G, stating that the ANC 2G
21 voted to support the PUD application -- modification application
22 with the special exceptions here by a vote of five to zero to
23 zero. That's their report in support of the application.

24 CHAIRPERSON HOOD: Thank you very much. We appreciate
25 that, Vice Chair. Ms. Schelling, do we have anybody here to

1 | testify at all, opposed --

2 | MS. SCHELLIN: No one in any category.

3 | CHAIRPERSON HOOD: Okay. No category. All right. Mr.
4 | Freeman, you can give us -- no, I don't -- well, let me just stop
5 | saying that. Can you give us your rebuttal and closing, if you
6 | have any?

7 | MR. FREEMAN: Just thank you for your time and attention
8 | this evening. We -- as everyone said, I think we meet the
9 | standards, so we would just request that the Zoning Commission
10 | approve our application. Thank you.

11 | CHAIRPERSON HOOD: Okay. Thank you. Again, thank the
12 | team for all the work. The Commission greatly appreciates it.
13 | Colleagues, I think this is ready to move forward. Would somebody
14 | like to make a motion?

15 | COMMISSIONER IMAMURA: I'll make a motion, Mr.
16 | Chairman.

17 | CHAIRPERSON HOOD: Thank you.

18 | COMMISSIONER IMAMURA: Sure. I move that the Zoning
19 | Commission take I think it's proposed action for Case Number 07-
20 | 26G, 899 Lodging Group, LLC, PUD Modification with Hearing and
21 | Special Exception at 899 O Street Northwest at Square 398, Lot
22 | 7006 and part of 32, and ask for a second.

23 | MS. SCHELLIN: If I may, this is a one vote case.

24 | COMMISSIONER IMAMURA: A one vote. Sorry. Final
25 | action. I amend my motion to final action. Thank you.

1 COMMISSIONER WRIGHT: And I'll second that.

2 CHAIRPERSON HOOD: Okay. It's been moved and properly
3 seconded. I, too, thought it was a two-vote case, but this is
4 fine. All right. It's been moved and properly seconded. Any
5 further discussion?

6 (No response.)

7 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, could
8 you do a roll call vote?

9 MS. SCHELLIN: Yes, sir. Commissioner Imamura.

10 COMMISSIONER IMAMURA: Yes.

11 MS. SCHELLIN: Commissioner Wright.

12 COMMISSIONER WRIGHT: Yes.

13 MS. SCHELLIN: Commissioner Hood.

14 CHAIRPERSON HOOD: Yes.

15 MS. SCHELLIN: Commissioner Miller.

16 VICE CHAIR MILLER: Yes.

17 MS. SCHELLIN: Commissioner Stidham.

18 COMMISSIONER STIDHAM: Yes.

19 MS. SCHELLIN: Staff records the vote five to zero to
20 zero to approve final action in Zoning Commission Case Number 07-
21 26G. If I could have the applicant provide a draft order in two
22 weeks by three p.m., that would be great.

23 MR. FREEMAN: Thank you.

24 CHAIRPERSON HOOD: Ms. Schellin, do we have anything
25 else before us?

1 MS. SCHELLIN: Nothing else. Thank you.

2 CHAIRPERSON HOOD: So I'm looking at the calendar. We
3 don't come back for -- until our meeting on February 13th?

4 MS. SCHELLIN: (Nods head affirmatively.)

5 CHAIRPERSON HOOD: February 13th. Okay. Good. All
6 right. Again, colleagues and everyone, we'll be -- the Zoning
7 Commission will meet again at their regular monthly meeting --
8 one of our regular monthly meetings will be February 13th on
9 these same platforms. Again, I want to thank the team tonight
10 that was in front of us for a great job. And, with that, this
11 hearing is adjourned. Good night, everyone.

12 (Whereupon, the above-entitled matter went off the
13 record at 4:34 p.m.)

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C E R T I F I C A T I O N

This is to certify that the foregoing transcript

In the matter of: Public Hearing - Case No. 07-26G

Before: DC Zoning Commission

Date: 02-03-25

Place: Webex Videoconference

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



Deborah B. Gauthier