

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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-----:  
IN THE MATTER OF: :  
: Z.C. Case No.  
VASUDAV, Inc., d/b/a Baywood: 11-25  
Hotels -- Consolidated PUD :  
and Related Map Amendment :  
:  
:  
-----:

Monday,  
June 18, 2012

Hearing Room 220 South  
441 4<sup>th</sup> Street, N.W.  
Washington, D.C.

The Public Hearing of Case No.  
11-25 by the District of Columbia Zoning  
Commission convened at 6:30 p.m. in the Jerrily  
R. Kress Memorial Hearing Room at 441 4<sup>th</sup> Street,  
N.W., Washington, D.C., 20001, Anthony J. Hood,  
Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman  
MARCIE COHEN, Vice Chairperson  
MICHAEL G. TURNBULL, FAIA, Commissioner(OAC)  
PETER MAY, Commissioner (NPS)

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OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

ARTHUR JACKSON  
JOEL LAWSON

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF  
PRESENT:

JAMIE HENSON  
BRYON WHITE

The transcript constitutes the  
minutes from the Public Hearing held on June  
18, 2012.

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

6:24 p.m.

CHAIRMAN HOOD: Okay. Let's go ahead and get started.

Good evening, ladies and gentlemen.

This is the public meeting of the Zoning Commission for the District of Columbia for Monday, June 19, 2012.

My name is Anthony Hood. Joining me are Vice Chairperson Cohen, Commissioner May and Commissioner Turnbull. We are also joined by the Office of Zoning Staff, Ms. Sharon Schellin, Office of Planning Staff, Mr. Lawson and Mr. Jackson, and also the District Department of Transportation, Mr. White.

Is that correct? Okay, great.

Also, we expected to be joined by Mr. --

SECRETARY SCHELLIN: Jamie Henson.

CHAIRMAN HOOD: -- Mr. Henson from the District Department of Transportation.

This proceeding is being recorded

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1 by a court reporter. It's also webcast live.

2 Accordingly, we must ask you to refrain from  
3 any disruptive noises or actions in the hearing  
4 room.

5 The subject of this evening's  
6 hearing is Zoning Commission Case No. 11-25.  
7 This is a request by the VASUDAV, I guess you  
8 all can help me pronounce that at a later time,  
9 Inc., for approval of a consolidated PUD and  
10 related map amendment, for property located at  
11 Square 3594.

12 Excuse me a second.

13 Sorry about that.

14 Notice of today's hearing was  
15 published in the D.C. Register on April 20, 2012,  
16 and copies of that announcement are available  
17 to my left on the wall near the door.

18 This hearing will be conducted in  
19 accordance with the provisions of 11 DCMR 3022  
20 as follows: preliminary matters, applicant's  
21 case, report of the Office of Planning, report  
22 of other government agencies, if any, report

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1 of the ANC, in this case ANC 5B, organizations  
2 and persons in support, organizations and  
3 persons in opposition, rebuttal and closing by  
4 the applicant.

5 The following time constraints will  
6 be maintained in this meeting: the applicant,  
7 20 minutes, if needed, organizations five  
8 minutes, individuals three minutes. The  
9 Commission intends to adhere to the time limits  
10 as strictly as possible, in order to hear the  
11 case in a reasonable period of time.

12 As you know, all persons appearing  
13 before the Commission are to fill out two witness  
14 cards. These cards are located to my left on  
15 the table near the door.

16 Upon coming forward to speak to the  
17 Commission, please give both cards to the  
18 reporter seated to my right before taking a seat  
19 at the table. When presenting information to  
20 the Commission, please turn off and speak into  
21 the microphone, first stating your name and your  
22 home address. When you are finished speaking,

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1 please turn your microphone off, so that your  
2 microphone is no longer picking up sound or  
3 background noise.

4 Please turn off all beepers and cell  
5 phones at this time, so not to disrupt these  
6 proceedings.

7 Would all individuals wishing to  
8 testify please rise to take the oath?

9 Ms. Schellin, would you please  
10 administer the oath?

11 SECRETARY SCHELLIN: Yes.

12 Please raise your right hand. Do you  
13 solemnly swear or affirm the testimony you will  
14 give this evening will be the truth, the whole  
15 truth, and nothing but the truth?

16 ALL: Yes.

17 SECRETARY SCHELLIN: Thank you.

18 CHAIRMAN HOOD: Again, apologize,  
19 and thank you, Ms. Schellin, for keeping me  
20 right, the stuff was sitting right here in front  
21 of my face. Okay.

22 Let's move right into the hearing.

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1 Do we have any preliminary matters?, Ms.  
2 Schellin?

3 SECRETARY SCHELLIN: Staff would  
4 just advise that the Commission received -- or,  
5 we gave the Commission a copy this evening, of  
6 the withdrawal request. There was a party  
7 status request in opposition from EAJ, 401 New  
8 York Avenue, LLC, and they withdrew that  
9 request.

10 So, the next thing would be expert  
11 witnesses, and affidavit of maintenance. Do  
12 you have that?

13 MS. BATTIES: I do not have that,  
14 but I'll make sure we get that.

15 SECRETARY SCHELLIN: Okay. So, we  
16 need to leave the record open for that.

17 CHAIRMAN HOOD: All right. Good  
18 evening, Ms. Batties. You are becoming a  
19 regular.

20 Can you help me pronounce, what is  
21 this, VASUDAV?

22 MS. BATTIES: VASUDAV.

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CHAIRMAN HOOD: VASUDAV.

MS. BATTIES: We'll refer to it as Baywood Hotels.

CHAIRMAN HOOD: You don't like the way we pronounce VASUDAV? We mess it up that much? Okay, well, we'll go with Baywood Hotels. Okay.

Let's go over your expert witnesses.

I know Mr. Sher and Mr. George have already been previously accepted by this Commission, so that's not an issue.

MS. BATTIES: Our landscape architect, Jonathan Fitch, with the Landscape Architecture Bureau, we proffer him as an expert in landscape architecture, and it's my understanding that he's previously been accepted as an expert witness by the Zoning Commission.

COMMISSIONER MAY: Do we have his resume?

MS. BATTIES: Yes. It was submitted to the Zoning Commission last week

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1 by electronic filing.

2 COMMISSIONER MAY: I don't recall  
3 seeing that.

4 Ms. Schellin, do you have it?

5 SECRETARY SCHELLIN: It is in the  
6 record. I'll pass that copy down. And,  
7 actually, we do have the affidavit of  
8 maintenance, I see, that was all prior to the  
9 hearing, so we are good with that.

10 CHAIRMAN HOOD: So, is your  
11 landscape architect taking the place of Barbara  
12 Kamili?

13 MS. BATTIES: Bahram Kamali.

14 No, he's not. Mr. Kamali is the  
15 architect.

16 CHAIRMAN HOOD: The name is not  
17 Barbara?

18 MS. BATTIES: Bahram.

19 CHAIRMAN HOOD: Does everybody have  
20 a copy of the resume? To make sure I understand,  
21 we are not proffering Mr. Kamali?

22 MS. BATTIES: Yes. We are

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1 proffering both Mr. Fitch and Mr. Kamali as  
2 experts.

3 CHAIRMAN HOOD: Oh. So, Mr.  
4 Kamali's name is not Barbara.

5 MS. BATTIES: No, Bahram.

6 CHAIRMAN HOOD: Okay.

7 COMMISSIONER MAY: Your microphone  
8 is not on, but did you say Mr. Fitch was  
9 previously qualified?

10 MS. BATTIES: Yes, I believe that's  
11 the case.

12 MR. FITCH: I know that I've -- I  
13 recall, specifically, testifying in Florida  
14 Rock, and I know I've been here a few other times,  
15 but I cannot remember. I'm old.

16 COMMISSIONER MAY: I understand.  
17 I don't remember whether you were qualified as  
18 an expert that time either. So, I have no  
19 problem with him, based on the experience. I  
20 just wanted to clarify whether he had, in fact,  
21 been previously qualified.

22 CHAIRMAN HOOD: Yes. We try to

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1 keep a running list, so we don't have to do  
2 exactly what we are doing today.

3 Okay. Does anyone have a problem  
4 with either one of the architects? Okay. So,  
5 they are proffered.

6 MS. BATTIES: So, both Mr. Kamali  
7 and Mr. Fitch.

8 CHAIRMAN HOOD: Yes.

9 MS. BATTIES: Okay, great.

10 CHAIRMAN HOOD: Okay. Do we have  
11 any other?

12 MS. BATTIES: I do have one more  
13 item, a preliminary matter. We have submitted  
14 into the record this evening a letter that  
15 outlines some innocuous amendments to the  
16 application, and we can cover those details  
17 during our presentation to the Zoning  
18 Commission. But, we'd ask that you accept them  
19 into the record for the case.

20 CHAIRMAN HOOD: Do we have them  
21 already? These two here? Okay. Well, we  
22 already have them. Okay, that's fine.

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Okay. Are we ready?

MS. BATTIES: Yes.

CHAIRMAN HOOD: Okay. Let's proceed. And, if you can hit the highlights, some of the issues that are brought up by DDOT, some of the other issues that were brought up.

MS. BATTIES: Yes, very well.

Good evening, Mr. Chair, members of the Zoning Commission. Leila Batties and Chip Glasgow, with the law firm of Holland & Knight, representing the applicant, VASUDAV, Inc., which is an affiliate of Baywood Hotels.

The subject property is located at 501 New York Avenue, N.E., and it's currently improved with a two-story motel with 78 rooms and a surface parking lot.

Through this PUD application, the applicant is looking to redevelop the site with 220 to 240 hotel rooms and, approximately, 115 parking spaces. This will be one hotel building operating with two hotel flags. One of the hotel flags will be an extended stay Homewood

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1 Suites. And, it's my understanding that the  
2 average stay for these types of units is three  
3 weeks, and they service, primarily, business  
4 clientele.

5 The other hotel will be a  
6 traditional overnight hotel, the Hampton Inn,  
7 where business people, as well as leisure  
8 patrons, stay an average of three days.

9 We are also seeking no zoning  
10 amendments with this project, rezoning the  
11 property with CM-1 to C-3-C for a PUD in the  
12 C-3-C District. The Regulations permit a  
13 maximum FAR of 8.0 and a maximum building height  
14 of 130 feet.

15 Baywood proposes a project with a  
16 significantly lower density. The proposed  
17 project will have a maximum FAR of 4.09 and a  
18 maximum building height of 90 feet.

19 The applicant has worked closely  
20 with the Office of Planning, as well as DDOT,  
21 on various elements of the project. Most  
22 attention has been given to the vehicular access

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1 to the site. The applicant has had numerous  
2 discussions with DDOT for more than a year,  
3 and the project, with regard to the curb cut,  
4 has gone through several iterations, from having  
5 no curb cut along New York Avenue, and no access  
6 from New York Avenue to curb cuts along New York  
7 Avenue, we are now here before you with a plan  
8 that has one curb cut, a single curb cut along  
9 New York Avenue. That provides ingress only  
10 to the site. Vehicles will exit the site from  
11 an alley that extends from southwest of the  
12 property to 4th Street, and there they will get  
13 to New York Avenue through an signalized street  
14 or that intersection, 4th and New York is  
15 signalized, and they can safely turn onto New  
16 York Avenue from 4th Street.

17 The applicant is also working  
18 closely with the community. This project was  
19 presented to ANC 5B three times. We gave a  
20 preliminary review of the project in March.  
21 We submitted or presented the original  
22 application to the ANC in May, and then just

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1 on June 7th we submitted or presented to the  
2 ANC the current drawings.

3 In March, we also made a  
4 presentation at a single member district  
5 community meeting, and it is from that meeting  
6 that we got feedback that, ultimately, resulted  
7 in a benefits and amenities package that is here  
8 before you tonight.

9 The ANC has unanimously supported  
10 this project throughout, and, actually, I just  
11 saw that she walked in, the chair of ANC 5B,  
12 Commissioner Manning, and we appreciate your  
13 guidance throughout this process. And then  
14 also, I think you guys received the ANC's letter  
15 of support, which was issued today.

16 Before turning the project -- the  
17 presentation over to the project team, I'd like  
18 to just make note of two items. There are some  
19 minor corrections to the DDOT report. Page five  
20 refers to flexibility for the 12x20 delivery  
21 space, but, in fact, we are seeking relief for  
22 the 55 foot loading berth.

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1           And then also on the DDOT report page  
2 five, it refers to a TDM strategy for the --  
3 or includes a TDM strategy for the realtime  
4 display of Metro Rail and Metro Bus schedules.

5       DDOT has determined that this display is not  
6 warranted in this case, because there aren't  
7 sufficient alternative modes of transportation  
8 in proximity to the property. So, that will  
9 not be included as part of the PUD.

10           There's also a minor correction on  
11 page of the OP report. It states that the  
12 applicant will donate furniture from the  
13 existing hotel to the Trinidad Rec Center, and,  
14 in fact, we are going to instead purchase new  
15 furniture for the Trinidad Rec Center, and then  
16 some of the furniture from the existing hotel  
17 will be donated to people that live in the  
18 community.

19           So, the current benefits and  
20 amenities package is reflected in our 20-day  
21 filing, Exhibit D, and is supplemented by the  
22 letter that we submitted tonight.

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1                   And, with that, with those  
2 highlights, I'm going to turn it over to Paul  
3 Williams. He is the Director of Development  
4 for Baywood Hotels, and he can discuss a little  
5 bit more about the project and their experiences  
6 in D.C., and then we'll close with Mr. Kamali  
7 giving an overview of the project design.

8                   MR. WILLIAMS:       Good evening,  
9 Chairman Hood, Members of the Zoning Commission.

10

11                   I'm Paul Williams, Director of  
12 Development for Baywood Hotels. I'm pleased  
13 to present to you at the Planning Commission  
14 the new hotel at 501 New York Avenue, N.E., that  
15 will contribute to the ongoing redevelopment  
16 of the prominent corridor.

17                   Baywood Hotels is based in  
18 Greenbelt, Maryland, and we were established  
19 in 1975, and we are currently one of the fastest  
20 growing privately-owned hotel companies in the  
21 country.

22                   Our portfolio includes Marriott and

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1 Hilton products, and some other chains and  
2 independents.

3 If this PUD is approved, this will  
4 be Baywood's second in the City. Our current  
5 other property is a Comfort Inn near the  
6 Convention Center, at 13th and F.

7 As a part of this PUD application,  
8 we worked with ANC 5B, particularly, the single  
9 member district representative, Commissioners  
10 Thaila Wiggins, and Chair, Jackie Manning, to  
11 come up with a community benefits and amenities  
12 package.

13 The package supports the needs of  
14 the community, as well as our focus on  
15 hospitality that aligns with that, and fairly  
16 reflects the development flexibility being  
17 sought in this application.

18 For example, with the conditions of  
19 the PUB approval, we would agree to provide two  
20 internships to students of the hospitality high  
21 public charter school, as well as ten  
22 scholarships to students graduating from the

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1 school.

2 We will donate some of the furniture  
3 to the local residents in the community.

4 We will also host a job fair at the  
5 Trinidad Rec Center, such that members of the  
6 community can be considered for part-time and  
7 full-time positions at the new hotel.

8 We will donate nearly \$4,000 in  
9 equipment and furniture to the Rec Center, to  
10 support local youth recreation.

11 We will be providing three times the  
12 number of guest rooms suitable for deaf  
13 individuals, through a request from Galludet.

14 And, we will also be providing an  
15 FM loop and meeting spaces, which provides  
16 someone with hearing loss the ability to tune  
17 in and get a clearer, distinct hearing of what's  
18 being presented.

19 As part of our TDM measures, we will  
20 be repaving and installing public lighting in  
21 the alley way, as permitted by DDOT, between  
22 our property and 4th Street.

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1                   And, we will provide a shuttle from  
2                   our hotel to the New York Avenue Metro Rail  
3                   Station for hotel employees and guests.

4                   At the set down, Chairman Hood  
5                   mentioned something about the first source  
6                   agreement, and we wanted to get an explanation  
7                   on that. To us, it requires the application  
8                   to use DUZ as the first source for new hires,  
9                   for employees, for all new jobs created by the  
10                  project. And additionally, under the agreement  
11                  51 percent of the hires for new jobs created,  
12                  and 35 percent of the apprenticeship hours, will  
13                  be done by District residents.

14                  First, I would like to point out that  
15                  Baywood understands the benefit of employing  
16                  local residents. The significant percentage of  
17                  the first source employees will come through  
18                  the construction phase of the project. Thus,  
19                  our general contractor and subcontractors will  
20                  be required to enter in an agreement with Four  
21                  Source as well.

22                  And, to the extent that there are

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1 any job vacancies when we go to open the new  
2 hotel, we will also continue to work with Four  
3 Source in that event.

4 In addition, as I've already  
5 mentioned, we will be working with the local  
6 community, and accepting applications at the  
7 Trinidad Recreation Center, such that persons  
8 in the immediate neighborhood can be considered  
9 for positions.

10 Although the PUD application was  
11 filed in December, we've been working on this  
12 for over two years now, and we are, at this point,  
13 on a fast track. We would love to start  
14 construction in the spring of 2013, and be  
15 complete by the spring of 2015.

16 So, we are looking for your support  
17 and approval of this project, and thank you.

18 I will turn it over to Bahram Kamali  
19 for his presentation.

20 MR. KAMALI: Good evening, Mr.  
21 Chairman, and Members of the Zoning Commission.

22 My name is Bahram Kamali. I'm a

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1 partner with BBG-BBGM, an architectural firm  
2 in Washington, D.C., and I'll present a brief  
3 overview of the project. I don't have too much  
4 time, but I'll try to go through the main points  
5 of the project.

6 CHAIRMAN HOOD: We set that time as  
7 a reference, I want you to give your  
8 presentation.

9 MR. KAMALI: Okay, thank you.

10 The existing site is located on New  
11 York Avenue, at the east side of the railroad  
12 passway.

13 COMMISSIONER TURNBULL: You might  
14 want to put your lights on, so you can see what  
15 you have.

16 MR. KAMALI: Okay, thank you.

17 This is the location of the site,  
18 and the site. The site, the existing site is  
19 the Quality Inn, on the east side, and existing  
20 parking on the west side, and south side is the  
21 what you call supply, and the east side is a  
22 vacant building. And, we are proposing the

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1 hotel, Hampton Inn. And, the project is two  
2 hotels next to each other.

3 As you see, this picture shows each  
4 view of the different sides of the project,  
5 around the site.

6 And, what we have, this slide shows  
7 all the setbacks which we have in the open court,  
8 or the side setback in the closed court. We  
9 are meeting all the criteria, except for rear  
10 courtyard, rear yard.

11 And you see here, there's the two  
12 hotels. This is one of the hotel. This is the  
13 other hotel.

14 On this, we show the single curb cut  
15 we are proposing. The previous one was a two  
16 curb cut, and we changed it. What we have, you  
17 have a car coming from one side only, and exiting  
18 through the alley. There's only one way coming  
19 in. And, the courtyard, circulation around the  
20 courtyard, and the guests can park here and go  
21 to any of the lobbies. Each hotel has its own  
22 lobby, elevator, and their own entrance from

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1 the courtyard, also from outside. But, the main  
2 car will be coming in from one curb cut site  
3 from New York Avenue, and exiting through the  
4 public alley.

5 And, all the cars for the loading  
6 dock, which the loading dock is located here,  
7 you see the loading dock here, and they are  
8 coming through the public alleys, only from New  
9 York Avenue only the private vehicles are  
10 entering the site.

11 That's the facade of the building  
12 we have done. The shape of the building  
13 directed by site by a wall keeping the building  
14 as low as possible. And, we tried to have one  
15 skin of the building with a two color palette  
16 to make a distinct separation between the two  
17 hotels. And, you see, we have one curb cut in  
18 the middle, with a distinct entry, which  
19 emphasizes the location of the entrance for  
20 both, going to the courtyard inside. And also,  
21 we tried to have each hotel have a distinct  
22 architectural element, at the same time work

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1 together to have some commonality. One of them  
2 is more of the vertical class, and the other  
3 horizontal.

4 We have tried to break down the scale  
5 by having each different characteristics of the  
6 building.

7 And, you see the west side, we carry  
8 some of the elements you see from the north side  
9 toward the west. And also, on the west side  
10 we tried to have an element of the facade to  
11 break it down to elements in making it, again,  
12 have the scale break down, have it really long  
13 horizontal, and at the same time try to have  
14 the minimum height for the building.

15 And, that's the east side, I think  
16 previously there was some comments regarding  
17 lower portion of the wall. What we have done,  
18 we have articulated the building by breaking  
19 it down, with some articulation in the brick,  
20 and recess in the brick, to make sure that it  
21 give us the same time the human scale, and also  
22 breaking down to make them articulating. Also,

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1 the east side the facade of this area is what  
2 we had, we tried to break it down to a different  
3 element by vertically, to make sure we elevate  
4 the facade.

5 And, from the south side, what we  
6 have done, we took some of the elements of the  
7 north side with the color banding, but also we  
8 applied them to the south side. At the same  
9 time, for other hotel, we tried to elevate the  
10 building by having the different color and  
11 different, the punch windows.

12 And, this is what you see the view  
13 from the prospective, and we have it with the  
14 trees, what is there right now, and we take them  
15 out and what you see, we just wanted to show.

16 The other time we show you what's happening.

17 And also, what we did, what we have  
18 done in this element different design that we  
19 had, we make it narrow and long, and also at  
20 the top of the building we tried to have them  
21 articulated and harmonized with the building.

22 But, the main change is that having

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1 from two curb cuts to one curb cut. That's what  
2 you see here, the curb cut going in is one entry.

3 Before we had two entries.

4 And, that's what's existing there  
5 right now.

6 And, that's the prospective we have  
7 the angle without -- with the trees, if we take  
8 out the trees what you see. We show you all  
9 angles of the building, and that's east side.

10 And, you see it with the trees, if I take out  
11 the trees that's what you see.

12 But also, this is what you see, the  
13 entry prospective walking to the entrance, the  
14 experience you have, glancing from the lobby  
15 from the building.

16 And, this is the color palette that  
17 we have. What we tried to do, we have tried  
18 to use the same entry level with two different  
19 color palettes, to make sure that for the economy  
20 of the building to have the same entry level,  
21 but the color is different, and each building  
22 has its own distinct character.

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1                   And, this shows for each portion of  
2 the building, actually, we have a panel. If  
3 you want to look at them, we show the actual  
4 material right there on the board that we have.

5                   I guess the material board that you  
6 see has actual samples on the boards.

7                   This is a floor plan.

8                   This is the streetscape that you see  
9 from on the street, as people walking down the  
10 street what they are experiencing. This is one  
11 view, and that's the other view.

12                  MS. BATTIES: Chairman Hood, that  
13 will be our direct presentation for this  
14 evening.

15                  Of course, Mr. Sher, Mr. George, and  
16 Mr. Fitch are available to answer any specific  
17 questions that you may have, as well as Mr.  
18 Kamali.

19                  But, I do want to note that the  
20 streetscape renderings and the landscape plan  
21 were revised today, in response to the memo that  
22 was submitted by the Urban Forestry

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1 Administration.

2 CHAIRMAN HOOD: With the remaining  
3 two minutes, I, actually, would like to hear  
4 from Mr. Sher.

5 MS. BATTIES: Okay.

6 CHAIRMAN HOOD: So, he can tell me  
7 why this is suitable. And, he can do it in two  
8 minutes. You almost have three, but I just want  
9 to hear him tell me why this is appropriate.

10 COMMISSIONER TURNBULL: Do we have  
11 these latest little streets?

12 MS. BATTIES: I submitted them this  
13 evening.

14 COMMISSIONER TURNBULL: Oh, okay.

15 MR. SHER: Mr. Chairman, Members of  
16 the Commission, for the record my name is Steven  
17 E. Sher, the Director of Zoning and Land use  
18 Services, with the law firm of Holland & Knight.

19 I think I would emphasize two or  
20 three key points here. In the 2010  
21 Comprehensive Plan Amendments Act, the Council  
22 specifically amended the generalized land use

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1 -- the future land use map, sorry, I still call  
2 it the wrong name, and the generalized policy  
3 map, to reflect different designations for this  
4 property that had been the case beforehand.

5           If you look at the map, which is  
6 behind page 12 of the report, this is the excerpt  
7 from the generalized land use map. You can see  
8 that the property is now designated with a  
9 striped pattern that represents a combination  
10 mixed use, combination of high density  
11 commercial, high density residential, and  
12 production distribution and repair.

13           So, essentially, the Council has set  
14 the planning direction for this site, as well  
15 as the broader neighborhood. That whole  
16 Florida Avenue Market is now designated in a  
17 different way than it had been before.

18           On the generalized policy map, which  
19 is two pages earlier behind page 11, again, this  
20 map shows that that area is designated as a  
21 multi-neighborhood center. And then, the  
22 last thing I would call your attention to is

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1 an excerpt from the Florida Avenue Market small  
2 area plan, which is the very last page of the  
3 outline you have before you. And, what that shows  
4 is that this area was designated for high  
5 density.

6 When you go through all those  
7 things, what you wind up with is a scenario where  
8 the planning policy suggests something on the  
9 order of 90 feet and 6-1/2 FAR is the right range  
10 of density for this site.

11 Now, that happens to coincide very  
12 nicely with the C-3-C zone district, which  
13 allows, as a matter of right, 90 feet and 6-1/2  
14 FAR.

15 The hotel that we have proposed is  
16 90 feet, but only slightly in excess of 4 FAR.

17 If you took out the above-ground parking it  
18 would be less than 4 FAR, but it is still, in  
19 my mind it is the first step in transformation  
20 of this area from what it is now and what it  
21 has been, into a more vibrant neighborhood  
22 center commercial area.

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1                   There was a PID approved several  
2 years ago down on the Florida AVenue side of  
3 the market property. That hasn't gone forward,  
4 as you heard Mr. Williams talk about before,  
5 they are getting ready to go. They'd like to  
6 get this thing in the ground in a year and finish  
7 it thereafter. This will be the start of the  
8 transformation of that area, very  
9 significantly, in accordance with the policies  
10 of the Comprehensive Plan, and the Small Area  
11 Plan.

12                   I ran over.

13                   CHAIRMAN HOOD: All right, thank  
14 you, Mr. Sher.

15                   Ms. Batties, are you all finished?

16                   MS. BATTIES: Yes.

17                   CHAIRMAN HOOD: All right,  
18 Commissioners. Who would like to start us off  
19 with some questions?

20                   Commissioner May?

21                   COMMISSIONER MAY: I've always got  
22 a couple questions.

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1                   What is the distance to the Metro  
2 stop? Do you have a walking time?

3                   MS. BATTIES: Come sit here.

4                   MR. GEORGE: Mr. Chairman, good  
5 afternoon, or good evening, Osborne George for  
6 the record.

7                   Commissioner May, it's estimated  
8 between seven and ten minutes.

9                   COMMISSIONER MAY: So, it's less  
10 than half a mile?

11                  MR. GEORGE: Yes. It all depends  
12 on the route taken, but there are a couple of  
13 alternative routes that could easily get you  
14 to the Metro Station.

15                  COMMISSIONER MAY: Okay. You  
16 know, given that, I'm surprised, frankly. I  
17 mean, not because I really remember how far it  
18 is, but to hear that it's seven to ten minutes  
19 away, and DDOT doesn't have any problem with  
20 this level of parking is unusual. But, you know,  
21 I'll let them explain that.

22                  I guess I do have a handful of

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1 miscellaneous architectural questions. The  
2 roof plan seems to show air handlers on the roof.

3 They are called out as AHU. I mean, what are  
4 those? They are not within the enclosures, so  
5 what are they?

6 MR. KAMALI: The outside --

7 COMMISSIONER MAY: Your microphone  
8 needs to be on.

9 MR. KAMALI: If you look at the  
10 plan, what we have, this air handling unit will  
11 be outside, it will be outside of the hotel.  
12 You need to have two for each side of the hotel.

13 COMMISSIONER MAY: Right, but,  
14 typically, there's some sort of screening in  
15 front of them, so I'd like to know what they  
16 are, and how big they are, and those sort of  
17 things.

18 MR. KAMALI: They are about maybe  
19 three feet by five feet, or two and a half by  
20 four feet, something.

21 COMMISSIONER MAY: I'm sorry, how  
22 tall are they? I think that's the key question.

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1 MR. SHER: They are less than four  
2 feet.

3 MR. KAMALI: About like five feet,  
4 four and a half, five feet.

5 MR. SHER: They are less --

6 COMMISSIONER MAY: Mr. Sher, he's  
7 the architect.

8 MR. SHER: -- four feet high above  
9 the roof.

10 COMMISSIONER MAY: What?

11 MR. SHER: They are less than four  
12 feet in height above the roof, therefore, they  
13 don't have to be enclosed in the main penthouse.

14 COMMISSIONER MAY: And, did you  
15 design them, Mr. Sher?

16 MR. SHER: No, but we went over that  
17 very carefully with them.

18 COMMISSIONER MAY: You are looking  
19 at the same thing I am.

20 MR. SHER: Yes.

21 COMMISSIONER MAY: Okay. So, you  
22 can assure me they are less than four feet.

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1 MR. SHER: I will assure you that.

2 COMMISSIONER MAY: Okay, thank you.

3 I appreciate your expertise as a mechanical  
4 engineer.

5 MS. BATTIES: Commissioner May?

6 COMMISSIONER MAY: Yes.

7 MS. BATTIES: I'd just like to add  
8 one thing to your first question.

9 The walking to the Metro is not that  
10 convenient or easy from the hotel. So, they  
11 are providing shuttle service.

12 COMMISSIONER MAY: I noticed that.

13 MS. BATTIES: And, they've also  
14 reduced the number of parking significantly.  
15 When they started this project, we had,  
16 approximately, 150, 154 parking spaces, and we  
17 are now down to 115.

18 COMMISSIONER MAY: Okay. Thanks.  
19 I understand the difficulty of the walk, I know  
20 where it is, the physical circumstances.

21 There are some odd things in the  
22 drawings. Can you bring up the elevation, what

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1 is it, the south elevation, the one with the  
2 big blank wall. There you go.

3 So, your drawing calls out windows  
4 on that section of the big blank wall to the  
5 right, but there are no windows there. So, is  
6 the note wrong, or is the drawing wrong?

7 MR. KAMALI: Let me look at it.  
8 Yes, this is wrong, actually. What happened,  
9 that is supposed to be on this -- the arrow is  
10 supposed to be here. The arrow is supposed to  
11 be here.

12 COMMISSIONER MAY: Okay.

13 MR. KAMALI: The arrow is supposed  
14 to --

15 COMMISSIONER MAY: You have an  
16 arrow pointing to the window from the left.

17 MR. KAMALI: -- be here, yes.

18 COMMISSIONER MAY: Okay. So,  
19 there are no windows on that wall. Okay.  
20 Because you show windows in that -- in the  
21 version that we saw during set down, and so I'm  
22 surprised that you would remove them.

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1           You added windows in other  
2 locations, and I think we commented at set down  
3 about big blank walls. You know, you added  
4 articulation to other facades to address that,  
5 and here you take out windows.

6           I mean, I realize this is just a  
7 corridor window, but it's -- I mean, it's the  
8 south facing facade, and --

9           MS. XAVIER: Good evening. My name  
10 is Tais Xavier. I work with BBG-BBGM  
11 Architects. I'm the PM on the job.

12           The main reason why we removed that  
13 window is that right now we have all the intake  
14 air and then to provide a mechanical ventilation  
15 for the corridors, for the Homewood Suites.  
16 We have the mechanical shaft is right where  
17 before we have the corridor window.

18           So, if you look at the plans, we have  
19 a mechanical shaft that is bringing the drafts  
20 from the air unit, handler unit, bringing all  
21 the way down to the corridors.

22           So, if you go to page 803 to 804,

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1 so the typical floor before, we used to have  
2 a window, that was a window for the corridor.

3 Now, we have a shaft, mechanical shaft, what  
4 we use to provide intake air, and then fresh  
5 air, and also provide ventilation for the  
6 Homewood Suites.

7 COMMISSIONER MAY: Let me just say,  
8 I think that's a very questionable decision.

9 MR. KAMALI: But, what we have done,  
10 we have articulated the wall, by if you see that.

11 COMMISSIONER MAY: I understand  
12 that, but nothing articulates a wall better than  
13 window.

14 MR. KAMALI: Yes.

15 COMMISSIONER MAY: Well, that  
16 brings another issue up.

17 You know, I just hate seeing big  
18 blank walls. And, big blank wall on a  
19 south-facing facade, and you've lined that with  
20 storage, and stairway, and mechanical  
21 ventilation, and you, actually, have room  
22 between your property and the property next

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1 door. It just seems like you are making poor  
2 decisions about the building itself.

3 I mean, I'm not going to live or die  
4 over this, but I just think it's poor planning  
5 on that part of the building.

6 MR. KAMALI: Actually, what we can  
7 do here, see this area, because I look at the  
8 floor plan, the floor plan, what we can do, we  
9 can move the shaft, and also we can add a window  
10 here at the end of the corridor.

11 COMMISSIONER MAY: Push the shaft  
12 into the storage room.

13 MR. KAMALI: I can show you the  
14 floor plan right now, let you see what I'm  
15 talking about.

16 COMMISSIONER MAY: No, that's okay.  
17 I understand what you mean.

18 I think that's, certainly, an  
19 improvement.

20 MR. KAMALI: See, if you look at  
21 them here, what we can do is really easy to do.

22 What I'm going to do, I put the window at the

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1 end of the corridor, which, actually, is good,  
2 because end of the corridor you see the most.

3 COMMISSIONER MAY: Yes. It would  
4 make it a much nicer corridor.

5 MR. KAMALI: I can move this shaft  
6 to the storage, and I can do that.

7 COMMISSIONER MAY: Okay. All right.  
8 Well, I think that's an improvement.

9 MR. KAMALI: That's easy to do.

10 COMMISSIONER MAY: That would be an  
11 improvement.

12 MR. KAMALI: Yes.

13 COMMISSIONER MAY: You know, and  
14 you pointed out the fact that there is some  
15 articulation in the facade. One of the real  
16 complaints I have about this drawing set is that  
17 all the drawings are fuzzy, and I can't see  
18 things very well.

19 You know, my vision is already bad  
20 enough, but, you know, all of the reading glasses  
21 in the world aren't going to make me see the  
22 lines on here that are so fuzzy.

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1 MR. KAMALI: It came out this way,  
2 I'm sorry about that.

3 COMMISSIONER MAY: Yes, but, I  
4 mean, I did mention this at set down, too. I  
5 mean, I wrote it down. I assume I did, because  
6 I wrote it down that I wrote down my comments  
7 on that. So, it's unfortunate. It makes it  
8 hard to judge things, and I think the building  
9 probably looks better than it shows in the  
10 drawings. So, I'll give you credit for that.  
11 But, it's -- at least the renderings, these  
12 prospective views I think are very clear. And  
13 so, that's giving me a much better picture of  
14 what's going on here.

15 So, I appreciate that.

16 There is some sort of new roof  
17 structure that's been introduced, and it's  
18 visible along the east facade. So, that's --  
19 yes, east elevation, A-11. Yes, that line.  
20 Well, it was there in the section.

21 Go back to the sections that you were  
22 showing, it shows up in the sections. Yes, you

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1 can see at the very top there, maybe go back  
2 another one. No. There you go. So, that line  
3 there, that's sort of -- I wish I had my pointer,  
4 I don't -- it starts at the upper left-hand side.

5 It's black, and it's the very top line all the  
6 way up at the left, and then it continues on  
7 the right. There you go, that business. What  
8 is that? Why is that there?

9 MR. KAMALI: This is the -- I'll  
10 show you the elevation -- it is architectural  
11 embellishment. It's this one.

12 COMMISSIONER MAY: I see. So, it's  
13 like a floating plane above the whole thing.

14 MR. KAMALI: It's architectural  
15 embellishment.

16 COMMISSIONER MAY: It's an  
17 architectural embellishment.

18 MR. KAMALI: Something to, you  
19 know, articulate the building, the top of the  
20 building.

21 COMMISSIONER MAY: Okay.

22 MR. KAMALI: You can see from other

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1 elevation, I think you see that.

2 COMMISSIONER MAY: Yes, a little  
3 bit more. I guess it's not very noticeable when  
4 you look at it in that prospective view, but  
5 when you look at it in the elevation it looks  
6 odd. So, I'm not sure how I feel about that.  
7 I'll have to think about that one.

8 Let's see. So, your materials  
9 board shows this architectural mesh.

10 MR. KAMALI: Yes.

11 COMMISSIONER MAY: Where is that  
12 being used?

13 MR. KAMALI: What we put in front  
14 of the air flow unit, you know, they have under  
15 the window they have a joint air conditioning  
16 unit, and, usually, you have a very not nice  
17 degree. What they do, they put them on top of  
18 it, in front of it, to hide it.

19 COMMISSIONER MAY: Okay. Yes, I  
20 was wondering if that's what it was, because,  
21 I mean, it's showing in the elevations as a very  
22 open, almost kind of like a tubular mesh or

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1 screen. And then, what you see here is a very  
2 dense mesh.

3 MR. KAMALI: It's supposed to be  
4 something -- it depends, because otherwise you  
5 worry about a bird or something get into it.  
6 You have to make sure that there is something  
7 that they can't get into it, you have enough  
8 air to move.

9 COMMISSIONER MAY: Right.

10 MR. KAMALI: We have done it in  
11 other hotels, if you look at the Hilton on 14th  
12 Street, Washington, D.C., you see the grill in  
13 front of the unit, to articulate the unit.

14 COMMISSIONER MAY: Okay. Is it  
15 possible to see a photograph of that, because  
16 what you are showing in your drawings is not  
17 in sync with the material we have here. And so,  
18 I don't know that it's going to read as a screen,  
19 or whether it's going to read as a solid mass,  
20 and I'm not sure that I have a strong feeling  
21 either way.

22 But, I really have a strong feeling

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1 about not wanting to see through wall air  
2 handling units for each room.

3 MR. KAMALI: And, as we feel, we  
4 don't want to see that. That's the whole idea.

5 COMMISSIONER MAY: Right. So, if  
6 you can sort of prove that this does a good job  
7 of hiding it, I'd be very happy to see it. So,  
8 a photograph of an existing condition might be  
9 a very helpful thing.

10 The last thing is that, you know,  
11 the major area of relief on this is the rear  
12 yards. And, the rear yard relief seems to have  
13 its entire needs generated by the fact that  
14 there's above ground parking. If there was not  
15 above ground parking, there wouldn't really be  
16 much of a need for relief. Am I  
17 misunderstanding?

18 MR. SHER: I think it's a twofold  
19 issue. That's one fold, is because you lose  
20 space devoted to above ground parking, you are  
21 not able to put rooms in that space, which you,  
22 ordinarily, would do.

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1           The second thing is, when you look  
2           at the site, and the way the hotel lays out on  
3           this, you've got one bar parallel to New York  
4           Avenue at the front, and then on the long side  
5           of the trapezoid you've got a bar that's  
6           perpendicular to New York Avenue.

7           Basically, we'd lose like 12 hotel  
8           rooms if we had to chop that thing off by another  
9           three and a half or four feet, because that's  
10          that last bank of rooms on that end.

11          COMMISSIONER MAY:    Right.    But,  
12          the real relief is down at the garage level,  
13          isn't it?

14          MR. SHER:    No, it's, actually, in  
15          a C-3-C District, you can go up to 20 feet and  
16          go all the way back to the rear lot line.  It's  
17          above 20 feet that you have to set back, a 90-foot  
18          building is required to set back 18 feet, nine  
19          inches.

20          COMMISSIONER MAY:    I see.    So, it's  
21          only a few feet.

22          MR. SHER:    Maybe three inches, is

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1 what we are not providing.

2 COMMISSIONER MAY: All right.

3 MR. SHER: And, that's the side, as  
4 you were pointing out, where no rooms, actually,  
5 face that way.

6 COMMISSIONER MAY: Right. And, no  
7 windows. Well, no, now there are windows.

8 CHAIRMAN HOOD: Can we do this,  
9 Commissioner May, I don't know if you are  
10 finished. Can we hold -- okay, I was going to  
11 ask you to hold for a minute.

12 I've been informed that, I'm going  
13 to ask my colleagues to indulge me, let's let  
14 the ANC Chairperson come up, since she has to  
15 leave. You know, we always look out for our  
16 ANC folks who volunteer. So, I'm going to ask  
17 Chairperson Manning if she can come up and give  
18 her report.

19 MS. MANNING: Good evening,  
20 everyone. Thank you for this opportunity. I  
21 do apologize, but I do have to go back to my  
22 paying job.

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1                   On behalf of the ANC 5B Commission,  
2 we do support this new facelift on New York  
3 Avenue. It's, basically, an opportunity for  
4 the business owners now to bridge the gap between  
5 the community, and the business, and also make  
6 New York Avenue look better, with the transition  
7 there.

8                   We have continued our conversations  
9 of what's going on, to keep the community  
10 informed of the project, and they are excited  
11 about it. The community is excited about it,  
12 and they are also working along with Galludet  
13 community.

14                   So, they are in ADA compliance.  
15 When he was trying to explain to you about the  
16 hearing impaired and everything, they have to  
17 be ADA compliant.

18                   All of the hotels in that area have  
19 to be. I also work for Sharecom Management,  
20 they also manage hotels as well. So, I know  
21 that they are in compliance with that.

22                   And, if you have any questions for

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1 me, I'll be happy to answer them for you.

2 CHAIRMAN HOOD: Okay.

3 Commissioners, any questions of Chairperson  
4 Manning at this time?

5 Okay. Does the applicant have any  
6 cross examination?

7 MS. BATTIES: No.

8 CHAIRMAN HOOD: Okay. Chairperson  
9 Manning, I will be talking about the amenities  
10 package. I'm sure that we'll be talking to you  
11 after I make my comments at a later time. I'm  
12 going to be asking some things before we approve  
13 this project.

14 I want to look and see some things.  
15 I don't know if it's going to happen tonight,  
16 for final approval for this project, but I just  
17 want you to know that those comments will be  
18 coming up shortly, related to that. I don't  
19 want to make them now, we'll go back to our  
20 sequence of things.

21 Thank you for coming down. We  
22 appreciate it.

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1 MS. MANNING: Thank you.

2 CHAIRMAN HOOD: Okay.

3 Commissioner May, let's go back to you. Did  
4 you finish up?

5 COMMISSIONER MAY: Yes, I'm done,  
6 thanks.

7 CHAIRMAN HOOD: Okay. We're still  
8 on architecture, as the Vice Chairperson has  
9 mentioned, Mr. Turnbull.

10 COMMISSIONER TURNBULL: Thank you,  
11 Mr. Chair.

12 Thank you for your presentation  
13 tonight. I think the hotels will be a great  
14 amenity for the area, but I do agree with my  
15 colleague.

16 Unfortunately, I think the  
17 prospectives say more than the elevations do.

18 The elevations make it look like it's kind  
19 of a bland building, and it is until you look  
20 at the prospectives, where you see that there's,  
21 actually, between those panels, where you can  
22 see a line.

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1           So, I think the elevations don't  
2 help you in describing your building as best  
3 as it can.

4           And, I would agree also with the  
5 embellishment issue. You know, we struggle with  
6 embellishments all the time here. And, a lot  
7 of times we feel that sometimes embellishments  
8 are added because the architecture itself is  
9 not engaged enough, or has enough expression.

10          So, it's like, we need to do something up there  
11 to say something about the building.

12           I        don't        understand        the  
13 embellishment along the alley, the one where  
14 the parking is, where it goes across part of  
15 the green roof. And, I take it you are not going  
16 to be able to -- it's a sedem roof, I'm assuming,  
17 you don't walk on that green roof, you are only  
18 walking on what's showing on AL-4 as the terrace  
19 area.

20           And then, you have this thing going  
21 all the way back down the side of the building.

22          And, I don't know if it does anything for that

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1 building. I think you really need to take a  
2 real hard look at that. I don't mind the thing  
3 in the front, but carrying it all the way down  
4 the side of the building is something you really  
5 need to think if that's the expression you really  
6 want, or how much money you are paying for this  
7 extra thing up there.

8 Do I understand that the cars are  
9 always coming in off of New York Avenue, are  
10 the trucks coming in off the alley? Did I  
11 understand the trucks come in and out of the  
12 alley?

13 MS. BATTIES: Correct.

14 COMMISSIONER TURNBULL: What is  
15 that alley like? I mean, if I'm a patron and  
16 I'm coming in to the Hampton Inn, I --

17 MS. BATTIES: Well, it will be --  
18 it's 20 foot wide, the applicant has agreed to  
19 repave the alley in its entirety, as well as  
20 put in lighting, in accordance with DDOT  
21 standards, subject to DDOT's review and  
22 approval.

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1                   COMMISSIONER TURNBULL:    How much  
2                   lighting does it need down there, do you know  
3                   how much?

4                   MS. BATTIES:    I do not.

5                   COMMISSIONER    TURNBULL:           Well,  
6                   whatever it takes, you are going to be working  
7                   with their standards to bring it up to par.

8                   MR. SHER:        Correct.

9                   COMMISSIONER TURNBULL:    I really,  
10                  I think Commissioner may has covered a lot of  
11                  my comments on this, but I think it's okay.  
12                  I mean, I'm satisfied with what I'm seeing, I  
13                  just wish that some of the drawings had been  
14                  -- it wasn't until we saw the prospectives that  
15                  you could at least see the articulation of the  
16                  panel system.    The elevations don't do any  
17                  justice to the project at all.

18                  And, I do agree, I do like the idea  
19                  of, you know, building that shaft into the  
20                  storage room, so that you have a window at the  
21                  end of the corridor.    I think that gives a little  
22                  bit of relief to -- not only to the elevation,

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1 but to the visitors who are coming into the  
2 building, going down that long hallway.

3 Are you going for LEED? I saw your  
4 LEED chart in there, maximum 110 points, where  
5 do you think you are going on this?

6 MR. SHER: We are pursuing LEED  
7 Silver on the project.

8 COMMISSIONER TURNBULL: LEED  
9 Silver, okay.

10 Okay, Mr. Chair, I think that's all  
11 I have.

12 CHAIRMAN HOOD: Okay.

13 COMMISSIONER MAY: Mr. Chairman,  
14 I'm sorry to interrupt. Can I follow up just  
15 on the embellishment issue?

16 CHAIRMAN HOOD: Sure.

17 COMMISSIONER MAY: Since I've had  
18 a chance to look at that more.

19 I agree with Commissioner Turnbull,  
20 carrying that embellishment all the way down  
21 the side of the building I don't think gets you  
22 anything at all. And, I think, frankly, the

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1 articulation of what we see in this, in the  
2 rendering, and maybe we are just not seeing it  
3 correctly, but it looks very heavy. It looks  
4 like it's just big, you know, like a box that's  
5 floating there.

6 And, you know, often when we see them  
7 there is some taper to them, so that they --  
8 you know, they come to kind of a point, or have  
9 sort of a sharp edge.

10 I mean, I'm not a big fan of that  
11 kind of articulation to begin with. I mean,  
12 not every building needs to have a hat on it.

13 A lot of people tend to overdo it with the hats.

14 But, if you really want to do  
15 something up there, I think that that needs some  
16 work, so that it's a little bit lighter. And,  
17 maybe even trellis-like, since it's gonna be  
18 a terrace kind of thing up there, and just not  
19 so big and heavy.

20 MR. KAMALI: The whole idea is that,  
21 as you see there, the builder want to make them  
22 very horizontal, with the embellishment on top

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1 of it that makes it looks horizontal. That's  
2 what the whole idea is there.

3 COMMISSIONER MAY: Yes, and I don't  
4 -- I think that --

5 MR. KAMALI: Unfortunately, it's  
6 vertical, it's more difficult in order to break  
7 a scale.

8 COMMISSIONER MAY: Yes. I'm not  
9 sure that it really reads that way. You have  
10 such strong vertical white lines, the way you've  
11 sort of framed portions of the building with  
12 the white material.

13 And, this is, I mean, you know, if  
14 you really want to do something there, it is  
15 going to be an exposed elevation for the  
16 foreseeable future, because that's the side that  
17 faces the Park Service land. And, it's not  
18 likely that there's going to be a building of  
19 any consequence up there in the foreseeable  
20 future.

21 It's mentioned in the Museums and  
22 Memorials Master Plan as a potential museum site

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1 at some point in the future, but I think that's  
2 a very distant future. That's probably 40-50  
3 years out, I think, before that becomes a site  
4 for a cultural institution.

5 But, for right now, it's going to  
6 be a relatively low structure, and it means it's  
7 going to be very visible as you come into the  
8 City.

9 So, I mean, if you want to do  
10 something there, maybe that's okay, but it's  
11 got to be, I think, a little bit lighter feeling  
12 than what you have right now.

13 I do have a question about the alley.

14 Is this the alley where the stripping workshop  
15 is down on the lower level? Anybody know that?

16 Where you get your woodwork and your doors and  
17 your radiators tripped? No? It doesn't ring  
18 any bells? I know he's up there somewhere.  
19 I've been there late at night dropping off doors,  
20 and picking stuff up. Hopefully, the  
21 conditions are going to be better in the alley.

22 CHAIRMAN HOOD: You've been over

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1 there late at night dropping stuff off?

2 COMMISSIONER MAY: At the stripping  
3 workshop. He works very strange hours, the guy  
4 in the stripping workshop.

5 CHAIRMAN HOOD: Oh okay. I thought  
6 you were just leaving -- okay.

7 COMMISSIONER MAY: No. No.

8 VICE CHAIR COHEN: Thank you, Mr.  
9 Chairman.

10 Actually, my colleague gave me such  
11 bad news that it may be 50 years before the  
12 Women's History Museum will be located there?

13 COMMISSIONER MAY: That will happen  
14 sooner somewhere else, I think.

15 VICE CHAIR COHEN: I'm not an  
16 architect, unfortunately, so I can't argue with  
17 my colleagues. But, oh, if you could keep A-17  
18 up, the one that you had.

19 I have a problem with that. It sort  
20 of feels like, you know, the building sank, and  
21 I just -- I know that you articulated that whole  
22 wall, but in 50 years or so, you know, when

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1 something does happen to that site, and I think  
2 that's the site with the electrical company is  
3 sitting on? No?

4 MS. BATTIES: No. The electrical  
5 company is on the other side.

6 VICE CHAIR COHEN: Oh, on the other  
7 side. Okay. Well, I really feel that that's  
8 definitely heavy, and I don't know if there's  
9 anything you can do. I'll leave that to my  
10 colleagues to argue about, but it just doesn't  
11 look very nice to me. The bottom, the heavy  
12 -- I know it's articulated, because, you know,  
13 you do show that, but it's just -- it's -- for  
14 a layperson it's fairly unattractive. Sorry.

15 All right. Let me get to my  
16 questions that fall more within my expertise  
17 maybe.

18 Do you, actually, have a breakdown  
19 of the number of rooms in each part of the hotel,  
20 because I noticed that on my submission I  
21 couldn't tell what they were.

22 CHAIRMAN HOOD: You need to be on

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1 your microphone.

2 MR. KAMALI: Oh, sorry. We have  
3 125 in Hampton Inn, and we have 114 in the  
4 Homewood Suites.

5 VICE CHAIR COHEN: Okay, thank you.

6 This is an operating hotel, and I  
7 assume that the current staff there working  
8 there, is that why you would rehire them, when  
9 you are up and running? I get that impression  
10 from the first source.

11 MR. SHER: The goal is to relocate  
12 them to other hotels where possible, and,  
13 potentially, we could rehire them. It's a long  
14 period, but our focus is to retain the employees  
15 as much as possible.

16 VICE CHAIR COHEN: Okay. Are there  
17 plans for food and beverage service at all of  
18 these hotels?

19 MR. SHER: It's very limited,  
20 select service hotels, it's sort of a  
21 complimentary breakfast. And then, in extended  
22 stay they have sort of a manager's light dinner

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1 a couple times a week.

2 VICE CHAIR COHEN: Okay. Then I  
3 have a question with regarding the traffic  
4 study, so if the gentleman can come up.

5 Let me just ask another question.

6 The plans that were submitted with the set down,  
7 on the second floor there is a large landscaped  
8 terrace. Has that been omitted? There's a  
9 smaller terrace, but it looks like you've  
10 omitted the second floor terrace. Is that  
11 correct?

12 MR. SHER: We had to reduce the size  
13 of the second floor terrace, due to the change  
14 in ingress, when we went to one curb cut. We  
15 didn't want to cover up that whole court area.

16 VICE CHAIR COHEN: Okay. My  
17 question is that, and I'll have DDOT talk about  
18 this, too, but a lot of people who are going  
19 to be staying there are going to go in and out  
20 more frequently, because they have to -- and  
21 I didn't see where you addressed the issue of  
22 ingress and egress for the number of meals that

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1 people have to, you know, find a restaurant to  
2 drive to, because you cannot walk anywhere.

3 MR. GEORGE: Commissioner Cohen, we  
4 looked at the morning and afternoon peak hours,  
5 which is what DDOT requires us to look at in  
6 terms of evaluating adequacy. And, those are  
7 the heaviest hours.

8 So, it is true that mealtime arrives  
9 around midday, those activities will take place.

10 But, that's during the off peak, when traffic  
11 is light.

12 So, we think we looked at the worst  
13 case scenario, by looking at the morning and  
14 afternoon peak hours. There would be traffic  
15 during the day, yes.

16 Our study also documented the  
17 connectivity of the hotel through the shuttles  
18 and pedestrian facilities are being upgraded  
19 within the area, so that guests could access  
20 eating facilities within the new Florida Market  
21 area and elsewhere.

22 So, no, we did not look at, let's

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1 say, midday, or 11:00 to 1:00, looking at in  
2 and out, particularly. I think there will be  
3 a mix of modes, as far as access bicycle and  
4 shuttle bus, and walk trips, as well as vehicular  
5 trips.

6 But, in terms of the adequacy of  
7 the roadway network, we think that is taken care  
8 of by looking at the peak hours.

9 VICE CHAIR COHEN: Every time I'm  
10 on New York Avenue in that area, it seems like  
11 it's just, you know, car-to-car traffic. So,  
12 I think every hour is peak.

13 MR. GEORGE: Yes.

14 VICE CHAIR COHEN: It's getting  
15 that way.

16 MR. GEORGE: It does appear that  
17 way, and again, this is an area that has received  
18 a lot of attention by the City. If DDOT is here,  
19 they would probably address that. There's been  
20 a New York Avenue Corridor study. The entire  
21 area of New York and Florida, Eckington Place,  
22 has recently been upgraded --

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1                   VICE CHAIR COHEN:  You are off now  
2                   -- your mic.

3                   MR. GEORGE:  -- oh, sorry.  So, if  
4                   there's anything else, specifically, I'd be  
5                   happy to address, but you are correct.  It's  
6                   a heavily traveled corridor, New York Avenue.  
7                   Florida Avenue is as well, although less so.  
8                   And, the section of Florida and New York is  
9                   known to be a major operating mode within the  
10                  City.

11                  In terms of, let's say the vehicles  
12                  are persons going in and out, as far as meals  
13                  and other activities within the area, we think  
14                  that there's good connection through the Florida  
15                  Market area, 4th Street connects pretty much  
16                  at the back of the hotel, out to Florida Avenue.

17                  So, technically, you can avoid that mode that  
18                  you mentioned, Commissioner Cohen.

19                  VICE CHAIR COHEN:  Thank you.  I  
20                  have some more questions for DDOT.

21                  CHAIRMAN HOOD:  Okay.  And, I may  
22                  have missed this, Mr. George.

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1                   If I'm going westbound on New York  
2 Avenue, can I make a left into the project?  
3 And, that may have been discussed. I'm just  
4 sitting here looking at it and I'm trying to  
5 figure this out. If I'm going westbound, can  
6 I make a left into the hotel entrance?

7                   MR. GEORGE: Yes, you can.

8                   CHAIRMAN HOOD: Aren't those double  
9 lines, solid lines, on New York Avenue?

10                  MR. GEORGE: Yes, but you -- you are  
11 allowed to make a left into a driveway from --  
12 the double --

13                  CHAIRMAN HOOD: With double yellow  
14 lines I can make a left into a driveway?

15                  MR. GEORGE: Yes. Yes, that's the  
16 way it is today, you can make a left into the  
17 hotels.

18                  CHAIRMAN HOOD: Okay. So, when I  
19 do that and the police give me a ticket, I can  
20 tell them that Mr. George told me I could make  
21 a left with double lines.

22                  MR. GEORGE: Absolutely.

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1 CHAIRMAN HOOD: I don't think --  
2 well, you are the expert, are you sure?

3 MR. GEORGE: Well, all along New  
4 York Avenue, where the roadways are divided,  
5 that is with a median, it's a yellow line. The  
6 double yellow line separates traffic in each  
7 direction.

8 So, it says that a vehicle going  
9 westbound cannot overtake, cannot cross the  
10 yellow -- double yellow line to overtake, but  
11 they certainly can turn left into an access  
12 point, unless there's specific signage  
13 prohibiting left turns.

14 CHAIRMAN HOOD: There's a serious  
15 disconnect. I actually know somebody who did  
16 exactly that, but anyway, that's a whole other  
17 issue.

18 COMMISSIONER MAY: Chairman Hood,  
19 I'm with you. When I learned to drive, they  
20 told me you don't cross the double yellow line  
21 to make a left turn like that. But, that was  
22 in New Jersey.

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1                   CHAIRMAN HOOD: I think -- I'm going  
2 to check with DDOT experts, and if that's the  
3 case I'm going to give this to Bellamey, give  
4 me something to write so I can start making  
5 those lefts across the City, with double lines.

6                   Let me just ask you this, though,  
7 Mr. George. I know New York Avenue, and I agree,  
8 it's going through a revamp not too far from me.

9                   So, I know where they are doing the  
10 revitalizing, now they are working on New York  
11 Avenue.

12                   You mentioned to my colleague about  
13 non-peak. I want to go back to that, because  
14 I have never been on New York Avenue, unless  
15 it's 3:00 in the morning, and even that there's,  
16 I am not going to say it's heavy, but it's  
17 traffic. But, during the daylight hours I don't  
18 think it's -- I don't know, maybe you have --  
19 you all have this book that you use that you  
20 have all kinds of definitions and scenarios  
21 with, I don't know if New York Avenue has ever  
22 had a non-peak hour. And, I heard you mention

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1 that to my colleague, and I'm just curious, when  
2 is it, in your report, what time is the non-peak  
3 hours on New York Avenue?

4 MR. GEORGE: Well, it is one of the  
5 heaviest traveled corridors into the City.  
6 Currently, the bridge over the Amtrak Corridor  
7 is being rehabilitated, reconstructed, and so  
8 the situation is even more so.

9 The City has taken extraordinary  
10 measures in order to reduce traffic. There was  
11 a transportation management plan that was done,  
12 where it's generally referred to as the Bridge  
13 Bucks Project, I think, where they, actually,  
14 surveyed commuters and offered them, I don't  
15 remember the exact dollar value, but I think  
16 it's in the upwards of \$50 per month. And, Mr.  
17 Henson or Mr. White may be able to correct me,  
18 to use other corridors, or to use Metro.

19 So, yes, it is a heavily used  
20 corridor. I think it will continue to be so  
21 used, and the City is taking measures to  
22 accommodate the flow along that corridor.

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1 CHAIRMAN HOOD: I know that the City  
2 at one time was going to make it so residents  
3 locally could not enter onto New York Avenue.

4 A lot of people fought that, and I'm sure that  
5 -- I don't know if the new folks at DDOT remember  
6 that.

7 MR. GEORGE: Yes.

8 CHAIRMAN HOOD: But, I am aware of  
9 that.

10 Let me ask you one other question.

11 MR. GEORGE: Yes.

12 CHAIRMAN HOOD: I really want to  
13 find out about that left turn. I'm not doubting  
14 you. I just want to confirm that, and I will  
15 do that with DDOT. If DDOT agrees with it, I  
16 want to confirm it, because I just have a hard  
17 time believing that.

18 The other thing, and thank you, Mr.  
19 George, I appreciate it, I appreciate all your  
20 hard work over the years.

21 MR. GEORGE: Thank you, sir.

22 CHAIRMAN HOOD: Let me go to the

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1 amenities package. I will tell you that my  
2 first comment when I looked at this, I was going  
3 to say the amenities package was weak, very weak.

4

5 But, what helped me get over the  
6 threshold was when I look at what you are  
7 gaining, what you are asking for, what helped  
8 me get over the threshold was that I looked at  
9 -- there's one piece I know where you are giving  
10 frontage to the neighbors, that's a big deal.

11 The only problem I have with that is, I'd like  
12 to know how that's going to be executed, because  
13 at the end of the day 5B is going to change.  
14 By the time this is done, I can tell you, it  
15 won't be 5B anymore. I'm not sure if it's going  
16 to be 5D or what, I can't remember, but I can  
17 tell you it won't be 5B.

18 I need to know how we are going to  
19 work, not necessarily work, and that's why I  
20 don't like to put certain things in, I don't  
21 think you had a name, which is good, but ANC  
22 5B or 6's area, so that these residents still

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1 get this fulfillment which was promised to them.

2

3 We need to work that out. I'm not  
4 sure how, because that is going to be a new ANC,  
5 and I think -- I'm pretty sure it's not going  
6 to be 5B, it's going to be more like D, I believe,  
7 or maybe C. It's one of those.

8 But anyway, I just want to make sure  
9 that these people who have entered into this  
10 agreement, who has balked pushing their arm a  
11 little further, has bought in the Trinidad area.

12 And also, how is that plan going to  
13 be executed? How are they going to get the  
14 furniture? I mean, what we don't want or happen  
15 is, I know ANC Commissions wouldn't do this,  
16 but I'm just thinking this off the top of my  
17 head, a Commissioner has their whole family come  
18 in and get all the furniture. How are we going  
19 to make sure it gets to where it needs to be?

20 MR. WILLIAMS: What we discussed  
21 was having an event at the Trinidad Rec Center,  
22 so that we would bring the furniture to the rec

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1 center, and give the furniture out to the  
2 community at that location at this time.

3 CHAIRMAN HOOD: Is there going to  
4 be proof of ID that you live in the area.

5 MR. WILLIAMS: Correct.

6 CHAIRMAN HOOD: That you have  
7 certain boundaries. Can we spell all that out,  
8 because I'd like to see that put in black and  
9 white of how it's going to be executed, which  
10 I think is great. And, that helped me get over  
11 my comment about not thinking that -- because  
12 normally I like to look at amenities as the life  
13 of the project, and I think to me, while that's  
14 not the life of the project, I think that it's  
15 saying a lot, it's really giving back to the  
16 neighborhood who is enduring the extra volumes  
17 that you are asking for.

18 So, I'm going to reserve those  
19 comments. I just want to make sure those two  
20 things are done, if we can make sure we identify  
21 the correct folks.

22 MR. WILLIAMS: Right.

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1                   CHAIRMAN HOOD:  And, then, for us,  
2                   just put out your procedure in writing, so we  
3                   can have it for the file.

4                   MR. WILLIAMS:  Okay, good.

5                   CHAIRMAN HOOD:  I don't want to ask  
6                   questions about the bicycle racks anymore, but  
7                   I do think the parking, I'd be interested to  
8                   hear, I think there's adequate -- and I think  
9                   that this project, I, actually, like the design.

10                  I'm not going to necessarily say I leave all  
11                  the architecture comments up to my colleagues,  
12                  but I, actually, like the design.  I think when  
13                  you look at what we have now, I think that is  
14                  a drastic improvement, but I appreciate their  
15                  comments.

16                  Every time these guys chime in,  
17                  actually, I go by and look at it after it's built  
18                  up, any longer you don't see stuff get built.

19                  And, if you listen to the architects on this  
20                  Commission, it makes the project better, so I  
21                  think that if you enhance some of their comments,  
22                  especially, with the blank wall and dealing with

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1 that, putting some windows in, I think that will  
2 add to it.

3 I think Commissioner May brings a  
4 good point.

5 So, that's really all I have. Any  
6 other comments or questions?

7 Commissioner Turnbull?

8 COMMISSIONER TURNBULL: Mr. Chair,  
9 I just have one operational issue.

10 On the second floor plan, on A-03,  
11 there's one swimming pool. Is that for both  
12 hotels then?

13 MR. WILLIAMS: Yes, that's correct.

14 COMMISSIONER TURNBULL: And so, the  
15 typical Hampton Inn breakfast area is up on the  
16 second floor also?

17 MR. WILLIAMS: No, it's on the first  
18 floor.

19 COMMISSIONER TURNBULL: First  
20 floor.

21 MR. WILLIAMS: Each hotel has their  
22 own --

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1 COMMISSIONER TURNBULL: Separate.

2 MR. WILLIAMS: -- separate lobby  
3 entrance, breakfast space. The shared entities  
4 are the pool, the fitness room, the meeting  
5 spaces. Those are the common elements.

6 COMMISSIONER TURNBULL: Okay. So,  
7 just the second floor areas are shared.

8 MR. WILLIAMS: Correct.

9 COMMISSIONER TURNBULL: Okay.  
10 Thank you.

11 CHAIRMAN HOOD: I have one other  
12 question. Let's go back to the First Source.

13 Are you already starting to pool -- and I agree,  
14 retain jobs, keep who you have, but for the new  
15 jobs that may be needed, are you already starting  
16 to work with the Department of Employment  
17 Services to try for them, give them a head jump  
18 start so they can start getting that pool  
19 together?

20 MR. WILLIAMS: We have not, but we  
21 can certainly do that.

22 CHAIRMAN HOOD: It would be good to

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1 do that. We've also -- Ms. Schellin, have we  
2 had that meeting last spring? Not last spring.

3 SECRETARY SCHELLIN: It was  
4 rescheduled for the 27th, Louis Brown.

5 CHAIRMAN HOOD: Louis Brown.

6 SECRETARY SCHELLIN: Yes. And,  
7 actually, he sent me an email today saying that  
8 he hoped to provide an update. I believe he  
9 said tomorrow. Let me see if I have that. He  
10 said, "I will provide you with an update by COB  
11 tomorrow," so I got that email from him today.

12 So, he's planning on providing some  
13 type of update also.

14 CHAIRMAN HOOD: Okay.

15 SECRETARY SCHELLIN: And, our  
16 meeting is still on to meet with him and his  
17 group on the 27th.

18 CHAIRMAN HOOD: Okay. Well,  
19 here's one in the pipeline, right here. Okay.

20 And, I'm not picking on your  
21 project, because, actually, I think it's really  
22 going to be a very good piece to enhance New

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1 York Avenue. And, I think this is a jump start.  
2 I really do. I think that type of building on  
3 New York Avenue, in that area, I think will jump  
4 start the rest of the area. And, I'm looking  
5 forward to it.

6 Okay. Any other questions or  
7 comments?

8 I didn't say which way I was going  
9 to vote, I just said I was looking forward to  
10 it.

11 Any other comments? Okay. We  
12 don't have the ANC Commissioner for cross  
13 examination.

14 Let's go to the Office of Planning,  
15 and District Department of Transportation.

16 Mr. Jackson.

17 OP STAFF JACKSON: Mr. Chairman,  
18 Members of the Commission, I have a very brief  
19 summary of the Office of Planning's report, just  
20 highlighting a couple of issues.

21 During its public hearing on --  
22 public meeting on February 13, 2012, the

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1 Commission set down this proposal, while  
2 requesting more specifics on both the  
3 architecture, the potential impacts on  
4 neighboring properties, their response to  
5 potential transportation issues, and the  
6 proposed PUD amenities and benefits.

7 The applicant's prehearing  
8 statements, dated March 23rd and May 29th,  
9 including architectural plans and site plans,  
10 were sufficient to address those issues and  
11 concerns raised by the Commission and the Office  
12 of Planning, to a great extent.

13 The applicant's later submission  
14 was circulated to District agencies listed in  
15 the Office of Planning's report for review and  
16 comment. The responses from -- there were no  
17 responses from any agency that expressed any  
18 concern about the proposal.

19 And, of course, the District  
20 Department of Transportation pretty much  
21 reiterated that the proposed streetscape,  
22 roadway and alley improvements must meet the

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1 agency standards, and they suggested  
2 refinements to the project's traffic management  
3 strategy.

4 So, based on the information  
5 provided by the applicant, and the comments by  
6 other agencies and the ANC, Office of Planning  
7 recommends approval of the application, and the  
8 related map amendments subject to provisions  
9 and conditions listed in our report.

10 And, we also support most of the  
11 requests for flexibility.

12 That concludes the brief summary of  
13 the Office of Planning's report, and we are  
14 available to answer questions.

15 CHAIRMAN HOOD: Thank you very  
16 much. Mr. Jackson.

17 We'll hold our questions for you.

18 Let's move right on to Mr. Henson  
19 or Mr. White.

20 DDOT STAFF WHITE: Thank you, Mr.  
21 Hood, Members of the Zoning Commission. Thank  
22 you for the opportunity to allow DDOT to comment

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1 on this case.

2 As mentioned prior, the applicant  
3 and DDOT have coordinated extensively  
4 throughout this process.

5 After a thorough evaluation of the  
6 proposal and related documentation, DDOT  
7 recommends support of the proposed development  
8 for the following reasons.

9 First, the redeveloped site will add  
10 a nominal, but manageable, amount of new  
11 vehicular traffic to the roadway network, and  
12 DDOT concurred with the applicant's methodology  
13 for estimating trips and mode splits, and we  
14 found them both sound and justifiable.

15 The applicant has proposed an  
16 ingress and egress plan that provides a singular  
17 entry point off of New York Avenue, and two-way  
18 exit off of 4th Street by the public alley.

19 The proposed ingress only driveway  
20 access point on New York Avenue minimizes the  
21 site's impacts on safety and operations.  
22 Further, the proposed vehicle site ingress

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1 access points are located to minimize the  
2 potential for pedestrian and vehicle conflicts  
3 in the public space adjacent to the site.

4 While the site has a limited number  
5 of pedestrians currently, as noted by the  
6 traffic -- applicant's traffic counts, as the  
7 area redevelops over time the number of  
8 pedestrians and bicyclists in the area will  
9 increase, by reducing the number of curb cuts  
10 on New York Avenue from two full access driveways  
11 down to one egress only, the applicant has  
12 minimized the potential conflict for entering  
13 vehicles and pedestrians and bicycles.

14 In addition, DDOT commends the  
15 applicant for providing on site secure bicycle  
16 parking as an amenity. We believe that the  
17 proposed 18 bicycle parking spaces are adequate  
18 to serve the expected needs, and are located  
19 in a convenient place, adjacent to the  
20 courtyard.

21 Further, the applicant is proposing  
22 site egress through a public alley, which will

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1 require upgrading to DDOT standards for regular  
2 use. DDOT expects the applicant to coordinate  
3 with them in the post setting process regarding  
4 proper design and engineering.

5 And finally, DDOT has no objection  
6 to the loading relief sought by the applicant,  
7 provided that's the internally-located loading  
8 area does not interfere with vehicle ingress  
9 off of New York Avenue.

10 That concludes our comments.

11 CHAIRMAN HOOD: Okay. I want to  
12 thank you both.

13 Commissioners, any questions for  
14 the Office of Planning or DDOT?

15 Commissioner May?

16 COMMISSIONER MAY: I just want to  
17 evolve on my question about the proximity to  
18 Metro. I mean, are you satisfied, because we  
19 are accustomed now to hearing DDOT state in  
20 almost every case that there's too much parking.  
21 So, I mean, you are satisfied here that given  
22 the relative proximity to Metro, the shuttle

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1 and all that, that this is not over parked?

2 DDOT STAFF WHITE: We take into  
3 consideration all the available transit modes  
4 currently, in addition to pedestrian  
5 environments, with no cabbie, no Circulator,  
6 and no amount of buses adjacent. We think that  
7 plays a role, in addition to the pedestrian walk  
8 is not exactly friendly currently.

9 And, we do note that the applicant  
10 is proposing an, approximately, 1:2 ratio for  
11 space to units, it's about a .5, and the existing  
12 is about .7. So, they are reducing their  
13 parking ratio from existing conditions.

14 CHAIRMAN HOOD: Vice Chairperson?

15 VICE CHAIR COHEN: Thank you, Mr.  
16 Chair.

17 Yes, my question is, New York  
18 Avenue, this heavily trafficked at all hours  
19 -- well, mostly all hours of the day and evening,  
20 how could you not take into account other times  
21 of the day? You are just looking at what's  
22 normally considered peak.

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1                   But, I would suggest to you that peak  
2 covers more times of the day. So, why did you  
3 not take that into consideration in your review?

4           Or, if you did, I didn't really understand it,  
5 I guess, or see it.

6                   DDOT STAFF WHITE: We looked at what  
7 is traditionally the highest impact from the  
8 proposed sites, and the highest impact was going  
9 to be during the peak hours, peak commuting  
10 hours, leaving and entering.

11                   We acknowledge that there are going  
12 to be people that come and go for lunch, but  
13 over the course of the peak period, the peak  
14 commuting periods, are the highest number of  
15 impacts generated from the site, which is what  
16 we are looking at for impacts from the site.

17                   Certainly, New York Avenue has a lot  
18 of volume all day long, but when we look at the  
19 highest impact time, we are looking at the  
20 commuting hours.

21                   VICE CHAIR COHEN: But, shouldn't  
22 we be -- I'm trying to envision -- maybe I'm

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1 just -- I'm looking at the general area, and  
2 you are just looking at the site, is that  
3 correct, on the impact?

4 DDOT STAFF WHITE: Not quite. We  
5 are looking at the site in conjunction with,  
6 the impact of the site in conjunction with the  
7 existing conditions on New York Avenue, what  
8 is the impact on New York Avenue from the site  
9 in the morning and the evening, relative to New  
10 York Avenue in the morning and the evening.  
11 And, what's the impact of the site, say, at lunch  
12 time relative to New York Avenue at lunch time.

13 And, when you segregate the greatest  
14 impact, it happens at the commuting hours, the  
15 peak a.m. and p.m. commuting hours.

16 I mean, if this were a larger site,  
17 we would look -- I think your other question  
18 relates to the study area. If this were a larger  
19 site, the applicant, certainly, would have had  
20 to have looked at a larger area than they did.

21 We agree with the size of the study area, based  
22 on the size of the trip, the expected trip

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1 generation rate and the overall size of the  
2 project.

3 VICE CHAIR COHEN: Thank you.

4 CHAIRMAN HOOD: Commissioner  
5 Turnbull?

6 COMMISSIONER TURNBULL: Yes, thank  
7 you, Mr. Chair.

8 I'd ask the applicant, how much --  
9 do you know how much work has to be done in the  
10 alley, lighting-wise, or how bad it really is?

11 DDOT STAFF WHITE: I don't know.  
12 I know -- I don't believe there is any lighting  
13 currently.

14 COMMISSIONER TURNBULL: Okay. So,  
15 it's going to need some.

16 DDOT STAFF WHITE: It's going to  
17 need some, and from an aesthetics standpoint  
18 I would think the applicant would want to spruce  
19 up the alley as much as possible.

20 COMMISSIONER TURNBULL: Yes.

21 And, I guess the other thing is, when  
22 you come out of the alley onto -- it's kind of

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1 an interesting street, you've got four streets,  
2 you've got Penn Street, and 4th Streets makes  
3 a jog, it's kind of a Y. Do you see any issues  
4 with how that's going to work, coming off of  
5 New York going in?

6 DDOT STAFF WHITE: We looked at that  
7 from a safety standpoint, and considered the  
8 effect of people coming in off New York and  
9 immediately turning into the alley.

10 We didn't think the volume was high  
11 enough for that maneuver to warrant extensive  
12 analysis.

13 COMMISSIONER TURNBULL: Okay.  
14 Thank you.

15 CHAIRMAN HOOD: Okay. Mr. White,  
16 could you also help me with my question? And  
17 not that I don't believe Mr. George, but I just  
18 -- this research that he gave me, because I sure  
19 believe Mr. George, I've seen him for years,  
20 and I'm not doubting his word.

21 But, the double lines on New York  
22 Avenue, can you turn -- I think I forgot how

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1 to said you could turn into an entrance, or into  
2 a hotel, I forgot how he worded it, but can you  
3 cross double lines?

4 DDOT STAFF HENSON: I'll, actually,  
5 take that one.

6 CHAIRMAN HOOD: Okay.

7 DDOT STAFF HENSON: Jamie Henson  
8 with DDOT.

9 So, in some states there are double  
10 sets of double yellow lines. So, when I spent  
11 time in California a few years ago, California  
12 implemented double fit, double yellow lines  
13 which you, absolutely, could not cross.

14 However, when there's a single set  
15 of double yellow lines it is permissible to cross  
16 that, unless it's noted that there are no left  
17 turns allowed.

18 So, for example, if you are coming  
19 up South Cap, across the Frederick Douglas  
20 Bridge, and you come across some of the  
21 intersections, Potomac, OP, and those  
22 intersections, it's noted you cannot turn left

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1 into the neighborhood. So, at those locations  
2 you can't, but otherwise, unless it's noted,  
3 you are able to turn left.

4 Just as, for example, if you were  
5 on 8th Street, northeast or southeast, you could  
6 turn off of 8th Street, cross the double yellow  
7 line, into an alley or a driveway, or whatever  
8 the case may be.

9 CHAIRMAN HOOD: Let me just ask.  
10 Who has the authority to say that in the District  
11 of Columbia, is it DDOT or is it always the  
12 Metropolitan Police Department?

13 DDOT STAFF HENSON: Well,  
14 generally, the Manual on Uniform Traffic Control  
15 Device has defined what the markings mean. And  
16 then, it's up to the enforcement agency to  
17 enforce it.

18 Now, MPD could give a ticket, but  
19 that doesn't, necessarily, mean it's correct.

20 CHAIRMAN HOOD: You know what, I'm  
21 going to ask someone next week, because I think  
22 in these cases I think -- I need to know,

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1 basically, what I'm doing.

2 You know, we are talking about  
3 making a left turn into a project, we want to  
4 make sure that we are not putting anybody's  
5 safety in jeopardy.

6 DDOT STAFF HENSON: Sure.

7 CHAIRMAN HOOD: So, at one of our  
8 meetings, I'm not going to ask for it, because  
9 I don't want to put the burden or anything on  
10 this applicant, but in one of our meetings I'm  
11 going to ask DDOT, for you all to come back with  
12 something to let us know, maybe work with the  
13 police department, even if I have to do it  
14 myself, like we did previously with that, at  
15 some point in time, either we need to all be  
16 on the same page, or everyone needs to take the  
17 Osborne George class in transportation, one or  
18 the other. Okay.

19 Okay. Any other -- thank you,  
20 though, I appreciate that -- any other questions  
21 from the Commissioners?

22 Okay. Let's go to cross

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1 examination. Does the applicant have any cross  
2 examination?

3 MS. BATTIES: No.

4 CHAIRMAN HOOD: Okay. Let's go to  
5 the ANC's report. We've heard already from  
6 Commissioner Manning. The only other thing  
7 that we've got, let me ask this, does the  
8 applicant agree with everything that the Urban  
9 Forestry put in their letter about contacting,  
10 what you do? You all are in agreement.

11 Okay. So, the report, the vote from  
12 ANC 5B to support this project was 8:0, and I  
13 think we can afford it great weight, it meets  
14 all the requirements.

15 Okay. Do we have any organizations  
16 or persons here in support?

17 Any organizations or persons here  
18 in opposition?

19 Okay. We'll have your closing,  
20 unless you have some rebuttal.

21 MS. BATTIES: I don't have  
22 rebuttal, just in closing we'd respectfully

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1 request that the Commission follow the  
2 recommendation of the Office of Planning and  
3 DDOT, and take favorable action on the  
4 application, subject to the applicant  
5 submitting revised drawings on the elevation,  
6 specifically, as it relates to the south  
7 elevation and the architectural embellishment  
8 along the building, as well as providing  
9 improved -- improving the quality of the  
10 elevations to better show the building  
11 articulation. I don't know.

12 COMMISSIONER MAY: I don't know  
13 that I, necessarily, need the better elevations  
14 at this point, but I did ask for a photograph  
15 of the true wall unit with the screening in front  
16 of it.

17 MS. BATTIES: Okay. And then, in  
18 addition to that, Chairman Hood will provide  
19 more detailed explanation of how the furniture  
20 from the existing hotel will be distributed to  
21 residents in the neighborhood.

22 CHAIRMAN HOOD: Okay, and I can do

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1 that, we can do that.

2 Finally, there's one other thing I  
3 forgot. Is there one other thing, about how  
4 we are going to work out it when the ANC's --

5 SECRETARY SCHELLIN: I think that  
6 was all a part of the furniture amenities.

7 CHAIRMAN HOOD: Okay.

8 SECRETARY SCHELLIN: Spell out the  
9 specifics, identify the correct folks, and what  
10 the procedure is going to be.

11 Go ahead.

12 CHAIRMAN HOOD: I'd rather hear  
13 from you.

14 MR. GLASGOW: Mr. Chairman, just  
15 for clarification, Chip Glasgow of Holland &  
16 Knight.

17 I think one time before we used the  
18 -- we gave the boundaries of the ANC, because  
19 this was a while ago. It would have been during  
20 a redistricting.

21 And so, we used the boundaries of  
22 the ANC.

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1                   CHAIRMAN HOOD:    The current ANC  
2                   now.

3                   MR. GLASGOW:    The current ANC now.

4                   CHAIRMAN HOOD:    Okay.

5                   MR. GLASGOW:    So, whatever that  
6                   ended up being.

7                   CHAIRMAN HOOD:    Right. So, whatever  
8                   it is now, that's going to be the boundaries.

9                   MR. GLASGOW:    Right.

10                  CHAIRMAN HOOD:    And, that's what we  
11                  need to note for the record.    Yes, I would agree.

12                  MS. BATTIES:     But, we are going to  
13                  limit it to the single member district.

14                  CHAIRMAN HOOD:    For what the single  
15                  member district is now.

16                  MS. BATTIES:     Right.

17                  CHAIRMAN HOOD:    Because that way,  
18                  when it comes over to 5C, even though, you know,  
19                  it might be two blocks over, and then they are  
20                  going to say they are entitled, where two people  
21                  who went through this process won't be included.

22                  So, I agree.    However we work it,

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1 I just want it to be in the record. So, it will  
2 cut down any confusion. So, you won't have me  
3 down there trying to get some furniture, and  
4 I live totally across town somewhere. Okay.

5 All right. Anything else?

6 Commissioners, we have -- I'm sorry,  
7 are you finished?

8 MS. BATTIES: I'm finished.

9 CHAIRMAN HOOD: Okay.  
10 Commissioners, I know we asked for some stuff,  
11 but I'm not sure if the things that we asked  
12 for can wait until final. Okay. I think the  
13 record has been vetted. Anything we asked for,  
14 I would hope that we can get it at final.

15 So, anyone like to make a motion on  
16 this project?

17 COMMISSIONER TURNBULL: Yes, Mr.  
18 Chair. I mean, pending the items that we talked  
19 about for final, I would move that we approve  
20 Zoning Case No. 11-25, VASUDAV, Inc., DBA,  
21 Baywood Hotels, consolidated PUD and related  
22 map amendment, and look for a second.

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COMMISSIONER MAY: Second.

CHAIRMAN HOOD: Okay. It's been moved and properly seconded.

Any further discussion?

Are you ready for the question?

All those in favor?

(Ayes.)

CHAIRMAN HOOD: Not hearing any opposition, Ms. Schellin, would you please record the vote?

SECRETARY SCHELLIN: Yes. Staff records the vote 4:0:1, to approve proposed action in Zoning Commission Case No. 11-25, Commissioner Turnbull moving, Commissioner May seconding, Commissioners Hood and Cohen in support, the third mayoral appointee position vacant, not voting.

And, I do have a BAFO order to distribute this evening. In this case it would only be the applicant, I think the ANC left.

CHAIRMAN HOOD: Okay. Ms. Schellin, do we have anything else?

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SECRETARY SCHELLIN: No, sir.

CHAIRMAN HOOD: Also, to note, while this is webcast live, we have relaxed our dress rules for the summer. We don't wear ties, and the weather is getting ready to get hot, so feel free to relax yourselves when you come down here in front of us. And, that's not just who is here tonight, but those who are watching.

I want to thank everyone for their participation tonight. We really appreciate it. And, with that, this hearing is adjourned.

(Whereupon, the above-entitled matter was concluded at 8:05 p.m.)