

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

IN THE MATTER OF:

KCG 50 M LLC - Capitol	:	CASE NO.
Gateway Overlay District @	:	14-06
Square 699 Lot 29	:	

Thursday,
July 17, 2014

Hearing Room 220 South
441 4th Street, N.W.
Washington, D.C.

The Public Hearing of Case No. 14-06 by the District of Columbia Zoning Commission convened at 6:50 p.m. in the Jerrily R. Kress Memorial Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
MARCIE COHEN, Vice Chair

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MICHAEL G. TURNBULL, FAIA,
Commissioner (AOC)

ROBERT MILLER, Commissioner
OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director,
Development Review & Historic Preservation

STEPHEN GYOR

JOEL LAWSON

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF
PRESENT:

ANNA CHAMBERLIN

The transcript constitutes the
minutes from the Public Hearing held on July 17,
2014.

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

2 6:50 p.m.

3 CHAIRMAN HOOD: Good evening,
4 ladies and gentlemen. This is a Public Hearing
5 of the Zoning Commission of the District of
6 Columbia for Thursday, July 17th, 2014,
7 approximately 6:50. We want to apologize.
8 Our meeting ran a little over. I want to
9 apologize for being 20 minutes late.

10 My name is Anthony Hood. Joining me
11 are Vice Chair Cohen, Commissioner Miller,
12 Commissioner Turnbull. We're also joined by
13 the Office of Zoning staff, Ms. Sharon Schellin,
14 Office of Planning staff, Mr. Lawson, Mr. Gyor
15 and the District Department of Transportation,
16 Ms. Chamberlin. Did I get everybody right?
17 Okay. Good.

18 This proceeding is being recorded by
19 a court reporter and it's also webcast live.
20 Accordingly, we must ask you to refrain from any
21 disruptive noises or actions in the hearing room
22 including a display of any signs or objects.

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1 Notice of today's hearing was
2 published in the D.C. Register and copies of
3 that announcement are available to my left on
4 the wall near the door.

5 The hearing will be conducted in
6 accordance with provisions of 11 DCMR 3022 as
7 follows. Preliminary matters, Applicant's
8 case, Report of the Office of Planning, Report
9 of Other Government Agencies, Report of the ANC,
10 Organizations and Persons in Support,
11 Organizations and Persons in Opposition,
12 Rebuttal and Closing by the Applicant.

13 The following time constraints will
14 be maintained in this meeting. The Applicant
15 60 minutes. We may be able to do it sooner than
16 60 minutes. Organizations five minutes,
17 individuals three minutes. The Commission
18 intends to adhere to the time limits as strictly
19 as possible in order to hear the case in a
20 reasonable period of time. The Commission
21 reserves the right to change the time limits for
22 presentations if necessary. No time shall be

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1 seeded.

2 All persons appearing before the
3 Commission are to fill out two witness cards.
4 These cards are located to my left on the table
5 near the door. Upon coming forward to speak to
6 the Commission please give both cards to the
7 reporter sitting to my right before taking a
8 seat at the table.

9 When presenting information to the
10 Commission please turn on and speak into the
11 microphone, first stating your name and home
12 address. When you are finished speaking please
13 turn your microphone off so that your microphone
14 is no longer picking up sound or background
15 noise.

16 The decision of the Commission in
17 this case must be based exclusively on the
18 public record. To avoid any appearance to the
19 contrary, the Commission requests that persons
20 present not engage the members of the Commission
21 in conversation during any recess or at any
22 time.

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1 In addition, there should be no
2 direct contact whatsoever with any Commissioner
3 concerning this matter, be it written,
4 electronic or by telephone. The staff will be
5 available throughout the hearing to discuss
6 procedural questions.

7 Please turn off all beepers and cell
8 phone at this time so not to disrupt these
9 proceedings.

10 Will all individuals wishing to
11 testify please rise and take the oath? Ms.
12 Schellin, would you please administer the oath?

13 (OATH TAKEN.)

14 CHAIRMAN HOOD: Okay. At this time
15 the Commission will consider any preliminary
16 matters. Does the staff have any preliminary
17 matters?

18 MS. SCHELLIN: The only thing I see
19 are the proffered experts. And it looks like
20 -- I don't see Mr. Sher here this evening so it
21 looks like there's only two experts, one has
22 previously been accepted so it's just one to be

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1 -- actually two, the architect.

2 CHAIRMAN HOOD: Okay. Good evening,
3 Mr. Hughes. Do you want to go over your
4 proffered witnesses? The ones that we've --
5 Ms. Milanovich, we've already accepted her.

6 MR. HUGHES: Good evening, Mr. Chair.

7 At the outset I want to apologize for
8 not adhering to the summer dress code. I failed
9 to tell my team about that as well. So, I got
10 a summer haircut and I hope that will suffice.

11 But, yes, I would like to introduce
12 the team very quickly. This is Ken
13 Finkelstein on behalf of the property owner.
14 Mr. Rob Uhrin of Cooper Carry Architects and Ms.
15 Milanovich of Wells & Associates.

16 Mr. Uhrin we'd like to introduce as
17 an expert having qualified by the Commission.
18 His resume is included in our pre-hearing
19 submission at Exhibit D. He's registered in
20 the District of Columbia and has extensive
21 experience.

22 CHAIRMAN HOOD: Okay. How do you

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1 pronounce the last name? Uhrin?

2 MR. UHRIN: Uhrin.

3 CHAIRMAN HOOD: Uhrin, Uhrin. Okay.
4 Mr. Uhrin, Commissioners, again as stated by Mr.
5 Hughes who doesn't have his summer dress code
6 we'll give you a pass tonight.

7 MR. HUGHES: Thank you, sir.

8 CHAIRMAN HOOD: Any questions or
9 comments? Okay. We will accept Mr. Hughes as
10 an expert. Mr. Uhrin as an expert.

11 MR. HUGHES: Thank you.

12 CHAIRMAN HOOD: Do we have anything
13 else?

14 MR. HUGHES: No, that's it.

15 CHAIRMAN HOOD: Do you really need 60
16 minutes?

17 MR. HUGHES: We don't believe so. We
18 believe we can do it much quicker than that.

19 CHAIRMAN HOOD: Okay. So, you may
20 begin, Mr. Hughes.

21 MR. HUGHES: Thank you.

22 Mr. Chair, Members of the

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1 Commission. Tonight, we appear before you to
2 present an application under Chapter 16 of the
3 GC Overlay. The property that's the subject of
4 the application is located in Square 699. It
5 is on the north side of M Street between Cushing
6 Place on the East and Half Street on the West.
7 It's immediately across the Navy Yard Metro
8 Station.

9 The measure is approximately 15,000
10 square feet. It's rectangular and what we're
11 proposing and what Mr. Uhrin will go into more
12 detail with the drawings and Mr. Finkelstein
13 will give a bit more context. It's an 11-story
14 hotel with ground floor retail. The retail is
15 consistent with the CG Overlay, will have
16 floor to ceiling heights of 14 feet. We'll have
17 on below grade parking garage, one story below
18 grade parking garage with access to loading and
19 parking from Cushing Place.

20 The parking garage will also include
21 a bicycle parking room for 12 bicycles and we
22 are requesting as part of our application that

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1 the Commission grant special exception for a
2 reduction in the required parking from 53 spaces
3 to 40 spaces and Ms. Milanovich can speak more
4 to that in just a moment.

5 Very quickly I'd just like to
6 confirm the Commissioner is in receipt of our
7 pre-hearing statement which was filed on June
8 27th which sets forth our position and
9 consistently with the applicable regulations of
10 the Capitol Gateway and the compliance with a
11 special exception request.

12 We're pleased to note that we have
13 support from the Office of Planning and have met
14 and discussed the application with that office
15 on a number of occasions and we believe -- well,
16 first of all, we appreciate the Office of
17 Planning's thorough report and we have made some
18 changes to the building from our original
19 initial application. We think there's
20 significant improvements. We do note some
21 further studies that the Office of Planning has
22 requests and Mr. Uhrin will speak to that during

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1 his presentation.

2 We've also had productive
3 discussions with DDOT and appreciate their
4 recommendation and no opposition to the
5 application.

6 And finally we'd like to note and
7 we're pleased to note that we have unanimous
8 vote of support from ANC-6D who we met with in
9 May and June of this year. And we ask that the
10 Commission grant the ANC's support, the great
11 weight it's entitled.

12 With that, I will turn to Mr.
13 Finkelstein and ask if he's give a few remarks
14 to the record. Thank you.

15 MR. FINKELSTEIN: Thank you. I'm
16 Ken Finkelstein representing KCG 50 M, LLC, the
17 owner and developer of the property. I'll be
18 very brief. Brief is always good.

19 We are very excited about this
20 project and the site in this rapidly changing
21 neighborhood. One of the great things
22 obviously about the site is its location. It's

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1 visibility, proximity to the Metro and the
2 baseball stadium and so from the time we got
3 involved we knew that the bar was going to be
4 raised a little bit higher in terms of the
5 architecture for the building and we're excited
6 with -- about what we've come up with and we hope
7 that you'll be excited too as Rob goes through
8 the architecture.

9
10 In terms of the hotel just for a
11 little context and background, the hotel is
12 intended to be a Homewood Suites by Hilton which
13 is an extended stay hotel. Extended stay
14 hotels by definition are hotels that are
15 generally designed to cater to guests who are
16 staying five nights or longer so the hotel rooms
17 are larger than your typical hotel room. In a
18 couple of instances there are small suites.
19 They all have complete kitchens or
20 kitchenettes. The fact of the matter is in a
21 hotel like this depending on the market,
22 approximately 30 to 50 percent of the guests

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1 will actually be extended stay guests staying
2 on a long-term basis. So, the hotel also will
3 be serving all of the typical hotel guests that
4 come to Washington, whether it's the transient
5 business traveler, the leisure traveler, the
6 tourist so it really covers a broad spectrum in
7 terms of who it serves. We think there's an
8 important need for a hotel like this in this part
9 of town. There's only one hotel that currently
10 exists in the in the Capitol Riverfront district
11 and there's been only one for a long period of
12 time. I think about 10 years. There's another
13 one under construction and so this would be the
14 third and we think it's kind of long overdue for
15 the market. We think it's going to serve very
16 much an unmet need in this part of town as the
17 neighborhood continues to grow both in terms of
18 residential, office and so forth.

19 So, with that, I'll turn it over to
20 Rob to go over the project.

21 MR. UHRIN: Thanks very much. My
22 name is Rob Uhrin. I represent Cooper Carry.

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1 I am proud to be the chosen architect on this
2 and I want to spend a few minutes just walking
3 you through the design that we have brought to
4 you to present. And spend a minute talking
5 about what the day in the life of a guest would
6 be. And I will be brief. I brought lots of
7 pictures so I'll let those do most of the
8 talking.

9 The first floor -- this is the
10 location plan. As you can see at the bottom of
11 the page is M Street. Half Street is on the left
12 and Cushing Place is on the right. You can see
13 that all along M Street we have the requisite
14 retail and the entry to the building. And we've
15 done a couple of things that are unique to the
16 hotel world. We've placed a small registration
17 lobby on the ground floor and then pushed the
18 rest of the public function up on the second
19 floor. This allowed us to utilize the entire
20 ground floor, the remainder of the ground floor
21 along M Street for the retail.

22 We have just to orient you we have

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1 the entrance to the hotel at the corner of Half
2 Street and M Street, directly across M Street
3 from the entrance to the Metro.

4 We have the ground floor lobby on M
5 Street and Half Street and then the back-up
6 house areas, loading and the ramp to the garage
7 is towards the back on Cushing Place.

8 Moving up to the second floor, you can see
9 above what was the hotel lobby below is the hotel
10 function space, the food and beverage operation
11 that the hotel utilizes as well as a meeting
12 room. We also have the amenity space, the pool
13 and fitness center and then we're going to guest
14 rooms here.

15 As we move up to the third floor
16 above we have a typical guest room floor. Of
17 note here, we certainly are a very tight site
18 and there's many challenges to getting the room
19 bays and all of the required brand requirements
20 into each room, but we've gone to great lengths
21 to try to make sure that all of the windows, all
22 the fenestration that are available to us in the

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1 plan are focused towards the M Street, Half
2 Street and Cushing Place.

3 We have nine floors of this typical
4 guest room floor and then we move up to a roof
5 level. The majority of it will be green roof.
6 We have our elevators moving up to the top and
7 there's a brand requirement for a backyard type
8 of place. As stated before this is an extended
9 stay. People will use this as their home and
10 the brand strives to create what is to be their
11 backyard somewhere in the property and that's
12 what this is. So, it would be some furniture,
13 some areas to grill and then obviously some
14 fantastic views here at this particular
15 backyard.

16 We also have some mechanical space
17 up here on the roof and then you'll see we move
18 up to the upper roof plan which represents the
19 penthouse and the enclosures for elevator
20 overrides and mechanical screening for the
21 mechanical equipment.

22 Moving back below grade I wanted to

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1 show you the one level of below grade parking
2 that we have where we achieve the 40 spaces.
3 The grant comes in from Cushing Place to the
4 right and then moves down to the parking below.

5 We have bicycle parking down below
6 as well and then some of the back in the house
7 areas.

8 This image is taken from M Street and
9 the corner of M Street and Half Street across
10 diagonally from our building. This represents
11 the A corner for us. This is obviously the
12 majority of people will be coming from the Metro
13 and quite a bit of traffic coming from the
14 ballpark. We placed a tower element on the
15 corner and created a special room in that
16 location to really accentuate that. We've gone
17 to great lengths in working with the brand and
18 fitting a room in there that can have glass on
19 two sides which atypical for this type of hotel
20 and we thought it was important at that corner
21 to really accentuate it.

22 You can also see the pallet of brick,

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1 dark brick and red brick and the tremendous
2 amount of glass that we've tried to achieve on
3 the corner.

4 The elevations that this
5 perspective represents, this is the M Street
6 elevation and you can see the canopies and the
7 retail frontages that come across M Street.
8 Illustration blow-ups of this at street level
9 further on in the presentation.

10 This is the Hal Street elevation
11 with the adjacent property being to the left.
12 Once again, you can see what represents our
13 lobby and our lobby entrance at the ground floor
14 and then the guest room fenestration above.

15 This is the image coming from the
16 opposite direction on M Street, the Cushing and
17 M Street elevation, our perspective. Once
18 again you can see we've created a tower element
19 and maximized the amount of glass that we can
20 get on the elevations and really tried to create
21 a strong counterpoint to the glass tower that
22 we have on the other side.

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1 This is the Cushing Place elevation
2 that is the other part of that perspective.

3 Moving to the common property line
4 elevation, this is the -- this is what we've done
5 to turn towards on the north elevation. We've
6 turned the towers back as much as we can and we
7 have a court in the middle which has the guest
8 rooms looking into it. We've tried to break
9 down the scale of this and each of the individual
10 towers by changing materials and trying to wrap
11 around some faux windows at the top. This is
12 one of those elevations that does not allow for
13 elevations within the module of the guest room.

14 The next couple of slides will take
15 you back to the ground level so that you can see
16 the care that we've taken at the street. To
17 provide street plantings and street trees,
18 working within the constraints that we have of
19 several constraints such as WMATA Vault and some
20 vents and things like that. You can see the
21 elevation above of the retail, the entrance to
22 the hotel and then the street scape below.

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1 Moving around onto Half Street, the
2 same thing. You can see the large WMATA Vault
3 that we have there and we've gone to great
4 lengths to try to create some landscape areas
5 and treat Half Street as a pedestrian street
6 that it truly is.

7 And then you can see we've wrapped
8 the retail around onto Cushing Place as far as
9 we could and then placed our service entrance
10 and the parking entrance as far back on Cushing
11 Place as we can.

12 We will be registering with USGBC
13 and we are currently tracking for Silver.
14 We're committed to getting registered and we're
15 doing all we can to achieve Silver
16 certification.

17 MS. MILANOVICH: Good evening. My
18 name is Jami Milanovich with Wells and
19 Associates, the transportation and parking
20 consultant for the project.

21 I just want to take a few seconds to
22 talk about the vehicular circulation. Rob

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1 talked about the pedestrian bicycle
2 circulation.

3 We are proposing to create a hotel
4 guest loading/unloading area on Half Street
5 adjacent to the site here so guests arriving at
6 the hotel would pull into this area. A valet
7 would then take their car to the garage by
8 heading north on Half Street, turning right on
9 L Street, right onto Cushing Place to access the
10 proposed garage and you can see the garage
11 entrance there on Cushing Place with the blue
12 and red arrows.

13 Our loading will also occur on
14 Cushing Place. You can see designated by the
15 yellow arrows, trucks and service vehicles
16 would enter from the south, in other words from
17 M Street, come up Cushing Place and then back
18 into the loading berth or the delivery space.
19 They would then exit to the north to L Street
20 to leave the site.

21 The site is well served by a variety
22 of transformation options, most notably the

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1 hotel is directly across the street to the
2 entrance to the Navy Yard/Ballpark Metro
3 Station. It's also served by 12 bus routes
4 including the Navy Yard/Union Station
5 Circulator route which will link the hotel to
6 the most significant inner city bus and rail
7 terminal in the metro area. And the stop for
8 that Circulator route is about two blocks to the
9 east just past the intersection of M and New
10 Jersey Avenue.

11 And as you can see from this slide
12 we also have three Capital BikeShare stations
13 within a three-block radius and we also have car
14 sharing proximate to the site for those guests
15 who wish to use those options.

16 In determining trip generation for
17 the hotel we looked at some data available from
18 some other hotels in the District and we used
19 that data to develop rates and combined that
20 with the retail component. The proposed
21 project would generate 27 vehicle trips during
22 the a.m. peak hour, 46 vehicle trips during the

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1 p.m. peak hour and I would note that that level
2 of trip generation is below what DDOT considers
3 significant and as such we believe that it is
4 a low trip generator -- vehicle trip generator.

5 As Dennis mentioned in his opening
6 statement we are seeking a parking reduction
7 from the 53 spaces that are required by code.
8 We're proposing 40 spaces which is a reduction
9 of 25 percent.

10 In order to evaluate the
11 appropriateness of that number we again used
12 data from similar hotels in the District. I
13 would note, these hotels are similar in that
14 they don't have huge amenity of conference
15 meeting space that attract a large number of
16 outside guests, but even still the conference
17 and meeting space at these hotels is fairly
18 significantly larger than what's being proposed
19 at this hotel. So, for example, the Hilton
20 Garden Inn downtown has a meeting and conference
21 space of 5,500 square feet. Our proposed
22 meeting conference space is just 710 square

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1 feet. The Marriott's also have significantly
2 higher space at 12,000 to 14,000 square feet.
3 Again, ours is just 710. So, for that reason
4 we think that the data that we use is a bit
5 conservative.

6 When you look at the peak parking
7 demand at those hotels and the peak that occurs
8 overnight when the guests are at the hotel for
9 the evening, the parking demand is .17 spaces
10 per room and that equates for 195 room hotel.
11 That equates to about 33 spaces. We did
12 recognize that not all of those hotels, in fact,
13 none of those hotels were 100 percent occupied
14 when we did our survey. So, we also looked at
15 the parking demand per occupied room and we
16 found that the parking demand during peak time
17 per occupied room was .2 spaces per room. And,
18 again, applying that to a hotel with 195 rooms
19 would yield approximately 40 spaces which is
20 what we've proposed for this hotel.

21 So, you know, we think during the
22 vast majority of the time the parking demands

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1 generated by the hotel could be met with the
2 proposed parking supply. We did want to look,
3 however, at what the off-site parking options
4 were near the site in the event that spillover
5 parking would occur or some additional parking
6 would be needed. And we did find a significant
7 number of parking options in close proximity to
8 the site. There are two parking facilities
9 that offer monthly parking options within a
10 quarter mile of the site. There are four that
11 offer daily parking options within a quarter
12 mile of the site and there are another seven
13 parking facilities that offer both daily and
14 monthly parking options. Again, that's all
15 within a quarter mile of the site.

16 In order to reduce the number of
17 vehicles coming to and from the site and reduce
18 the need for guests to use vehicles, the
19 Applicant will be implementing a Transportation
20 Demand Management Plan and you can see the
21 components of the plan on the slide. I do want
22 to just hit a couple of highlights that I think

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1 are significant and perhaps what you don't see
2 every day.

3 The hotel will register the hotel
4 partner with Capital BikeShare and what that
5 enables the hotel to do is purchase 24-hour
6 passes from Capital BikeShare at a discounted
7 rate so they have those passes available for
8 guests who want to use Capital BikeShare. And
9 then as part of that program Capital BikeShare
10 provide helmets to the hotel for use by the
11 guests and they also provide free maps, bicycle
12 maps and brochures that the hotel can hand out
13 to guests who may not be familiar with biking
14 in the District.

15 And then I would also note that the
16 hotel will be purchasing full-day passes for the
17 D.C. Circulator that will be given to guests who
18 want to use that service. And then, of course,
19 DDOT requested and we are proposing to provide
20 shower and changing facilities on site for
21 employees who bike or walk to work so they have
22 use of those facilities.

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1 The Applicant has also proposing a
2 Loading Management Plan. Again, you can see
3 each of the components on the slide. I'll just
4 note the last two that were added at the request
5 of DDOT and that is that we propose to preclude
6 deliveries during Nationals' home game to the
7 extent possible. Unfortunately, not all
8 deliveries can be controlled but to the extent
9 that we can request vendors and service
10 providers to not come during Nationals home
11 games we will do so. And then we will be working
12 with the DDOT during the public space process
13 to establish preferred routes, again, at the
14 request of DDOT. Once those preferred routes
15 are determined in consultation with DDOT, those
16 will be given to vendors and service providers
17 so that they know how to come to the site and
18 how to leave from the site.

19 So, in conclusion, the proposed
20 hotel is well served by a variety of
21 transportation options, most notably, the Navy
22 Yard/Ballpark Metro Station entrance which is

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1 right across the street. These transportation
2 options allow the vehicular grip generation and
3 the parking demand to be minimal and so we find
4 based on our analysis using data from similar
5 hotels that sufficient parking is provided on
6 the property and in the event of spillover
7 parking, there are sufficient off-site parking
8 facilities located in very close proximity to
9 the site to accommodate that additional
10 spillover parking. Although as I said before,
11 we do not expect the spillover to be more than
12 on a rare occasion.

13 MR. HUGHES: Thank you, Mr. Chair.
14 Just in case it wasn't mentioned before, the
15 Applicant has provided a materials board which
16 I believe is back there for your reference and
17 that concludes our presentation and we
18 certainly welcome any questions.

19 CHAIRMAN HOOD: I want to thank
20 everyone for their presentation. We greatly
21 appreciate it, straight and to the point.

22 Let's open it up and see if we have

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1 any questions. Commissioners, any questions?

2 Okay. Since Commissioner May is
3 not here I don't one or two. Okay. Vice Chair,
4 you go ahead.

5 VICE CHAIR COHEN: No, you go ahead.

6 CHAIRMAN HOOD: Okay. Let me ask
7 this of the architect. This is just for
8 information purposes only.

9 I actually like the design of the
10 building and that's what this case is. But I'm
11 just curious. When I look at the glass that's
12 used on this corner, get my orientation right
13 because I want to know why it wasn't on the other
14 corner which might not make sense. And
15 actually I like it and also want to talk about
16 the top, the glass, the embellishment that you
17 talked about at the top of the enclosure.

18 MR. UHRIN: Certainly.

19 CHAIRMAN HOOD: What is that for? Is
20 that for people to look out and --

21 MR. UHRIN: It is.

22 CHAIRMAN HOOD: -- okay. Walk out

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1 and look out?

2 MR. UHRIN: It is. If I may taking
3 a look at the roof plan. That glass tower that
4 you look at on the corner of Half and M Street
5 comes all the way to the roof and you would have
6 access behind it and so that would be the
7 backyard with the great views that I was
8 discussing early on that is the amenity for the
9 guests.

10 CHAIRMAN HOOD: So, what is that like
11 a conversational area you can walk around?
12 There are going to seats up there?

13 MR. UHRIN: Exactly. That's meant
14 to be the backyard. There will be a couple of
15 residential style grills and these rooms all
16 come with kitchens so people are expected to
17 actually cook in them and since you're living
18 there for days or weeks at a time and this is
19 meant to be an amenity for them to be able to
20 cook and sit outside and enjoy some outdoor
21 space while they're living in the facility.

22 CHAIRMAN HOOD: And how did we pick

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1 the glass area where you have the glass going
2 from top to bottom right upon that special unit
3 that you put up? How did we pick that corner
4 to put the glass as opposed to where the Homewood
5 Suites sign is and where the bricks are? How
6 did we pick the glass to go on that side as
7 opposed to the other side?

8 MR. UHRIN: Well, part of that had to
9 do with the orientation of the site.
10 Obviously, the ballpark, the Half Street runs
11 down and terminates in the ballpark. It's a
12 tremendously active street. It's also a wider
13 street. The sidewalks are much wider on that
14 side. That element accentuates the placement
15 of the building. It also marks the entrance to
16 the hotel. We certainly wanted the entrance to
17 the hotel to have the benefit of the Metro stop
18 across the street and the wider sidewalks for
19 dropping off and the occasional group of people
20 that would be checking in and out. So, that
21 became the natural location for the entrance to
22 the hotel. And then that glass accent piece

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1 followed.

2 CHAIRMAN HOOD: Okay. The only
3 concern I have with this because I actually like
4 it is the top penthouse, the gray, I guess
5 cabins. Is that for your mechanical stuff at
6 the very top? What is that?

7 MR. UHRIN: The area and I've pulled
8 up the M Street elevation so, yes. That's the
9 penthouse area. That's required for the
10 elevator overrides as well as -- I'm sorry.

11 So, this area you can see the glass
12 that's out in front. The area behind it, the
13 gray area, represents the roof plan that's set
14 back. It has the elevator overrides. It has
15 some restrooms for the amenity space up at the
16 top and then it has the mechanical equipment.

17 And as you move around onto Cushing
18 you can see the area that's at the back is the
19 screening area for the cooling towers that--

20 CHAIRMAN HOOD: But from the street
21 level it won't look -- to me, if I'm at the street
22 level, that's what I'll see?

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1 MR. UHRIN: That's correct. We've
2 stepped it back per the requirements. We have
3 stepped back the penthouse area and this is
4 accurate representation of what you would see
5 from the sidewalk on the south side of M Street
6 looking towards the Cushing Street elevation.

7 CHAIRMAN HOOD: Okay. Well, I want
8 to commend you on the design. That doesn't mean
9 a whole lot because I'm not an architect but I
10 want to commend you anyway.

11 MR. UHRIN: That means a whole lot to
12 me. Thank you.

13 CHAIRMAN HOOD: Okay. Let's open it
14 up for any questions or comments.

15 Vice Chair Cohen?

16 VICE CHAIR COHEN: How many parking
17 spaces are you going to be replacing? How many
18 are on this temporary lot do you know?

19 MR. UHRIN: I don't know the answer
20 to that.

21 MR. FINKELSTEIN: I want to way just
22 over 30 and that kind of makes sense given how

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1 many we fit into the parking below grade which
2 also has a kind of a ramp that adds up to the
3 40. So, I think approximately 30.

4 VICE CHAIR COHEN: So, do you know who
5 parks there now?

6 MR. FINKELSTEIN: Up until very
7 recently it was used solely for baseball games.
8 We opened it up for baseball games. Because of
9 all of the activity that's been occurring down
10 there and the growth in that sub-market, the
11 parking operator recommended to us a few weeks
12 ago that we open it up during the day because
13 he thought there was sufficient demand during
14 the day now. So, we're kind of doing that on
15 an experimental basis and we'll see how that
16 works.

17 VICE CHAIR COHEN: Okay. The
18 handrail, the guardrail, how tall is that going
19 to be?

20 MR. UHRIN: The guardrail we have two
21 different heights. The best elevation to look
22 at it is at the M Street elevation. The

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1 guardrail height for the glass guardrail that
2 is stepped back from the edge of the building
3 is standard 42 inches for fall protection
4 height. Sheer guardrail heights, glass. And
5 then the -- and that's the only rail that we
6 have.

7 VICE CHAIR COHEN: Okay. And I have
8 a bit of a problem with the north elevation and
9 I think it was also stated in the OP Report about
10 further facade articulation. Are you going to
11 work on that some more?

12 MR. UHRIN: The problem that we have
13 on the north elevation is that as we talked
14 about, that is an at-risk elevation so we can't
15 rely on that direction for any windows for the
16 units. Obviously, you would lose units. We
17 also are up against property lines so we have
18 used as much in and out movement as we can to
19 create the multiple towers that we have. We've
20 also broken it up with different brick colors
21 and begun to try to break down the scale of it
22 with some brick detailing. Beyond that we

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1 really don't have a whole lot of tools in our
2 kit. So, we feel like we've done as much as we
3 can graphing the top.

4 It's also important to note that the
5 elevation that you see flat on represents
6 actually three different towers. You've got
7 one tower that happens here. Then you've got
8 the court and then the second tower. So, each
9 one of those towers is broken down into
10 different elements to try to break down the
11 scale as much as we can.

12 VICE CHAIR COHEN: Okay. And the
13 materials board, I was unable to see the
14 opposite side which usually describes the
15 materials and where they're produced. Are they
16 all sustainable and green?

17 MR. UHRIN: Yes, we are going for much
18 local -- as many local materials as we can to
19 achieve that point. It's something that's
20 important.

21 VICE CHAIR COHEN: Thank you.

22 CHAIRMAN HOOD: Okay. Mr. Turnbull?

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1 COMMISSIONER TURNBULL: Sure, thank
2 you, Mr. Chair.

3 I think you've got an interesting
4 corner. It's a great corner to be developed.
5 I think it needs to be developed. Been waiting
6 for a long time.

7 I have to step back on the
8 architecture. I think there are some nice
9 aspects to it. But the tower is not a tower,
10 at least your tower that you're drawing is not
11 a tower. You've basically extended the curtain
12 wall. That's a violation of the Height Act.
13 If you're going to make a tower you have to make
14 it taller. This is simply extending the
15 curtain wall facade up as a protected area. For
16 this Commissioner that doesn't work as a tower.
17 I think you need to go back and look at this.
18 If this is really your "A" corner in your words,
19 this is really a "C" corner. This is really not
20 accentuating that corner the way I think you
21 want it to be as a hotel. And I think you really
22 got to go back and look at what that tower or

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1 if it's going to be a tower is going to work.
2 Otherwise, this is not fitting the true
3 definition of a tower. This is simply you've
4 raised glass. And, again, it's anemic. It
5 really doesn't work. If I look at the
6 perspective view at M and Half Street, it looks
7 like it's empty. It looks like a skeleton
8 structure that's waiting to be completed. It's
9 like string construction. It's hollow. It
10 really doesn't satisfy. If you're looking for
11 the branding of this site and what this Homewood
12 Suites is going to be, you need something more
13 than that. This really doesn't do much.

14 How much signage do you have to have?
15 How many Homewood Suites signs are required on
16 this thing? I see on the ground level. I see
17 the Homewood Suites on both sides of the corner
18 there. You've got the big Homewood Suites logo
19 on M Street and then I see these other big signs
20 projecting on Half an M up high. I don't know
21 what the view is from looking out the window but
22 I don't want to be looking at a Homewood Suites

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1 signs when I look out of my hotel suite. I see
2 enough of that.

3 I think that just architecturally
4 you need to tweak that corner. I really think
5 you need to go back and rethink what's happening
6 up there. I mean, if this is a destination for
7 coming here for extended stay, I just think that
8 that corner is missing something. It really
9 doesn't do justice to what you've talked about.
10 I really think you need to refine that and perk
11 that up somehow and make it more articulated if
12 it's going to be a tower. If you want it to be
13 a tower. Otherwise, you keep the glass low. I
14 just don't see what this vacant curtain wall
15 structure raised up does for the building. I
16 don't think it does much for you, I really don't.
17 I really think you need to go back and take
18 another look at that.

19 Let me ask about, I'm coming up from
20 Georgia. I got a family. I got three kids. I
21 got my wife. I got my van and I'm going to park.
22 I'm going to pull up here by this valet stand.

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1 Is there restricted parking out in front there?
2 I see a crosshair. Is that no parking?

3 MS. MILANOVICH: There is currently
4 a couple of metered parking spaces in this area
5 which we are proposing to remove and sign it as
6 no parking, 15-minute hotel loading and
7 unloading. While we only need to remove two
8 parking spaces because there is a very wide
9 existing curb cut that we'll be eliminating that
10 will give us a drop off area of nearly 100 feet.
11 And so it will be signed 15-minute hotel
12 loading/unloading only.

13 COMMISSIONER TURNBULL: I mean,
14 they've got enough urban hotels where you pull
15 up either in a taxi or cars and you see, you know,
16 families pouring out. You see wheelchairs
17 pouring out. I'm just wondering how -- usually
18 there's a little curb cut and come in or get out
19 of the way. Here there's nothing. You're
20 right on the street and you're right at what's
21 going to be a busy intersection and I'm just
22 wondering how you're going to handle drop offs

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1 and getting in. You know, the valet, it looks
2 like it's valet parking so the valet is going
3 to take my van. I'm going to pay \$45 a day for
4 parking. I don't even know if I have in and out
5 privileges or not, you know. And you got all
6 these cabs. I'm just concerned that this is a
7 very busy corner and how are you going to handle
8 traffic? I mean, are you expecting most of your
9 -- 90 percent of your people coming by Metro?

10 MS. MILANOVICH: No, I mean, there
11 will definitely be people driving to the hotel.
12 The hope is once they arrive at the hotel then
13 they will use other modes of transportation to
14 get around town while they're here. But there
15 will be people arriving by car and like I said,
16 we have room for -- to be able to stack four to
17 five cars and while we aren't proposing a lay-by
18 lane, it is a curbside zone similar to other
19 curbside zones for hotels in the District and
20 it keeps them out of the travel way.

21 COMMISSIONER TURNBULL: Okay.

22 MS. MILANOVICH: And it will be

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1 staffed by multiple valets to insure that they
2 can move the cars quickly such that, you know,
3 the demand stayed within the allotted space that
4 we have.

5 MR. FINKELSTEIN: Just to add.
6 Because of the type of hotel that it is, an
7 extended stay hotel, with very little meeting
8 space, it's not a hotel that generates the type
9 of traffic on a regular basis that you're
10 describing. It's, again, 30 to 50 percent of
11 the people are long-term guests. Again, very
12 limited meeting space. There's not a public
13 restaurant that's part of the hotel. So, it
14 doesn't generate a whole lot of activity.

15 COMMISSIONER TURNBULL: Well, I
16 mean, my whole thing was families. You know,
17 I got three or four kids. I got -- they want
18 to go to a couple of museums. Will be going by
19 Metro but if we want to go to some places -- want
20 to go to Mount Vernon, we want the van out. We
21 got to go get it. You got to pull it up. I got
22 to load up. I'm just concerned about how that's

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1 -- I mean, if you have a plan, Transportation
2 management plan to handle, you know, families.
3 I mean, it's a minor import but I think it's
4 enough to deal that you got a busy intersection
5 and --

6 MR. FINKELSTEIN: There will be valet
7 that will be available for guests who want to
8 use it to the extent that people want to drive
9 out of the garage on their own. That will be
10 an option also. So, I think that, again, given
11 the nature of the hotel and the space that we
12 are going to have available there for the front
13 drop off, you know, the last thing that we want,
14 of course, is for the guests to have a bad
15 experience. Whether it has to do with parking
16 or otherwise, so everything that we're doing
17 here we're thinking about that. And we are, you
18 know, we're comfortable with the area that we
19 have out front there.

20 COMMISSIONER TURNBULL: Okay. In
21 your retail area, you have your own restaurant
22 in this facility, I believe.

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1 MR. FINKELSTEIN: Well, the hotel has
2 a --

3 COMMISSIONER TURNBULL: Breakfast
4 type --

5 MR. FINKELSTEIN: Exactly, kind of
6 continental breakfast, occasional --

7 COMMISSIONER TURNBULL: Right.

8 MR. FINKELSTEIN: -- appetizers and
9 that's exclusively for the hotel guest that's
10 within the hotel.

11 COMMISSIONER TURNBULL: Okay. So,
12 do you see a restaurant being as one of your
13 retail options?

14 MR. FINKELSTEIN: You know, we don't
15 know. It's -- that's a, you know, certainly a
16 possibility. It's, you know, the size of the
17 space. It could be a restaurant but we really
18 -- we haven't -- we haven't been working on
19 leasing the retail space very much at all right
20 now. So, we're really not sure.

21 COMMISSIONER TURNBULL: Okay. All
22 right.

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1 Mr. Chair, those are my comments.
2 Again, my main thing is I think that the
3 so-called tower element needs some work. They
4 need to refine that some more.

5 CHAIRMAN HOOD: Okay. All right.
6 Commissioner Miller.

7 COMMISSIONER MILLER: Thank you, Mr.
8 Chairman.

9 I think this is a very exciting
10 project and will continue the revitalization of
11 the whole ballpark district to provide a use
12 that's needed and will benefit the
13 neighborhood. So, thank you for bringing it
14 forward.

15 I concur with the Chairman about the
16 design being favorably impressed by the design.
17 On that glass tower could you clarify? Is it
18 open or is it closed because one picture looks
19 like it's open or maybe it's just me not looking
20 at the right picture and on others it looks like
21 it does go all the way up. It's like a
22 continuation of the facade as Commissioner

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1 Turnbull said.

2 MR. UHRIN: The tower is clear glass
3 and the idea is that the activity behind the
4 glass and then in the tower you'd have as they
5 utilize just like you would an apartment or a
6 residence in the District you'd see some of that
7 activity.

8 As it goes to the roof it stays
9 ultra-clear and it is the prow that has -- the
10 backyard, all the people that up there, all the
11 guests can go up there and they can actually
12 stand at the glass and enjoy that view and see
13 to the ballpark and all of that.

14 COMMISSIONER MILLER: But it's open to the
15 sky?

16 MR. UHRIN: It is open to the sky. It
17 is the glass plane moves up and provides that
18 screening element but it is open to see both
19 outward and inward to all the activity. People
20 sitting up there and enjoying themselves.

21 COMMISSIONER MILLER: Did you
22 consider keeping it open on the sides as well

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1 with the railing, of course, so that people
2 aren't unsafe, but I think that might get at
3 Commissioner Turnbull's -- for him but it might
4 get it what I see as the concern of the
5 continuation of the facade as opposed to a true
6 architectural embellishment.

7 MR. UHRIN: We did look at it in a
8 number of different ways. Having it taller
9 worked better in our mind for the proportions
10 of the building. It's a composition as you look
11 at the elevations and you have heavy masonry
12 areas with some windows that are set into that.
13 We have the clear story that comes across the
14 top and then this element rises up above that
15 to accentuate once again to punctuate that
16 corner.

17 So, we did look at it. We actually
18 looked at it taller and it brought it down in
19 scale at the recommendation of some of our
20 previous meetings and conversations with
21 Planning and with the ANC. And we believe that
22 it was a strong element. I certainly

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1 understand what Mr. Turnbull is saying but this
2 is -- we thought this was both a strong element
3 from the guest point of view as well as from the
4 corner.

5 COMMISSIONER MILLER: Okay. Well, I
6 would encourage you to look at it again as well.
7 I think if it was open on the sides it might
8 perform what an architectural embellishment is
9 really supposed to perform and look different
10 and still be an amenity for the guests. But
11 it's just something that I think maybe should
12 be looked at.

13 I think OP in their report suggests
14 that as well. Their report dated July 7th.

15
16 On the parking so there are at least
17 30 service parking spaces there that serve --
18 that have in the past served as baseball
19 customers on the 81 game days, home-game days.
20 And now your parking operator thinks there's
21 enough demand of what's going on in the
22 neighborhood that it could be possible during

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1 the day time before you do construction. Did
2 you look at -- did you look at all at the demand
3 by the ballpark, the need for the ballpark to
4 have replacement parking for the surface
5 parking lots that are being redeveloped? As I
6 recall, the transportation plan for the
7 ballpark it said as the temporary service sites
8 are redeveloped with underground parking
9 garages, the underground parking garages would
10 offer the replacement parking that's necessary.
11 We now have several years of experience. Maybe
12 they aren't necessary as replacement units --
13 replacement parking spaces anymore. I'll ask
14 DDOT about that. They probably want as little
15 parking as possible. But did you look at the
16 demand for the parking by the ballpark?

17 MS. MILANOVICH: You know, we
18 actually did not beyond an inventory of the
19 facilities that are available around the site.
20 We did not actually go in and look at how those
21 spaces were utilized on game days. So, I don't
22 have that information unfortunately.

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1 COMMISSIONER MILLER: Were you
2 involved in the ballpark transportation plan?

3 MS. MILANOVICH: I was not.

4 COMMISSIONER MILLER: Okay. I'll
5 ask DDOT about that then.

6 I think DDOT's report suggested that
7 this would be additional parking provided near
8 the retail and main entrances of the --
9 additional bicycle parking spaces provided near
10 the retail and main entrance to the hotel. You
11 do have some spaces there right now?

12 MS. MILANOVICH: Yes, we do have some
13 and the bicycle parking is located in this area
14 right here. We will work with DDOT during the
15 public space process to see if we can fit some
16 more bicycle racks -- oh, I'm sorry. Rob is
17 just reminding me of some additional space
18 parking.

19 COMMISSIONER MILLER: How many
20 spaces do you have on the sidewalk?

21 MS. MILANOVICH: We have at the
22 eastern end of the site we have enough spaces

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1 for four bicycles. Four bicycles and then over
2 by the main entrance to the hotel, we currently
3 it looks like just have one bicycle rack which
4 could hold two vehicles -- bicycles. So, a
5 total of six.

6 One of the challenges we're having
7 is figuring out how to fit it in with the trees
8 and the landscaping that we need to do but
9 certainly understand DDOT's concern and we'll
10 work with them and wherever we can fit some more
11 in to satisfy that we're happy to do so.

12 COMMISSIONER MILLER: All right.
13 And the ANC also had called. I appreciate that
14 you're registering the hotel partner, I think
15 you called it with Capital BikeShare in order
16 to provide 24-hour key access with free bike
17 racks to hotel guests using Capital BikeShare.
18 I assume that the guests will have to pay for
19 the membership or is that -- or are you paying
20 for -- it was a little ambiguous as to whether
21 or not -- is that part of the cost of the hotel
22 room or is that an additional cost probably?

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1 Anyway, I notice that the ANC calls for the
2 Applicant to be funding a Capital BikeShare
3 station on site even though there are several
4 in the area.

5 MS. MILANOVICH: Right.

6 COMMISSIONER MILLER: What is your
7 response to that?

8 MS. MILANOVICH: So, I mean, there
9 are three within three blocks of the site, you
10 know, and like I said before, we're struggling
11 to find how to fit the inverted U-shaped bicycle
12 racks to increase the bicycle parking. So, we
13 really, because of the vaults that are along
14 Half Street we're really struggling to find
15 room, you know, where we would have room for a
16 Capital BikeShare station. But like I said,
17 there are three in the area and we are providing
18 both bicycle parking on the outside, not a
19 Capital BikeShare station, but bicycle parking
20 as well as long-term bicycle parking within the
21 building. So, that coupled with the TDM plan
22 that provides the 24-hour membership for the

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1 guests, you know, we think that we're really
2 doing a good job of encouraging people to bike.

3 COMMISSIONER MILLER: And the retail
4 spaces don't have interior access to the loading
5 dock or the trash station, is that correct?

6 MR. UHRIN: They do in fact have
7 access to it. The building is designed so that
8 the retail spaces have access to the rear, a
9 corridor which would be a share corridor to give
10 them access to the loading and the trash
11 facility.

12 COMMISSIONER MILLER: Okay. Okay.
13 Thank you. Thank you for your presentation.

14 CHAIRMAN HOOD: This was kind of in
15 line with what Commissioner Miller was
16 mentioning when he was talking about what the
17 ANC was asking for.

18 Some of the things that the ANC was
19 asking for as mentioned they talk about the
20 anti-idling policy provided the bike racks
21 which Commissioner Miller touched on or fund of
22 Capital BikeShare. And I understand some of

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1 the things you're dealing with but how much of
2 this letter are you committed to making sure
3 that you do for the ANC? Obviously, they've
4 garnered you some supports I guess with these
5 conditions. What is the status of that?

6 MR. UHRIN: What we -- we talked about
7 all of those things with the ANC when we met with
8 them and we had the same discussion as we just
9 had now, for instance, about the challenges in
10 putting on a Bike/Share station, you know, on
11 the site. The anti-idling policy we talked
12 about how we would manage busses. Again, this
13 is not the type of hotel that's going to have
14 a lot of heavy bus traffic so we're comfortable
15 there. So, we did, you know, we had discussions
16 with the ANC about all these things and tried
17 to address them to the best of our ability before
18 coming before you all.

19 CHAIRMAN HOOD: What did you tell the
20 ANC about the construction jobs, the jobs. Did
21 you tell them how many jobs you were going to
22 give them?

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1 MR. UHRIN: They didn't ask
2 specifics. We talked about the possibility of
3 having a job fair of some kind associated with
4 the construction activities and that was the
5 discussions that I had with them.

6 CHAIRMAN HOOD: And what about the
7 ongoing jobs?

8 MR. FINKELSTEIN: Well, I'm sorry.
9 Job fair, actually when we were talking about
10 the job fair it was more about the ongoing jobs,
11 I'm sorry.

12 CHAIRMAN HOOD: So, you're pretty
13 confident that you all reached a consensus and
14 agreement that you all are going to try to
15 achieve some of these issues that they raised
16 in the ANC?

17 MR. FINKELSTEIN: I think that what
18 Dennis described earlier we had a very, you
19 know, two very good sessions with the ANC. We
20 listened to some of their concerns from the
21 first meeting. We made some changes to the
22 project. As a result of that we went back. We

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1 had a very positive meeting and got unanimous
2 support so, you know, I feel like we have, you
3 know, good discussions, good relationship and
4 a good resolution with the ANC.

5 CHAIRMAN HOOD: So, you all are going
6 to try to achieve and work towards some of the
7 things that the ANC has asked for?

8 MR. FINKELSTEIN: Yes.

9 CHAIRMAN HOOD: Okay. I really
10 wanted all that for the record.

11 MR. FINKELSTEIN: Yes.

12 CHAIRMAN HOOD: Okay. Anything else
13 Commissioners? All right. We thank you for
14 your presentation.

15 Let's see if we have anyone from
16 ANC-6D present for cross examination. Okay.
17 Not seeing anyone. Let's go to the Office of
18 Planning and District Department of
19 Transportation. Mr. Gyor and then we will
20 hear from Ms. Chamberlin.

21 MR. GYOR: Good evening, Mr. Chairman
22 and Members of the Commissioner.

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1 The OP generally supports the design
2 of the proposed hotel. The application meets
3 the criteria of the Capitol Gateway Overlay and
4 we are supportive of the parking relief
5 requested by the Applicant.

6 OP asked the Applicant to further
7 refine the party walls on the north side of the
8 proposed project which may be exposed for some
9 time. In addition, we asked for more detailed
10 renderings of the proposed signage at the street
11 level and on the high levels of the facades as
12 well as clarification of the proposed glass
13 embellishment which has been discussed, visible
14 on both the south and west elevations.

15 Thank you and I'm open for
16 questions.

17 CHAIRMAN HOOD: Ms. Chamberlin.

18 MS. CHAMBERLIN: Good evening. As
19 we mention in our report, we are expecting low
20 vehicular traffic volumes coming from this
21 project and we were very much in support of the
22 TDM measures. As they mentioned, it is unique

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1 and we would like to see a lot more of these new
2 developments coming in in terms of becoming
3 partners with the BikeShare and the D.C.
4 Circulator and providing those free day passes
5 to their guests.

6 And in regards, I'm happy to hear
7 that the retail space will have interior access
8 to the loading dock. It just doesn't show in the
9 site plan. Even in this one provided today
10 there isn't a door from the retail to the service
11 corridor but I'm sure that can be easily fixed.

12 In regards to the parking, the loss
13 of parking, overall in the ballpark area we have
14 not seen a reduction of the existing parking
15 with the new buildings coming in. For example,
16 the Forrest City proposal that recently came
17 through the Zoning Commission are actually
18 increasing the amount of parking that's going
19 to be available for ballpark patrons. And this
20 amount of parking is very, very small in
21 comparison to all the other projects. And most
22 of the projects that have come here before

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1 Zoning are planning to keep some of their
2 parking open to ballpark patrons so we don't see
3 that as a concern and we would like to see a
4 further reduction if possible. But this does not
5 cause in that reduction.

6 Oh, and I can also say, sorry. The
7 BikeShare station, we are actually planning on
8 putting a new BikeShare station on M Street and
9 First Place on that parcel that was just
10 recently approved for service parking lot where
11 the CIA building is getting torn down. So,
12 there will be another station over there
13 shortly.

14 CHAIRMAN HOOD: Okay. Let's open it
15 up. I was going to ask could we start putting
16 some bicycle racks near my Giant but I won't go
17 there. This doesn't even pertaining to this
18 case. Our bikes get stolen. We don't have any
19 racks. But anyway, okay.

20 Any questions of either the Office
21 of Planning of DDOT? Vice Chair Cohen?

22 VICE CHAIR COHEN: Thank you, Mr.

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1 Chairman.

2 So, just to clarify with DDOT.
3 Would you have any issues if we the developer
4 does not put in bike racks because of the site
5 restrictions?

6 MS. CHAMBERLIN: No, I think we can
7 work some more spaces out. I think in the site
8 plan that I had looked out I only saw three racks
9 which I think there's enough for six. But I
10 think you'd still be able to find a couple more
11 spots.

12 CHAIRMAN HOOD: Any other questions
13 of the Office of Planning or DDOT?

14 Commissioner Miller?

15 COMMISSIONER MILLER: No, just a
16 comment, Mr. Chairman.

17 I appreciate Ms. Chamberlin
18 addressing the issue about whether the
19 department is looking at the overall issue of
20 the need for temporary -- need for parking to
21 replace the service parking that's being
22 increasingly developed so as long as you are

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1 monitoring that and are on top of that situation
2 as each of these developments come forward, I'm
3 comfortable. Thank you.

4 CHAIRMAN HOOD: Okay. Any other
5 questions? Okay.

6 Does the Applicant have any cross?

7 MR. HUGHES: No, sir.

8 CHAIRMAN HOOD: Okay. Report of
9 Other Government Agencies. I don't think we
10 had anything other than what we've already
11 spoken about.

12 The Report of the ANC. Do we have
13 anyone here from ANC-6D? We have Exhibit
14 Number 14. It says that at the regularly
15 schedule and properly noticed meeting on June
16 9th, 2014, with a quorum being present, a quorum
17 being for, Advisory Neighborhood Commission 6D
18 voted six to zero in favor of the
19 above-referenced Zoning Commission additional
20 recommendations per attached resolution and
21 we've already went over what was attached in
22 that resolution and Applicant has conveyed to

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1 us that they are close and working on some of
2 those issues. May not get them all, but they're
3 close and working on a lot of those issue that
4 were in their resolution. Okay. So, that
5 garnered the six to zero in favor vote.

6 Okay. All right. Do we have any
7 organizations or persons who are here in
8 support?

9 Any organizations or persons who are
10 here in opposition?

11 Mr. Hughes, do you have any rebuttal
12 and if you don't have any rebuttal, closing?

13 MR. HUGHES: No rebuttal. In terms
14 of closing, do we have any questions regarding
15 the direction from the Commission? No, sir.
16 We thank you for your time and look forward to
17 hopefully a favorable approval of this case.

18 CHAIRMAN HOOD: Okay.
19 Commissioners, I think Commissioner May will be
20 reading this case also. I know Mr. Turnbull
21 mentioned about the tower asked the Applicant
22 to go back and kind of revisit that and look at

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1 that.

2 Did we ask for anything else, Ms.
3 Schellin?

4 MS. SCHELLIN: Since you brought up
5 Commissioner May since the decision is not being
6 made this evening, he will be reading the record
7 and he did have the same concern that
8 Commissioner Turnbull brought up with the
9 tower. And, I believe, Commissioner Miller
10 also brought it up saying maybe they should look
11 at it so that it becomes more of an architectural
12 embellishment. I think they've heard all the
13 comments that were made on that. That's the
14 only notes that I made that they need to address.

15 COMMISSIONER TURNBULL: OP had a
16 couple of comments for them to look at also.

17 MS. SCHELLIN: Okay. And to address
18 OP's comments.

19 CHAIRMAN HOOD: So, Commissioner May
20 -- can we send him the record so he can read it
21 tomorrow?

22 MS. SCHELLIN: No.

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1 CHAIRMAN HOOD: Okay.

2 MS. SCHELLIN: He's on vacation.

3 CHAIRMAN HOOD: Well, that's why I
4 wanted to send him the record since --

5 MS. SCHELLIN: I know.

6 CHAIRMAN HOOD: Okay.

7 MS. SCHELLIN: So, if I could just set
8 some dates. Are you ready for me to do that?
9 Sorry.

10 MR. HUGHES: Mr. Chair, I'm sorry to
11 interrupt but we would very much like to try to
12 get this on the Commissioner's next meeting
13 agenda if that's at all possible.

14 MS. SCHELLIN: That won't happen.
15 We have to wait for the transcript to come in
16 for Commissioner May to be able to participate.

17 CHAIRMAN HOOD: But I think they can
18 always expedite and give it to us, right. The
19 Applicant can do that if it's that important.
20 If not, we'll deal with it what the September?

21 MR. HUGHES: We can certainly --

22 MS. SCHELLIN: First September

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1 meeting.

2 MR. HUGHES: I'm not sure what the
3 time frame is on getting the -- you know, we can
4 have that transcript expedited but we are
5 certainly trying to move this project forward
6 to permit in the fall. So, in September.

7 MS. SCHELLIN: I think to expedite,
8 I'm not sure that it can be gotten that quickly.

9 CHAIRMAN HOOD: Okay. I just
10 mentioned it. I don't know what the time frame
11 --

12 MS. SCHELLIN: To be able to get a
13 package to Commissioner May. I just don't
14 think that's going to happen.

15 CHAIRMAN HOOD: Well, I know he'll
16 probably watch the video too, so send it to him
17 where he is now. Tell him to start reading it.

18 MR. HUGHES: Will Commissioner May be
19 participating in the meeting on the 28th?

20 MS. SCHELLIN: Yes.

21 CHAIRMAN HOOD: I think the problem
22 is we won't get the transcript.

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1 MS. SCHELLIN: Right. The package
2 has to go out on Monday, I mean Wednesday, that's
3 the problem.

4 CHAIRMAN HOOD: The first meeting in
5 September.

6 MS. SCHELLIN: Yes.

7 COMMISSIONER MILLER: When is the
8 first meeting in September?

9 MS. SCHELLIN: The 8th.

10 CHAIRMAN HOOD: September the 8th, is
11 that setting it back too far?

12 MS. SCHELLIN: Actually, take that
13 back. Since you guys set down the ZRR we will
14 be moving that to the 15th. So, it's now the
15 15th. That first meeting.

16 CHAIRMAN HOOD: The 15th is on a
17 Thursday?

18 MS. SCHELLIN: It's on Monday.

19 CHAIRMAN HOOD: Why is it not the
20 25th?

21 MS. SCHELLIN: No, we're going
22 announce that on the 28th, so actually we're

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1 announcing that now that the September 8th
2 meeting is being moved to the 15th.

3 So, if we could have those filings
4 by August 25th.

5 CHAIRMAN HOOD: Okay. Before you
6 give dates, let me just throw this out here.
7 We're trying to help this Applicant.

8 Can we do it at a Special Public
9 Meeting, about 15 minutes before one of our
10 hearings, sooner? Do we have any dates?

11 MS. SCHELLIN: The 28th after our
12 meeting --

13 CHAIRMAN HOOD: Will four or five
14 days help you?

15 MR. HUGHES: In September?

16 CHAIRMAN HOOD: Yes.

17 MR. HUGHES: Anything would help.
18 Anything would help, Mr. Chair, if there's just
19 -- I don't mean to belabor this but there's just
20 -- we can certainly respond to the comments and
21 questions we received about the architectural
22 embellishment, the tower next week by

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1 Wednesday. But I must be missing something.
2 You can't proceed without a transcript for Mr.
3 May to participate, is that --

4 MS. SCHELLIN: I mean, we can put it
5 on there and if Mr. May has an opportunity to
6 watch it and participate we can certainly --

7 MR. HUGHES: Certainly don't want to
8 provoke Mr. May but at the same time --

9 MS. SCHELLIN: He has requested
10 that --

11 CHAIRMAN HOOD: Let's do that.
12 Let's do that.

13 MS. SCHELLIN: He has requested to
14 participate so if he -- that's all we can do.
15 And if they end of deferring action then they
16 can choose to do that.

17 CHAIRMAN HOOD: Let's try to work
18 with it and see if we can cut out what I said
19 about --

20 MS. SCHELLIN: But actually I need it
21 before Wednesday. I need it by Monday because
22 actually are working on the package this Monday

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1 and Tuesday. So, you actually need to do your
2 filing by Monday.

3 MR. HUGHES: Okay. I'll let you
4 know. We'll talk to you.

5 MS. SCHELLIN: No, it's
6 electronically. You need to do it by paper.
7 This is a paper-file case so you need to do it
8 by paper.

9 So, by 3:00 p.m. on Monday the 21st
10 and then if the ANC chooses to respond we won't
11 get a response until 3:00 p.m. the 28th, the day
12 of the meeting.

13 CHAIRMAN HOOD: And we're doing this
14 to try to help you out.

15 MR. HUGHES: We appreciate that.

16 MS. SCHELLIN: And then we'll put it
17 on for the 28th and we'll let Commissioner May
18 know he has an opportunity to watch the video,
19 he can do that and --

20 MR. HUGHES: Sure, and we'll take the
21 queue from there. Thank you very much for
22 trying to accommodate us.

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1 CHAIRMAN HOOD: Okay. All right.

2 Do we have anything else?

3 MS. SCHELLIN: That's it.

4 CHAIRMAN HOOD: Okay. All right.

5 Colleagues, anything else?

6 CHAIRMAN HOOD: I want to --

7 (Whereupon, the above-entitled
8 matter went off the record at 7:56 p.m.)

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