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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission

Public Hearing  
Zoning Commission Case No. 08-33C [Conference  
Center Associates - PUD Modification at Parcel  
131/21.]

6:33 p.m. to 7:15 p.m.  
Thursday, September 24, 2015

Jerrily R. Kress Memorial Hearing Room  
441 4th Street, N.W., Suite 220 South  
Washington, D.C. 20001

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Board Members:

- ANTHONY HOOD, Chairperson
- ROBERT MILLER, Commissioner
- PETER MAY, Commissioner
- MR. TURNBULL, Commissioner

Office of Zoning:

- SHARON SCHELLIN, Secretary

Office of Planning:

- JENNIFER STEINGASSER
- KAREN THOMAS

Department of Transportation:

- MS. CHAMBERLIN
- JONATHAN ROGERS

For the Applicant:

- PAUL TUMMONDS
- SEAN STADLER

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

3

CHAIRPERSON HOOD: My name is Anthony  
4 Hood. Joining me are Vice Chair Cohen,  
5 Commissioner Miller, Commissioner May, and  
6 Commissioner Turnbull. We're also joined by the  
7 Office of Zoning staff, Ms. Sharon Schellin,  
8 Office of Planning, Ms. Steingasser and Ms.  
9 Thomas, the District Department of Transportation,  
10 Ms. Chamberlin and Mr. Rogers.

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This proceeding is being recorded by a  
court reporter. It's also webcast live. Notice  
of today's hearing was published in the D.C.  
Register, and copies of that announcement are  
available to my left on the wall near the door.

The hearing will be conducted in  
accordance with provisions of 11-DCMR-3022 as  
follows, preliminary matters, applicant's case,  
report of the Office of Planning, report of other  
government agencies, report of the ANC,  
organizations and persons in support,  
organizations and persons in opposition, rebuttal  
and closing by the applicant.

The following time constraints will be  
maintained in this meeting. The applicant up to

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1 60 minutes, organizations five minutes,  
2 individuals three minutes. All persons appearing  
3 before the Commission are to fill out two witness  
4 cards. Those cards are located to my left on the  
5 table near the door.

6           Upon coming forward to speak to the  
7 Commission please give both cards to the reporter  
8 sitting to my right before taking a seat at the  
9 table. When presenting information to the  
10 Commission please turn on your microphone and when  
11 you are finished speaking please turn your  
12 microphone off.

13           The decision of the Commission in this  
14 case must be based exclusively on the public  
15 record. The staff will be available throughout  
16 the hearing to discuss procedural questions.  
17 Please turn off all beepers and cell phones at  
18 this time so as not to disrupt these proceedings.  
19 Would all individuals wishing to testify please  
20 rise to take the oath?

21           Ms. Schellin, would you please administer  
22 the oath?

23           MS. SCHELLIN: Yes. Please raise your  
24 right hand.

25           [Oath administered to the participants.]

1 CHAIRPERSON HOOD: Okay. I just wanted  
2 to announce those who may be watching, streaming  
3 this, one of the reporters for the city -- was it  
4 the city paper?

5 UNIDENTIFIED SPEAKER: Current.

6 CHAIRPERSON HOOD: Oh, the Northwest  
7 Current. Ms. Wiener. I just was informed that  
8 she had passed. I'm not sure when. But one of  
9 the things I can say about her, that she always  
10 covered us fairly. And that's one thing I can say  
11 about her. So let's do a moment of silence if you  
12 all don't mind.

13 [Moment of silence.]

14 CHAIRPERSON HOOD: Thank you. Did anyone  
15 else want to say anything about Ms. Wiener? I  
16 know she covered a -- my name wasn't the only one  
17 she wrote about. Okay.

18 MR. MAY: I'll just add, you know, she  
19 was a regular and one of the few people who  
20 regularly covered us for many, many years and I  
21 remember going -- I don't know when she started,  
22 but she really was a fixture. And as you said,  
23 she was very fair of reporting of the actions of  
24 the Commission. So I think she'll be missed.

25 CHAIRPERSON HOOD: Okay. Anyone else?

1 Commissioner Miller?

2 MR. MILLER: Yes. Yeah, I agree with  
3 everything you've said and she will be missed.  
4 She did have a way of not only being fair but  
5 translating our Zoning legalese into plain English  
6 that people could understand, and always  
7 appreciated her writing in the Northwest Current.

8 CHAIRPERSON HOOD: Okay. Thank you. And  
9 I appreciate you, Commissioner May, for letting me  
10 know that because I wouldn't probably have found  
11 out for weeks later.

12 Ms. Schellin, do we have any preliminary  
13 matters?

14 MS. SCHELLIN: It appears that both of  
15 these experts that have been proffered have been  
16 previously accepted. The Commission was to accept  
17 them in this evening's case. Mr. Andres for  
18 Gorove/Slade, and Mr. Stadler from WDG.

19 CHAIRPERSON HOOD: Okay.

20 MS. SCHELLIN: You want to take --

21 CHAIRPERSON HOOD: Okay. We'll go  
22 straight to Mr. Tummonds.

23 MR. TUMMONDS: With the case, it's all  
24 for the preliminary matter.

25 CHAIRPERSON HOOD: Okay.

1 MR. TUMMONDS: Preliminary, yes. Ms.  
2 Schellin is correct. We have just proffered two  
3 expert witnesses.

4 CHAIRPERSON HOOD: Two experts.

5 MR. TUMMONDS: They had been previously  
6 admitted as experts in this case.

7 CHAIRPERSON HOOD: Okay. We've already -  
8 - I reviewed that. We had already accepted them  
9 previously unless somebody wants to reconsider,  
10 but we usually don't. I think we could move  
11 forward.

12 And what was the other preliminary  
13 matter?

14 MS. SCHELLIN: That's it.

15 CHAIRPERSON HOOD: Okay. All right. Mr.  
16 Tummonds, good to see you. You may begin.

17 MR. TUMMONDS: Thank you. Good evening,  
18 Mr. Chairman, Members of the Commission. We are  
19 here tonight to present an application which seeks  
20 your approval of minimal modifications to the  
21 plans for a hotel and conference center project,  
22 which were approved by the Zoning Commission in  
23 Zoning Commission Case No. 08-33. As noted in our  
24 written submission in this case, these  
25 modifications are being proposed in order to bring

1 the hotel and conference Center into really the  
2 current hospitality marketplace standards. And we  
3 believe that these modifications we're proposing  
4 are entirely consistent with the Zoning  
5 Commission's approval of the original PUD  
6 application.

7 We note that the Office of Planning, the  
8 Department of Transportation, the Deputy Mayor for  
9 Planning and Economic Development, and ANC 5-A  
10 have all submitted reports in support of this  
11 application and there is no opposition to this  
12 application.

13 I will now -- our first witness will be  
14 Mr. Sadler. He'll walk you through all the plans.  
15 Mr. Andreas, our traffic engineer, is here to  
16 answer any questions that you may have. And our  
17 goal is to get through this in less than the 14  
18 minutes we have allotted. Thank you.

19 Mr. Stadler.

20 MR. STADLER: Good morning,  
21 Commissioners. My name is Sean Stadler. I am the  
22 principal designer from WDG Architecture that is  
23 responsible for this. And what we have is just a  
24 brief presentation to walk through where the  
25 project was in approval and where it is today.

1           And as Paul said, the primary reason that  
2 we've made some modifications is changes in the  
3 market. So just to reorient you to the site, we  
4 are just right in the center of the screen there,  
5 North Capitol and Irving Street. I'm sorry,  
6 Michigan and Irving Street. North Capitol is to  
7 the west. The Basilica is just to the north. The  
8 Children's Center is to the left there.

9           And when we first started this project  
10 Monroe Street wasn't even conceived of back in  
11 2007. So it's actually living proof that there's  
12 successful development in the neighborhood.

13           So the original plan was this, and this  
14 is where we are today. So there was really six  
15 main features that changed. One is the change in  
16 the brand. We had one Marriott brand originally  
17 and now we have two different brands, a residence  
18 and a courtyard. Back when we began this Marriott  
19 really wasn't comingling brands.

20           The second is the height of the parking  
21 garage got adjusted to increase the retail height  
22 as well as to increase the visibility under the  
23 bridge that connects the parking garage and the  
24 conferencing center.

25           The third is the entrance to the actual

1 White Tablecloth Restaurant was moved. And I'll  
2 walk you through exactly where that moved to. And  
3 then the hotel, because of the change in brands,  
4 was extended out towards the property line which  
5 was something that we previously had requested  
6 relief from a side yard setback. So now we're  
7 actually adhering to the zoning and building  
8 straight to the property line.

9           The fifth change is including basement  
10 parking, which I think you'll see back when we  
11 first sent this through, there was a request to  
12 actually put it under ground so we have actually  
13 listened to that in this process and put some  
14 parking underground.

15           And last is a minor modification to the  
16 roof structure but we're still asking for the same  
17 relief.

18           So on the site plan you can see the new  
19 configuration is up to the property line here.  
20 And that's really the most significant change.  
21 The phase 1 site parking you can see has a reduced  
22 parking from what was originally approved to  
23 today, because we are subsurface parking. The  
24 original basement you can see was just flexible  
25 space here, and eventually it will go all the way.

1 Currently we are building more underground for  
2 amenity space and you can see the underground  
3 parking that we are planning for.

4           The typical floor, you can see here we  
5 were set back about 19 feet from the property  
6 line. And now we're at the property line so we  
7 grew this way. And then the roof structure, we  
8 had relief in the pitch points here, and we still  
9 need relief in the pitch points. The mechanical  
10 penthouse grew just a little bit in the north and  
11 south directions, but still really looking at the  
12 same relief there.

13           And then when you look at the  
14 architecture this slide shows the original  
15 approved and this is the revised. So the building  
16 grew a little bit this way but the intent of the  
17 design is really intact and I think we're still in  
18 the spirit of the architecture. And again, the  
19 retail space here grew -- we have a retail  
20 consultant that's really looking at how the space  
21 works. And they recommended that that space  
22 needed to be higher to get better tenants in that  
23 space.

24           This is looking from the corner of Irving  
25 and Michigan, so this is Irving here. Michigan.

1 And again, this is the existing, and this is what  
2 the current is. So extending to the site property  
3 line here is what we're kind of showing. And then  
4 the inside courtyard and today. So you can see  
5 how we handled the growth here.

6 And that concludes our presentation.

7 MR. TUMMONDS: We're available to answer  
8 any questions you may have.

9 CHAIRPERSON HOOD: Okay. Great. Let's  
10 see if we have any questions. Colleagues, this  
11 modification. Commissioner May?

12 MR. MAY: I basically had two questions.  
13 You can handle them in whatever order they are.  
14 One is I need to understand better the rooftop  
15 relief. And then the second thing has to do with  
16 DDOT's issue with the entrance point off of Irving  
17 Street and how that's going to be fixed, because I  
18 think you've indicated that it's going to be  
19 fixed.

20 MR. TUMMONDS: Sure. You want to start  
21 with the --

22 MR. STADLER: Sir, the rooftop, one to  
23 one setback is the penthouse at 17 feet, six. So  
24 we need 17 feet, six from the edge. And we're  
25 okay here, we're okay here, we're okay here, we're

1 okay here, we're okay here. We are not okay right  
2 here where one wing of the building intersects the  
3 other, just because of the geometry. So we're  
4 about four feet between the edge of the parapet  
5 here and there. And then we're about 14 feet on  
6 the inside here, rather than the 16, or 17, six.  
7 I believe it's exactly the same as the relief that  
8 we were asking for originally.

9 MR. MAY: Okay. So my first question is,  
10 I can't even answer, which is, how did I accept  
11 that before because it just seems like really  
12 visible areas of relief and it's the sort of thing  
13 I would think I would have had great concerns  
14 about last time. I know you can't answer what I  
15 was thinking before so I'll just have to rethink  
16 it.

17 All right. I'm really puzzled by this.  
18 What we're seeing in that drawing now, in the gray  
19 area that's surrounded by what looks like yellow  
20 there, but it's green on our drawings, it's only  
21 the gray area that is the elevated penthouse roof.

22 MR. STADLER: Yes.

23 MR. MAY: Right?

24 MR. STADLER: That's correct.

25 MR. MAY: Okay. So, and it looks like it

1 is merely identical in the new as in the old, just  
2 it moved a little bit further to the northeast.  
3 The end wall moves a little bit to the northeast,  
4 on the south chunk of it, right?

5 MR. STADLER: That's correct. It's  
6 really driven by -- I don't know if you can see  
7 this, but the location of the elevator core here  
8 in the plan, is really what forces us to have this  
9 wall not be 17, six from that little pinch point  
10 there.

11 MR. MAY: But you've gone from a 10, six  
12 setback at that pinch point to a four foot,  
13 correct? Am I understanding correctly?

14 MR. STADLER: Yes, that's correct.

15 MR. MAY: All right. So then I'm looking  
16 07 and 08, which are the two renderings. And I  
17 guess I'm looking -- am I looking at it -- yeah,  
18 looking from Michigan Avenue which is showing us  
19 that pinch point, right?

20 MR. STADLER: Yeah. The pinch point is  
21 really the furthest piece back --

22 MR. MAY: Right.

23 MR. STADLER: -- right there.

24 MR. MAY: Right.

25 MR. STADLER: So what's perceived on

1 Michigan is this and we're substantially further  
2 back than the one-to-one setback from that wing  
3 that's coming out at you.

4 MR. MAY: Yeah, except for the pinch  
5 point. So, you know, in the approved view -- go  
6 to the approved view for a second. So the  
7 approved view the penthouse looks like it's about  
8 four feet taller and it looks like it goes all the  
9 way to the edge of the building on the left side  
10 of the view. And then you're saying it's the same  
11 height and it's more or less the same place. But  
12 it's so much shorter and so much further set back.  
13 I mean, so there's something seems like it's off  
14 in the rendering.

15 MR. STADLER: So, you did have an issue  
16 with this way back when.

17 MR. MAY: Oh, I'm glad you remember.

18 MR. STADLER: And what happened was we  
19 went back and revised that, and when we  
20 resubmitted it, we resubmitted it in plan  
21 revisions --

22 MR. MAY: Right.

23 MR. STADLER: -- I don't believe we ever  
24 --

25 MR. MAY: Updated it.

1 MR. STADLER: -- updated the renderings  
2 for that.

3 MR. MAY: Right.

4 MR. STADLER: So this rendering is  
5 actually reflective of what we are showing and so  
6 that is --

7 MR. MAY: I mean, what it looks like, it  
8 looks like the approved plan, the rendering of the  
9 approved plan looks inaccurate.

10 MR. STADLER: Yes.

11 MR. MAY: And you think that's probably  
12 correct?

13 MR. STADLER: Yes.

14 MR. MAY: Okay. Somehow I don't find  
15 that very reassuring, but I'll accept that. So  
16 point to me, in what drawing did we have the  
17 actual plan? Oh, it's only at this point for a  
18 page earlier. So the --

19 MR. STADLER: If you look at Sheets A7  
20 and A8.

21 MR. MAY: Right.

22 MR. STADLER: You will see, because we  
23 had one brand we had less elevators to service  
24 that.

25 MR. MAY: Yeah.

1 MR. STADLER: And so -- oops. So we only  
2 had two elevators here in the core.

3 MR. MAY: Right.

4 MR. STADLER: Now that we have a  
5 courtyard and a Resident's Inn we have two  
6 elevators to service that and the configuration  
7 changed there.

8 MR. MAY: Uh-huh. Yeah. So I mean, if I  
9 didn't like it before at 10 feet and I really  
10 really don't like it at four feet, and I just, I  
11 mean, I -- can't something be done to that core to  
12 shift things? I mean, it's not like there isn't  
13 core area of building available. It just, it has  
14 to do with how everything is laid out. And if the  
15 whole core could shift a few feet to the  
16 northwest, then it would -- the problem would  
17 either go away or be significantly reduced.

18 And I think you need to make that effort  
19 to do that because I think frankly it really  
20 detracts from the building to be able to see that  
21 penthouse so prominently at that pinch point. And  
22 if you need relief on the backside as a result,  
23 that's the back side.

24 MR. STADLER: Right. And you can see on  
25 the roof plan that we already -- we're already

1 tight right there.

2 MR. MAY: I'm sorry, right where?

3 MR. STADLER: There's a pinch point on  
4 the front and the back, so --

5 MR. MAY: Right. And the pinch point on  
6 the back doesn't bother me nearly as much as the  
7 pinch point on the front. And you know, what I'd  
8 really like to see is, you know, no need for  
9 setback relief on the front of the building  
10 because as a matter of principle it's not --

11 MR. STADLER: I mean, I don't think we  
12 can achieve that. I think we can reduce it but I  
13 don't think we can achieve it. We only have five  
14 feet of dimension on the back side right now. So  
15 even if I went to zero, I'm not going to get to 17  
16 feet.

17 MR. MAY: That assumes that you're not  
18 going to move your rooms around at all.

19 MR. STADLER: The width of that thing in  
20 the middle is maybe 20 feet to begin with. If you  
21 see --

22 MR. MAY: Where am I seeing that?

23 MR. STADLER: The width from here to  
24 here.

25 MR. MAY: Not the entire bar. Oh, I see

1 it's -- well, okay. I see. But I mean, that has  
2 to do with how you've configured the vertical  
3 portion of the building. I mean, you have -- I  
4 mean, you can butt all the way up against that  
5 other side there.

6 MR. STADLER: Except we lose a room  
7 there. I understand your concern. I absolutely -  
8 -

9 MR. MAY: You have so much land to work  
10 with here, and you know, I don't know how far, how  
11 bad this is for you to try to make those sorts of  
12 changes. But, you know, if the whole thing or  
13 that row of buildings has to move a little bit  
14 further out.

15 MR. STADLER: Then you would move this  
16 street here, which is a DDOT issue. I mean, while  
17 we have a lot of land we actually have --

18 MR. MAY: You're a bit constrained in  
19 some other areas. I understand that.

20 MR. STADLER: Yeah.

21 MR. MAY: Well, I just think you need to  
22 take another shot at it and see if you can get rid  
23 of that need for relief entirely. And if you  
24 can't, you know, the best you can possibly do.

25 So let's talk about the road.

1 MR. STADLER: Can I just ask?

2 MR. MAY: Yeah.

3 MR. STADLER: So when we previously got  
4 an approval we were 10 foot six back --

5 MR. MAY: Yeah.

6 MR. STADLER: -- from that, which was  
7 approved.

8 MR. MAY: Right. Well, I'm unhappy with  
9 what I approved last time. At least my vote in  
10 favor of it. I assume I voted in favor of it.  
11 But, you know, sometimes I'm unhappy with my  
12 previous self.

13 I know. I just think it's worth it,  
14 since you're -- you know, you have been  
15 redesigning the building just to take another  
16 closer look at that and see what you can do to  
17 make it go away entirely. And if what you can get  
18 is back to 10 feet, you know, I would say that  
19 would be the minimum, from my perspective.

20 [Timer went off.]

21 MR. MAY: Is my time up?

22 MS. SCHELLIN: Sorry.

23 CHAIRPERSON HOOD: It's been up.

24 MS. SCHELLIN: Yes.

25 MR. MAY: No, I mean, the question I have

1 then is just about the road. I mean, the issue  
2 with the entry and how does that get fixed?

3 MR. ANDRES: Yes. It's, for the record,  
4 Erwin Andres, from Gorove/Slade Associates. So,  
5 Commissioner May, figure 2, which is part of the  
6 September 4th, 2015th supplemental statement, is a  
7 graphic of how we intend on modifying the off-ramp  
8 that comes off of North Capitol Street to Irving  
9 Street.

10 MR. MAY: Is that something that you  
11 could show us on any of the slides that are up  
12 there? Because I don't --

13 MR. TUMMONDS: No, we don't have it with  
14 us.

15 MR. MAY: You don't have it with you.  
16 But it's in something that was submitted?

17 MR. TUMMONDS: Yes, absolutely.

18 MR. MAY: Do you know the exhibit number?  
19 See we, you know, we have these filed by exhibit  
20 numbers, not by date of submission.

21 MR. TUMMONDS: Okay.

22 MR. MAY: So. Is it just in the general  
23 drawing set that was originally? No. Is it in  
24 the traffic -- one of your memos?

25 MR. TUMMONDS: Yes. It is.

1 MR. MAY: Oh, okay. So you had two  
2 memos. Was it the first one or the second one?

3 MR. TUMMONDS: It is the --

4 MR. MAY: Tab C or Tab --

5 MR. TUMMONDS: I believe it's the C.

6 MR. MAY: There we go.

7 MR. ANDRES: So there are two figures.

8 MR. MAY: I see.

9 MR. ANDRES: Figure 1, which is the  
10 existing condition. And Figure 2 is the modified  
11 condition.

12 The way that the access configuration for  
13 the ramp that currently exists is that when you're  
14 coming off of North Capitol Street and that ramp  
15 extends to Irving Street, you actually have your  
16 own lane. So there's no merge condition.

17 And so then if you're on Irving Street  
18 and you want to get into the site you have to  
19 essentially weave over. So we're mitigating that  
20 condition by modifying the ramp so that you don't  
21 have a free flow condition at the end of the ramp.  
22 It's an actual yield condition.

23 MR. MAY: Right.

24 MR. ANDRES: You're forced to stop and  
25 yield to the traffic on Irving Street, which is a

1 safe condition. And it's actually a condition  
2 that's more conducive to slower speeds on Irving  
3 Street.

4 MR. MAY: Okay. And DDOT has agreed that  
5 that's the -- some version of that is the correct  
6 solution?

7 MR. ANDRES: Yes.

8 MR. MAY: That seemed to be what is in  
9 their memo.

10 MR. ANDRES: Yes, that is our  
11 understanding.

12 MR. MAY: Okay. Thanks.

13 CHAIRPERSON HOOD: Any other questions?  
14 Vice Chair Cohen?

15 MS. COHEN: Thank you, Mr. Chairman. I  
16 did not sit on the original approval so I don't  
17 have any former biases, but I have a current one.  
18 And that is -- and I don't see any photographs of  
19 it, but the parking garage. Now is this in the  
20 current phase? Current mod? Or is it a future  
21 phase, and is there a photograph of it anywhere  
22 because I don't believe I've come across it.

23 And again, I'm not a fan of most parking  
24 garage designs. So I hope that you have done your  
25 utmost to make it look warm and friendly, let's

1 say. As opposed to what most parking garages look  
2 like. They're a blight on a city and a  
3 neighborhood.

4 MR. ANDRES: Yes, so the garage and all  
5 the elevations were in the original submission.  
6 It is exactly as approved previously, retail at  
7 the base. We have a green feature, some signage,  
8 and that was something that going through the  
9 original process looked very extensively at and  
10 was ultimately approved as a thoughtful design.

11 MS. COHEN: Thank you. And thank you for  
12 the green wall.

13 CHAIRPERSON HOOD: Okay. Commissioner  
14 Miller.

15 MR. MILLER: Thank you, Mr. Chairman. I  
16 think the reduction -- the modifications that  
17 include the reduced surface parking and the  
18 increased retail height are definitely steps in  
19 the right direction and are beneficial to the  
20 project.

21 So just following up with the Vice  
22 Chair's question about that, and I wasn't on the  
23 original either. Is it -- I appreciate the green  
24 wall at the top. Is it possible to put that green  
25 strip at each of the places, each of the strips,

1 each of the horizontal strips, and is it really  
2 going to stay green throughout the year? Or how  
3 does that work?

4 MR. STADLER: The green strip on the top  
5 is a fairly expensive piece of that garage because  
6 of the fact that it has no real area to grow, so  
7 it has to be a planted system. And again, if we  
8 were to extend that it would just continue that on  
9 the western side. It's more conventional where  
10 it's going from the ground up.

11 MR. MAY: Can you show A21?

12 MR. STADLER: I do not have that in this  
13 package, but you have it in yours.

14 MR. MAY: Right.

15 MR. STADLER: In your submission.

16 MR. MILLER: Just, so what is that  
17 expense of the -- is it the expense of installing  
18 it, or it's the expense of maintaining it, or  
19 both? Do you have a ballpark figure?

20 MR. STADLER: I think it's about three  
21 times or four times. It's about three or four  
22 times more expensive than the conventional system  
23 where you grow from the ground up. And when you  
24 grow from the ground up it grows about a floor a  
25 year.

1           MR. MILLER: Well, it's obvious I think  
2 that it would look better to have the green strip  
3 at least two more times below it in between the  
4 openings for the parking garage just so it looks  
5 more like a -- just looks more attractive to the  
6 whole development.

7           On the DDOT -- so just to clarify on the  
8 DDOT, you're agreeing to all of the DDOT  
9 conditions that are in their most recent September  
10 11th memo?

11           MR. STADLER: Yes.

12           MR. MILLER: Okay.

13           MR. STADLER: Yes, we are.

14           MR. TUMMONDS: We think that all of the  
15 DDOT conditions can be addressed. They're all in  
16 the public space. It's the reconfiguration of the  
17 public space and the ramp that can be addressed  
18 during the permitting process, when the specific  
19 details are available.

20           MR. MILLER: And there are some  
21 substantial investments that you'd be committing  
22 to there. Do you have a quantification of what  
23 those -- you know, if you had to do the whole  
24 reconfiguration of the ramps and all the costs of  
25 the signaling and everything else?

1           MR. TUMMONDS: Well, the costs of the  
2 signaling, yes. I mean, that hasn't changed from  
3 the original approval.

4           MR. MILLER: So the additional, do you  
5 know what that --

6           MR. TUMMONDS: We think the additional  
7 requests that have been made, we don't think are  
8 going to be that -- because it's striping. And so  
9 there isn't a lot of -- or I shouldn't say too  
10 much, but we don't think that that is going to be  
11 the significant cost. The significant costs that  
12 were in the previous original approval, changes to  
13 the Michigan and Irving intersection, the  
14 signalization, yes, we know that those are  
15 significant costs that we've agreed to those  
16 throughout.

17           The range of the cost is upwards of  
18 \$400,000. You know, the signals themselves are  
19 probably going to cost that much.

20           MR. MILLER: And I guess my last  
21 question, if you get this approval, I mean, I  
22 realize that there were market challenges since  
23 the original approval in terms of proceeding with  
24 the development. But do you think that this can  
25 proceed finally with the development in the not

1 too distant future if you get this approval?

2 MR. TUMMONDS: Yes. We believe that this  
3 is the project, the market is right with the new  
4 bifurcated flags that we have there. Yes, this is  
5 ready to move forward.

6 MR. MILLER: Okay.

7 MR. TUMMONDS: Expeditiously.

8 MR. MILLER: Great. Thank you very much.

9 CHAIRPERSON HOOD: Okay. Mr. Turnbull.

10 MR. TURNBULL: Thank you, Mr. Chair.  
11 Speaking of green items, it would appear, looking  
12 at the drawings, roof plans A6 -- 6 and 7, that  
13 your green roof has significantly been diminished.

14 MR. STADLER: I mean, I don't -- I think  
15 we showed some more green roof on the original. I  
16 don't see a reason that we couldn't provide that  
17 on the current. May have just have been an  
18 oversight.

19 MR. TURNBULL: Yeah, I mean, it looks  
20 like I see a lot of tan areas on my drawings,  
21 instead of green. And I'm not sure of the use  
22 changed or if it was still roof area in the same  
23 situations. But I would think you should revisit  
24 that.

25 The roof -- while I'm trying to remember,

1 I sat on this originally. The roof on the  
2 conference center, is that a white roof?

3 MR. STADLER: Yes.

4 MR. TURNBULL: It is. Okay. And the  
5 garage is just an exposed open garage floor? Or  
6 is that just --

7 MR. STADLER: Yeah, there were some  
8 plantings. There's some tree boxes on it.

9 MR. TURNBULL: There's plantings.

10 MR. STADLER: Yes.

11 MR. TURNBULL: Okay. I guess I would  
12 concur with Commissioner May about the pinch  
13 point. I think you really need to revisit that  
14 core and massage that. And I think you can get  
15 back -- if we approved that original 10, six, I  
16 think you ought to get back to that somehow. I  
17 think that would be worthwhile. I think going  
18 down to four feet is a little bit much. And I  
19 would argue the whole thing about how much room  
20 you've got on the site, but I think there is some  
21 massaging that can be done. And I won't go over  
22 anything but I would reiterate some of the  
23 comments of my colleagues.

24 So I think, Mr. Chair, that will be it  
25 for me.

1 CHAIRPERSON HOOD: Okay. Thank you, Mr.  
2 Turnbull.

3 Let me start off by agreeing with both  
4 Mr. Turnbull and Commissioner May and Commissioner  
5 Turnbull, ask you to relook at that, what  
6 Commissioner May went over with you.

7 You mentioned Monroe Street and I'm  
8 trying to -- you meant Monroe Market, or Monroe  
9 Street?

10 MR. STADLER: Monroe Market, yeah.

11 CHAIRPERSON HOOD: Okay. I'm glad you  
12 said Monroe Market but I think you said street  
13 because I'm 51 years old and I remember Monroe  
14 Street.

15 MR. STADLER: Sorry.

16 CHAIRPERSON HOOD: Okay. I don't have a  
17 lot I will tell you. I was very excited about  
18 this first project. I was here for the first one.  
19 I was excited about the time extensions, excited  
20 about the modification and my colleague,  
21 Commissioner Miller, just mentioned that we're  
22 thankful it's going to ever get done. I was  
23 excited about the first one because I think the  
24 concept at that time, if I remember -- if my  
25 memory serves me correctly, was to support the

1 hospital. So I mean, you know, I know the market  
2 is ready for this. I heard expeditiously, Mr.  
3 Tummonds. We're ready to move forward.

4 And you know, I think about that when I  
5 ride through there, because I ride through there  
6 every Sunday on my way to church, and I think  
7 about that. Okay, well -- I'm going to remember  
8 that, expeditiously. So I don't really have a  
9 whole lot of questions about this. I'm excited  
10 about it. I've been excited about it. Hopefully  
11 we can get it done.

12 So, if not, I'll see you all for the next  
13 modification because I plan on being here about  
14 another three years. So hopefully we won't go  
15 that far. Any other questions?

16 MS. COHEN: Actually, yes.

17 CHAIRPERSON HOOD: Vice Chair Cohen.

18 MS. COHEN: No, I'm just curious again,  
19 there's been a lot of evolution for a green  
20 building and I was wondering what you're going to  
21 achieve because the city has certain minimum  
22 requirements now on LEED.

23 MR. STADLER: I believe we were -- LEED  
24 Silver was what we were targeting.

25 MS. COHEN: Okay. Thanks.

1           CHAIRPERSON HOOD: I did notice, there  
2 were three new conditions that are being proposed.

3           MR. TUMMONDS: Those were purely the  
4 results of back when we -- when we originally did  
5 this project we were within the jurisdiction of  
6 ANC 5-C.

7           CHAIRPERSON HOOD: Right.

8           MR. TUMMONDS: And so all the three  
9 conditions, all we're doing is noting that this  
10 property is not in 5-A, so all references to 5-C  
11 have been replaced to the appropriate reference to  
12 5-A.

13           CHAIRPERSON HOOD: To 5-A. Okay. Okay.  
14 And I'm just thinking, I know in other cases we  
15 deal with that whole redistricting issue if comes  
16 up again. You know what? That's okay. Any other  
17 questions?

18           Do we have anyone here from ANC 5-A?  
19 Okay, not seeing anyone, cross-exam, or any  
20 questions? Let's go to the Office of Planning and  
21 the District Department of Transportation at the  
22 same time.

23           Ms. Thomas.

24           MS. THOMAS: Good evening, Mr. Chairman,  
25 Members of the Commission. Karen Thomas with the

1 Office of Planning and we will stand on the record  
2 of our report and we'll support any changes that  
3 the applicant might proffer prior to final action.

4 CHAIRPERSON HOOD: Thank you very much.

5 MS. THOMAS: Thank you.

6 CHAIRPERSON HOOD: Thank you very much,  
7 Ms. Thomas. Let's go to Mr. Rogers.

8 MR. ROGERS: Good evening, Mr. Chairman,  
9 Members of the Commission. DDOT is happy to stand  
10 on the record at this time and happy to answer any  
11 questions you may have.

12 CHAIRPERSON HOOD: Thank you very much,  
13 Mr. Rogers.

14 Commissioners, any questions of either  
15 the Office of Planning or District Department of  
16 Transportation?

17 Commissioner May?

18 MR. MAY: I just want to confirm, you're  
19 happy with their proposed changes to Irving  
20 Street?

21 And this is for DDOT.

22 MR. ROGERS: Yes.

23 MR. MAY: If you want to answer, Ms.  
24 Thomas, you --

25 MS. THOMAS: I'm sorry.

1           MR. ROGERS: That's correct. We're happy  
2 with the commitment to complete the necessary  
3 right of way changes prior to the certificate of  
4 occupancy and we have several -- we have the  
5 policy in place to deal specifically with  
6 interchange and modifications and the changes will  
7 be subject to that document and policy.

8           MR. MAY: So just out of curiosity, and  
9 this doesn't really relate specifically to this  
10 case, but Irving Street is like, is a  
11 superhighway, the way it's been designed. Is it  
12 always going to be that way or is it going to be  
13 scaled down to be a normally -- you know, a normal  
14 proportioned street with a normal number of lanes,  
15 or to come here, or does it actually need three  
16 lanes in each direction with, you know, slip ramps  
17 and everything else?

18           MR. ROGERS: I'm happy you asked. We're  
19 actually at the very beginning stages of an  
20 east/west corridor study, looking from Brookland  
21 to Columbia Heights and points west. The results  
22 -- there are no results for that study yet. It's  
23 just getting going, but it will look at ways to  
24 improve safety and transit and multi-modal  
25 connections in the area. I think some of the

1 improvements that the PUD has already committed to  
2 making and the changes to the ramp will help to  
3 facilitate the change of that corridor to one  
4 that's more conducive to multi-modal travel. And  
5 I will note that as the DDOT study goes forward  
6 and the changes to the right of way that the PUD  
7 will make, we'll have to make sure that those two  
8 things are harmonious. But I think that's  
9 entirely possible and I think we'll resolve the  
10 positive changes to the corridor.

11 MR. MAY: Okay. Well, that is very  
12 encouraging. You know, when I saw mention of the  
13 study in your report and I have the impression  
14 that it was more about adding transit than  
15 actually looking at the entire picture and making  
16 the street into more of a street and less of a  
17 highway. So that's great.

18 CHAIRPERSON HOOD: Okay. Any other  
19 questions or comments of Office of Planning or  
20 DDOT?

21 Okay. Not seeing any, let's go to the  
22 other government reports. We already had spoken  
23 about the DDOT report, but also we have a letter  
24 from the Deputy Mayor, Planning and Economic  
25 Development and it appears he was supportive. Did

1 I miss anything else?

2 MS. SCHELLIN: No.

3 CHAIRPERSON HOOD: Okay. Also, the  
4 report of the Advisory Commission which now is in  
5 5-A. We have a letter of support from 5-A and Mr.  
6 Tummonds already mentioned how some of the  
7 conditions were already switching over now to 5-A.

8 Do we have any organizations and persons  
9 who are here in support?

10 [No audible response.]

11 CHAIRPERSON HOOD: Any organizations or  
12 persons who are here in opposition?

13 [No audible response.]

14 CHAIRPERSON HOOD: Okay. Mr. Tummonds,  
15 you have any closing?

16 MR. TUMMONDS: Only to say that we heard  
17 the questions regarding the roof plan. We will  
18 take a look at revising that roof plan. And I  
19 think our goal would be to -- it's my  
20 understanding October 19th is the next public  
21 meeting and we'd like to work our way back in  
22 order to get you that information so that you can  
23 take this up on October 19th. Thank you for your  
24 time this evening.

25 CHAIRPERSON HOOD: Okay. Thank you. Any

1 follow-up questions, Commissioners?

2 MS. COHEN: No.

3 MR. MAY: Mr. Chairman, you know, I know  
4 you were anxious to see this project move along  
5 and we believe the applicant is going to make a  
6 serious effort to try to address the setback  
7 issue. I would be happy to see that for final.

8 CHAIRPERSON HOOD: Okay. All right.  
9 Anyone else have any issues, showstoppers? Okay,  
10 Commissioner May, do you want to -- happy to see  
11 it at final, we've got to get there, so.

12 MR. MAY: Oh, so you want me to make a  
13 motion?

14 CHAIRPERSON HOOD: I sure do. Quickly  
15 because 8:30 is -- no, I'm just playing.

16 MR. MAY: Hold on a second, I've got to -  
17 -

18 MS. SCHELLIN: When I came out here I  
19 heard that in the audience.

20 CHAIRPERSON HOOD: What's that, by 8:30?

21 MS. SCHELLIN: No, that somebody wanted  
22 to go home and watch the game; that we needed to  
23 hurry up.

24 CHAIRPERSON HOOD: Who said that?

25 UNIDENTIFIED SPEAKER: I did not.

1 CHAIRPERSON HOOD: It wasn't me.

2 MS. SCHELLIN: Do you want to know who?

3 CHAIRPERSON HOOD: Somebody.

4 UNIDENTIFIED SPEAKER: Yes, please.

5 MR. MAY: I was just trying to bring up  
6 the reports. I hope I said the right stuff, so.

7 MS. COHEN: Okay. I move to propose  
8 approval of Zoning Case 08-33C, Modification to  
9 Improve Planned Unit Development Conference Center  
10 Associates One, LLC., Parcel 121/31, and ask for a  
11 second.

12 MR. MILLER: Second.

13 MR. MAY: Could I clarify that with the  
14 inclusion that they --

15 MS. COHEN: Sure.

16 MR. MAY: -- address the setback issues  
17 before final.

18 MR. MILLER: And the green roof.

19 MS. COHEN: And that's understood.

20 MR. MAY: And the green roof, yes.

21 MS. COHEN: Yes.

22 CHAIRPERSON HOOD: Okay.

23 MR. MILLER: And I wouldn't mind if they  
24 took a second look, if they could add more green  
25 to the façade of the parking garage. But I

1 realize there is an expense associated with that.

2 CHAIRPERSON HOOD: Okay. It's been moved  
3 and properly seconded with the caveat of the  
4 comments expressed during the dialog and as well  
5 as in this motion as discussion. Any further  
6 discussion?

7 All those in favor.

8 [Vote taken.]

9 CHAIRPERSON HOOD: Not hearing any  
10 opposition of those of us -- well, any of us, Ms.  
11 Schellin, would you record the vote?

12 MS. SCHELLIN: Yes, sir. Staff records  
13 the vote five to zero to zero to approve proposed  
14 action in Zoning Commission Case No. 08-33C, the  
15 PUD modification at Parcel No. 131/21,  
16 Commissioner Cohen moving, Commissioner Miller  
17 seconding, Commissioners Hood, May, and Turnbull  
18 in support.

19 CHAIRPERSON HOOD: Now do we need to work  
20 on some dates?

21 MS. SCHELLIN: Yes, sir. This will not  
22 come up for final action until the November 9th  
23 meeting. So we can set a date for that at -- I  
24 think they may need a couple weeks on that. Yeah,  
25 if we could have until October 19th.

1 MR. MAY: That works.

2 MS. SCHELLIN: So if we give them until  
3 October 19th to provide those drawings and take a  
4 look, maybe, at -- take another look at the 10  
5 foot six roof setback, I think that they did want  
6 to be clear about that. Also the green roof that  
7 Commissioner Turnbull brought up, and maybe take a  
8 look at adding some more green. I believe it was  
9 to the garage that Commissioner Turnbull brought -  
10 - Commissioner Miller brought up.

11 And then also if we can have those  
12 documents by October 19th, 3:00 p.m., then the  
13 ANC, if they choose to respond, could do so by  
14 October 26th, and draft findings, facts and  
15 conclusions of law also by the 26th, 3:00 p.m.  
16 But since we took proposed, or the Commission took  
17 proposed action this evening, you know, to comply  
18 with 2403.15 through 21, which means your first  
19 filing is due next week. Thank you.

20 MR. MAY: By the way, 10, six is the  
21 minimum, or whatever it was. Ten -- whatever.  
22 That would be for the minimum setback, so.

23 MS. SCHELLIN: I'm sorry.

24 MR. MAY: If they can get more than that,  
25 great.

1 CHAIRPERSON HOOD: Okay. Are we all on  
2 the same page? Ms. Schellin, do we have anything  
3 else?

4 MS. SCHELLIN: No, sir.

5 CHAIRPERSON HOOD: Okay. Again, Mr.  
6 Tummonds, you have our condolences and our  
7 thoughts and prayers are still with your family.  
8 I wanted to mention that earlier, but I wanted to  
9 just say that.

10 Okay. Anything else? Okay. So with  
11 that this hearing is adjourned.

12 [Hearing adjourned at 7:15 p.m.]

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