

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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 IN THE MATTER OF: :  
 :  
 Thor 3000 M Street, LLC : Case No. 22-16  
 Consolidated PUD :  
 & Related Map Amendment :  
 From MU-4 & MU-12 to MU-13 :  
 3000 M Street, NW :  
 (Square 1197, Lot 70) - Ward 2 :  
 :  
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MONDAY

DECEMBER 12, 2022

The Public Hearing of Case No. 22-16 by the District of Columbia Zoning Commission convened via videoconference, pursuant to notice, at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson  
ROBERT MILLER, Vice Chairperson  
PETER MAY, Commissioner  
Joseph Imamura, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary  
PAUL YOUNG, Zoning Data Specialist

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DISTRICT DEPARTMENT OF TRANSPORTATION STAFF PRESENT:

KELSEY BRIDGES, Transportation Planner

OFFICE OF PLANNING STAFF PRESENT:

KAREN THOMAS, Development Review Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQUIRE

DENNIS LIU, ESQUIRE

The transcript constitutes the minutes from the Public Hearing held on December 12, 2022.

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. Today's date is December the 12th, 2022. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony hood, and I'm joined by Vice Chair Miller and Commissioner May and Commissioner Imamura. Also joined by the Office of Zoning staff, Ms. Sharon Schellin as well as Mr. Paul Young, who will be handling all of our virtual operations, as well as the Office of Zoning Legal Division, Ms. Lovick and Mr. Liu. I will ask all others to introduce themselves at the appropriate time.

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

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

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1 are finished speaking, please mute your audio. If you experience  
2 difficulty accessing Webex or with your telephone call-in, or  
3 have not signed up, then please call our OZ hotline number at  
4 202-727-0789. If you wish to file written testimony or additional  
5 supporting documents during the hearing, then please be prepared  
6 to describe and discuss it at the time of your testimony.

7           The hearing will be conducted in accordance with  
8 provisions of 11-Z DCMR, Chapter 4 as follows: preliminary  
9 matters; the Applicant's case. The Applicant, if they can do it  
10 in 10 or 15 minutes and hit the highlights -- 10 minutes, probably  
11 -- I think it's pretty straightforward. The report of OAG and  
12 other -- any other government agencies; report of the Department  
13 of Transportation. And then we will hear the report of the Office  
14 of Planning. The report of the ANC. Testimony of organizations  
15 and individuals: organizations, five minutes; and individuals,  
16 three minutes. And we will hear in the following order from  
17 those who are in support, opposition, or undeclared. Then we'll  
18 have rebuttal and closing by the Applicant.

19           The subject of this evening's hearing is Zoning  
20 Commission Case No. 22-16. This is Thor 3000 M Street, LLC,  
21 consolidated PUD and related zoning map amendment at Square 1197,  
22 Lot 70. Again, 3000 M street, Northwest. And again, today's  
23 date is December the 12th, 2022.

24           Again, the OZ hotline number is 202-727-0789 for any  
25 concerns during these proceedings.

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

3           MS. SCHELLIN: Yes, sir. There are three proffered  
4 expert witnesses; two who have previously been accepted by the  
5 Commission as experts, so they can easily be gotten out of the  
6 way: William Zeid and Shane Dettman in transportation and urban  
7 planning, respectively. The Commission would accept those two  
8 in this case also.

9           CHAIRPERSON HOOD: Okay. We -- unless I hear any  
10 objections, we'll continue that status. Next?

11           MS. SCHELLIN: Okay. William Winstanley in architecture.  
12 His resume's at Exhibit 8, page seven.

13           COMMISSIONER MAY: I could say a lot of things about  
14 Michael Winstanley, but I think I will simply say that he is  
15 qualified. So I would give him the expert status. I've known  
16 Michael for a few years so.

17           CHAIRPERSON HOOD: Okay.

18           All right. Anybody else? Any objections?

19           (No audible response.)

20           CHAIRPERSON HOOD: No objections. We will give  
21 Mr. Winstanley -- is that how you pronounce his name?

22           COMMISSIONER MAY: Yes.

23           CHAIRPERSON HOOD: Mr. Winstanley expert status.

24           Anything else Ms. Schellin?

25           MS. SCHELLIN: Just to advise that Paul Tummonds is

1 representing the Applicant. Lisa Palmer has been permitted to  
2 testify on behalf of ANC 2E. Karen Thomas is here for the Office  
3 of Planning. And Kelsey Bridges is here on behalf of DDOT. And  
4 we --

5 CHAIRPERSON HOOD: So what -- what I'm --

6 Thank you, Ms. Schellin.

7 What I'm going to ask as we bring up the team that's  
8 going to do the presentation, Mr. Tummonds and all. The first  
9 thing I want to ask is if you tell me what T-H-O-R means. I  
10 didn't see it. I kept looking for it. Maybe I probably read  
11 right through it. And the second thing I want to ask is that  
12 you keep it to maybe about ten minutes or so. I think hit the  
13 highlights, unless you know of some opposition, and hit the  
14 issues. And just, for the public purpose, let the public know  
15 exactly what we're dealing with here this evening. I think that  
16 will be more sufficient, and we will ask our questions.

17 And I want to ask Commissioner Imamura to be ready to  
18 go first, in that order. Okay?

19 So everybody's on notice.

20 And Vice Chair, you're going to go second. I'm going  
21 to go third, and Commissioner May is going to go last.

22 All right, Mr. Tummonds.

23 MS. SCHELLIN: You're on mute, Mr. Tummonds. Sorry,  
24 we didn't hear anything you said.

25 MR. TUMMONDS: I apologize. Thank you.

1 Mr. Winstanley, I don't see he's been brought forward  
2 as a panelist. I assume he's in the crowd.

3 MS. SCHELLIN: Sorry. He's not up yet. I don't think  
4 he accepted -- ah, there he is.

5 COMMISSIONER MAY: He's there.

6 MS. SCHELLIN: Yeah, he's coming up now.

7 MR. TUMMONDS: Wonderful. Great. Thank you.

8 Before I start, to answer Commissioner Hood's  
9 questions, Thor Equities is the name of an entity that is the  
10 property owner. So Thor 3000 M Street, LLC is the entity that  
11 owns the property. They are an affiliate of Thor Equities, the  
12 developer of this project.

13 Good afternoon, and I will add that we will absolutely  
14 keep this presentation short.

15 My name is Paul Tummonds, land use counsel on behalf  
16 of the Applicant.

17 I'm pleased to provide this abbreviated presentation  
18 for this PUD and zoning map amendment and application, an  
19 application that will turn the property located at 3000 M Street,  
20 which is an important gateway location in the Georgetown  
21 neighborhood, into a thriving economic contributor to the M  
22 Street commercial corridor. This project includes approximately  
23 97 hotel rooms and ancillary food and beverage hotels spaces, as  
24 well as approximately 9,600 square feet of retail, located  
25 predominantly along M Street Northwest.

1           This project enjoys the support of the Office of  
2 Planning, the Department of Transportation, the National Park  
3 Service, and the conditioned support from ANC 2E. There was no  
4 opposition to this project in the record of this case, and the  
5 Applicant is not aware of any opposition to this project.  
6 elsewhere.

7           The Applicant's design team met with OGB and CFA staff  
8 on numerous occasions and made multiple presentations to OGB and  
9 CFA regarding the project's height, massing, and architectural  
10 elements. This dialogue and engagement resulted in the CFA  
11 adopting the recommendation of OGB's conceptual design approval  
12 back in April earlier this year.

13           As noted in the extensive record of this case, the PUD  
14 project and the zoning map and application are consistent with  
15 the Comprehensive Plan, including the Generalized Policy Map and  
16 Future Land Use Map designations for the property as well as  
17 numerous elements and policies of the Comprehensive Plan. The  
18 application also satisfies the Comprehensive Plan's requirements  
19 that any action of the Zoning Commission be viewed through a lens  
20 of racial equity.

21           First, the proposed hotel and retail uses will not  
22 result in any displacement or loss of residential units on the  
23 property.

24           Second, the application will result in a development  
25 that will help foster employment, in particular employment

1 opportunities that include jobs that according to DOES statistics  
2 are predominantly held by non-white individuals. The application  
3 will also result in a contribution of \$600,000 to the District  
4 of Columbia Affordable Housing Production Trust Fund.

5 And finally, the project will achieve a LEED Gold  
6 Certification, thereby helping foster healthy communities  
7 consistent with the goals of the Comprehensive Plan.

8 As noted in the Office of Planning, and the Department  
9 of Transportation reports, the project's requesting flexibility  
10 and special exception approvals are appropriate. And the project  
11 satisfies the PUD evaluation standards.

12 In addition to the financial contributions to the  
13 Affordable Housing Production Trust Fund that I noted earlier,  
14 the Applicant has agreed to enter into a Memorandum of  
15 Understanding with DOES, to utilize DOES as the first source for  
16 recruitment, referral, and placement of employees for the hotel  
17 operations of the project. The hotel operations are estimated to  
18 generate between 150 and 200 jobs. And with this Memorandum of  
19 Understanding, 51 percent of the new jobs will go to District  
20 residents.

21 Finally, the Applicant is also providing a contribution  
22 of \$400,000 to the National Park Service to be used for  
23 improvements to the C&O Canal towpath located between 31st Street  
24 Northwest and 34th Street Northwest. You will note in the letter  
25 from the National Park Service, it's submitted in the record of

1 this case, the Park Service has the ability to accept monetary  
2 contribution for specific, dedicated projects. I would note that  
3 the ANC's letter -- ANC's resolution in support felt that this -  
4 - these improvements to the towpath between 31st Street and 34th  
5 Street were appropriate, were beneficial. The ANC's request was  
6 that instead of giving that money to the National Park Service  
7 for the dedicated purpose, that that money instead be given to a  
8 District agency or a District nonprofit.

9           The Applicant believes that it is appropriate to make  
10 this financial contribution to the Park Service. They have the  
11 established process. They have the ability to move forward with  
12 this work in a timely manner. We believe that it is appropriate  
13 to give that money to the Park Service, and that we are very  
14 excited that the Park Service wants to move that important project  
15 forward.

16           So with that, I note -- we note that we have our design  
17 team, as well as our experts that are available to answer any  
18 questions. I think the best use of the time is just -- rather  
19 than having them walk through the extensive materials -- we're  
20 able to answer any questions that you may have.

21           And with that, I might ask, Mr. Young, if you could  
22 pull up the PowerPoint presentation?

23           MR. TUMMONDS: I'm sorry. So I was not planning on  
24 having us walk through the PowerPoint. But we're able to answer  
25 any questions that you may have.

1 CHAIRPERSON HOOD: Thank you, Mr. Tummonds. I thought  
2 when you asked for him to pull it up, I thought you were going  
3 to go through it. I think we have looked through it, and we may  
4 have some questions on it. But thank you for that overview. And  
5 let's see -- I know I have one question, but I'll wait my turn.

6 So Commissioner Imamura?

7 COMMISSIONER IMAMURA: All right. Thank you,  
8 Mr. Chairman. If there's a little bit of lag, please let me know  
9 and I'll turn my camera off.

10 Mr. Tummonds, thank you for your succinct explanation  
11 of the -- this particular project. I think the 600,000  
12 contribution to the Housing Trust Fund is substantial as well as  
13 the 400,000 to the Park Service. I'm a little -- I'm interested  
14 a little bit more about that -- to be good to address sort of  
15 ANC's response to that (audio interference), if you've had any  
16 conversations with them. That's my first sort of question. But  
17 then, in addition to that, I just want a couple other questions  
18 and allow you to follow up.

19 Certainly, the 5 million annual revenue new from  
20 lodging and sales taxes is substantial. I also think that the --

21 -

22 CHAIRPERSON HOOD: Let me interrupt.

23 COMMISSIONER IMAMURA: -- reduction in the --

24 CHAIRPERSON HOOD: Commissioner Imamura, let -- I mean,  
25 let me interrupt. You --

1 COMMISSIONER IMAMURA: -- you the (audio interference).  
2 CHAIRPERSON HOOD: Can everybody else hear me?  
3 VICE CHAIR MILLER: Yes.  
4 COMMISSIONER MAY: Yes.  
5 CHAIRPERSON HOOD: Okay. Commissioner Imamura, is that  
6 better?  
7 COMMISSIONER IMAMURA: Is that better?  
8 CHAIRPERSON HOOD: I think --  
9 COMMISSIONER IMAMURA: I turned my video off.  
10 CHAIRPERSON HOOD: Let's try that, because we're  
11 missing a whole lot. I may have to have you go last.  
12 COMMISSIONER IMAMURA: Okay, well --  
13 CHAIRPERSON HOOD: Let's get (indiscernible).  
14 COMMISSIONER IMAMURA: Okay. We'll try one more time.  
15 Thank you, Mr. Chairman.  
16 So, in short, you know, Mr. Tummonds, again --  
17 CHAIRPERSON HOOD: All right. So we're not hearing  
18 anything, so why don't you try to maybe reboot?  
19 And let me go with you, Vice Chair. Let's start with  
20 you.  
21 VICE CHAIR MILLER: Okay. Thank you, Mr. Chairman.  
22 And thank you, Paul Tummonds, and the Thor Equities team.  
23 I had the same question you did, Mr. Chairman, about  
24 Thor. And Google knows everything, and so I Googled it -- Googled  
25 Thor before, some time before the meeting, and I didn't really

1 look carefully, but I think it's some kind of Norse or Germanic  
2 god of -- a warrior god, I think. But it's also a god of strength,  
3 of protection, does a lot of marriage blessings. So maybe we'll  
4 be able to "marriage" it with a Comprehensive Plan here, and  
5 hopefully we're not in combat with any neighbors because of all  
6 the community engagement that you, the Applicant's team have  
7 done, which we always appreciate that having been accomplished  
8 ahead of time.

9           This has been a long vacant property. The Latham Hotel  
10 was great while it operated, but it's been a number of years. I  
11 know it went through some BZA applications to try to make it into  
12 a productive use again, and I don't know, there's a history of  
13 why that didn't work out. But I think this is a good use which  
14 is compatible with the neighborhood. Even though there is that  
15 low density commercial density designation on the land use map,  
16 but I think you and the Office of Planning have provided a lot  
17 of information as to why that designation, which is seen  
18 throughout the M Street corridor in Georgetown, I guess, and then  
19 there's -- ends up being compatible to the Agatha Historic  
20 District, and you've gone through a historic preservation kind  
21 of review process with Old Georgetown Board and Fine Arts  
22 Commission. And you've got the lower density and scale backs,  
23 and the higher density in the back toward the waterfront, which  
24 is what a lot of the properties in that area have, and it's  
25 consistent with other hotels in the immediate vicinity. So that

1 Comp Plan consistency -- and the general policy -- Generalized  
2 Policy Map, as you pointed out, being a regional -- Georgetown  
3 area being a Regional Center. Not quite the Regional Center it  
4 used to be, because there have been so many emerging and  
5 revitalized regional centers throughout the District of Columbia,  
6 which is a good thing for diversifying that regional retail  
7 throughout the District of Columbia.

8 I agree with Commissioner Imamura that the 600,000  
9 Housing Production Trust Fund is a -- contribution is a -- which,  
10 I think, is a requirement, but it is an important public benefit.  
11 And maybe you can clarify that it -- whether it's a requirement  
12 or you're doing anything in addition to what's required because  
13 of the density -- extra density that's being achieved from this  
14 rezoning -- this upzoning -- commercial upzoning. But I but I  
15 agree that it is a public benefit that is important. And the  
16 400,000 to the National Park Service for the towpath the Canal  
17 towpath improvements is also important.

18 And maybe -- I kind of got distracted for a minute, I'm  
19 sorry, Mr. Tummonds, when you were saying, I think, in response  
20 to the one witness that may be testifying today and the ANC's  
21 reference to a preference for that money being directed to a  
22 nonprofit. And I think we have a nonprofit, Georgetown Heritage,  
23 that has submitted something into the record -- I don't know if  
24 they're testifying here today -- that they want to be the  
25 recipient to oversee that money. Could -- you covered it in your

1 intro, but I got -- I was just a bit distracted. If you could  
2 just briefly reiterate why the Park Service, and I guess Mr. May  
3 also might have an opinion on this being the Park Service  
4 representative, as to why the Park Service is the appropriate  
5 recipient -- unusual recipient for a federal agency to be a  
6 recipient for -- from a private zoning Applicant before us. But  
7 if you could just reiterate why it -- the better -- it's more  
8 appropriate to go to the Park Service rather than to a nonprofit  
9 that might oversee the same kind of improvement that you're  
10 seeking here.

11 MR. TUMMONDS: Sure. I can start with a couple of  
12 things. First, the -- there is no requirement through the --  
13 through this process for an affordable housing contribution. The  
14 housing linkage requirements of the PUD regs, Those are for to  
15 win the additional density through your PUD process goes to  
16 commercial office space. So this 600 -- so there is no affordable  
17 housing requirement. Through working with the Office of Planning  
18 --

19 VICE CHAIR MILLER. That's an important distinction.  
20 But --

21 MR. TUMMONDS: Yeah. And so --

22 VICE CHAIR MILLER: -- you reminded me of that. Thank  
23 you. That's --

24 MR. TUMMONDS: And so, how -- so the -- so how did we  
25 come up with this number? So basically, we took you through

1 those -- we're very familiar with the requirements we have when  
2 we have habitable penthouse space. And there is a calculation  
3 of how you come up with the square footage, value per square  
4 foot. So in this instance, we determined that through this PUD  
5 process, an additional 1.5 FAR density is being achieved. The  
6 lot area is 19,798. So we're getting an additional density  
7 through this PUD of 29,697 square feet. Ten percent of that  
8 we're saying applying that 10 percent would be IZ, then utilizing  
9 that calculation from the penthouse habitable space linkage --  
10 doing my math here -- 2,967 square feet times \$204.60, which is  
11 that applicable rate, comes out to be \$607,600. We rounded it  
12 down to -- that's how we came up with \$600,000. So basically  
13 utilizing the process that exists for habitable penthouse space,  
14 coming up with the square footage and then coming up with  
15 additional density achieved.

16           The next question is with regards to the contribution  
17 to the Park Service. So I think we actually discussed in our  
18 statement that there is an approved plan by the National Park  
19 Service for the renovation of the C&O Canal. And as noted in  
20 the letter from the superintendents, we've been working with  
21 National Park Service representatives since June of 2020 with  
22 regards to this. First, with regard to just the impacts of our  
23 building on the "Mule Yard," the grass area immediately adjacent  
24 to our property, and then making sure that our design of our  
25 building is consistent with, commensurate with the proposed and

1 intended uses from the Park Service to the Mule Yard.

2           As we discussed what are items that are in the immediate  
3 horizon from the National Park Service to renovate the C&O Canal,  
4 they talked about the towpath; the towpath, specifically between  
5 31st and 34th Street as a project that they feel that they are  
6 ready to move forward in a more timely, more immediate fashion,  
7 and they said that they have the ability to make that happen. It  
8 is, in fact, with the Park Service -- the C&O Canal is Park  
9 Service property is under their jurisdiction. They felt that  
10 they have the ability to do that in a timely manner. On behalf  
11 of the Applicant, we felt that they did too. So we thought it  
12 made sense to then give that contribution directly to the Park  
13 Service and not to a third party.

14           VICE CHAIR MILLER: Well, thank you for that explanation  
15 on both of those questions, which all makes a lot of sense. So  
16 has it been five years since the Latham, or is it even more? Is  
17 it longer?

18           MR. TUMMONDS: Yeah. Well, it's a long -- so the actual  
19 Latham -- I had looked this up. According to a *Washington Post*  
20 article, the Latham closed in 2012. There was some extensive  
21 flooding that occurred on site. In 2014, there was a BZA  
22 application for approval for 140 micro units on the site with  
23 retail on M Street. And then in 2016, Thor Equities took a  
24 private through the BZA to have not the micro units but a hotel  
25 use on the site, utilizing the existing structures and tried to

1 move that forward. Realistically, when they went out to the  
2 market to talk about Flags to come and operate this hotel, there  
3 were numerous operational inefficiencies with utilizing that  
4 existing structure. So they decided that if they were going to  
5 kind of keep the same general height and massing that's on there  
6 now that existed in the former Latham, it would be necessary to  
7 do this PUD process. And then here we are.

8           And so there was some kind of pits and stops with going  
9 through the OGB process. But in earnest, we started with this  
10 design team, and we were able to get through OGB. I think the  
11 fifth hearing was the last, and then CFA approval. And you know,  
12 truthfully, as a result, the massing along M Streets, that thing  
13 has really improved, and the architecture, we're very, very  
14 pleased with.

15           VICE CHAIR MILLER: Yes, I thank you all with the usual  
16 collective group advice in Washington for a lot of projects,  
17 surprisingly, has resulted in a good result. It's very  
18 attractive, and it does seem -- it fits in. And you've got the  
19 LEED Gold sustainability as -- element of the project, which is  
20 also to be commended. There's 10,000 square feet of retail that's  
21 associated with the -- is it 97 hotel rooms?

22           MR. TUMMONDS: Yes. Correct. And it's, I think, about  
23 96 -- 9,660 square feet of retail along M Street, and then  
24 approximately 97 hotel rooms, and then there's also hotel  
25 function space in the lower levels.

1           VICE CHAIR MILLER: I fondly remember La Madeleine,  
2 when you mentioned that there -- weddings have been held in this  
3 hotel, that reminded me that my -- our Sunday brunch for out of  
4 town guests at my daughter's bat mitzvah was held at La Madeleine  
5 many, many, many years ago. I guess that was 25, 26 years ago.  
6 Anyway, there's a lot of history here. You've gone through a  
7 lot of historic. And I think it -- there's a lot of positive  
8 public benefits and public amenities associated with the project,  
9 and I appreciate the team's work on it and your community  
10 engagement.

11           That's all, Mr. Chairman. Thank you.

12           CHAIRPERSON HOOD: Thank you. I see -- I saw  
13 Commissioner Imamura back up. I was going to try him again if  
14 he's ready. With this virtual stuff, you have to go when you're  
15 ready, you know. So let's see if we can do -- hear you now.

16           COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'll  
17 be brief. As usual, Vice Chair Miller is always thorough in his  
18 questions and reviews. So I don't really have much more to add,  
19 Mr. Chairman.

20           I do, especially regarding the design that OGB and CFA  
21 have already commented, and I think, in general, the architecture  
22 is in the best possible way not offensive, and I think it fits  
23 in. And I do appreciate the way the project team had presented  
24 their illustrations to show that it's within scale, mass, height  
25 within the streetscape along M Street.

1           In general, I guess I would like to know just a little  
2 bit more about their stormwater runoff and stormwater management  
3 plan, what they're doing to sort of control that and prevent it  
4 from -- protecting the C&O Canal. Maybe if Mr. Winstanley can  
5 speak a little bit to the stormwater management plan, or at least  
6 the architectural strategies for that.

7           MR. WINSTANLEY: Hi. Can you hear me?

8           (No audible response.)

9           MR. WINSTANLEY: Yeah, I won't have all the details  
10 that you're requiring, but I can share with you that all the  
11 roofs are green roofs. And we do have an area in which we are  
12 retaining the water on structure and then releasing it slowly.  
13 So it's all -- it all meets code, and we have achieved everything  
14 that we wanted to. And I can follow up with the details later  
15 if you'd like.

16           COMMISSIONER IMAMURA: All right. Thank you,  
17 Mr. Winstanley. I think the fact that this project is achieving  
18 LEED Gold is laudable and demonstrates sort of that thorough and  
19 complete design solution that you all put together.

20           So with that, Mr. Chairman, and my connectivity issues,  
21 I yield back.

22           CHAIRPERSON HOOD: All right.

23           Commissioner May?

24           I'll go last.

25           COMMISSIONER MAY: Okay. Thank you.

1           So I don't have a lot of questions, just a couple of  
2 minor things. I do want to comment that I think that the design  
3 is very good. And I normally am not a fan of trying to make one  
4 building look like several buildings, but given the sort of the  
5 streetscape of Georgetown, I think this is an approach that makes  
6 sense. So -- and they -- I think they're -- there's nothing  
7 overtly historicist about the individual buildings, which, you  
8 know, sometimes happens when people try to wallpaper their  
9 buildings with different facades to make, you know, to pretend  
10 that they're different buildings. So I mean, it's a formal  
11 approach, that is the three-story section and the two-story  
12 section and the one-story section all just sort of add up, and I  
13 think it's -- it works well as a contemporary building. It  
14 doesn't surprise me at all that it got better through the OGB  
15 review process, however painful that can sometimes be. We go  
16 through it all the time.

17           I do have a question about the DDOT report. DDOT made  
18 mention of vaults in this -- in the sidewalk space, but they  
19 didn't make any, you know, any sort of condition on it, I assume,  
20 because they'll -- they're going to handle that at public space.  
21 But I'm curious, has that been worked out? Is there an  
22 alternative now to having vaults in the sidewalk space?

23           MR. WINSTANLEY: Paul, do you want to handle that?  
24 Okay. Paul, you're on mute?

25           MR. TUMMONDS: These -- there are existing vaults along

1 -- on 30th Street. We intend to continue to use those vaults.  
2 Yeah, I'd say for sure you are correct that we will work with  
3 DDOT during the Public Space Committee process about how those  
4 will appear.

5 COMMISSIONER MAY: Okay. So what if you don't get the  
6 reuse of those vaults approved at public space?

7 MR. WINSTANLEY: We can work around the vaults. It's  
8 easiest for us to use the vaults that exist today, just  
9 structurally and mechanically. But if, in fact, those vaults go  
10 away, we do have a plan B to handle where we're going to put the  
11 mechanical equipment that would have been in those vaults.

12 COMMISSIONER MAY: Right. And so the way that manifests  
13 physically, it's not going to be a substantial change to your  
14 design that we would have to view again.

15 MR. WINSTANLEY: No, not at all. You wouldn't even  
16 notice.

17 COMMISSIONER MAY: Okay. That's the essential technical  
18 question that we're -- it becomes a zoning issue, right, because  
19 if you can't accommodate them there, but you've -- and you've got  
20 to accommodate them somehow within the building yard, and that,  
21 you know, means modifying the building, I think that would be the  
22 concern from a zoning perspective.

23 From a personal perspective, I agree completely with  
24 DDOT. And anything that can be done to remove vaults from public  
25 space on sidewalks should be done, because I think they're --

1 they make for a very difficult walking surface.

2 MR. WINSTANLEY: We agree.

3 COMMISSIONER MAY: And I just, you know, you see them  
4 around, in a lot of these places, where just like, I wish they  
5 would just go away. And I know, they don't allow them anymore.  
6 They used to allow them willy-nilly, and so it would be good to  
7 address that and move them if that's possible.

8 MR. WINSTANLEY: I agree.

9 COMMISSIONER MAY: Good, thank you. I knew -- I've  
10 known this about this project coming for a very long time. I've  
11 not been involved in any of the discussions of it with the Park  
12 Service, that's been handled by my staff and by the staff of the  
13 C&O Canal. And whatever you work out, I mean, I think it's great  
14 to be able to put some money toward the improvements on the canal.  
15 So I'm very pleased to see that that -- that's part of the  
16 project. And of course, the contribution to the Housing  
17 Production Trust Fund is a big benefit.

18 And nothing better than having a PUD hearing with,  
19 like, almost no one signed up to testify. It means that you've  
20 done a good job, and, you know, with your community outreach and  
21 with your design work. And so I think it's a pretty good project.  
22 And I won't say anything more about things like the design,  
23 because it's -- I would defer to OGB and CFA on that. So thank  
24 you.

25 CHAIRPERSON HOOD: All right. Thank you.

1           Mr. Tummonds, let's see, I don't think I have any  
2 questions for Mr. Winstanley, just in case.

3           Mr. Tummonds, let's talk about the First Source  
4 agreement. I haven't seen one in a long time, so I don't want  
5 to scare this one away. I'm actually very happy to see it. I -  
6 - what's the mechanics now of First Source? I've been hearing  
7 so many different -- it's like it almost changes from every three  
8 months to every six months. So what is -- how are we doing? And  
9 is it independent? Are you working with the City? How's that  
10 being done now?

11           MR. TUMMONDS: So I'd say what's pretty unique about  
12 this project (indiscernible), so we're going to enter into a  
13 First Source Agreement not for the construction jobs, which are  
14 somewhat more temporary, but for the permanent jobs that are the  
15 hotel operation jobs. And so in that regard, we worked with --  
16 we reached out to DOES staff, Terry Kenner and her team, and said  
17 this is what we'd like to do. And because this is a -- because  
18 this is not a required -- requirement of a D.C. law, that would  
19 require the normal First Source, they're able to have some more  
20 flexibility. So that's why they've -- the memoranda of  
21 understanding that I submitted in the record was straight from  
22 DOES. And they said that this is something that they're excited  
23 about participating in. And I think, for the idea of -- because  
24 they're permanent, long-term jobs in perpetuity for the operation  
25 of this hotel on the site.

1           And so, because of that, and because unlike, say, the  
2 construction jobs that are going to happen somewhat sooner, the  
3 idea is that we would, prior to the issuance of the building  
4 permit -- I am sorry -- prior to the certificate of occupancy  
5 for this, we would enter into the record that First Source  
6 Agreement so that it's there so that the jobs could be utilized.  
7 And as I think about it, that should be prior to the issuance of  
8 the building permit.

9           CHAIRPERSON HOOD:   Okay.   At one time I was hot on  
10 DOES, and I know that the City had made some changes.   I think,  
11 if you're not using -- and you can correct -- I'm trying to  
12 understand now.   I mean I'm going to seize the moment.   If you're  
13 not using public funds, you don't have to -- typically the  
14 Applicant doesn't have to enter into it; is that correct?

15           MR. TUMMONDS:   That's correct.

16           CHAIRPERSON HOOD:   So -- okay.   So that's why I don't  
17 see a lot.   I know the law changed some years back.   But I'm glad  
18 to see you all doing it, and I'm sure the residents really  
19 appreciate it.   But let me let me ask this.   And I appreciate  
20 the dynamic and the programmatic way that you're tailoring the  
21 jobs and making them permanent jobs, not as opposed to just  
22 construction, which is probably going to be seasonal.   Come for  
23 six months, and then you'll be looking for another job.

24           Do you have a lot of -- a major pool already of people  
25 you think you would be soliciting to fill some of those jobs, or

1 are you already coming equipped? As Deion Sanders says, "I'm  
2 coming," and I'm packed. I already -- I'm coming with my own  
3 luggage, or are you going to need people? I guess that's kind  
4 of where I am.

5           Maybe, unlike Deion Sanders, who's coming with his old  
6 players, we are not coming with their old players for this hotel  
7 operation on the site. Okay. So we -- we've not yet hired the  
8 hotel -- or entered into agreement with the hotel operator. But  
9 the good thing we have here is that we are best- case scenario,  
10 probably two years away from this hotel being open, just to get  
11 the permits, and then construction. But the -- all of the  
12 operators that we've been engaged with are well aware of this  
13 requirement. They know that they're going to have to meet the  
14 requirements of that memorandum of agreements. And so I think  
15 that they were not afraid, let's say, of entering into that  
16 agreement. And I think that there is often lots of opportunity  
17 to find the talent pool and the employees that they need to  
18 operate this hotel.

19           CHAIRPERSON HOOD: Okay, good. That's good to hear.  
20 I don't have any additional questions. The only concern I had I  
21 think has been answered, especially with -- the only concern I  
22 had was with the amenities package with the Park Service. But I  
23 think that when I look at the superintendent, or in the letter  
24 that she wrote, I think it's -- but anyway, I'm going off the  
25 top of my head -- the letter that was written to us, where she

1 stated -- where they stated the U.S. Code. So I'm fine. Whenever  
2 I see U.S. Code, and I deal with the U.S. Code a lot, it gave me  
3 a comfort level, because I was -- I didn't want it to go into  
4 some kind of general fund and get lost, like a lot of things  
5 happen in the government. But I'm glad to see that she basically  
6 spelled it out. And I'm looking forward -- I'm sure that the  
7 Park Service could use the funds, and I'm sure the residents  
8 would appreciate that contribution as well as the Housing  
9 Production Trust Fund. So I don't have any additional questions.  
10 Anybody need to go a second round?

11 Vice Chair Miller?

12 VICE CHAIR MILLER: Yeah, just quickly, Mr. Chairman.  
13 I concur with all my colleagues' comments and appreciate the  
14 responses from the Applicant's team.

15 Has a hotel operator been selected or can that be  
16 identified yet at this point or not?

17 MR. TUMMONDS: I would say not yet, but we're close.

18 VICE CHAIR MILLER: Okay. And the parking. There's  
19 no parking on the site. I don't think there ever was parking in  
20 the previous hotel on the site; you can correct me if I'm wrong.  
21 But you have valet parking that you're planning on, which -- and  
22 people don't -- normally aren't driving their cars to Georgetown  
23 when they're going to a hotel, and that would be a bad thing to  
24 do. But anyway, but you haven't -- you, I think you have a  
25 commitment of some sort to have leasing arrangements with nearby

1 garages or parking --

2 MR. TUMMONDS: Yeah.

3 VICE CHAIR MILLER: -- spaces that are available. Can  
4 you just quickly just touch on that aspect?

5 MR. TUMMONDS: Sure, absolutely. So we have along 30th  
6 Street a -- both a PUDO zone as well as a valet zone,  
7 approximately 100 feet of those two uses. So we envision that  
8 yes, the valet cars will come to the valet stand right on  
9 30th Street, and then we do have an agreement with Colonial  
10 Parking for their existing lot at 1050 Thomas Jefferson, which  
11 we can kind of figure, you go south down 30th Street, half a  
12 block, take a right is Thomas Jefferson, and then you can head  
13 north, and it's right there. And we have the ability to lease  
14 30 spaces for the valet purposes with Colonial Parking.

15 VICE CHAIR MILLER: Okay. And one more question I had,  
16 but I can't remember what it is. That's okay. So what -- it  
17 must not be important. Thank you. Thank you for your  
18 presentation.

19 CHAIRPERSON HOOD: Okay. And I want to say it was --  
20 the superintendent's name was Cappetta --

21 COMMISSIONER MAY: Cappetta.

22 CHAIRPERSON HOOD: Cappetta. Cappetta.

23 COMMISSIONER MAY: Tina Cappetta.

24 CHAIRPERSON HOOD: Cappetta. Okay. Okay. That was  
25 it. I wanted to make sure I --

1 VICE CHAIR MILLER: I now remember what my question  
2 was.

3 CHAIRPERSON HOOD: And now he remembers.  
4 Go right ahead.

5 VICE CHAIR MILLER: Not that it's relevant to what  
6 we're doing here, but -- because the 400,000 contribution is  
7 substantial and important. But just to -- and it may be in the  
8 record -- just to understand the context. I don't know if  
9 Commissioner May or the Applicant knows what percentage of that  
10 400,000 represents -- so maybe that block of the towpath or of  
11 the -- what the entire budget is for -- I mean, it must be a huge  
12 budget for the entire canal improvement project. But the 30th -  
13 - there was a reference to three blocks of the street. If  
14 somebody can just give me a little bit of context of how that  
15 400,000 fits into -- which is substantial for this project and  
16 for that project, but how it fits into the overall canal  
17 improvement project.

18 COMMISSIONER MAY: The only thing I can tell you is  
19 that there's a canal play on the deals with the first mile  
20 of the canal, which is what's driving this. This is a project  
21 that was identified in that plan. And so it's three blocks out  
22 of all of that stretch in Georgetown, which again, is a full  
23 mile. So you know, it's maybe three tenths of a mile out of the  
24 whole thing. And the canal plan covers more than just repairs  
25 to the towpath. There are lots of other improvements that are

1 intended to address things like accessibility and signage and  
2 creating some new spaces, making better use of the Mule Yard,  
3 which is immediately adjacent to this building. This, you know,  
4 this 400,000 isn't going to go to that work, but it's going to  
5 go specifically to the -- as I read it, and when I read in the  
6 record here, it goes specifically to the canal towpath  
7 improvements. I hope that answers your questions more fully. I  
8 think one of my colleagues is signed up and can answer questions  
9 if you want to know more detail.

10 VICE CHAIR MILLER: Okay. Thank you. No, that's  
11 helpful. Thank you.

12 COMMISSIONER MAY: Okay.

13 Mr. Chairman, I just want to say one other thing while  
14 we're reminiscing or Vice Chair Miller was reminiscing about La  
15 Madeleine. I was not going to reminisce about that. But I seem  
16 to recall that like when I was in college at Georgetown, we used  
17 to go to the restaurant that was sort of on the lower level in  
18 the back. Was that -- am I remembering that right, that there  
19 was a restaurant that, like, overlooked the canal?

20 VICE CHAIR MILLER: The expensive one, Citronelle?

21 COMMISSIONER MAY: Is that what it was?

22 VICE CHAIR MILLER: The really expensive one. Was that  
23 Citronelle?

24 COMMISSIONER MAY: No, it wasn't an expensive one. I  
25 wouldn't have been going there when I was a student at Georgetown.

1 VICE CHAIR MILLER: Yeah, I wouldn't think so.

2 COMMISSIONER MAY: I'm trying to remember which, you  
3 know, which bars I went to in Georgetown. But it was 45 years  
4 ago.

5 VICE CAHIR MILLER: The Tombs. The Tombs. The Tombs.

6 COMMISSIONER MAY: No, no, no, no, no, no.

7 MR. TUMMONDS: Sherry's (phonetic) Bar.

8 COMMISSIONER MAY: Yeah, that -- I definitely did that.  
9 No, there was a bar that overlooked the canal. It might have  
10 been another building up, but I sort of thought it was at the  
11 hotel there. But yeah, we'd go there because in happy hour,  
12 they'd have free tacos. And so you could just like, you know,  
13 buy a beer and get a free dinner. But maybe it wasn't this --  
14 at this spot. But you know, again, it was 45 years ago, so.  
15 Anyway, good Times in Georgetown. What can I say?

16 VICE CHAIR MILLER: And basketball.

17 CHAIRPERSON HOOD: I'll will just add that to my list  
18 of the many things that Commissioner May has done at Georgetown,  
19 and when he hears it again, he won't recognize it, because I  
20 probably will have put some other stuff in it.

21 COMMISSIONER MAY: Yeah.

22 CHAIRPERSON HOOD: But either way. Either way, that's  
23 good.

24 All right. Any other questions or comments?

25 (No audible response.)

1 CHAIRPERSON HOOD: Okay. So I want to say to anybody  
2 else who has questions of the Applicant, Commissioner May is not  
3 taking cross-examination questions. He was just bringing us up  
4 to speed on what's going on. So I want to make sure I put that  
5 on the record.

6 COMMISSIONER MAY: Yes.

7 CHAIRPERSON HOOD: All right. Let's go --

8 Ms. Schellin, do we have Commissioner -- oh, the ANC  
9 2E. I'm not sure. Let me see who this is.

10 MS. SCHELLIN: It's actually --

11 CHAIRPERSON HOOD: Ms. Palmer?

12 MS. SCHELLIN: Ms. Palmer or Mr. Johnson, and neither  
13 of them are on.

14 CHAIRPERSON HOOD: Okay. Well, I --

15 MS. SCHELLIN: So no one is here for the ANC.

16 CHAIRPERSON HOOD: Okay. Let's go -- now, what about  
17 Office of Attorney General?

18 MS. SCHELLIN: No, they did not sign up for this case.

19 CHAIRPERSON HOOD: So I'm -- I need to -- we need to  
20 work on that, because if I don't call them, I get reprimanded.  
21 I do call them, they're not here.

22 MS. SCHELLIN: Yeah.

23 CHAIRPERSON HOOD: I need to figure out what's going  
24 on here so I can get that straight. So what I'll do is just --  
25 I'll take their name off and just say other government agencies,

1 and then they can just know that they're included in that. If  
2 we can reach out to them, and if they come back again, they will  
3 be --

4 MS. SCHELLIN: Right.

5 CHAIRPERSON HOOD: -- other government agencies. Okay.

6 MS. SCHELLIN: Correct.

7 CHAIRPERSON HOOD: All right. Now let's go to  
8 Ms. Bridges, Department of Transportation, and then we will go  
9 to Ms. Thomas and the Office of Planning.

10 Ms. Bridges, you may begin whenever you're ready.

11 MS. BRIDGES: Hello. Good evening, Chairman Hood, and  
12 members of the Commission. For the record, I'm Kelsey Bridges  
13 with the District Department of Transportation.

14 DDOT is supportive of the Applicant's proposal. As you  
15 heard in the presentation, the Applicant has coordinated with  
16 DDOT on the transportation impacts and has come to an agreement  
17 with the Applicant on the Transportation Demand Management plan  
18 and Loading Management Plan to mitigate the project's impacts to  
19 the transportation system.

20 The Applicant has updated the plans and the PowerPoint,  
21 Exhibit 27A(2), to show the location of the preliminary design  
22 of the long-term bicycle parking, storage rooms, and shower  
23 locker facilities.

24 DDOT will be working with the Applicant on the vaults  
25 during public space permitting, and our preference is for the

1 vaults to be filled in or removed.

2 With the agreed to TDM plan and Loading Management Plan  
3 included in the final zoning order and continued coordination  
4 with DDOT through the public space permitting, DDOT has no  
5 objection to the approval of this application. Thank you.

6 CHAIRPERSON HOOD: Thank you Ms. Bridges.

7 Let's see if we have any questions. Any questions of  
8 DDOT?

9 (No audible response.)

10 CHAIRPERSON HOOD: Okay. Not seeing any from my  
11 colleague.

12 Mr. Tummonds, do you have any cross of DDOT?

13 MR. TUMMONDS: No cross.

14 CHAIRPERSON HOOD: Okay. And again, we don't have an  
15 ANC rep as of yet, but we do have their report.

16 Thank you, Ms. Bridges. Really appreciate all the  
17 work.

18 All right, Ms. Thomas. Office of Planning.

19 MS. THOMAS: Yes. Good afternoon, Mr. Chair, and  
20 members of the Commission, Karen Thomas representing the Office  
21 of Planning. And the Office of Planning is happy to stand on  
22 record in support of this application this evening. Thank you.

23 CHAIRPERSON HOOD: Thank you, Ms. Thomas. The report  
24 was very well done, and we appreciate you standing on the record  
25 and giving us time to ask additional questions or giving us time

1 to reminisce.

2 So let's see. Any questions or comments, Commissioners?

3 (No audible response.)

4 CHAIRPERSON HOOD: Okay. All right. Mr. Tummonds?

5 All right. Somebody needs to mute.

6 All right, thank you, Ms. Thomas.

7 All right, let's go to the ANC report. I guess I will  
8 give that unless Ms. Schellin tells me someone is here.

9 In our Exhibit 26, we have an ANC report. And I think the  
10 ANC letter has been alluded to a number of times. And I want to  
11 thank everyone who bought it up. But ANC 2E, and it basically  
12 says, "In summary, ANC 2E supports the requested map amendment  
13 provided that the PUD is deemed sufficient. The ANC also is  
14 pleased to see support for the renovation of the C&O Canal between  
15 31st Street Northwest and 34th Street Northwest as part of the  
16 Applicant's contribution but would prefer that a DC Government  
17 agency or non-profit stewards the funds for the proposed  
18 renovations noted in the application."

19 I think that's already been discussed. Again, I've  
20 read that and I think that was discussed previously, and I look  
21 at the U.S. Code, and I know that there are mechanisms that the  
22 Park Service has to deal with this. So I think everyone's --  
23 we're all on the same page with that.

24 And hopefully that can be conveyed, Ms. Thomas, to ANC  
25 2E if that hasn't already been conveyed.

1           Anyway, it was signed, Respectfully submitted.  
2 Rick Murphy, Chair, ANC 2E.

3           Okay. Let's continue on the agenda. Let's see what  
4 we have next.

5           Ms. Schellin, do we have anyone -- organizations or  
6 persons who are here to testify in support, undeclared, or in  
7 opposition?

8           MS. SCHELLIN: We only had two people sign up: one in  
9 support and one undeclared, and only one of them is here, and  
10 that is Tammy Stidham from the National Park Service, and that -  
11 -

12           CHAIRPERSON HOOD: Can we call the other name too that's  
13 undeclared?

14           MS. SCHELLIN: The other name is William Freyvogel from  
15 Georgetown Heritage was sent an invite, but he is not here.

16           CHAIRPERSON HOOD: Okay. Well, let the record reflect  
17 that we did call everyone who has signed up to participate in  
18 this case, and unfortunately, the representative from Georgetown  
19 Heritage was probably not available, so we'll proceed.

20           Okay, let's bring up Ms. Stidham. Was it Ms. Stidham?

21           (No audible response.)

22           CHAIRPERSON HOOD: Yes. Ms. Stidham, you may begin.

23           MS. STIDHAM: Good afternoon. I really just came on  
24 to -- and registered just to make sure that if there were any  
25 questions about the \$400 related to NPS and our ability to target

1 that directly to the towpath, that I was here to answer any  
2 questions or provide any additional clarification.

3 CHAIRPERSON HOOD: Well, thank you, Ms. Stidham. Let's  
4 see if we have any. Did you say \$400 or \$400,000?

5 MS. STIDHAM: \$400,000.

6 CHAIRPERSON HOOD: Oh, okay. I wanted to make sure.  
7 I thought, I, you know, this is virtual. I thought I heard 400.  
8 I said what? Well.

9 MS. STIDHAM: No.

10 CHAIRPERSON HOOD: All right. I don't know if I would  
11 have come on for 400, but anyway, \$400,000.

12 Let's see. Any questions?

13 Vice Chair Miller, any questions?

14 VICE CHAIR MILLER: No, thank you.

15 CHAIRPERSON HOOD: Commissioner Imamura, any questions?

16 COMMISSIONER IMAMURA: No. Thank you, Ms. Stidham, for  
17 your presence tonight and availability to answer any questions,  
18 but I don't have any. Thank you.

19 CHAIRPERSON HOOD: And Commissioner May, any questions?

20 COMMISSIONER MAY: I have no questions for Ms. Stidham.  
21 Thank you very much for being here.

22 CHAIRPERSON HOOD: And Mr. Tummonds, did you have any  
23 questions?

24 MR. TUMMONDS: No questions.

25 CHAIRPERSON HOOD: Ms. Stidham, I really

1 appreciate -- if we did have questions. We appreciate you taking  
2 the time to at least come and be able to field our questions,  
3 but we hashed them out. Thank you very much.

4 MS. STIDHAM: Okay.

5 CHAIRPERSON HOOD: We appreciate all the work you do.  
6 Thank you.

7 MS. STIDHAM: All right. Thank you. Thank you.

8 CHAIRPERSON HOOD: All right, let's --

9 Ms. Schellin, we don't have anyone else?

10 (No audible response.)

11 CHAIRPERSON HOOD: So Mr. Tummonds, you can go to  
12 rebuttal, which you don't have any. In these cases, I can say  
13 it. But you can do a closing and then we'll go from there.

14 MR. TUMMONDS: Sure. Real quickly, this -- as evidenced  
15 by the information submitted into the extensive record of this  
16 case, as well as the testimony presented today, we believe that  
17 this project fully satisfies the requirements for approval of a  
18 PUD and zoning map amendment application.

19 In addition, given the support of the application and  
20 lack of opposition, we request that the Zoning Commission take  
21 proposed action to approve this application this evening. Thank  
22 you very much.

23 CHAIRPERSON HOOD: Thank you, Mr. Tummonds. And thank  
24 the team. And as Commissioner May and my colleagues have already  
25 mentioned, this shows -- when we get cases like this, it shows

1 there's been a lot of community engagement. A lot -- all the  
2 stakeholders have been involved and we have a very good outcome,  
3 and it makes our jobs a little easier. We're up to the task when  
4 it's not easy, but this makes our jobs a lot easier.

5 I would also ask -- I would ask my colleagues if -- I  
6 think this is ready to move forward unless I hear something  
7 different. And I would also, unless I hear something from our  
8 Office of Zoning Legal Division, I would ask that this be a  
9 summary order, unless I hear something different. Okay, so let's  
10 see.

11 COMMISSIONER MAY: We have two votes.

12 CHAIRPERSON HOOD: Oh, this is two votes?

13 COMMISSIONER MAY: Yeah.

14 CHAIRPERSON HOOD: Well --

15 COMMISSIONER MAY: Yeah, it's --

16 CHAIRPERSON HOOD: -- a summary -- it'll be a summary  
17 or even after that. But anyway, let's. Let's see. I probably  
18 said that with the assumption that we were ready to move forward,  
19 but let me look at my colleagues and see if we -- anybody objects?  
20 Okay, we're ready.

21 Would somebody like to make a motion to move forward  
22 on this for our first vote?

23 VICE CHAIR MILLER: I would move, Mr. Chairman, that  
24 the Zoning Commission take proposed action on Case No. 22-16,  
25 Thor 3000 M Street, LLC, consolidated PUD and related zoning map

1 amendment at Square 1197, Lot 70, 3000 M Street, Northwest, and  
2 ask for a second.

3 COMMISSIONER IMAMURA: Second.

4 CHAIRPERSON HOOD: Okay. It's been moved and properly  
5 second. Any further discussion?

6 (No audible response.)

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

9 MS. SCHELLIN: Commissioner Miller?

10 VICE CHAIR MILLER: Yes.

11 MS. SCHELLIN: Commissioner Imamura?

12 COMMISSIONER IMAMURA: Yes.

13 MS. SCHELLIN: Commissioner hood?

14 VICE CHAIR HOOD: Yes.

15 MS. SCHELLIN: Commissioner May?

16 COMMISSIONER MAY: Yes.

17 MS. SCHELLIN: The vote's four to zero to one to approve  
18 proposed action in Zoning Commission Case No. 22-16, the minus  
19 one being the third Mayoral appointee position.

20 And just to clarify, I did not hear the Commission ask  
21 for any additional documents; is that correct? Everyone's good  
22 with everything? No additional requests?

23 CHAIRPERSON HOOD: No additional requests.

24 MS. SCHELLIN: Okay. I just want to make sure. I know  
25 Commissioner Imamura, in the beginning, his Internet was spotty,

1 so I wanted to make sure I didn't miss anything.

2 COMMISSIONER IMAMURA: Thank you, Ms. Schellin. All  
3 good on my end.

4 MS. SCHELLIN: Okay. I just wanted to make sure. I  
5 thought you were just asking a question, but I wanted to make  
6 sure.

7 So I think a summary order, if they want to go ahead  
8 and provide that, they could. So that's fine. Prior to final  
9 action, that would be great.

10 CHAIRPERSON HOOD: Okay.

11 All right. I want to thank everyone. Let me just  
12 announce, the Zoning Commission will be having its public meeting  
13 on December 15th. We do have a meeting the 19th. We're working  
14 right up to the holidays -- and the 22nd. We might as well meet  
15 the 25th.

16 MS. SCHELLIN: No, the 22nd got moved.

17 CHAIRPERSON HOOD: Oh, it got moved. All right.

18 MS. SCHELLIN: It got moved.

19 CHAIRPERSON HOOD: Okay.

20 MS. SCHELLIN: The 22nd got moved.

21 CHAIRPERSON HOOD: I was about to say, we might as well  
22 just come on the 25th. But anyway, the Zoning Commission will  
23 meet again December the 15th. This is our regular public meeting;  
24 we have a number of things on the agenda on these same platforms.

25 So with that, I want to thank everyone for their

1 participation tonight. Again, we cannot echo enough the great  
2 work that's been done, that we have this type of setting and this  
3 type of hearing. So we greatly appreciate it to all the  
4 stakeholders, the Applicant and everyone -- so with that -- and  
5 the community.

6 So with that, I want to thank everyone for their  
7 participation tonight, and this hearing is adjourned. Good  
8 night, everyone.

9 MS. SCHELLIN: One thing. It's in the regs. They know  
10 to do it, just the proffers and conditions.

11 MR. TUMMONDS: Next week, yeah.

12 MS. SCHELLIN: I mean, it's in the regs. I shouldn't  
13 have to say it, but just as a reminder.

14 MR. TUMMONDS: I appreciate the heads up.

15 MS. SCHELLIN: Yep. Okay.

16 CHAIRPERSON HOOD: Okay.

17 MS. SCHELLIN: Thank you. Bye-bye.

18 CHAIRPERSON HOOD: See you all later. Good night.

19 (Whereupon, the above-entitled matter went off the  
20 record at 4:57 p.m.)

21

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

23

24

24 This is to certify that the foregoing transcript

25

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Before: DCZC

Date: 12-12-22

Place: Teleconference

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

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