

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

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IN THE MATTER OF:           :
                               :
ADAMS MORGAN CHURCH HOTEL,  : Case No.
LLC Consolidated PUD and    : 11-17
Related Map Amendment       :
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Thursday,  
September 13, 2012

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

The Public Hearing of Case No. 11-17  
by the District of Columbia Zoning Commission  
convened at 6:30 p.m. in the **Jerrily R. Kress  
Memorial Hearing Room** at 441 4<sup>th</sup> Street, N.W.,  
Washington, D.C., 20001, Anthony J. Hood,  
Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

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SHARON S. SCHELLIN Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy  
Director, Development Review &  
Historic Preservation  
JOEL LAWSON  
MATT JESICK

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF  
PRESENT:

JEFF JENNINGS  
GABRIELA VEGA  
BRYON WHITE

This transcript constitutes the  
minutes from the Public Hearing held on  
September 13, 2012.

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

WELCOME:

Anthony Hood, Chairman ..... 5

ZC CASE NO. 11-17

ADAMS MORGAN CHURCH HOTEL, LLC: ..... 6

TESTIMONY BY INDIVIDUAL IN SUPPORT:

Jim Graham, Councilmember ..... 9

PARTY STATUS REQUESTS: ..... 20

Motion to Deny Party Status Requests of  
Ex. 29, 41, 43, 44, 45, 47, 48, 51:.... 36

**Vote:** 4-0-1 to Approve Denial of Party  
Status Requests: ..... 37

Motion to Deny Party Status to Ex. 42:.. 40  
**Vote:** 4-0-1 to Approve Denial of Party  
Status Request: ..... 40

Motion to Approve Party Status in  
Opposition to Ex. 46: ..... 42

**Vote:** 4-0-1 to Approve Party Status:.... 42

Motion to Approve Party Status in  
Opposition to Ex. 49: ..... 51

**Vote:** 3-1-1 to Approve Party Status  
Request: ..... 51

Grant Expert Witness Status to Mr. Sher,  
Mr. Fields and Mr. Smart: ..... 54

Waive Regs & Accept DDOT Report: ..... 54

APPLICANT PRESENTATION:

Norman Glasgow, attorney ..... 61

Jeremy Selman, Sydell Group ..... 66

Melissa Duffy, CSC Member ..... 73

Steve Polo, OPX, architect ..... 80

David Fields, Nelson/Nygaard ..... 97

Eric Smart, BSA ..... 109

Steven Sher, Holland & Knight ..... 118

BOARD QUESTIONS: ..... 124

Cross-Exam by Parties in Opposition:

Denis James, KCA ..... 175

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

BOARD DISCUSSION: ..... 249

Specifically Requested Material:..... 250

Reschedule Hearing to October 10, 2012:.. 255

ADJOURN:

    Anthony Hood, Chairman ..... 263

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

2 6:40 p.m.

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

5 Good evening, ladies and gentlemen.

6 This is the Public Hearing of the Zoning  
7 Commission for the District of Columbia for  
8 Thursday, September 13<sup>th</sup>.

9 My name is Anthony Hood. Joining  
10 me are Vice Chair Cohen, Commissioners May and  
11 Turnbull.

12 We are also joined by the Office of  
13 Zoning staff, Ms. Sharon Schellin. Office of  
14 Planning staff, Ms. Steingasser, Mr. Lawson and  
15 Mr. Jesick.

16 This is where I always mess up.  
17 District Department of Transportation, Mr.  
18 Jennings, and I know it was just last Thursday,  
19 but if you could tell, the other two, if you  
20 could --

21 MS. VEGA: Gabriela Vega with DDOT.

22 CHAIRMAN HOOD: Okay.

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1 MR. WHITE: Bryon White with DDOT.

2 CHAIRMAN HOOD: Okay. You know,  
3 it's something, we have some other new folks  
4 and I know their names and now they don't never  
5 come, but I'll get it and you all will probably  
6 switch.

7 But anyway, okay, this proceeding  
8 is being recorded by a court reporter and is  
9 also webcast live. Accordingly, we must ask  
10 you to refrain from any disruptive noises or  
11 actions in the hearing room.

12 Again, this is reconvened from last  
13 week. The subject of this evening's hearing  
14 is Zoning Commission Case No. 11-17. This is  
15 a request by Adams Morgan Church Hotel for  
16 approval of a Consolidated PUD and Related Map  
17 Amendment for property located in Square 2560.

18 Notice of today's hearing was  
19 published in the DC Register on May 25, 2012  
20 and copies of that announcement are available  
21 to my left on the wall near the door.

22 The hearing will be conducted in

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1 accordance with provisions of 11 DCMR 3022 as  
2 follows:

3 Preliminary matters; applicant's  
4 case; report of the Office of Planning; report  
5 of other Government agencies; report of the ANC,  
6 in this case it's ANC-1C; organizations and  
7 persons in support; organizations and persons  
8 in opposition; rebuttal and closing by the  
9 applicant.

10 The following time constraints will  
11 be maintained in this meeting:

12 The applicant 60 minutes;  
13 organizations 5 minutes; individuals 3 minutes.

14 All persons appearing before the  
15 Commission are to fill out two witness cards.

16 Those cards are located on the left on the table  
17 near the door.

18 Upon coming forward to speak to the  
19 Commission, please, give both cards to the  
20 reporter sitting to my right before taking a  
21 seat at the table.

22 The decision of the Commission in

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1 this case, must be based exclusively on the  
2 public record. To avoid any appearance to the  
3 contrary, the Commission requests that persons  
4 present not engage the members of the Commission  
5 in conversation during any recess or at any time.

6 The staff will be available  
7 throughout the hearing to discuss procedural  
8 questions.

9 Please, turn off all beepers and  
10 cell phones, at this time, so not to disrupt  
11 these proceedings.

12 Would all individuals wishing to  
13 testify, please, rise to take the oath? Ms.  
14 Schellin, would you, please, administer the  
15 oath?

16 MS. SCHELLIN: Please, raise your  
17 right hand.

18 (Whereupon, witnesses were sworn.)

19 MS. SCHELLIN: Thank you.

20 CHAIRMAN HOOD: Okay. I'm going to  
21 stop, at this point, before we get into  
22 preliminary matters, staff's preliminary

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1 matters and our preliminary matters.

2 I'm going to ask the Councilmember  
3 Ward 1, and this is typically what we do. We  
4 usually ask the Councilmembers to come up,  
5 because we know that they are busy. They work  
6 well for our city, so we ask them to come up  
7 and start.

8 We don't want to hold you up,  
9 Councilmember Graham, so if you can come up and  
10 you may give us your testimony.

11 COUNCILMEMBER GRAHAM: Thank you  
12 very much. I know these microphones. Thank  
13 you very much, Chairman Hood, and the other  
14 Members of this Commission.

15 I am here before you this evening  
16 to speak in strong support of the proposed Adams  
17 Morgan Historic Hotel. This is the right  
18 project at the right time and it is in the best  
19 interest of the community. It is an option I  
20 can report to you with confidence that is  
21 overwhelmingly supported and endorsed by the  
22 residents of Adams Morgan, a neighborhood in

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1 which I live. And, in fact, I live about two  
2 blocks from the location of this proposed hotel.

3 For some time, I have been a strong  
4 and vocal advocate of this project.  
5 Specifically, I now request that the Zoning  
6 Commission approve the application for Case No.  
7 11-17 filed by the Adams Morgan Historic Hotel  
8 that would ratify actions between the Reed-Cooke  
9 Neighborhood Association, ANC-1C and the  
10 developers and others involved.

11 There are two major advances we have  
12 recently made in Adams Morgan, both of which  
13 I have been very supportive of.

14 The streetscape is right now in the  
15 process of revitalizing our business district  
16 on 18<sup>th</sup> Street and Columbia Road. This new hotel  
17 will enhance daytime commerce and thus, it will  
18 add to the economic diversity of our business  
19 district.

20 The Adams Morgan Hotel Project, in  
21 my mind, means job growth, historic preservation  
22 and enhanced opportunity for community-based

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1 organizations.

2 As this project has progressed, been  
3 debated and evolved, I have worked with all the  
4 stakeholders to ensure the greatest benefit for  
5 the greatest number.

6 The latest proposal with a  
7 substantially reduced height makes sense. I  
8 authored the Adams Morgan Hotel Real Property  
9 Tax Abatement Act of 2010, which was passed by  
10 the Council. This legislation reserves 51  
11 percent of employment opportunities in both the  
12 hotel's construction and operation phases for  
13 District residents and provides 51 percent --  
14 and provides that 51 percent of those positions  
15 will be filled by Ward 1 residents.

16 Short of this, there will be no \$46  
17 million property tax abatement over the next  
18 20 years. The legislation requires that the  
19 hotel be open for business before any property  
20 tax abatement occurs. Without this tax relief,  
21 the Council was convinced that the project would  
22 not go ahead.

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1           The value to the city and the  
2 neighborhood and economic terms, I believe, is  
3 well-established. The jobs and neighborhood  
4 amenities, which will result, will not be  
5 possible, would not be possible without the city  
6 having granted this tax relief.

7           If we want to preserve the historic  
8 edifice of this great church for future Adams  
9 Morgan generations and create jobs, then the  
10 Commission needs to act affirmatively.

11           The property owner has made clear  
12 its intention to sell the church property for  
13 redevelopment should this zoning relief be  
14 denied. And were this to happen, we would run  
15 the real risk of losing the church, exactly what  
16 everyone is trying to avoid.

17           Positive Zoning Commission acts  
18 will ensure the 99 year-old edifice of The First  
19 Church of Christ, Scientist in Adams Morgan  
20 remains firmly in the community.

21           I'm a strong supporter of historic  
22 preservation, which is exactly what I'm asking

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1 for you -- from you for tonight.

2 The recent public/private  
3 partnerships at the Howard Theater and the  
4 Lincoln Theater are real-life examples of how  
5 that commitment has translated into benefits  
6 for this entire city.

7 Let me conclude by recognizing this  
8 significant contributions of a few people.

9 First, let me acknowledge Wilson  
10 Reynolds, who chairs the Advisory Neighborhood  
11 Commission in Adams Morgan. I have to make full  
12 disclosure and say that Wilson is also a member  
13 of my staff. However, Wilson, his diligent  
14 efforts and those of his colleagues on the ANC  
15 on this project has been very divisive at times,  
16 have insured that it survives, the 7-1 vote by  
17 the Advisory Neighborhood Commission speaks  
18 volumes in terms of the neighborhood support.

19 I also want to commend those in the  
20 Reed-Cooke Neighborhood Association and most  
21 particularly its president, Billy Simpson, for  
22 successful negotiation of the height and other

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1 issues.

2 And to express my gratitude to the  
3 hundreds of residents of Adams Morgan who cared  
4 deeply enough about this project to come to  
5 meeting after meeting, month after month, to  
6 publicly share their views.

7 Mr. Chairman, I know that there are  
8 people who are still unhappy with this project.

9 I respect their point of view, but the majority  
10 of this community supports this hotel and I  
11 believe it to be in the best interest of Ward  
12 1 and the city.

13 Thank you.

14 CHAIRMAN HOOD: Okay. Thank you  
15 very much, Councilmember Graham. Let me see,  
16 do we have any questions, Commissioners? Okay.

17 Commissioner May?

18 COMMISSIONER MAY: Yes, I was just  
19 wondering, you mentioned at the very end of your  
20 testimony the members of the neighborhood who  
21 are not happy about the project. And I was  
22 wondering if you could speak more specifically

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1 to some of the concerns that they have raised  
2 about the location of the hotel and the impacts  
3 of the homes on Champlain Street, in particular.

4 I think those are some of the most poignant  
5 comments that we have received.

6 COUNCILMEMBER GRAHAM: Well, let me  
7 first reemphasize that the Reed-Cooke  
8 Neighborhood Association, which is this  
9 immediate neighborhood, has endorsed this  
10 application.

11 But in addition to that, there is  
12 no doubt that we are going to have some  
13 challenges that we have to deal with. We have  
14 to deal with challenges all over the city, all  
15 over this world.

16 One of the challenges is going to  
17 be traffic. The fact of the matter is that there  
18 is going to be additional traffic associated  
19 with this hotel. We know that, but we can deal  
20 with that. We had a situation on U Street where  
21 we developed U Street and many of you were  
22 involved in this and the fact of the matter is

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1 if we would have left vacant lots with chainlink  
2 fences, we would have had less traffic. But  
3 we would rather deal with the traffic issues  
4 than have that as our reality. The same is true  
5 on Champlain.

6 In addition to that, the height, the  
7 reduction of the height is a very important step.

8 You know, I want to mention again Wilson  
9 Reynolds. Wilson lives on Champlain Street.  
10 I mean, it's remarkable to me that the people  
11 who are very close to this development and very  
12 close to the height of this development are here  
13 tonight in support of this project.

14 So I think that there are going to  
15 be challenges. There is no question about it,  
16 but I hope that that will not deter us from moving  
17 forward.

18 VICE CHAIR COHEN: Thank you, Mr.  
19 Chairman. Okay. Councilman, we had received  
20 a number of letters from constituents who have  
21 businesses or live in the area and they are  
22 concerned that their business may be jeopardized

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1 by the people who are coming into the  
2 neighborhood who will not shop necessarily in  
3 their stores, as well as other people who feel  
4 that, again, any new development will threaten  
5 their continued residency.

6 So I would like to know what your  
7 opinion is on that.

8 COUNCILMEMBER GRAHAM: Well,  
9 Commissioner Cohen, you may be referring to the  
10 issue of how property values might increase.  
11 You may be referring to that issue. I'm not  
12 sure. You may be referring to other issues,  
13 which I'm not sure about either, but the fact  
14 of the matter is is that I think the people who  
15 come for the hotel are going to necessarily be  
16 involved in other commerce in the immediate  
17 area.

18 I don't think all of the commerce  
19 is going to be limited to the hotel. It isn't  
20 limited to the hotel. The Mayflower Hotel or  
21 the Hilton Hotel, people leave the hotel, they  
22 do things and I think that will benefit the area.

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1           The property taxes are already very  
2 high in this area. The assessed value of these  
3 properties is already very high. I think we  
4 have worked hard. You have tonight, Jubilee  
5 Housing. We have 200 apartments that we have  
6 not only preserved, but have rehabilitated for  
7 extremely low income persons right in Adams  
8 Morgan.

9           And there are other very low income  
10 buildings. We are committed to affordable  
11 housing and there are strategies that we can  
12 use to ensure the survival of those buildings  
13 and new buildings that should not deter us from  
14 having this hotel.

15           CHAIRMAN HOOD: Okay. Any other  
16 questions? Okay. Well, that's it,  
17 Councilmember Graham. We thank you for coming  
18 down and providing testimony.

19           COUNCILMEMBER GRAHAM: Thank you,  
20 Mr. Chairman. Thank you.

21           CHAIRMAN HOOD: Thank you. Okay.  
22 Also, let me recognize Mr. Henson, I didn't

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1 see him from DDOT, who is in the audience. Okay.

2 Now, Ms. Schellin, let's go to  
3 preliminary matters. Does staff have any  
4 preliminary matters?

5 MS. SCHELLIN: Staff would just  
6 advise the Commission that the Reed-Cooke  
7 Neighborhood Association did submit a letter  
8 today withdrawing their request to testify or  
9 to participate as a party. They will testify  
10 as an organization in support when that time  
11 comes in the hearing process.

12 CHAIRMAN HOOD: Okay. Okay.  
13 Thank you. Ms. Schellin, I guess, next we will  
14 go to party status?

15 MS. SCHELLIN: Correct.

16 CHAIRMAN HOOD: Okay.  
17 Commissioners, what I'm going to try to do is  
18 kind of move through this and I'm going to call  
19 a roll call list. The ones I'm going to mention  
20 now, and I know we have already read it, are  
21 applications that I would recommend that we  
22 deny.

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1           And if you would like anything to  
2           come off this list, I ask you to call the exhibit  
3           number. Exhibit 29. As Ms. Schellin said,  
4           Exhibit 40 has been withdrawn. Exhibit 41, 43,  
5           44, 45, 46.

6           COMMISSIONER MAY: Can you move  
7           more slowly? I'm sorry, I can't follow you that  
8           fast. Go ahead.

9           CHAIRMAN HOOD: Exhibit 29.

10          COMMISSIONER MAY: Right. Gotcha.

11          CHAIRMAN HOOD: Exhibit 41.

12          COMMISSIONER MAY: Thank you.

13          CHAIRMAN HOOD: Exhibit 43, Exhibit  
14          44, Exhibit 45, Exhibit 46, Exhibit 47, Exhibit  
15          48, and Exhibit 51. And I just want to know  
16          as we peruse these many applications, if anyone  
17          wants one of those exhibits to come off of the  
18          denial list that I came up with, then we need  
19          to -- we will pull it and then discuss it.

20          VICE CHAIR COHEN: Can we discuss  
21          Exhibit 46, Mr. Chairman?

22          CHAIRMAN HOOD: Okay. We're going

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1 to take Exhibit 46 off the list. Did I say 29?  
2 Yes.

3 COMMISSIONER MAY: I'm sorry, which  
4 did you just take off the list?

5 CHAIRMAN HOOD: Exhibit 46.

6 COMMISSIONER MAY: 46.

7 CHAIRMAN HOOD: And also, thank  
8 you, Mr. Turnbull, if anyone wants to add  
9 something that I think I was going to be looking  
10 at going the other way, then you can add it to  
11 the list. We can take off and add. I think  
12 that's the more efficient way to move.

13 COMMISSIONER MAY: Mr. Chairman,  
14 I'm sorry, I was not prepared to deal with it  
15 in this fashion, so I'm not sure that I am ready  
16 to -- when I'm looking through these things and  
17 I mean, so far I agree with you on 29, and I'm  
18 about halfway through the list. The rest of  
19 them I don't agree.

20 And not that I don't agree on it,  
21 I just feel like we need to talk about it and  
22 try to discuss the questions a little bit. So

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1 I'll keep looking if that's what you want me  
2 to do.

3 CHAIRMAN HOOD: Tell me which ones  
4 you want to come off the list. If you want all  
5 those to come off the list after 29, just call  
6 it.

7 COMMISSIONER MAY: Okay.

8 CHAIRMAN HOOD: We'll just discuss  
9 it. I was trying to move it.

10 COMMISSIONER MAY: Yes, I  
11 understand, but, again, this is something that  
12 we are --

13 CHAIRMAN HOOD: Because at 11:45  
14 you're going to --

15 COMMISSIONER MAY: It's just that  
16 some -- it's something -- this is a procedure  
17 that we haven't done before. We have not  
18 handled it this way before and I just was not  
19 prepared to handle it this way.

20 These are -- just to tell you the  
21 ones I agree about, 29 and 51.

22 CHAIRMAN HOOD: So those are the

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1 only two you agree with. Anyone else? Okay.

2 Let's -- now, 40 already came off, that was  
3 withdrawn. So I guess, Commissioner May, since  
4 you are the only one, if we can start with 41?

5 COMMISSIONER MAY: Well, I guess,  
6 I'm interested in understanding why you think  
7 that this does not qualify.

8 CHAIRMAN HOOD: Well, when I look  
9 again at Exhibit 5, I don't have the translation  
10 in front of me. What exhibit was the  
11 translation? What was it 52, 54? Again if you  
12 read 5 and 6, let me put the question back on  
13 you, because when I was reading this last night  
14 at about 10:00, I always look at Exhibit 5 and  
15 6 and try to see how they answered those  
16 questions.

17 And see how the uniqueness that they  
18 have within the questions answered and I don't  
19 see that, unless you can point me to something  
20 there.

21 COMMISSIONER MAY: Well, I mean,  
22 you know, the argument is perhaps not elegantly

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1 made, but it's a business in close proximity  
2 to the hotel and there is a concern that it's  
3 going to affect their small business.

4 CHAIRMAN HOOD: But I think the law  
5 of precedence has already been set for party  
6 status and what it says is it was not made clear.

7 We are not supposed to guess or do discovery  
8 work and I didn't do any, because it was not  
9 -- and I may be incorrect and I'm sure our legal  
10 counsel will tell me.

11 We are not supposed to guess at  
12 things. It should be named explicitly on the  
13 application for the request. And this is doing  
14 discovery work and guess work and I think there  
15 is legal precedence that is already out there  
16 as far as in the Court of Appeals.

17 COMMISSIONER MAY: Okay. I don't  
18 have --

19 CHAIRMAN HOOD: That's what I  
20 understood.

21 COMMISSIONER MAY: -- disagreement  
22 with that. Okay.

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1 CHAIRMAN HOOD: That's how I made  
2 my determination.

3 COMMISSIONER MAY: Okay. That's  
4 fine.

5 CHAIRMAN HOOD: So are we all good  
6 with --

7 VICE CHAIR COHEN: Yes.

8 CHAIRMAN HOOD: -- 41? Are you  
9 okay, Commissioner May?

10 COMMISSIONER MAY: Um-hum, yes.

11 CHAIRMAN HOOD: Let's go -- also I  
12 want to give your copy back. Okay. Let's go  
13 to 42. Did I do 42?

14 MS. SCHELLIN: 42 we all agreed  
15 should be given status.

16 CHAIRMAN HOOD: Yes. Well, I  
17 didn't put it on the list that I had come up  
18 with. I just -- this was the list I had come  
19 up with, as far as taking it up and trying to  
20 expedite it.

21 VICE CHAIR COHEN: All right.

22 CHAIRMAN HOOD: So 41 is okay with

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1 Commissioner May. Let's go to 43.

2 COMMISSIONER MAY: I'm sorry?

3 CHAIRMAN HOOD: Let's --

4 COMMISSIONER MAY: We skipped 42.

5 Do we agree with 42?

6 CHAIRMAN HOOD: 42 was --

7 COMMISSIONER MAY: Is not on you  
8 list.

9 CHAIRMAN HOOD: -- not on my list.

10 COMMISSIONER MAY: Okay. Yes,  
11 okay.

12 CHAIRMAN HOOD: Okay. So do we  
13 agree with 42?

14 VICE CHAIR COHEN: Yes.

15 COMMISSIONER MAY: Yes.

16 CHAIRMAN HOOD: Okay. 42. Let's  
17 do this. Ms. Schellin, can you help me? 42  
18 will probably do a combined motion. I'm trying  
19 to do it all in one.

20 MS. SCHELLIN: Yes.

21 CHAIRMAN HOOD: So we will come back  
22 to 42, it's a strong possibility.

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1 Now, what about 43?

2 COMMISSIONER MAY: So I assume that  
3 your thinking on this is that the -- this is  
4 one person who lives on the block, but there  
5 are many people who live on the block and there  
6 is no specific characteristic of their property  
7 or their location that rises to the level of  
8 needing party status.

9 CHAIRMAN HOOD: Yes.

10 COMMISSIONER MAY: Okay. So I  
11 wonder, I mean, this is a group -- this is a  
12 person. I understand in some later  
13 submissions, there was some attempt at  
14 aggregation of interests.

15 So I wonder if this is persons --  
16 someone whose interest might be represented by  
17 some of the other groups in that immediate  
18 vicinity? I don't know for sure and I'm not  
19 trying to match them up. I'm just making that  
20 statement as an -- I have no problem with this  
21 not being on the list.

22 CHAIRMAN HOOD: I think when we get

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1 to that point and everyone sees who we have  
2 granted party status, whatever street or  
3 whatever it is, if it's something granted, I  
4 think they can take that upon themselves and  
5 mix in, try to mix in with those parties.

6 COMMISSIONER MAY: Yes, right,  
7 okay.

8 CHAIRMAN HOOD: So you're okay with  
9 43?

10 COMMISSIONER MAY: Yes.

11 CHAIRMAN HOOD: All right. 44.

12 COMMISSIONER MAY: Okay. In  
13 addition to 44, there was another statement,  
14 another submission. 92.

15 VICE CHAIR COHEN: 92.

16 CHAIRMAN HOOD: 92. Okay.

17 COMMISSIONER MAY: Okay. Again,  
18 there are a lot more pages in 92, but it's not  
19 a lot that's specific and relevant to this, so  
20 I'm not sure that there is enough here to warrant  
21 party status.

22 Again, it's a neighbor in the

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1 immediate vicinity and their interests can be  
2 represented.

3 VICE CHAIR COHEN: Again, Mr.  
4 Chairman, I know that we were going to postpone  
5 discussing the party request from the Champlain  
6 Street Neighbors, but again, the reason why I  
7 suggested that they be considered a party is  
8 that there are these individuals who live on  
9 the street that would necessarily -- we could  
10 fold into the whole Champlain Street Neighbors,  
11 because, presumably, they will represent those  
12 individuals as well.

13 CHAIRMAN HOOD: Okay. Is that the  
14 one where --

15 VICE CHAIR COHEN: 46. That's No.  
16 46.

17 CHAIRMAN HOOD: Okay. Okay.

18 VICE CHAIR COHEN: You have it on  
19 your list, but I suggested that we take a closer  
20 look at that.

21 CHAIRMAN HOOD: Okay. Yes, okay.  
22 We took that -- we have already taken that off

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1 the list as you already asked. So I'm going  
2 to skip right over that.

3 VICE CHAIR COHEN: Okay.

4 CHAIRMAN HOOD: Okay. Where are we  
5 at? 44. Okay. 44, Commissioner May?

6 COMMISSIONER MAY: Sorry, I'm still  
7 sorting my papers. Oh, I'm sorry, I was talking  
8 about 44 before and I don't see any grounds for  
9 that one.

10 CHAIRMAN HOOD: Let's go to 45.

11 COMMISSIONER MAY: Yes, I have no  
12 problem with striking that.

13 CHAIRMAN HOOD: Okay. 45. 46 is  
14 off the list. 47?

15 COMMISSIONER TURNBULL: Mr. Chair,  
16 my main argument with this is there is nothing  
17 really identified. There is no real businesses  
18 identified per se as to it's just a generic term,  
19 a name. I would -- I mean, if there had been  
20 specific business interest in commercial or  
21 retail establishments, I could see that. Just  
22 the way it is now, it doesn't really say

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1 anything.

2 CHAIRMAN HOOD: Again, the  
3 submission is, as you stated, incomplete.

4 COMMISSIONER MAY: Right, yes.

5 CHAIRMAN HOOD: Okay. So what was  
6 that, are we okay?

7 COMMISSIONER MAY: Yes.

8 VICE CHAIR COHEN: Yes.

9 CHAIRMAN HOOD: What was that 47?

10 VICE CHAIR COHEN: 47.

11 CHAIRMAN HOOD: Okay. So 47. 48?

12 I lost my 48. Oh, Vice Chair, 48?

13 VICE CHAIR COHEN: Thank you, Mr.  
14 Chairman. I noticed that Mr. Otten lives on  
15 18<sup>th</sup> and Belmont, which is a distance from the  
16 subject property. And in addition, he is  
17 talking about purported impacts of sight lines  
18 and, you know, zoning does not guarantee --  
19 zoning -- there is no right to a view or any  
20 kind of sight lines that are guaranteed. So  
21 I don't think that this should be granted party  
22 status.

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1 CHAIRMAN HOOD: Okay. Anyone  
2 else? Commissioner May?

3 COMMISSIONER MAY: No, I just want  
4 to mention that we did receive a further  
5 submission, No. 94, and -- yes, No. 94. And  
6 then also 87 is the submission by several of  
7 the others who submitted party status  
8 applications as well as other individuals. And  
9 I think they were requesting that they would  
10 be represented by the party, Chris Otten in  
11 Exhibit 48.

12 So I just -- I would just note that  
13 and make sure that we are considering all the  
14 information that was submitted that was relevant  
15 to this particular party status application.  
16 I don't disagree with anything that the Vice  
17 Chairman said. I just want to make sure we are  
18 all looking at all o the information we have  
19 received.

20 CHAIRMAN HOOD: I think we do. I  
21 noted there were two to three additional  
22 submissions, amendments, to the application.

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1 I just was basically dealing with what was  
2 presented first and I know there was some  
3 supplements, as you so noted in that particular  
4 case and others. So I mean it's so noted. I  
5 just want to make sure the chairman knows about  
6 that.

7 COMMISSIONER MAY: Yes.

8 CHAIRMAN HOOD: And I'm sure others  
9 also.

10 COMMISSIONER MAY: Okay. Yes, I  
11 mean --

12 CHAIRMAN HOOD: For citing it.

13 COMMISSIONER MAY: I mean, it is a  
14 sort of difficult request to have. The request  
15 for representation by these other parties for  
16 Chris Otten to represent them, includes these  
17 other caveats about well, we want to reserve  
18 our right to speak for ourselves and we want  
19 to reserve the right to change this and so on.

20 I mean, if we had found that any of  
21 them had the sufficient information for party  
22 status, it might be a little different. But

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1 I -- you know, even the conglomeration of all  
2 these things doesn't add up to a sufficient basis  
3 for party status, in my view.

4 CHAIRMAN HOOD: Okay. And 51? We  
5 didn't do 51 yet.

6 COMMISSIONER MAY: I think I would  
7 agree with 51, this time around. It was on your  
8 original list, right?

9 CHAIRMAN HOOD: 51 was on my  
10 original list, yes.

11 COMMISSIONER MAY: Yes, and I had  
12 agreed to that the first time around.

13 CHAIRMAN HOOD: Then let me ask this  
14 before we vote on the ones which I see here so  
15 far are 29, 41, 43, 44, 45, 47, 48 and 51.  
16 Anybody have anything else they want to add  
17 before I make a motion?

18 COMMISSIONER MAY: Can you just  
19 repeat that again for me? 29?

20 CHAIRMAN HOOD: It's Exhibits 29.

21 COMMISSIONER MAY: Yes.

22 CHAIRMAN HOOD: And the supplements

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1 --

2 COMMISSIONER MAY: Right.

3 CHAIRMAN HOOD: -- for the ones.  
4 But anyway, I'm going by the first exhibit,  
5 Exhibits 29, 41, 43, 44, 45, 46 -- I'm sorry,  
6 45, 47, 48 and 51. Anybody like to add or take  
7 away?

8 COMMISSIONER MAY: No.

9 CHAIRMAN HOOD: Mr. Glasgow, do you  
10 have an issue? Anybody that you would like to  
11 see stay on, take off? I mean, just in the  
12 numbers I called. No more, no less.

13 MR. GLASGOW: The numbers that you  
14 called, if the opportunity, we would like to  
15 discuss 46 and --

16 CHAIRMAN HOOD: We are going to come  
17 back to 46. I mean, just the ones that we are  
18 going to take -- that we are going to deny right  
19 not.

20 MR. GLASGOW: Oh, the ones that you  
21 are going to deny?

22 CHAIRMAN HOOD: The ones that we

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1 plan to deny.

2 MR. GLASGOW: No questions.

3 CHAIRMAN HOOD: Okay. Okay.

4 Commissioners I would move that we deny party  
5 status to the requesters of Exhibits 29, 41,  
6 43, 44, 45, 47, 48 and 51 for discussion so noted  
7 and ask for a second.

8 COMMISSIONER TURNBULL: Second.

9 CHAIRMAN HOOD: It has been moved  
10 and properly seconded. Any further discussion?  
11 Are you ready for the question?

12 All those in favor?

13 ALL: Aye.

14 CHAIRMAN HOOD: Not hearing any  
15 opposition, so ordered. Staff would you record  
16 the vote?

17 MS. SCHELLIN: Yes, sir. Staff  
18 records the vote 4-0-1. Commissioner Hood  
19 moving, Commissioner Turnbull seconding to deny  
20 party status requests by Eric Huey, Blanca  
21 Agino, Michelle Jaffe, Abdul Matin, and I  
22 apologize if I have mispronounced these names,

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1 Teresa Lopez, the Columbia Road Commercial and  
2 Friends, Chris Otten and Yasmina Castellanos.

3 CHAIRMAN HOOD: Okay.

4 MS. SCHELLIN: And that would mean  
5 that Commissioners Cohen and May are in support  
6 of the vote. The third Mayoral Appointee  
7 position being vacant, not voting.

8 CHAIRMAN HOOD: Okay. And thank  
9 you. Let me just say for those that we denied,  
10 there will be a time where we will hear from  
11 persons in opposition and also persons in  
12 support. Make sure that you tell your  
13 information to exactly some of the things that  
14 you eluded to, which were not -- I didn't see,  
15 my Commission obviously didn't see you gaining  
16 party status.

17 Submissions are very key when you  
18 are applying for party status. And there is  
19 a specific requirement and regulation, which  
20 we have to go by. It's not just that you --  
21 but anyway, I don't want to get into party  
22 status. If you have any questions about party

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1 status, you can come down to the Office of  
2 Zoning. They are open from 8:00 to 5:00, Monday  
3 through Friday. Oh, 8:30. Don't come at 8:00,  
4 because there won't -- nobody will be here.  
5 So come at 8:30 and you will understand how party  
6 statuses work.

7 And we also don't take -- if you have  
8 been here before, you know we have a procedure  
9 and a process. We want this judicial and  
10 respectful, so you know to raise your hand and  
11 you know you're out of order. So what I will  
12 ask you to do is if you have any questions, go  
13 to staff, because if you know you have been here  
14 before, you know how it works. Come on y'all,  
15 let's not go there.

16 Okay. Let's go with the ones for  
17 discussion. We can start off with Vice Chair  
18 Cohen. I think you took 46 off?

19 VICE CHAIR COHEN: 42.

20 CHAIRMAN HOOD: Oh, 42? Okay.

21 VICE CHAIR COHEN: No, 46.

22 CHAIRMAN HOOD: She took 46, but

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1 we're going to start with 42. Okay. Let's do  
2 42. Let's do them in numerical order.

3 VICE CHAIR COHEN: Did I say  
4 something?

5 CHAIRMAN HOOD: No. I just didn't  
6 add this one to the list.

7 VICE CHAIR COHEN: Oh. I have an  
8 objection.

9 CHAIRMAN HOOD: I'll refresh my  
10 memory why I left this one here. You know, I  
11 have it marked here that -- that's my omission.

12 Does anyone have a problem with adding 42 to  
13 the previous motion?

14 I'll make a new one, but I actually  
15 omitted it, because I have a negative sign on  
16 what I read last night. I missed that. Would  
17 anybody like to see 42? Okay.

18 I move that we deny party status to  
19 Exhibit No. 42 and ask for a second.

20 VICE CHAIR COHEN: I'll second  
21 that.

22 CHAIRMAN HOOD: It has been moved

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1 and properly seconded. Any further discussion?

2 All those in favor?

3 ALL: Aye.

4 CHAIRMAN HOOD: Any opposition?

5 So ordered. Staff would you record the vote?

6 My fault.

7 MS. SCHELLIN: Staff records the  
8 vote 4-0-1 to deny party status to David  
9 Schwartz. Commissioner Hood moving,  
10 Commissioner Cohen seconding, Commissioners  
11 Turnbull and May in support of the denial.  
12 Third Mayoral Appointee position vacant, not  
13 voting.

14 CHAIRMAN HOOD: Okay. Let's go  
15 back to -- now, we can start at 46, I believe.  
16 Commissioner Cohen?

17 VICE CHAIR COHEN: Mr. Chairman,  
18 the Champlain Street Neighbors, I believe,  
19 incorporate a number of residences both renters  
20 and homeowners on that street and they are  
21 affected especially by the traffic that will  
22 be part of the hotel coming to their

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1 neighborhood. So that's the reason why I felt  
2 that they were, you know, uniquely and  
3 distinctly affected.

4 CHAIRMAN HOOD: Any other comments?  
5 Commissioner May?

6 COMMISSIONER MAY: Yes, I would  
7 agree with the Vice Chairman.

8 CHAIRMAN HOOD: And I actually had  
9 a questionmark, so that means I can go either  
10 way. Okay. Would you like to make a motion?

11 VICE CHAIR COHEN: Yes. I move  
12 that party status be granted to the Champlain  
13 Street Neighbors Hotel Study Group.

14 CHAIRMAN HOOD: Okay. It has been  
15 moved and properly seconded. Oh, no. Can I  
16 get a second?

17 COMMISSIONER MAY: Second.

18 CHAIRMAN HOOD: It is moved and  
19 properly seconded. Any further discussion?  
20 And I know, Mr. Glasgow, I didn't come to you  
21 before this motion, but I'm going to come to  
22 you. Moved and properly seconded. Any further

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1 discussion?

2 All those in favor?

3 ALL: Aye.

4 CHAIRMAN HOOD: So ordered.  
5 Staff, would you record the vote?

6 MS. SCHELLIN: Yes, staff records  
7 the vote as 4-0-1 to grant party status in  
8 opposition to the Champlain Street Neighbors.  
9 Commissioner Cohen moving, Commissioner May  
10 seconding, Commissioners Hood and Turnbull in  
11 support. Third Mayoral Appointee position  
12 vacant, not voting.

13 CHAIRMAN HOOD: Mr. Glasgow, I  
14 should have come to you before I called for the  
15 motion. I see that's two mistakes I've made.

16 I only have one more and then I'm out. So,  
17 Mr. Glasgow, did you have any opposition to this?

18 MR. GLASGOW: Mr. Chairman, we did  
19 submit an opposition earlier this evening and  
20 I assume that the Commission Members had had  
21 an opportunity to take that into consideration.  
22 I may want to reserve some opportunity though

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1 to comment on Exhibit 49.

2 CHAIRMAN HOOD: Okay. Actually,  
3 that's -- I think that's next. That's next.  
4 So 46, Champlain Street Neighbors, and I'm not  
5 sure of the other neighbors who have applied  
6 who live on Champlain Street need to coordinate,  
7 I would suggest it goes back to what Commissioner  
8 May mentioned, and tailor your  
9 cross-examination.

10 And I think Mrs. -- who is going to  
11 be speaking for them?

12 MS. SCHELLIN: Jeannie Amado.

13 CHAIRMAN HOOD: Ms. Amado is going  
14 to be the person representing this organization.

15 Jeannie, I'm sorry, Ms. Jeannie Amado. Amado,  
16 yes.

17 Okay. Let's go to Exhibit 49.  
18 They were not on the list. Kalorama Citizens  
19 Association. I think they are to the south,  
20 but anyway, they are directly, I think, across  
21 the street. An organization, I think, their  
22 submission -- typically neighborhood groups,

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1 citizens and civic associations and as well as  
2 ANCs, naturally, we usually provide, because  
3 they represent a large amount of community.  
4 And a lot of people's interests are represented  
5 through those organizations, either pro or con.

6 Let me open it up for any comments.

7 Anyone?

8 COMMISSIONER MAY: Yes, I would  
9 generally agree. I mean, citizen associations  
10 are typical of the sort of organization that  
11 we grant party status to. So --

12 CHAIRMAN HOOD: Okay.

13 COMMISSIONER MAY: -- I'm generally  
14 inclined, in favor.

15 CHAIRMAN HOOD: Okay. Mr.  
16 Glasgow?

17 MR. GLASGOW: Yes, sir, certainly  
18 we would agree generally that Kalorama Citizens  
19 Association would be a party in this type of  
20 application. However, we did submit for the  
21 record an email from their president that was  
22 dated October 27, 2011 where it's just talking

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1 about the Kalorama Citizens welcomes all to our  
2 meetings and we are that type of thing.

3 And then at the end of it, it says  
4 "We also welcome all within our membership  
5 boundaries as members. Those boundaries are  
6 all of Adams Morgan minus the Reed-Cooke section  
7 between 16<sup>th</sup> and 18<sup>th</sup> and Columbia and Florida."

8 And then it says "Denis James."

9 And we submit by their own admission  
10 they say that they do not cover this area and,  
11 therefore, should not be accorded party status  
12 in this case.

13 VICE CHAIR COHEN: Do we have a copy  
14 of that for our record?

15 CHAIRMAN HOOD: Yes, actually  
16 it's --

17 VICE CHAIR COHEN: It is --

18 CHAIRMAN HOOD: -- our third page  
19 when it was submitted.

20 VICE CHAIR COHEN: Oh, okay.

21 CHAIRMAN HOOD: It should be the  
22 last page. No, it's in here. But they are

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1 right across the street though, right?

2 MR. GLASGOW: Yes, but they have  
3 specifically exempted this area and our  
4 understanding is that they have exempted it  
5 because the Reed-Cooke Neighborhood Association  
6 represents this area as a neighborhood  
7 association.

8 CHAIRMAN HOOD: Well, Mr. Glasgow,  
9 I will say that I missed that. You know, I  
10 looked at this webpage. You do have that and  
11 it says it. And Denis James is the president?

12 MR. GLASGOW: Yes, sir. He is the  
13 one that filed the party status request.

14 COMMISSIONER MAY: Mr. Chairman, I  
15 just need a minute to take a look at the map.

16 COMMISSIONER TURNBULL: I think  
17 what Mr. Glasgow -- of the areas that are  
18 represented by them, the closest one is the  
19 Washington Heights Historic District, which is  
20 immediately -- I mean, I pulled up that on the  
21 HPRB website and it is right adjacent, but it  
22 is correct, it is not -- does not include the

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1 hotel and the areas and the people on Champlain  
2 Street. So --

3 COMMISSIONER MAY: I don't have  
4 them here. But they do cover the area across  
5 Columbia Road, right? And Columbia Road is not  
6 directly across the street, but it's virtually  
7 across the street.

8 COMMISSIONER TURNBULL: I don't  
9 think they do. I'm not sure.

10 COMMISSIONER MAY: No, it's --

11 COMMISSIONER TURNBULL: Let me --

12 COMMISSIONER MAY: Well, the email  
13 says --

14 COMMISSIONER TURNBULL: The part of  
15 the Kalorama Triangle goes over Columbia Road,  
16 but the map I'm looking at shows it goes up in  
17 a diagonal.

18 COMMISSIONER MAY: But it -- we are  
19 not necessarily talking about the Kalorama  
20 Triangle. We are talking about the citizens  
21 association, which self-proclaims it is  
22 everything except 16<sup>th</sup> to 18<sup>th</sup>, Adams Morgan to

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1 Florida. That's what is in the email, that's  
2 what Mr. Glasgow is relying upon.

3 COMMISSIONER TURNBULL: Okay.

4 COMMISSIONER MAY: So across  
5 Columbia is part of the area that they claim  
6 to represent.

7 CHAIRMAN HOOD: I am in favor,  
8 Commissioners, of granting them party status,  
9 even with the note that was provided by Mr.  
10 Glasgow. This is a neighborhood organization.

11 Even though I know we don't compare them to  
12 ANCs. I know that ANCs are across the street.

13 However, how we handle that, I would like for  
14 us to do similar.

15 And even in light of what -- Mr.  
16 Glasgow, I think they represent more of the whole  
17 than more of the -- than less. So that's my  
18 recommendation. I'll open it up for others and  
19 if not, I'll set the motion. One way or the  
20 other.

21 VICE CHAIR COHEN: Well, I guess it  
22 makes me a bit uncomfortable, because they --

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1 according to their own website, they exclude  
2 Reed-Cooke and in that case, if they excluded  
3 it, we already have Reed-Cooke's approval, so  
4 I really don't think that it is appropriate to  
5 accept them.

6 COMMISSIONER MAY: I'm with the  
7 Chairman on this. I think that because they  
8 cover the area across the street, I mean --

9 VICE CHAIR COHEN: Okay.

10 COMMISSIONER MAY: -- Columbia Road  
11 is -- it's not the street that this property  
12 is on, but it virtually is. And it's certainly  
13 visible, highly visible from many businesses  
14 and residents across Columbia Road.

15 CHAIRMAN HOOD: Which way are you  
16 going?

17 COMMISSIONER TURNBULL: I can go  
18 with that.

19 CHAIRMAN HOOD: Okay.

20 COMMISSIONER TURNBULL: I can go  
21 with that.

22 CHAIRMAN HOOD: All right. So we

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1 are going to grant party status? I mean --

2 COMMISSIONER TURNBULL: Yes, I  
3 would go along and grant them party status.

4 CHAIRMAN HOOD: Okay. I just  
5 wanted to make sure we -- I want to make sure  
6 everybody is comfortable with our decisions,  
7 even if we are split two-to-two. We will just  
8 hold this one until the new Member gets here.

9 Okay. So I would move that we grant  
10 Exhibit, what is the exhibit number, 49. Thank  
11 you, Mr. Glasgow. Exhibit 49 party status and  
12 ask for a second.

13 COMMISSIONER MAY: Second.

14 CHAIRMAN HOOD: It has been moved  
15 and properly seconded. Any further discussion?

16 All those in favor?

17 CHAIRMAN HOOD: Aye.

18 COMMISSIONER MAY: Aye.

19 COMMISSIONER TURNBULL: Aye.

20 CHAIRMAN HOOD: Any opposition?

21 VICE CHAIR COHEN: Aye.

22 CHAIRMAN HOOD: So ordered. Staff

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1 would you record the vote?

2 MS. SCHELLIN: Yes, staff records  
3 the vote 3-1-1 to approve party status in  
4 opposition to the Kalorama Citizens  
5 Association. Commissioner Hood moving,  
6 Commissioner May seconding, Commissioner  
7 Turnbull in support. Commissioner Cohen  
8 opposed. Third Mayoral Appointee position  
9 vacant, not voting.

10 CHAIRMAN HOOD: What exhibit was  
11 that?

12 VICE CHAIR COHEN: 49.

13 COMMISSIONER MAY: 49.

14 CHAIRMAN HOOD: Oh, I thought it was  
15 46. I was going to say that's the one you took  
16 off the list. Okay. What do we have next?  
17 Now, I got confused.

18 MS. SCHELLIN: Experts.

19 CHAIRMAN HOOD: Oh, have we  
20 finished party status?

21 MS. SCHELLIN: Yes, sir.

22 CHAIRMAN HOOD: So we have two

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1 parties?

2 MS. SCHELLIN: We have two parties  
3 in opposition, that's correct.

4 CHAIRMAN HOOD: All right. Let's  
5 go to experts. Mr. Glasgow?

6 MR. GLASGOW: Yes, sir. We have  
7 three experts that we have submitted, all of  
8 whom have been accepted as experts by the  
9 Commission before: Mr. Fields in  
10 transportation planning; Mr. Smart in land  
11 economics; and Mr. Sher in land planning. And  
12 I believe that is Exhibit L of the prehearing  
13 statement. And all of those exhibits are there  
14 and those rèsùmès.

15 CHAIRMAN HOOD: Okay.  
16 Commissioners, as already stated, these experts  
17 are no strangers to us. I don't know if we have  
18 to spend a whole lot of time. We might need  
19 a moment to check the rèsùmès out. Don't look  
20 at Mr. Sher's rèsùmè, that will save us some  
21 time.

22 Ms. Schellin, do we have to waive

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1 the DDOT report?

2 MS. SCHELLIN: It was late, so just,  
3 yes.

4 CHAIRMAN HOOD: Okay. I want to do  
5 that before we forget.

6 MS. SCHELLIN: Right. Or when you  
7 get to them, but if you want to do it ahead of  
8 time, absolutely.

9 CHAIRMAN HOOD: I might have  
10 forgot. Let's do it while we are thinking.  
11 Okay. So we will accept all three as expert  
12 witnesses.

13 And I would move that we accept the  
14 DDOT report, the late filing, and let me just  
15 do it by consensus. Any objection?

16 VICE CHAIR COHEN: No.

17 CHAIRMAN HOOD: Okay. So we have  
18 already waived it, so when we get there, we have  
19 already done that.

20 Okay. Anything else?

21 MS. SCHELLIN: Chairman Hood, if I  
22 may, the Office of Zoning has arranged for a

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1 Spanish interpreter that will come at 8:00 and  
2 will be here from 8:00 until, I think, 11:30.

3 She will be here for the purpose of those who  
4 only speak Spanish, who would like to come and  
5 testify. She will interpret for them, so that  
6 they will also have an opportunity to testify,  
7 if they would like to. They shouldn't hold back  
8 just because they can't speak English.

9 CHAIRMAN HOOD: Okay. And she is  
10 going to be here from 8:00 to 11:30?

11 MS. SCHELLIN: She should come at  
12 8:00 until 11:30. We figured there is no way  
13 we were going to get to testimony before 8:00.

14 CHAIRMAN HOOD: Now, if we don't  
15 finish, will she come back?

16 MS. SCHELLIN: She will come back.

17 CHAIRMAN HOOD: Okay. Good. At  
18 6:30?

19 MS. SCHELLIN: Whenever.

20 CHAIRMAN HOOD: We'll work it out.

21 MS. SCHELLIN: Yes.

22 CHAIRMAN HOOD: Okay. Okay. Mr.

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1 Glasgow?

2 MR. GLASGOW: Mr. Chairman, just as  
3 one item, because we do have a lot of younger  
4 people and people that are not going to be able  
5 to stay for the duration of the hearing, and  
6 we didn't want to register, you know, 50 people  
7 to testify in support of the application.

8 What I would like to do is have those  
9 that are in support of the application stand  
10 that are in the audience and those that feel  
11 that their schedules are such that they can  
12 leave, if that could be recognized that they  
13 would -- they could then depart from the hearing.

14 CHAIRMAN HOOD: You want all those  
15 in support to stand?

16 MR. GLASGOW: Yes, sir.

17 CHAIRMAN HOOD: As well as those in  
18 opposition?

19 MR. GLASGOW: No, just those in  
20 support, so that --

21 CHAIRMAN HOOD: Okay.

22 MR. GLASGOW: -- they can see that

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1       there is --

2                   CHAIRMAN HOOD:    I just wanted to  
3       make sure.

4                   MR. GLASGOW:   -- that those are in  
5       support stand for the recognition of that, so  
6       the Commission can see that they were here.  
7       I mean, we could have registered and had every  
8       one of them come up and speak and we didn't want  
9       to do that.

10                  CHAIRMAN HOOD:    Okay.    Thank you  
11       very much, Mr. Glasgow.

12                  COMMISSIONER TURNBULL:   Right.

13                  CHAIRMAN HOOD:    But if those who are  
14       here in support of this application, if you could  
15       just stand, even though it's not a number's game  
16       for us, but if you could stand, we just would  
17       like to see how much support is actually out  
18       there.    So if all of you could stand?    Okay.  
19       So noted.    Thank you.

20                  MR. GLASGOW:    All right.

21                  CHAIRMAN HOOD:    And thank you all  
22       for coming down, for those who may have to leave.

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1 MR. GLASGOW: All right. Thank  
2 you, Mr. Chairman.

3 Then as a preliminary matter, I want  
4 to make sure that the Commission Members did  
5 have a copy of our prehearing -- well, our  
6 further prehearing statement that was filed on  
7 September 10<sup>th</sup> and you will note in there that  
8 the things that we had translated and it was--  
9 I found that it was somewhat easier in some ways,  
10 if you have the capacity to get that done. There  
11 are translation services in New York and in San  
12 Francisco that, essentially, go 24/7, but it  
13 is not free to get that done.

14 But that was proceeded with. I did  
15 want to, also as part of a preliminary matter,  
16 note as Appendix 1 if you put up those  
17 comparatives, we wanted to note just very  
18 quickly, if we could have the lights for just  
19 one second, Sharon, because -- what we did  
20 between the setdown of this case.

21 I'll let everybody's eyes get  
22 adjusted for a second.

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1           The building on the left was the  
2 building as setdown by the Commission. The  
3 building on the right is as, in the plans, in  
4 the Appendix dated September 10, 2012, we have  
5 got the north elevation.

6           Then I believe the next is the west  
7 elevation and you'll notice there the building  
8 across the street in the background of the church  
9 is the apartment building that is across the  
10 street to the east, so that you can get the  
11 relationship of the size, because we were --  
12 we understood very well from the Commission the  
13 height needed to come down and it needed to fit  
14 into the community better.

15           And we also needed -- and that the  
16 colors are very washed out there, but I think  
17 in your packets you will see the colors, so that  
18 you can get a sense of the materials, that was  
19 in response to Mr. Turnbull, Commissioner  
20 Turnbull's comments that we needed to show how  
21 these buildings would actually be perceived and  
22 look, because they both look the same color here

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1 on this -- on the screen. But they are vastly  
2 different in color when you look at them in the  
3 packets that you have.

4 Next, proceed to the east elevation.

5 You can see the dramatic change with respect  
6 to roof structure, height of building,  
7 relationship to the church and then the south  
8 elevation.

9 I think with that, I want to now  
10 proceed and go on -- we are ready to go on the  
11 clock with the statement.

12 COMMISSIONER TURNBULL: I will  
13 thank you for the drawings. A marked  
14 improvement and much appreciated.

15 MR. GLASGOW: Yes, sir. Okay.  
16 Thank you. We're ready to go. No, I'm not five  
17 minutes. Okay. All right. I know, I'm  
18 teasing. All right. Thank you. All right.

19 Good evening, Mr. Chairman and  
20 Members of the Commission. For the record, my  
21 name is Norman M. Glasgow, Jr. of the Law Firm  
22 of Holland & Knight. Here with me is Mr. Dennis

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1 Hughes of the same firm and I would like to  
2 introduce our witnesses.

3 First, to my immediate right is Mr.  
4 Jeremy Selman, who is a co-founder and chief  
5 development officer of Sydell Group out of New  
6 York.

7 Mr. Andrew Zobler was here last  
8 week, who was the founder and CEO of Sydell  
9 Group, but he was -- had a prior unavoidable  
10 business commitment and not able to be here  
11 tonight.

12 Also, we have Ms. Melissa Duffy of  
13 The First Church of Christ, Scientist, who will  
14 be testifying. Then Mr. Steve Polo of OPX  
15 Architects. Mr. David Fields of  
16 Nelson/Nygaard, Eric Smart of Bolan Smart  
17 Associates and Steve Sher, the land planner.

18 In looking through and proceeding  
19 with our filing that we had September 10<sup>th</sup> and  
20 why I gave you that very quick overview, we  
21 believe that that submission addresses the  
22 Commission's, Office of Planning's, Reed-Cooke

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1 Neighborhood Association's other concerns with  
2 respect to the height of the project, which has  
3 been dropped from 92 feet to 72 feet, the FAR  
4 has dropped from, approximately, 4.3 FAR to just  
5 under 4 FAR and the height is measured at 72  
6 feet from Euclid Street and we have a 2 foot  
7 7 inch parapet and that is shown on the drawings.

8 The agreement with the Reed-Cooke  
9 Neighborhood Association has been submitted to  
10 the record and it covers in great detail a number  
11 of issue areas raised concerning the PUD. It  
12 gets into great detail with respect to traffic,  
13 how you get in and out of the site, how access  
14 with taxi cabs, other items.

15 We also submitted on September 6<sup>th</sup>  
16 an application for a text amendment to the  
17 Reed-Cooke Overlay District for the entire  
18 project from a mapping standpoint, so instead  
19 of rezoning the project to -- in its entirety  
20 to C-2-B, it would be RC/C-2-B and that proposed  
21 text amendment is also part of the agreement  
22 with RCNA at page 3.

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1           Also, the record reflects a letter  
2 from the Office of Planning submitted as a  
3 supplemental report commenting favorably on the  
4 revised plans and agreement with RCNA and we  
5 appreciate the hard work of the Office of  
6 Planning, Reed-Cooke Neighborhood Association  
7 and the ANC, which put in a lot of time, energy  
8 and effort on this project also.

9           We understand that we have letters  
10 of support in the record from Councilmembers  
11 Brown and Orange and a letter from the Deputy  
12 Mayor for Economic Development, Victor Hoskins,  
13 in support of the project.

14           Also, I want to appreciate the  
15 support that we have, the support, guidance and  
16 direction that we have had from the  
17 Councilmember Graham, who has been a stalwart  
18 in finding ways for this project to move forward,  
19 to encouraging, insisting, making the  
20 applicants look at the height of this building,  
21 other issues that were raised by the Zoning  
22 Commission, the Office of Planning and others

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1 as to how to get this project designed in a way  
2 that it would have the most support within the  
3 community.

4 We believe and we are here now with  
5 a project that has been modified in a manner  
6 that addresses many specific comments of the  
7 Zoning Commission Members of the set down. And  
8 there has also been significant and substantial  
9 work done with respect to the amenities package  
10 through the efforts of ANC-1C and the work of  
11 its chairman and the other members of the ANC  
12 and the long-term members of that ANC in coming  
13 up with further amenities for this project that  
14 are reflected in that very lengthy report from  
15 the Advisory Neighborhood Commission and we  
16 commend Mr. Wilson Reynolds on that.

17 The Reed-Cooke Neighborhood  
18 Association, the Mayor's Commission on Latino  
19 Community Development, the Greater Washington  
20 Hispanic Chamber of Commerce also have worked  
21 and submitted letters in support of this  
22 project, along with the Lanier Heights

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1 Neighborhood Association and all of those groups  
2 have worked with this project and this  
3 development for many years. And some of them  
4 will be testifying as to the length of time that  
5 has been spent on this project.

6 So it's something that is not  
7 unknown within the community. It has been  
8 debated within the community as the  
9 Councilmember stated for many years.

10 We believe from the attention that  
11 has been paid to this project that all agree  
12 that this is a significant project at an  
13 important location and in a position to  
14 significantly enhance the Reed-Cooke  
15 neighborhood.

16 We believe through the testimony of  
17 the witnesses this evening, we will be able to  
18 show the Commission that this project is worthy  
19 of its approval along with the companion text  
20 amendment and should be permitted to proceed.

21 As referenced in the Office of  
22 Planning report, we will be proceeding to the

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1 Historic Preservation Review Board and we will  
2 be working with the Office of Planning and  
3 Historic Preservation Division staff with  
4 respect to that application.

5 If there are no preliminary  
6 questions of the Commission, I would like to  
7 proceed and call the first witness.

8 Mr. Selman, would you, please,  
9 identify yourself for the record and proceed  
10 with your testimony?

11 MR. SELMAN: Hi, my name is Jeremy  
12 Selman. I'm co-founder and chief development  
13 officer of the Sydell Group.

14 Good evening, Members of the Zoning  
15 Commission. I'm one of the founders of the  
16 Sydell Group. I am pleased to appear before  
17 you this evening to discuss what we believe is  
18 a truly exceptional project, one that will give  
19 new life to a neighborhood treasure, provide  
20 a unique and transformative hospitality  
21 experience for the District of Columbia.

22 Given that this is my first occasion

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1 to appear before you, I would like to first  
2 provide a short introduction to our company.

3 We are led by Andrew Zobler, who has  
4 been involved in the hospitality industry for  
5 the past two decades. In 1998, he joined  
6 Stalwart Hotels and Resorts Worldwide where he  
7 served as SVP of acquisitions and development,  
8 was responsible for the acquisition,  
9 disposition and development activity for all  
10 Stalwart Hotel Brands in North America.

11 During his tenure there, he was part  
12 of the team that created the W Brand, which is  
13 one of the most successful T Brands ever created.

14 He also served as partner and CIO  
15 of Andre Balazs Properties, where he oversaw  
16 the development of the Standard Hotel Miami  
17 Beach, Hotel QT in New York, the redevelopment  
18 of the Raleigh Hotel Miami Beach and the  
19 predevelopment of the Standard Hotel in New  
20 York.

21 Sydell Group is an owner/developer  
22 and operator of lifestyle-oriented boutique

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1 hotels. Sydell Group currently controls two  
2 investment ventures, one focused on urban  
3 lifestyle-oriented hotels and a second which  
4 develops and operates premium hostels in major  
5 U.S. cities.

6 The Adams Morgan Historic Hotel will  
7 decidedly be part of our hotel portfolio and  
8 will share the creativity, sensitivity and  
9 hand-crafted authenticity that are found in many  
10 properties we have conceived of and developed.

11 These include The NoMad Hotel and  
12 the Ace Hotels in New York City, both of which  
13 were extensive renovations of historic turn of  
14 the century buildings, the Ace and Saguaro  
15 Hotels in Palm Springs, as well as The Saguaro  
16 Hotel in Oldtown Scottsdale. We are also in  
17 the process of developing The Line Los Angeles  
18 and The Free-Hand in Miami.

19 The Sydell Group was named after  
20 Andrew's late grandmother Sydell Wile, who was  
21 a long -- lifelong collector of antiquities and  
22 other fine things. Inspired by her passion,

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1 we aim to create custom-crafted hospitality  
2 experiences that are idiosyncratic and  
3 responsive to their place.

4 The project before you represents  
5 Sydell Group's first venture in the District  
6 of Columbia. We feel that the District offers  
7 a dynamic cultural and social climate which will  
8 meld well with the Sydell Hotel.

9 We are particularly excited about  
10 the unique opportunity presented in Adams  
11 Morgan, a vibrant and diverse community, which  
12 we hope to integrate into the character, design  
13 and experience of the hotel.

14 As with all our hotels, we feel that  
15 incorporating the surrounding community is of  
16 the utmost importance to making a project a  
17 success. We are convinced that this project  
18 will become a significant asset to the District  
19 as a whole and a destination within the Adams  
20 Morgan neighborhood.

21 We believe it will serve as a  
22 catalyst for surrounding businesses, that it

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1 will enhance public safety and that it will offer  
2 a significant number of important benefits to  
3 the community residents, including employment  
4 opportunities at a great new location for  
5 community meetings and interaction.

6 Over the last several years, well  
7 before the Zoning Commission set down this  
8 application, our team engaged many community  
9 stakeholders, especially and gratefully  
10 Councilmember Jim Graham, ANC-1C, the RCNA and  
11 the Langley Lear Citizens Association. All of  
12 whom have expressed support for the project we  
13 present to you today.

14 As you can see from the hundreds of  
15 support letters that are included with our  
16 prehearing filing, we are grateful to have  
17 extensive support from so many residences,  
18 businesses and stakeholders in the Adams Morgan  
19 neighborhood.

20 We have worked hard to address the  
21 comments we received from the Zoning Commission  
22 in November and from the Office of Planning,

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1 Department of Transportation and Historic  
2 Preservation Review Board and have made  
3 significant revisions to the project in response  
4 to the direction of these agencies.

5 We appreciate the constructive  
6 comments that we have received and we are  
7 confident that the project we bring before you  
8 tonight addresses the vast majority of the  
9 concerns that have been expressed to us and will  
10 earn us the support of each of these agencies.

11 We became enamored with this project  
12 because of The First Church of Christ,  
13 Scientist building, a 1912 neoclassical gem that  
14 anchors the Adams Morgan community. Our  
15 underlying goal in conceptualizing the project  
16 is to preserve and revitalize the church.

17 As demonstrated by a number of our  
18 past projects, we are very comfortable and drawn  
19 to restoration projects of this nature because  
20 of the flexibility inherent in our hospitality  
21 platform, which allows us to embrace the  
22 idiosyncratic nature of historic buildings.

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1           Whereas, more traditional hotel  
2 developers might be pigeon-holed in the  
3 designing of these types of projects to fit  
4 within the narrow parameters of a particular  
5 brand, we are able to work within the context  
6 of and, indeed, maximize the property's unique  
7 attributes, as well as will be demonstrated in  
8 a few moments by our architects.

9           We are very excited to move forward  
10 with this special project. And I believe it  
11 is evident from the strides that we have made  
12 since the Commission set down the project last  
13 year. It is one that has widespread support  
14 and provides a solution to the community's  
15 concerns regarding the long deteriorating  
16 church building.

17           That said, each of the concessions  
18 we have made regarding height, materials,  
19 parking and community benefits impact the  
20 overall viability of the project as a whole.  
21 We hope that we have reached an optimal balance  
22 between the needs of community and the economic

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1 viability of the investment.

2 At this point, I would like to turn  
3 it over to a representative of the church.

4 MS. DUFFY: Okay. Good evening.  
5 Thank you for giving me this opportunity to share  
6 a few brief comments. My name is Melissa Duffy  
7 and I think my voice is relevant this evening  
8 because I am an active member of the Christian  
9 Science Church in Adams Morgan and I'm also a  
10 resident of the neighborhood. I live just about  
11 two and a half blocks away on Mintwood Place.

12 And I served on the church's board  
13 of trustees last year for a year-long term and  
14 right now, I'm currently involved in helping  
15 to conduct our Sunday services.

16 I love Adams Morgan and I adore the  
17 unique energy and culture and diversity of this  
18 neighborhood. And when I joined the church,  
19 it was with great enthusiasm to be a part of  
20 and serve my own community and I get that same  
21 feeling from all of my fellow church members.

22 We are deeply committed to Adams Morgan. It

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1 has served us well for the past 100 years and  
2 we have really enjoyed serving Adams Morgan.

3 And we continue to intend -- intent  
4 to continue serving Adams Morgan in that same  
5 way. And we have a strong desire to be a loving  
6 and vital presence in the Adams Morgan  
7 community.

8 We see this project as a necessary  
9 transition that will help us continue our  
10 activities in the neighborhood. We have worked  
11 carefully and closely with the developers to  
12 make sure that this project will support our  
13 goals as a church and that it will be an uplifting  
14 benefit to the Adams Morgan neighborhood as a  
15 whole.

16 We are confident that this proposed  
17 boutique hotel is an ideal option for preserving  
18 the 100 year-old church building. The church  
19 undertook a thorough investigation of available  
20 options for preserving our building in  
21 connection with its sale. And after diligently  
22 reviewing the possibilities determined that

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1 this proposed hotel project is the most feasible  
2 and viable path for accomplishing that goal.

3 We appreciate the care and attention  
4 the hotel team has invested in preserving our  
5 building, while also being responsive to the  
6 needs of the community that we love so much.

7 We are already holding worship  
8 services in our reading room building next door  
9 to the old church building and we intend to make  
10 the reading room building our permanent space  
11 where we will continue to hold our reading room  
12 activities and public talks for the community  
13 and services and Sunday School and other  
14 activities associated with being a church.

15 It is important to us as the closest  
16 neighbor to the proposed hotel that the project  
17 be successful and viable over the long-term.  
18 If the church building is going to be preserved,  
19 then we want to see it used well. And  
20 respectfully of the fact that this was our dear  
21 home and house of worship for 100 years and we  
22 feel very comfortable with the proposed plan

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1 that they will accomplish that goal and we would  
2 love to see it realized.

3 We want the freedom as a church to  
4 move forward with our own future plans and at  
5 the same time see the community benefit from  
6 this project in so many ways, including a number  
7 of wonderful amenities that are going to be  
8 offered to the community.

9 This transition has been hanging  
10 over us for a number of years now. We are eager  
11 to settle into our permanent home right next  
12 door to this proposed project and continue our  
13 active presence in Adams Morgan. Perhaps no  
14 one feels the impact of this protracted  
15 redevelopment process as much as we do.

16 Awaiting certainty and looking  
17 forward to a renewed and vibrant youth of a  
18 beautiful building that no longer meets our  
19 needs, but is such an important part of our  
20 community and an anchor to the Adams Morgan  
21 neighborhood.

22 In short, we need to let go of this

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1 building, so that we can continue doing what  
2 we do best, serving our neighborhood as an active  
3 church congregation. We believe the proposed  
4 hotel project will meet our goals of putting  
5 the building to good use, providing enormous  
6 benefit to the community and enabling us to move  
7 on with our church activities unencumbered by  
8 a building we can no longer sustain.

9 We appreciate the support of this  
10 community that has been shown to us over the  
11 past century and we request your support in  
12 connection with this project to help our church  
13 move forward and continue to be a vital presence  
14 within Adams Morgan.

15 MR. GLASGOW: Next, we would like  
16 to proceed with the testimony of the architect,  
17 Mr. Steve Polo.

18 MR. POLO: Good evening, everyone,  
19 Commissioners. I would request that before you  
20 turn off the lights to draw your attention to  
21 the sample board here off to my right. The color  
22 rendition on the computer is probably not going

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1 to be as close to that and, of course, the  
2 drawings that you have in the package are a good  
3 representation of our --

4 CHAIRMAN HOOD: Actually, we could  
5 probably --

6 COMMISSIONER MAY: If you could  
7 just hand that board up?

8 CHAIRMAN HOOD: There are a few  
9 Commissioners that would like to put their hands  
10 on it.

11 MR. POLO: Yes, we would be happy  
12 to pass some of these samples around. Would  
13 you like to see them?

14 COMMISSIONER MAY: Yes.

15 CHAIRMAN HOOD: Just give us a  
16 moment as we examine. Okay. Mr. Glasgow,  
17 we're ready.

18 MR. GLASGOW: We're ready to have  
19 the lights turned down, Steve?

20 MR. POLO: Yes.

21 MR. GLASGOW: All right. Okay.

22 MR. POLO: Thank you,

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1 Commissioners. My name is Steve Polo. I'm a  
2 partner at OPX and we're the architects for the  
3 project. As was mentioned early on, there has  
4 been a lot of work done to this project since  
5 you -- the original set down. And we will --  
6 we would like to walk you through it tonight.

7 At the risk of stating the obvious,  
8 the cornerstone of this development, in our  
9 minds, has always been the church. And while  
10 the preservation of it is very important, we  
11 thought of it more as a repurposing and a  
12 reactivation of this church as a public space  
13 as being a really important component of the  
14 design.

15 It occupies, as everyone knows, a  
16 kind of place of privilege in the neighborhood.

17 It is setback significantly from the property  
18 lines and it creates its own kind of precinct.

19 Immediately behind the church is a parking lot  
20 and a three story commercial building that will  
21 be replaced with the hotel addition.

22 A quick overview of the zoning

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1 diagram shows the church here in this, on my  
2 screen, tan color with a light blue separator  
3 that is the connection between the hotel proper  
4 and the church. This inverted C is the addition  
5 itself and this blue rectangle is the courtyard  
6 with a pool on the lower level.

7 The proposed rezoning is C-2-B with  
8 the Reed-Cooke Overlay and some of the project  
9 data over on the side. As has been mentioned,  
10 the hotel is now 72 feet. It was previously  
11 92. There are 220 rooms. The previous scheme  
12 had 227. And the proposed FAR is 3.99.

13 We show the landscape plan and this  
14 is actually a composite plan of two levels, one,  
15 the entry level on the church, which is here  
16 and one, the lower level where the porte-cochere  
17 is here and we wanted to show the landscape as  
18 it connected those pieces.

19 Ordinarily, if you had a building  
20 that was that far set off the property line,  
21 it wouldn't necessarily be a great development  
22 opportunity, but in this case, that setback

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1 allows us a real opportunity to create this green  
2 soft mediating space between the street and the  
3 church and our landscape architects have  
4 designed these curve linear paths that invite  
5 people into the site and proceed around towards  
6 the front of the church.

7           There are some outdoor rooms with  
8 seating areas to sit and watch the world go by  
9 culminating in the grand entrance to the church  
10 and hotel. The paths continue to meander around  
11 the west side and culminate in the entrance to  
12 the community center on the west.

13           This is the curb cut and the entrance  
14 to the porte-cochere, which proceeds underneath  
15 the addition right here and ends in the parking  
16 -- excuse me, the driveway of the parking garage.

17           The landscape architects have also  
18 designed in a decorative row of trees that,  
19 again, help to soften the edge between the street  
20 and the hotel.

21           One of the challenges that we heard  
22 at nearly every ANC meeting we went to was the

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1 challenge with the alley immediately to the  
2 west. The Z alley created traffic problems and  
3 backed up loading for the businesses on 18<sup>th</sup>  
4 Street. Our solution was to grant an easement  
5 across the property, which would allow trucks  
6 to pass more easily, in essence, cut off the  
7 corner.

8 It also facilitates loading for the  
9 hotel and the trucks pull forward, back in and  
10 then straight back out the alley.

11 The parking plan, typical parking  
12 plan, looks like this. Originally, we had seven  
13 levels of -- excuse me, five levels of parking.

14 Now, we have four. If the project is granted,  
15 we will ask for some relief on this. The Code  
16 requires 146 spaces. We have 132 spaces.  
17 Reducing the parking by one level was in response  
18 to numerous parties asking for the parking to  
19 be reduced.

20 I should mention also that all of  
21 the parking will be valet, so the capacity could  
22 increase.

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1           The community center is on the P1  
2 level and that also happens to have some service  
3 rooms for the hotel. It has bicycle storage.

4           It also has Zipcar slots and charging stations,  
5 which are a part of the sustainable design  
6 strategy.

7           As we move up the building, the  
8 concourse level holds the health club and the  
9 spa in these green areas right here. There is  
10 some service for the hotel and the pool equipment  
11 room here off to the left.

12           Before we move up in the plans, we  
13 thought it was kind of important to look at the  
14 section, because any time you link an existing  
15 building with a new one, you are likely not to  
16 have the floor levels aligned and, of course,  
17 that's the case here as well.

18           The floor levels in the church  
19 really don't align in any way with the ones in  
20 the addition. And, in fact, they are different  
21 from each other inside the church. These create  
22 challenges, as you might imagine, but also

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1 really great opportunity. This yellow piece  
2 in the center is the main entry level floor and  
3 guests and the community will come in here up  
4 the steps and into this level and really get  
5 to experience the grandeur of the church.

6 This is nearly 40 feet high to the  
7 groin vault from the floor of the lobby and  
8 looking up into the orange piece on the top here,  
9 which is the restaurant.

10 There are also some steps and  
11 elevators that allow guests to step down and  
12 align with the addition floors and -- which leads  
13 to the guest elevators, which are right here.

14 There is another set of stairs and  
15 an elevator that drops guests down to the  
16 ancillary reception area or connects them back  
17 up to the main lobby.

18 This is a little bit larger view of  
19 that step down. Some of these heights, as I  
20 mentioned, this is nearly 40 feet high here from  
21 this level in the hotel and this ceiling in the  
22 church is about 18 feet, so it creates some very

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1 interesting spaces and quite a beautiful  
2 experience potentially, particularly as you  
3 pass through the portal between what is the  
4 church and the new hotel.

5 You sort of get to experience that  
6 living archeology of the church being preserved  
7 immediately adjacent to the new hotel beyond.

8 The ground floor plan is really the  
9 first plan where the church is activated. There  
10 are meeting rooms and gallery space on this  
11 level. This is, again, the entrance to the  
12 porte-cochere. This is the ancillary  
13 registration on this level and adjacent to some  
14 meeting rooms and here are the guest elevators  
15 up to the rooms.

16 Sheesh, I'm sorry. This is service  
17 areas for the hotel. This level has the pool,  
18 which is covered, by the way, and a juice bar  
19 adjacent to that loading dock here on the top.

20 On the first entry level floor, this  
21 is the main entrance to the hotel and currently  
22 the main entrance to the church up these grand

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1 stairs and into this large reception lobby.  
2 Again, if you were designing a hotel from  
3 scratch, it's unlikely you would build a lobby  
4 that big. It wouldn't be particularly  
5 efficient, but, again, the church offers great  
6 advantage because this really can become a  
7 community activation space, that's what we have  
8 sort of been calling it.

9 It has these communal work bars and  
10 work areas as well as guest services for the  
11 hotel. And, again, we said in the section --  
12 we mentioned in the section, this space has --  
13 the center of it is about 40 feet high, quite  
14 beautiful.

15 As you proceed down to the next level  
16 at the hotel, that's where the rooms begin in  
17 earnest. Again, the guest elevators and some  
18 meeting rooms here as well.

19 On the second floor plan, it's --  
20 the addition is all rooms and the church doesn't  
21 have a floor. It is open. So there is no  
22 connection between the addition and the church

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1 in terms of space on the second level.

2 On the third level, the church is  
3 now the restaurant on the very top with open  
4 to below. And again, open to the vault above.

5 I said earlier there is really no connection  
6 or no alignment between the church floors and  
7 the addition floors and there really isn't,  
8 except at this level there is about 7 inches,  
9 which is the closest they get, and that allows  
10 us to build up the floor of the kitchen which  
11 serves the restaurant on the same level.

12 And again, on the third floor, all  
13 hotel rooms on the addition.

14 On the fourth floor, the addition  
15 disengages from the church entirely and the  
16 pieces that connected the church are now green  
17 roofs. And so four through six are all guest  
18 rooms in the addition.

19 I should say that in accomplishing  
20 the 72 foot height, the church -- excuse me,  
21 the addition moved about 13 feet closer to the  
22 church. And it is currently separated by a

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1 minimum of 15 feet all the way around. In some  
2 instances, it is slightly more. So this blue  
3 line represents -- I guess it's blue on the  
4 screen. This blue line represents that 15 foot  
5 differential. In some places, it is as much  
6 as 20.

7 On the seventh floor plan, there is  
8 a slight difference in the southeast corner.  
9 A portion of the building is setback and another  
10 opportunity for green roofs.

11 The roof plan is a little  
12 unconventional and in response to a number of  
13 requests from various agencies to help reduce  
14 the mass and the height of the building, we have  
15 separated the roof structures and we have made  
16 them slightly different heights. The maximum  
17 allowed is 18 feet. The tallest here is 15 and  
18 there are also 12 foot high structures here,  
19 too.

20 One of the things that we would also  
21 ask for relief on is the 1:1 setback from the  
22 courtyard. You can see here they don't meet

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1 that. The 1:1 setback is maintained from the  
2 property lines, but we would ask for some relief  
3 on that as well.

4 This is an overall roof plan of the  
5 addition and the church. And there are on this  
6 roof about 5,000 square feet of green roof, which  
7 represents about 20 percent of the total roof  
8 area of the addition. It is also one of the  
9 unintended, but beneficial, consequences of  
10 breaking up the roof structures is that it  
11 creates kind of a centrally located area where  
12 various gatherings could happen, wedding  
13 parties and the like, which keep folks away from  
14 the edge and then have the benefit of reducing  
15 the noise.

16 And keeping in mind the samples you  
17 actually looked at for the color of the building,  
18 this is that garnet red brick mix. The east  
19 elevation, which is along Champlain Street, we  
20 have divided into three parts. There is a glass  
21 and steel part that turns the corner here and  
22 anchors the corner of the addition.

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1           It is setback about 2 feet 7 inches  
2           from the face -- from the brick face, which  
3           creates another plane and another sense of  
4           shadow line and helps reduce the mass. The body  
5           of the building is the second portion that moves  
6           down Champlain Street and it is made up of  
7           grouped windows in kind of a pier and spandrel  
8           design that again the scale of those windows  
9           correspond to the body of the building.

10           And then at the end, a third  
11           component, which has punched openings which are  
12           -- comport more with the local buildings in the  
13           neighborhood and that vernacular.

14           We have also divided the building  
15           in three parts vertically. There is a strong  
16           cornice line or excuse me, a strong shadow line  
17           at the base. The bases are a more rusticated  
18           pattern. The middle of the building, as I  
19           described. Then there is a strong cornice line  
20           at this level and the top floor is setback a  
21           foot all the way around the building. And here  
22           the smaller roof structures.

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1           On the north elevation, again, we  
2 see the glass and metal corner piece that has  
3 turned the corner. This has the benefit of  
4 having these wings step out from the face of  
5 the building, again, which create more shadow,  
6 which is evident here, and break up the mass  
7 some. This facade is treated similarly to the  
8 other facades.

9           I should say that there is no back  
10 or front or really side to this project. They  
11 all are -- they all require a design that is  
12 commensurate with all of the building.

13           Again, this is the rusticated base.  
14 This is the alley side. The grouped windows.  
15 This is a slightly bigger plane, so the  
16 groupings are commensurately bigger. I should  
17 mention this is a metal painted spandrel, a  
18 decorative spandrel piece that runs in between  
19 and these windows, all of these windows are  
20 setback about a foot to create some strong  
21 shadows and some patterning on the building.  
22 Again, the top floor setback with strong cornice

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1 line.

2 One thing I also should mention down  
3 here in the lower left hand corner is the  
4 entrance to the community center.

5 The south elevation which faces the  
6 Reed-Cooke neighborhood is really more like a  
7 mini cityscape. This is the courtyard with the  
8 facade of that stepped way back. This is the  
9 more conventional grouped openings with the pier  
10 and spandrel design. And again, the punched  
11 openings for this particular piece on Champlain  
12 Street.

13 This is the porte-cochere  
14 underneath. And again, strong cornice line  
15 that runs continuously around the building with  
16 the top floor setback.

17 We did these non-colored elevations  
18 just to show the shadowing depth that we hope  
19 to get in the facade. And this is just  
20 illustrative of that. Again, this is a larger  
21 version of that prefabricated spandrel and the  
22 setback windows. And you can see the reveals

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1 and rusticated base and the black absolute  
2 granite that we showed you on the sample board  
3 rings the addition on the lower level.

4 This is a detail enlarged elevation  
5 of the glass corner piece made up of channels  
6 and angles painted black with the infill of  
7 glass. Again, the strong cornice line at the  
8 seventh floor, the setback windows and corbeling  
9 with the precast brackets that meet the roof.

10 This is an elevation perspective  
11 from the confluence of Champlain and Euclid  
12 Street showing the addition in the back. This  
13 is a view from the Christian Science Reading  
14 Room, which is right here, right in front of  
15 the reading room. Again, it shows the step back  
16 and shadow lines of the articulated facade.

17 This is the view up Champlain Street  
18 with the setback on the step down of the seventh  
19 floor and here are the porte- cochere underneath  
20 the building with a row of decorative trees.

21 And this is the connection of the  
22 church and the addition at the porte-cochere.

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1       And we imagine this piece right here because  
2       it is made up of that glass and steel vernacular  
3       that we are using for this corner element that  
4       that glass slips by the church and reconnects  
5       somewhere so that the corner of the church is  
6       visible from the outside.

7                It's sort of free from the new  
8       addition and then the wall inside -- immediately  
9       inside these spaces would either be glass or  
10      not treated, so that the facade of the church  
11      would actually show through into all of these  
12      spaces that it touches. It will be quite  
13      beautiful. Sort of a living archeology.

14               This is a photo montage of the  
15      addition looking up Champlain Street. This is  
16      across Columbia Road looking back towards the  
17      church and Unity Park here in front and the  
18      addition in the back with the Cortland  
19      immediately across the street.

20               And this is the view from Columbia  
21      looking back towards the project with the  
22      addition that is kind of peaking above the roofs

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1 here.

2 Both we and the developers are  
3 committed to sustainable design. Just a note  
4 that we, OPX, designed the first LEED-certified  
5 hotel in North America about six years ago in  
6 conjunction with the University of Maryland and  
7 Marriott. And both we and the developers are  
8 committed to having the building be certified  
9 at the highest level that we can possibly manage.

10 So in closing, I would like to thank  
11 you all for the opportunity to present our  
12 project. We think that it has been vastly  
13 improved. The 72 foot height versus the 92 foot  
14 height, the garnet warm molded brick versus the  
15 black and we think that the project we have  
16 designed is interesting, but quite backdrop that  
17 allows the church to shine.

18 And thank you very much.

19 MR. GLASGOW: Thank you. If we  
20 could have the lights back on and I would like  
21 to call the next witness, Mr. David Fields,  
22 traffic engineer.

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1 MR. FIELDS: Good evening, Chairman  
2 Hood and Members of the Zoning Commission. My  
3 name is David Fields and I'm a transportation  
4 planner with Nelson\Nygaard Consulting  
5 Associates and a member of the American  
6 Institute of Certified Planners.

7 Nelson\Nygaard conducted a  
8 technical peer review of the Adams Morgan  
9 Historic Hotel Traffic Impact Study. The goal  
10 was to review the TIS and determine whether the  
11 analyses and conclusions conform to appropriate  
12 professional practices. I'm here tonight and  
13 glad to report that they do.

14 Our review started with the  
15 identification of the following key  
16 assumptions: Existing conditions, background  
17 growth, data collection methodology, trip  
18 generation rates and modal assignments, trip  
19 assignments for local network and parking  
20 generation rates.

21 Each of these factors was evaluated  
22 to confirm that a complete and accurate picture

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1 of future conditions has been documented and  
2 we have then reviewed the conclusions of the  
3 analysis as well as the Transportation Demand  
4 Management Plan and follow-up responses to  
5 DDOT's comments.

6 So the following transportation  
7 components are included in the application, each  
8 of which we have confirmed as appropriate either  
9 by D.C. standards or if the District doesn't  
10 offer a standard, we look for national  
11 practices.

12 And I'll go down the list. No net  
13 increase on the number of curb cuts along  
14 Champlain Street, no change in the number of  
15 on-street parking spaces along Champlain  
16 Street, a 12 foot wide driveway which meets the  
17 standard in DDOT's design and engineering  
18 manual, space to load and unload three vehicles.

19 And while the DC Zoning Code does  
20 not specify a requirement, we investigated other  
21 cities that do and in comparison Vancouver and  
22 Long Beach would only require two spaces for

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1 this development, so it's more than met by that  
2 standard.

3 Three spaces for taxi staging in  
4 front of the hotel front door, which would result  
5 in the loss of three on-street spaces along  
6 Euclid, but those would primarily be used by  
7 taxis upon the hotel's opening any way, so it's  
8 effectively a wash.

9 132 parking spaces in the  
10 underground parking structure, but with 100  
11 percent valet operation. By our experience,  
12 valet can increase practical capacity by 30  
13 percent providing space for up to 171 vehicles,  
14 more than the requirement.

15 There are several very conservative  
16 traffic projection assumptions, which, if  
17 anything, would over-estimate any projected  
18 traffic impacts. The TIS assumes a 1 percent  
19 per year traffic growth rate, which generally  
20 exceeds DDOT's standards. For comparison, the  
21 Capitol Hill Transportation Study published by  
22 DDOT in December 2006 assumed a 1/2 percent

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1 growth rate for traffic between 2005 and 2015.

2 Also, traffic volumes were counted  
3 in May and July and according to MWCOG, traffic  
4 counts are about 5 percent higher than average  
5 during those summer months. Therefore, the  
6 volumes counted for this project are  
7 conservatively higher than what would be  
8 realized in an average traffic day.

9 The speak study hours were  
10 identified as 8:00 a.m. to 9:00 a.m. and 5:00  
11 p.m. to 6:00 p.m., which is consistent with the  
12 peak periods identified by DDOT, 7:00 a.m. to  
13 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

14 The traffic analysis also accounted  
15 for peak hour trips generated by the two approved  
16 and unbuilt developments in the study area as  
17 directed by DDOT. And they use the trip  
18 generation rates contained in the IT Trip  
19 Generation Report 8<sup>th</sup> Edition.

20 These developments were assigned to  
21 Land Use Codes. The first, midrise apartment  
22 for a total of 24 trips, which matches IT's

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1 average for the land use and is appropriate.  
2 And the second is specialty retail, which does  
3 not actually offer a rate per a.m. commuter hour  
4 on the adjacent street.

5 It does have one, however, for a.m.  
6 peak hour of the generator, which is later in  
7 the day. To make sure that additional trips  
8 on the network's peak hour were accounted for,  
9 an alternative methodology was developed, which  
10 identified the relationship between a.m. and  
11 daily trip hours for Shopping Center Code, which  
12 have very similar rates.

13 The peak hour rate for this were  
14 projected to be 9:00 a.m. peak hour trips and  
15 this methodology is acceptable practice when  
16 specific data sets are not available.

17 The number of peak hour trips  
18 generated by the unbuilt development at 2337  
19 Champlain Street was reduced by 50 percent due  
20 to the limited parking spaces provided for the  
21 property and the proximity to alternative  
22 transportation options.

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1           Since most ITE data was collected  
2           in suburban areas with individual parking  
3           facilities, their data does not account for  
4           urban conditions, especially significant  
5           transit service.

6           The site has access to more than 10  
7           WMATA bus lines along Columbia Road, therefore,  
8           the auto trip reduction is definitely  
9           appropriate.

10           For the proposed development, the  
11           TIS assumes 50 percent of the proposed  
12           restaurant, bar and meeting attendees will be  
13           hotel guests. An additional 10 percent are  
14           assumed will not drive to reach the hotel. 30  
15           percent of the health club patrons are also  
16           assumed to be hotel guests with another 10  
17           percent not driving.

18           Internal captures a significant  
19           factor in mixed-use developments, however,  
20           there is not a university-accepted approach to  
21           internal capture for things like restaurant,  
22           bar, meeting space and health clubs within one

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1 facility.

2 The best proxy comes from analysis  
3 of other mixed-use developments. We took a look  
4 at a Texas A&M study of Mockingbird Station in  
5 Dallas and even such a non-transit-friendly rich  
6 location like Dallas showed an internal trip  
7 capture count for up to 50 percent of the trips,  
8 so definitely appropriate here.

9 For the assumption of about 10  
10 percent projected for by foot, bicycle or  
11 transit, according to MWCOG's 2008 Regional  
12 Household Travel Survey for all trips, 9 percent  
13 of respondents walk or bike and over 6 percent  
14 take transit. So an accumulative assumption  
15 of 10 percent of patrons that won't drive is  
16 definitely fair and is potentially an overly  
17 conservative assumption.

18 The TIS reduced auto mode share  
19 based on WMATA's 2005 Development-Related  
20 Ridership Survey, the WMATA survey found that  
21 up to 30 percent of hotel guests were arriving  
22 via non-auto modes. So to be conservative, in

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1 the case of this project, a 15 percent reduction  
2 is definitely appropriate.

3 For the trip generation rates used  
4 in each of the elements of the proposed  
5 development, for hotel, restaurant, bar and  
6 health club, they were based on the ITE Trip  
7 Generation Reports 8<sup>th</sup> Edition. We confirmed  
8 the Land Use Codes and the average rates.

9 There are, however, two unique  
10 cases. IT does not specify an a.m. trip  
11 generation rate for bars. That made me think  
12 for a while why that would be and then we realized  
13 that bars tend not to generate a whole lot of  
14 auto trips between 7:00 a.m. and 9:00 a.m. in  
15 the mornings, which makes a lot of sense.

16 In addition, the p.m. peak rate used  
17 for health clubs is slightly higher than the  
18 average, further projecting a conservative trip  
19 generation in total.

20 The trip generation rates for the  
21 meeting space were based on architectural design  
22 standards, which is 30 square feet per person,

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1 that's an appropriate standard.

2 The TIS also assumes peak hour trip  
3 generation rates based on the maximum occupancy  
4 of hotel units as well as the meeting space.  
5 Analysis based on full occupancy is definitely  
6 a conservative and appropriate methodology.

7 The distribution of traffic was  
8 reviewed and confirmed as acceptable based on  
9 existing traffic volume patterns in the area.

10 The TIS concludes that the area intersections  
11 will all operate at satisfactory conditions with  
12 the proposed project. We confirm this as did  
13 DDOT in the most recent report.

14 As to the Transportation Demand  
15 Management Plan, following the direction in  
16 DDOT's TDM in the development review process,  
17 for development that requires a variance or a  
18 PUD and generates between 100 and 400 peak hour  
19 auto trips, the development's TDM Plan includes  
20 all the expected measures proposed by DDOT.

21 The applicant's TDM Plan also  
22 includes several additional TDM components

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1 beyond the minimum requirements. These  
2 measures include providing secure bicycle  
3 parking, providing SmarTrip cards and operating  
4 a hotel and to provide shuttle services.

5 As to the Truck Management Plan,  
6 tractor trailers will not be permitted at the  
7 historic hotel. Deliveries will be made by  
8 trucks that are single unit vehicles that are  
9 between 28 and 32 feet in length. The 32 foot  
10 long truck was considered a designed vehicle  
11 for this analysis and while larger trucks could  
12 access the loading dock, turn around in the alley  
13 and leave room for other trucks to pass through  
14 the alley, this is an appropriately sized design  
15 vehicle.

16 Even though Connecticut Avenue is  
17 a primary truck route on DDOT's Draft Truck Route  
18 Map, utilizing smaller single unit trucks will  
19 help to minimize adverse traffic impacts.

20 The truck schedule will be  
21 coordinated by a transportation and logistic  
22 specialist from the hotel management company

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1 in order to stagger arrival times and that's  
2 a very consistent practice.

3 As to the DDOT memo, they reviewed  
4 the scoping form and provided comments. All  
5 of DDOT's return comments have been addressed  
6 by the most recent version of the TIS, including  
7 trip generation methodology, internal capture  
8 and non-auto reductions, background  
9 developments, background growth rate,  
10 circulation plan and a parking plan.

11 The most recent DDOT report  
12 recommends approval of the application with the  
13 appropriate conditions, based on the  
14 transportation considerations.

15 So in conclusion, upon review of the  
16 Adams Morgan Historic Hotel Traffic Impact  
17 Study, the area intersections are all expected  
18 to operate at satisfactory conditions for the  
19 proposed project. The TDM Plan is robust and  
20 exceeds DDOT's requirements. The Truck  
21 Management Plan addresses all anticipated  
22 issues and feedback from DDOT has been

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1 addressed.

2 Based on these conditions,  
3 Nelson\Nygaard confirms all methodologies  
4 adhere to professional practice and the  
5 conclusions are definitely reasonable  
6 projections of future conditions, if not overly  
7 conservative, and appropriate for the results  
8 of the proposed development.

9 Thank you for your time this  
10 evening.

11 MR. GLASGOW: Thank you. I would  
12 like to call the next witness, Mr. Eric Smart.

13 MR. SMART: Good evening. Thank  
14 you. Eric Smart with the firm Bolan Smart  
15 Associates. We are a real estate economic firm  
16 based here in the District.

17 We were asked to look at the economic  
18 feasibility of the prospect of reducing the  
19 number of rooms in the building, as well as the  
20 economic impact of the District of Columbia.

21 What is being distributed now is an  
22 update that reflects the change from what was

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1 in the original hearing statement that you were  
2 provided with which had a 227 room building and  
3 this reflects 220 rooms. Everything else in  
4 terms of the methodology and the presentation  
5 is the same. Some numbers have changed, but  
6 only minorly with respect to going from the 227  
7 room to the 220 room, so I'm sorry, it's a  
8 different exhibit, but it's at the core very  
9 similar and identical in terms of it is  
10 constructed to the original exhibit.

11 Also attached is a summary table,  
12 which I will put up on the slide in a moment.

13 The -- you have heard in terms of the nature  
14 of this building the economic feasibility has  
15 been challenged -- challenging for the applicant  
16 and has been trimmed to some extent in terms  
17 of the number of rooms as you know and many other  
18 elements that have had to be incorporated,  
19 because of the nature of this particular  
20 property.

21 Paramount, of course, is the size  
22 and character of the church sanctuary building.

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1       And that carries through to the economic  
2       feasibility in a number of ways. Three primary  
3       aspects, which we have highlighted are that the  
4       size of that building means that there is a fixed  
5       amount of space which is extraordinary. It's  
6       beautiful and all the rest, but it certainly  
7       puts an imposition on development.

8               The size, put that in context,  
9       typically for a full-service hotel, a new  
10       construction hotel, the room square footage when  
11       you include everything above-grade, the rooms,  
12       the restaurant space, the support space comes  
13       in the range of 500 to 650 square feet per room.

14       That's not the size of the room, but that's  
15       the -- when you blend all of the above-grade  
16       space.

17               For this project, it is close to 800  
18       square feet, because of the very large portion  
19       of the existing space that has to be preserved  
20       and is being enhanced compared to the new  
21       construction. So right from the start, there  
22       is a 20 percent extra amount of space, which

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1 is fixed in this project.

2 The second component is that there  
3 is -- because of it's historic nature, the  
4 tremendous amount of additional cost, as you  
5 probably heard in other applications, that  
6 historic preservation done well is more  
7 expensive than new construction.

8 And third, you have seen some  
9 illustrations with respect to design  
10 implications for the rest of the footprint, so  
11 all of these compromise the ability for this  
12 building to be a standard hotel, if you will,  
13 if it was all new construction.

14 Now, I did mention to you that there  
15 was an exhibit, a summary exhibit, that you  
16 received, a separate page. It's also  
17 highlighted on the table on the slide and I think  
18 we can all see that reasonably well if I refer  
19 over to there.

20 The top half of that table  
21 identifies development costs and the bottom half  
22 is operating with the highlighted elements

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1 marked. What we did is we looked at the 220  
2 room hotel and compared that to 189 room hotel,  
3 which is just lopping off the top floor, 31  
4 rooms.

5 So the first column just goes down,  
6 it's a 220 room hotel and the second column is  
7 the 189 room hotel. Approximately, 14 percent  
8 fewer rooms.

9 Now, the theme here with respect to  
10 what happens when there is reduced number of  
11 rooms is development costs are -- have a fixed  
12 component and operating costs have a fixed  
13 component. And incidentally would happen to  
14 be around 50 percent in each case, so that no  
15 matter how many rooms you end up with, given  
16 the average set of circumstances, there is a  
17 fixed component which has to be carried across  
18 fewer rooms if there are fewer rooms.

19 So that's what is reflected in  
20 summary form and there is more detail, of course,  
21 in the submitted report. If I could refer then  
22 either to the slide that you can see a copy of

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1 yourselves are on the wall, that to summarize  
2 the cost per room for the as proposed 220 rooms,  
3 it's \$486,000 a room.

4 Now, let me pause on that. That  
5 gets under approximately the threshold not to  
6 exceed \$500,000 a room, which is supported by  
7 comparables and other sales and other  
8 development proposals in order to be able to  
9 make a hotel of this high in nature feasible.

10 And if you compare that against the  
11 smaller number of rooms, with the fixed cost  
12 and the marginal cost, the incremental cost  
13 being the other 50 percent, it boots the price  
14 per -- the cost per room to, approximately,  
15 \$534,000, substantially more. It's not 14  
16 percent in terms of just because there is fewer  
17 rooms, but it's a little less than 10 percent  
18 more expensive per room rate right from the  
19 starting point. But that's only half of the  
20 story.

21 The other half is what happens in  
22 terms of the impact on the revenues? The

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1 revenues are offset, to some extent, in this  
2 case because a good portion of the restaurant,  
3 it's a large restaurant, is expected to be  
4 supported by not hotel users. So it doesn't--  
5 it's not a one-for-one relationship in terms  
6 of the reduced hotel rooms.

7 But if I could again refer to the  
8 table, if we looked at the column on the most  
9 right side, which indicates the percentages,  
10 the net effect of the reduced rooms, but because  
11 of the fixed cost of operating all this space  
12 that can't change between the restaurant and  
13 the first floor and other elements that are not  
14 impacted by fewer rooms, the operating cost  
15 reduces the income -- the fixed operating cost  
16 reduces the income per room by a little over  
17 7 percent.

18 So you have these two things going  
19 on. You have got a more expensive per room  
20 building and you are getting less income,  
21 because you have got fixed costs you have to  
22 cover any way. So you put the two together,

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1 the higher cost and the less income, and you  
2 can see by the illustration there that it means  
3 that there is a loss of 17 percent in terms of  
4 the feasibility of this combined project cost  
5 and income loss.

6 So what we did is we looked at that  
7 and it's represented in the report also against,  
8 but what if we tried to change some of the  
9 assumptions? 17 percent is a rather  
10 extraordinary number to tweak. And we were not  
11 able to identify across a number of variables  
12 which we did study whether that gap could be  
13 closed and therefore it renders the conclusion  
14 that the project would be unfeasible to go  
15 forward if, in this case, 31 rooms removed, which  
16 reflects chopping off the top floor.

17 Now, I'll move on from that slide  
18 to the other work that we did. This is the  
19 second piece, the economic impact. And I can  
20 quickly summarize there that the impact of the  
21 220 room hotel, this is after page 5 of the  
22 submission, is \$4 million a year, very major

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1 in terms of hotel room tax and restaurant tax  
2 being the primary components; 300 jobs. This  
3 is a major, major economic engine. 400  
4 construction jobs, you have heard before that  
5 over 50 percent of those are dedicated to be  
6 fulfilled by District residents.

7 And finally in terms of economic  
8 impact, you have heard before, too, the  
9 significant, the high profile impact in terms  
10 of the business activity in the street life in  
11 this section at Adams Morgan. The short hand  
12 on that is that this is going to contribute to  
13 a very robust level of commerce, both for  
14 existing businesses and new businesses. And  
15 we also believe that this is to the benefit of  
16 existing and future residents for Adams Morgan.

17 Thank you.

18 MR. GLASGOW: I would next like to  
19 proceed with the testimony of Mr. Steven Sher.

20 MR. SHER: Mr. Chairman, Members of  
21 the Commission, for the record, my name is Steven  
22 E. Sher, the Director of Zoning and Land Use

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1 Services with the Law Firm of Holland & Knight.

2 A lot of what I was going to say has  
3 been talked about by other people in parts, so  
4 I would like to in the time I have focus or try  
5 and bring some of that together.

6 As the Commission is aware, what is  
7 now before you is an action that requires a  
8 three-part zoning approval.

9 Part No. 1 is approval of the PUD.

10 Part No. 2 is approval of a map amendment to  
11 make the entire property RC/C-2-B. And Part  
12 No. 3 is the text amendment, which Mr. Glasgow  
13 described early on at the beginning and which  
14 I believe the Commission is going to take up  
15 at a later point to determine whether to hold  
16 a hearing on that.

17 All three of those things have to  
18 come together in order for this project to  
19 proceed as it has been described. In terms of  
20 the site, it is at the corner of Euclid and  
21 Champlain Streets, but it is really a half a  
22 block off the major commercial intersection of

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1 18<sup>th</sup> Street and Columbia Road.

2 And it is not now a residential  
3 property. It may be zoned R-5-B, but there are  
4 no residential uses on the property today.  
5 There is a church. There is a parking lot.  
6 There is an office building.

7 So what is proposed to take that  
8 place is the hotel. And you have heard  
9 descriptions of that in both architectural and  
10 economic terms and you have also heard Mr. Fields  
11 talk about the traffic impact to that. I'm not  
12 going to go back through any of that.

13 You also heard Mr. Glasgow at the  
14 beginning and you saw the comparison slides and  
15 Mr. Polo talked about that in his testimony of  
16 how this has changed from what the Commission  
17 saw when it set it down for hearing, how the  
18 height has been reduced, how the FAR has been  
19 reduced, how the number of parking spaces has  
20 been reduced and so forth.

21 As it relates to the balancing test  
22 that this Commission is required to apply by

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1 the PUD Chapter 24 Regulations, you are required  
2 to judge balance and reconcile: On the one  
3 hand, the development incentives and  
4 flexibility that the applicant has asked for  
5 and on the other hand the benefits and amenities  
6 which will accrue to the neighborhood and to  
7 the District at-large.

8 And I have gone through all that in  
9 the outline that you have before you. The  
10 benefits and amenities were described in our  
11 prehearing statement filed back in August, about  
12 a month ago. They are set forth in great detail  
13 in the ANC's resolution, so you have got all  
14 that there.

15 I would say there are a couple of  
16 things about this that you are to be commended.

17 (1) The preservation and adaptive  
18 reuse of the church building, which is  
19 specifically called for in the element of the  
20 Comprehensive Plan, which I have cited on page  
21 27, the Mid-City Historic Resources, and it  
22 specifically talks about preserving The First

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1 Church of Christ, Scientist building.

2 The second thing, all of the  
3 employment and training opportunities and the  
4 various agreements that have been set out and  
5 they include FirstSource and CBE, but the Adams  
6 Morgan Youth Leadership Academy, the  
7 Hospitality High School, the Greater Washington  
8 Hispanic Chamber of Commerce, the 4,000 square  
9 foot community center in the lower level of the  
10 building, these are all things that you don't  
11 normally see in PUDs.

12 These are steps beyond and over that  
13 which you have been accustomed to seeing. The  
14 balance of the flexibility that we need. Mr.  
15 Polo talked about the three roof structures  
16 instead of one. The setbacks from that interior  
17 court as opposed to setbacks on the street and  
18 alley sides.

19 He talked about the number of  
20 parking spaces and how by taking one level away,  
21 we are down to 132 self-park spaces as opposed  
22 to the 146 that we otherwise need, but you heard

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1 Mr. Fields say that given the stacked parking,  
2 all that can be accommodated any how.

3 The size of the loading berth  
4 instead of one at 30 and one at 55, we have two  
5 at 30. And the applicants have agreed that they  
6 will not use 55 foot trucks to deliver to this  
7 hotel, so we don't have to deal with that either.

8 The Comprehensive Plan analysis is  
9 set forth here and I'm not going to spend a lot  
10 of time on that. The Office of Planning has,  
11 in its supplemental to its original report,  
12 concluded that this is not inconsistent with  
13 the Comprehensive Plan.

14 I would note, and if you look at the  
15 excerpt from the Future Land Use Map, which is  
16 the next to the last page on the outline, all  
17 of that property along the 18<sup>th</sup> Street and  
18 Columbia Road corridor is designated in the same  
19 land use classification as the subject property  
20 and all of that property is currently Zoned  
21 C-2-B.

22 So the zoning is C-2-B and on top

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1 of that, including the Reed-Cooke Overlay, it  
2 would be, in my opinion, consistent with all  
3 the other zoning that applies and not  
4 inconsistent with the Comprehensive Plan.

5 I have stated my conclusions on the  
6 last page and I will stop at this point.

7 MR. GLASGOW: Mr. Chairman, that  
8 concludes the direct presentation of the  
9 applicant.

10 CHAIRMAN HOOD: Okay. Thank you  
11 very much. Commissioners, any questions? Who  
12 would like to get us started, if anybody has  
13 any questions? Commissioner May? Oh, me?  
14 Oh, I'm sorry. Vice Chair?

15 VICE CHAIR COHEN: So ladies first  
16 then? Okay. Thank you for that presentation.  
17 Mr. Sullivan, is that your name?

18 MR. SELMAN: Selman.

19 VICE CHAIR COHEN: Selman, I'm  
20 sorry. I had read that NoMad in New York City  
21 is one of your hotels?

22 MR. SELMAN: Yes.

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1                   VICE CHAIR COHEN: Can you bring  
2 down the chef for this hotel, because it was  
3 the best chicken dish I have had in my life.  
4 Honestly, it was delicious. Chicken with  
5 truffles.

6                   MR. SELMAN: Unfortunately, I don't  
7 represent him, but it is a commonality of all  
8 of our projects to have, what we would consider,  
9 exceptional, you know, chefs and food offering.

10                  And we are -- we as a policy focus our attention  
11 in that area on, you know, a high quality dining  
12 experience, in particular. And we intend to  
13 do the same thing here. So there will be a --  
14 the party has not been identified yet, but there  
15 will be a notable component to the project, which  
16 will incorporate a great team that will partner  
17 with us on the F&B side.

18                  VICE CHAIR COHEN: Get the chicken  
19 recipe, okay?

20                  Actually, my question now is to Mr.  
21 Sullivan. I mean, not Mr. Sullivan, Mr. Smart.  
22                  How could I forget that, such a great name.

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1           Are Historic Tax Credits, or maybe  
2           the applicant knows this, going to be applied  
3           for, because that will defer some of the cost  
4           of the development, total fixed development  
5           cost.

6           MR. SELMAN: Not to get into too  
7           much detail, but one of the issues that we had  
8           with the seven story scheme and one of the  
9           economic concessions that we had to make was  
10          to limit our ability to get Historic Tax Credits.

11          We had been advised early on that there was  
12          a requested 28 foot setback between the new  
13          addition and the hotel building and, as Mr. Polo  
14          testified, it is now only 15 feet and we believe  
15          that would disqualify us from receiving Historic  
16          Tax Credits.

17          I will say that that doesn't change  
18          our attitude towards the building or the  
19          preservation of the building, but,  
20          unfortunately, it was an economic concession  
21          we had to make.

22          VICE CHAIR COHEN: Under the fixed

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1 costs, does that reflect the 50 percent? I  
2 didn't think reflected tax abatement for 20  
3 years, that number.

4 MR. SMART: The tax abatement is  
5 part of the financing. It is the same under  
6 any of the scenarios for a number of rooms.

7 VICE CHAIR COHEN: No, but usually  
8 when you calculate fixed costs, taxes are  
9 included in that number, 50 percent.

10 MR. SMART: Well, we were looking  
11 at it as the project was proposed and it included  
12 the tax abatement.

13 VICE CHAIR COHEN: It did, okay.

14 MR. SMART: Yes.

15 VICE CHAIR COHEN: That's what I  
16 wanted.

17 Mr. Fields, this is one of the  
18 neighborhoods that I tend to, you know, spend  
19 a lot of time in. I have a dog. I walk her  
20 up the street, 18<sup>th</sup> Street. And I notice that  
21 you mentioned nothing about Champlain in  
22 tonight's testimony.

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1           And yet, whenever I'm in that  
2 neighborhood, I am just, you know, surprised  
3 at how much traffic is down that one street of  
4 Champlain. And often there is parking on both  
5 sides. It is two-way traffic. And there is  
6 always some kind of bottleneck, but you don't  
7 mention it tonight.

8           So can you address that particular  
9 street for me?

10           MR. FIELDS: What I would like to  
11 respond is that the intersections that were  
12 evaluated in the Traffic Impact Study, which  
13 were confirmed by DDOT, all meet the standard  
14 and we could go through each of them, but our  
15 review was specifically requested to confirm  
16 that the analysis done was appropriate.

17           VICE CHAIR COHEN: Okay. And then  
18 can you remind me what the standard is?

19           MR. FIELDS: Through level of  
20 service, none of the additional volumes increase  
21 traffic volumes, I think, significantly.

22           VICE CHAIR COHEN: So even though

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1 it's a very heavily traveled street, and we  
2 recognize that there will be increased movement  
3 of people and taxis, there is no significant  
4 impact? Is that what you are saying to me?

5 MR. FIELDS: No significant  
6 additional impact compared to existing  
7 conditions.

8 VICE CHAIR COHEN: Okay. Thank  
9 you. Okay. We talked about meeting the  
10 highest possible LEED standard. What would be  
11 the lowest that you will meet?

12 MR. FIELDS: Silver.

13 VICE CHAIR COHEN: Lowest is  
14 silver, okay.

15 MR. POLO: Excuse me, the lowest  
16 would be silver.

17 MR. SELMAN: If I can add also in  
18 addition to OPX's credentials, The NoMad was  
19 the first LEED-certified hotel conversion in  
20 New York City and we are finalizing our  
21 certification level. I believe we are at  
22 minimum silver there as well.

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1                   VICE CHAIR COHEN:       How many  
2 security people do you have in The NoMad Hotel,  
3 because one of the problems in Adams Morgan,  
4 in the evening especially, there is some issues  
5 with regard to safety.

6                   MR. SELMAN: I'm going to need to  
7 get back to you with the specific answer to that  
8 question, but we will have an appropriate level  
9 to ensure the safety of the guests of the hotel  
10 and the neighborhood and also part of the  
11 proposed landscape plan is limited building  
12 lighting, but increased path lighting, which  
13 we believe will lend itself to greater security  
14 around that corner.

15                  VICE CHAIR COHEN:   Okay.   Thank  
16 you.   That's all my questions for now, Mr.  
17 Chairman.

18                  CHAIRMAN HOOD:   Next, Commissioner  
19 Turnbull? I'm sorry.

20                  COMMISSIONER TURNBULL:   Oh, thank  
21 you, Mr. Chair.

22                  COMMISSIONER TURNBULL:   I want to

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1 thank you for an excellent presentation and I  
2 want to say that the scope of the project has  
3 really changed since set down and I want to  
4 congratulate you as a team for the height  
5 reductions, the change in the design. I'm glad  
6 you included the original set down pictures.  
7 It's a dramatic difference.

8 And I think it really is going to  
9 make a definite change for the neighborhood.  
10 I think it's a really good design and I like  
11 the changes that have gone during this whole  
12 process. So I want to compliment you on an  
13 iterative process that went through with the  
14 community in trying to bring this thing into  
15 the context of the neighborhood. I really want  
16 to congratulate you on that.

17 I've got a question. You're only  
18 having penthouses that are 15 feet high?

19 MR. POLO: I keep forgetting that.  
20 I'm glad to have you here. The elevator  
21 overrun is the 15 foot high one that the egress  
22 stairs don't require that height.

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1                   COMMISSIONER TURNBULL:    So the 15  
2 feet -- I mean, I guess what I'm -- it's funny  
3 because all of us rotate on the Board of Zoning  
4 Adjustment.

5                   MR. POLO:    Yes.

6                   COMMISSIONER TURNBULL:    And we have  
7 had any number of cases where architects are  
8 coming to us and say oh, the 18 foot 6 doesn't  
9 work.   I need 19 or 19.5 feet.   So I'm like what  
10 technology are you using to get down to 15 feet?  
11       It's just amazing.   It's like everybody wants  
12 to go higher.

13                  MR. POLO:    I'm not sure what other  
14 people do, but our design suggests that we can  
15 make it work at 15 feet.

16                  COMMISSIONER TURNBULL:    Okay.   So  
17 colleagues, remember you can make it at 15 feet.

18                  One question operationally on the  
19 hotel.   I mean, you are the hotel operator and  
20 you know what you are doing, but I'm looking  
21 at the restaurant.   I have got to go down to  
22 the ground floor and take an elevator, one

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1 elevator up? And is there -- the elevator goes  
2 -- I mean, the restaurants go around the  
3 courtyard. Is there -- and there is four  
4 separate little areas. And there are stairs  
5 that go up and down, but there is just one  
6 elevator. And the washrooms are on the first  
7 floor.

8 MR. SELMAN: I want to clarify one  
9 thing. We haven't identified an operator yet.

10 COMMISSIONER TURNBULL: Okay.

11 MR. SELMAN: Which is common for the  
12 way we deal with projects. But I can speak to  
13 some of the traffic and if I can't, then I'll  
14 let Steve fill in the gaps. The elevator that  
15 is identified on the plans is exclusively for  
16 ADA access. Given the stairs at the front and  
17 of the church, which is the entrance to the hotel  
18 and the entrance to the restaurant, the level  
19 changes do not allow for appropriate ADA access.

20 So the one -- the single elevator  
21 is actually only intended for ADA access to the  
22 multiple levels of the church and the primary

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1 entrance to the food and beverage operation will  
2 be through the front stairs.

3 COMMISSIONER TURNBULL: All right.

4 I mean, go ahead.

5 MR. POLO: I'll elaborate on that  
6 a little bit. There is an elevator that goes  
7 -- that is dedicated and goes to the restaurant  
8 level. And there are actually restrooms on the  
9 top level, just outside the kitchen. And the  
10 balconies are accessed --

11 COMMISSIONER TURNBULL: Single  
12 units, right?

13 MR. POLO: Yes.

14 COMMISSIONER TURNBULL: Okay.  
15 Right.

16 MR. POLO: So the elevator,  
17 obviously, would take not just handicap people  
18 up to the restaurant, but anybody who wanted  
19 to ride it, but it also serves other floors as  
20 my colleague has described.

21 COMMISSIONER TURNBULL: I was just  
22 concerned about the functionality from -- if

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1 you got a full function restaurant and you've  
2 got some -- a lot of elderly people up there  
3 and they need to -- they have had a couple glasses  
4 of wine, water and I'm just concerned about the  
5 --

6 MR. POLO: And we have --

7 COMMISSIONER TURNBULL: -- amount  
8 of facilities to handle the people.

9 MR. POLO: -- a world class chef  
10 also.

11 COMMISSIONER TURNBULL: A world  
12 class chef, too. They are going to eat more  
13 and drink more.

14 MR. POLO: Can you talk a little bit  
15 about that? That would be great.

16 MR. SELMAN: I will say that at both  
17 The NoMad Hotel and the Ace Hotel in New York,  
18 we have the facilities at a lower level than  
19 the main dining area.

20 COMMISSIONER TURNBULL: Okay.

21 MR. SELMAN: And we don't have  
22 issues with it. At the Ace, we do have two

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1 single stand-alone bathrooms that are on the  
2 ground floor, but at The NoMad, the only  
3 facilities are a floor below the main dining  
4 room.

5 COMMISSIONER TURNBULL: Okay.  
6 Well, hopefully most of your people don't need  
7 a catheter or something to get them through their  
8 meals. It looks like you know what you are  
9 doing, but I was just curious about the way it  
10 was laid out and the facilities and just the  
11 operational aspect and people in the  
12 neighborhood coming in.

13 Mr. Chair, that will be my questions  
14 for right now.

15 CHAIRMAN HOOD: Okay.  
16 Commissioner May?

17 COMMISSIONER MAY: Thanks. What  
18 is the -- it was mentioned some at some point  
19 in testimony, refresh me on the status of your  
20 approvals with the HPRB. Do you need to go back  
21 to HPRB now that you have dropped a floor?

22 MR. GLASGOW: Yes. We will be

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1 going back to HPRB.

2 COMMISSIONER MAY: And what level  
3 of approval had you already gotten?

4 MR. GLASGOW: There had been a  
5 concept -- well, it was a concept approval with  
6 -- at a much higher height. So we are going  
7 to be going back with --

8 COMMISSIONER MAY: Right.

9 MR. GLASGOW: -- lower height.

10 COMMISSIONER MAY: Lower height,  
11 but closer to the building -- closer to the  
12 church.

13 MR. GLASGOW: That's correct. And  
14 the reason why we had resisted doing something  
15 like that initially was the risk that it put  
16 to the Historic Preservation Tax Credits.

17 COMMISSIONER MAY: Yes.

18 MR. GLASGOW: And so we have gotten  
19 over it and so we have cut the height of the  
20 building. While we have not filed that  
21 application yet with HPRB, but we are going to  
22 be filing it. The Office of Planning knows that

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1 it is coming. Historic Preservation Division  
2 staff knows that it's coming and what it is that  
3 we are filing.

4 COMMISSIONER MAY: So when you file  
5 is it for a revised concept or is it going to  
6 be for a final that is different from the  
7 approved concept?

8 MR. GLASGOW: It would probably be  
9 for a concept approval. Technically, final can  
10 come after you have a complete zoning approval.

11 COMMISSIONER MAY: Okay.

12 MR. GLASGOW: We have been for years  
13 using the concept approval going forward.

14 COMMISSIONER MAY: Right. We  
15 normally see things with concept approval and  
16 then they go back to HPRB for final after they  
17 have been approved here.

18 MR. GLASGOW: That is true, but  
19 there is no requirement that it happen that way.

20 COMMISSIONER MAY: No, no, no, it's  
21 just a sensible sequence. So when do you expect  
22 it to be reviewed by HPRB, so that we know that

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1 this concept will be approved or has been  
2 approved?

3 MR. GLASGOW: Probably depending  
4 upon scheduling with the Review Board and what  
5 they already have on tap, we would be looking  
6 at either October or November for HPRB.

7 COMMISSIONER MAY: Right. And I  
8 forget, what day of the month? Is it early in  
9 the month or late in the month?

10 MR. GLASGOW: No, they are at the  
11 end of the month.

12 COMMISSIONER MAY: All right.

13 MR. GLASGOW: It's the third  
14 Thursday, I believe it is. Fourth Thursday.

15 COMMISSIONER MAY: Okay. Except  
16 Thanksgiving, right?

17 MR. GLASGOW: Yes.

18 COMMISSIONER MAY: Okay.

19 MR. GLASGOW: No, maybe it just  
20 misses Thanksgiving. That would be a great  
21 Thanksgiving gift. 22<sup>nd</sup>, yes, but then you have  
22 got 29<sup>th</sup>, they may move it to the 29<sup>th</sup>.

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1                   COMMISSIONER MAY: Okay. Because,  
2 I mean, ideally again, it would be good to have  
3 that, know the concept that we are voting on  
4 has been approved by HPRB, so that you don't  
5 wind up with an approval from one and not an  
6 approval for another.

7                   MR. GLASGOW: I have discussed with  
8 this Commission before, I don't like being the  
9 ping-pong ball in the ping-pong game.

10                  COMMISSIONER MAY: Right, right.

11                  MR. GLASGOW: So we will try to  
12 alleviate that.

13                  COMMISSIONER MAY: And we don't  
14 like to play ping-pong either, so --

15                  MR. GLASGOW: Thank you.

16                  COMMISSIONER MAY: So the -- okay.  
17 Now, the design that we see for the building  
18 is exactly what HPRB reviewed? I mean, we are  
19 not seeing anything that is significantly  
20 different except for the height?

21                  MR. GLASGOW: No, --

22                  COMMISSIONER MAY: I mean, in other

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1 words, the detailing of the building --

2 MR. GLASGOW: -- the building is  
3 completely -- this building is completely  
4 different.

5 COMMISSIONER MAY: Okay.

6 MR. GLASGOW: All right. We've  
7 got, you know, the color of the building, the  
8 materials.

9 COMMISSIONER MAY: It's different  
10 from what HPRB reviewed?

11 MR. GLASGOW: That's correct.

12 COMMISSIONER MAY: I'm glad I asked  
13 the question.

14 MR. GELLATLY: Hi, I'm Mr.  
15 Gellatly. I'm a principal at OPX. The  
16 building we went over with Office of Planning  
17 and HPRB was a 92 foot building. There were  
18 significant cornices at the top two floors.  
19 We basically have taken out central floors of  
20 the building. We are presenting them as similar  
21 details to the ones that were reviewed, but it  
22 is shorter.

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1                   COMMISSIONER MAY: Okay. So do we  
2 have, one of the many versions that had been  
3 submitted for our record, something that is more  
4 similar to what HPRB reviewed than what we are  
5 seeing today?

6                   MR. GELLATLY: The 82 foot version  
7 was very similar to the --

8                   COMMISSIONER MAY: Okay.

9                   MR. GELLATLY: -- one that you  
10 reviewed.

11                  COMMISSIONER MAY: So that would  
12 have been the one that was from August?

13                  MR. GELLATLY: Yes, sir.

14                  COMMISSIONER MAY: Okay. Bear  
15 with me just one second. I want to take a look  
16 at this for a second. So the detailing of the  
17 facade seems very similar. And you have the  
18 same brackets and the corbeling and so on.

19                  Did you get feedback from HPRB on  
20 the corbeling and the brackets of the addition?

21                  MR. POLO: Not specifically.

22                  MR. GELLATLY: Not specifically.

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1                   COMMISSIONER MAY:    I mean, the  
2 first thing, I think the brackets look funny.

3                   MR. GELLATLY:    Okay.

4                   COMMISSIONER MAY:  They don't look  
5 like they fit very well.  They don't work well  
6 with the corbeling.  I mean, having a different  
7 color bracket associated with the cornice, first  
8 of all, having a bracket associated with a  
9 cornice of a building of -- that is clearly  
10 otherwise going to look like a modern building  
11 is a little bit odd and it's the way it has been  
12 rendered is a little -- seems a little bit  
13 uncomfortable.

14                   But having that very different color  
15 of bracket and then the -- it makes it-- the  
16 corbeling kind of disappear, at least in the  
17 renderings that we see.  So they just look like,  
18 you know, add-ons.  Almost like, you know, kind  
19 of vertical medallions or something.  So they  
20 seem a little bit out of place.

21                   Some of the renderings they look a  
22 little bit better than others, because of the

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1 way the shadow is cast or something like that,  
2 but I find it very distracting and awkward.  
3 It's just a suggestion of something to look at.

4 MR. POLO: Thank you.

5 COMMISSIONER MAY: Do we have a good  
6 view of what we see across Champlain Street from  
7 the addition? I mean, I have looked through  
8 the -- what has been submitted and I see that  
9 sort of pasted together elevations of Champlain  
10 Street, but I can't get a really good sense of  
11 what the buildings are like that are kind of  
12 directly across from the entrance, the hotel  
13 entrance.

14 MR. GLASGOW: So that would be the  
15 buildings across the street to the east of the  
16 site?

17 COMMISSIONER MAY: Yes.

18 MR. GLASGOW: Okay.

19 COMMISSIONER MAY: Directly across  
20 from the --

21 MR. GLASGOW: Yes.

22 COMMISSIONER MAY: -- hotel

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1 entrance, the addition.

2 MR. GLASGOW: Yes, it's right here.

3 MR. POLO: If you look on page 10  
4 of the latest submission, you get the --

5 COMMISSIONER MAY: Okay. So  
6 that's the best you've got then is that pieced  
7 together elevation?

8 MR. POLO: Right now, yes.

9 COMMISSIONER MAY: Okay. So I  
10 mean, 1760 Euclid Street, even though the, you  
11 know, paste-up job is a little -- you know, makes  
12 it, the building, look a little bit drunken.

13 MR. POLO: It looks like --

14 COMMISSIONER MAY: But --

15 MR. POLO: -- Fred and Ginger.

16 COMMISSIONER MAY: Yes, exactly,  
17 Fred and Ginger is what I was thinking about.

18 MR. POLO: Yes.

19 COMMISSIONER MAY: But the  
20 buildings next to it, I don't really know what  
21 they are. Those are small apartments?

22 MR. POLO: They are 2.5 story

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1 residential buildings.

2 COMMISSIONER MAY: But are they  
3 multi-unit?

4 MR. POLO: They are -- they appear  
5 to be duplexes. Right.

6 COMMISSIONER MAY: Okay. Just  
7 duplexes? Because they are very deep.

8 MR. POLO: Yes.

9 COMMISSIONER MAY: If you look at  
10 them in the aerial view, they are much deeper  
11 than a standard --

12 MR. POLO: They are.

13 COMMISSIONER MAY: -- home. So  
14 they -- I imagine they are, I don't know, four  
15 or six units.

16 MR. POLO: Six or seven.

17 COMMISSIONER MAY: Yes, something  
18 like that.

19 MR. POLO: Okay. We haven't been  
20 inside them, but --

21 COMMISSIONER MAY: But they are  
22 only 2.5? And then the rest of it is -- I mean,

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1 it's some relatively tall buildings and then  
2 the occasional smaller building.

3 MR. POLO: Right.

4 COMMISSIONER MAY: Is that right?

5 MR. POLO: Yes. The Cortland  
6 currently is almost directly across from the  
7 church.

8 COMMISSIONER MAY: That's 1716?

9 MR. POLO: That's 1716, right.

10 COMMISSIONER MAY: Right. Right,  
11 yes. I mean, I'm just thinking about further  
12 down the street. What I'm trying to get a handle  
13 on, the height of this building and how it --  
14 how well it does fit into the context. And I  
15 didn't really have a good picture of some parts  
16 of the block.

17 And then when you look at page 11,  
18 Champlain Street looking northwest --

19 MR. POLO: Yes.

20 COMMISSIONER MAY: -- what we are  
21 seeing, I see immediately south is on the lower  
22 picture on the right. And the Champlain

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1 building itself, it's a five and a half story,  
2 roughly, and that's a few blocks away.

3 MR. POLO: Right.

4 COMMISSIONER MAY: Okay. And then  
5 the kind of deco building, that's what is being  
6 --

7 MR. POLO: That's going to be  
8 demolished.

9 COMMISSIONER MAY: -- demolished?

10 MR. POLO: Right.

11 COMMISSIONER MAY: Yes. Okay.  
12 The -- can we talk about the roof relief for  
13 just a second?

14 MR. POLO: Sure.

15 COMMISSIONER MAY: You know, I  
16 certainly understand why you made some of the  
17 moves that you did, but some of the -- the two  
18 roof structures that are not mechanical, the  
19 one is just a stairway.

20 MR. POLO: Right.

21 COMMISSIONER MAY: And that's on  
22 the west side. And then the one that's the

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1 stairway and the elevator on the east side.

2 MR. POLO: Right.

3 COMMISSIONER MAY: What else is  
4 going on in that building on the -- I mean, that  
5 rooftop structure with the stairway on the west  
6 side? Because you've got a tiny little stairway  
7 that comes to land there and then you have got  
8 a kind of big room around it. And I'm wondering  
9 why it is that size.

10 MR. GELLATLY: We're anticipating  
11 -- gosh, this sounds terrible. We are  
12 anticipating needing some of the room in these  
13 structures for toilet exhaust fans and the like.  
14 We are gathering the --

15 COMMISSIONER MAY: So it's like  
16 going to be mechanical --

17 MR. GELLATLY: Yes.

18 COMMISSIONER MAY: -- space?  
19 Okay. That should be indicated on the drawings,  
20 because as it is right now, it looks like it  
21 is accessory space or something like that and  
22 it raises questions --

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1 MR. GELLATLY: Okay.

2 COMMISSIONER MAY: -- about whether  
3 it is habitable and so on.

4 MR. GELLATLY: Yes.

5 COMMISSIONER MAY: Is there -- you  
6 know, that one in particular seems problematic  
7 to me because of its -- how close it is to the  
8 courtyard.

9 MR. GELLATLY: Yes.

10 COMMISSIONER MAY: And I mean,  
11 anything that you can do to push these even just  
12 a few feet further away from the edge of the  
13 courtyard, I think, would be well worth it.

14 MR. GELLATLY: Okay.

15 COMMISSIONER MAY: Just so you  
16 don't have that sense of the perceived height,  
17 because when it is so close like that, and  
18 particularly when it is in a highly contrasting  
19 color --

20 MR. GELLATLY: Yes.

21 COMMISSIONER MAY: -- it really  
22 winds up kind of standing out.

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1 MR. GELLATLY: Right.

2 COMMISSIONER MAY: Which brings me  
3 to the color. Why did you choose such a bright  
4 tan brick for the penthouse structures?

5 MR. POLO: Well, the notion was that  
6 -- in our various discussions, it was suggested  
7 that these structures be lighter as they met  
8 the sky.

9 COMMISSIONER MAY: Yes.

10 MR. POLO: So we, you know, talked  
11 about what lighter meant, but, again, we were  
12 trying to, you know, sort of accommodate a lot  
13 of the stakeholders and, you know, the breaking  
14 up of these things was --

15 COMMISSIONER MAY: Right.

16 MR. POLO: -- seemed reasonable,  
17 but --

18 COMMISSIONER MAY: Right. And I  
19 don't -- I mean, I think as a matter of course,  
20 I would prefer not to break up the structures  
21 if we can, but it's certainly a good reason to  
22 have at least two structures in your

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1       circumstance --

2                   MR. POLO:   Right.

3                   COMMISSIONER MAY:   -- free, you  
4       know.  I think that's marginal.  But the color  
5       really -- what you are talking about is a value  
6       of that color being so much brighter than even  
7       the sky.  And so it is going to be shining down  
8       like the sun on top of this building and I think  
9       that you need to have a color value that is much  
10      more muted that is at the level of the building  
11      or less.

12                   I mean, I generally tend to prefer  
13      dark penthouses.  It's sort of -- you know, it  
14      doesn't quite make sense when -- you know,  
15      logically, but, actually, I think darker recedes  
16      more and it becomes more background.

17                   MR. POLO:  Well, we certainly could  
18      look at combining those two.

19                   COMMISSIONER MAY:  Right.

20                   MR. POLO:  You know, outside of this  
21      drawing.

22                   COMMISSIONER MAY:  Okay.  All

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1 right. Well, I would appreciate your taking  
2 a look at that. I'm trying to be quick with  
3 my questions, so I'm going to try to wrap it  
4 up pretty fast.

5 All of the surrounding area on the  
6 entire roof is all roof deck? I mean, and it  
7 is sort of wrapping around everything?

8 MR. POLO: Yes, currently, it's--

9 COMMISSIONER MAY: Okay.

10 MR. POLO: -- and, frankly, it's--  
11 there is a fair amount of green roof on the  
12 structures, but, frankly, it's diagrammatic,  
13 so there may be --

14 COMMISSIONER MAY: Yes. Well, I  
15 think it's worth taking a closer look. In  
16 particular, I think that part of the concern  
17 that we hear in the letters that we have received  
18 in opposition is a concern about what is  
19 happening on the roof.

20 And I think that what is happening  
21 on the roof, if there are going to be parties  
22 up there at certain hours and so on. I think

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1 those are best happening toward the north end,  
2 rather than the south end. And so maybe --

3 MR. POLO: Right.

4 COMMISSIONER MAY: -- some of that  
5 extra space that is really kind of out of the  
6 way anyway is better off being just a green roof  
7 area.

8 MR. POLO: Yes.

9 COMMISSIONER MAY: And so I think  
10 that you can still have a very significant --  
11 you still have a very significant amount of roof  
12 deck up there without having every square inch  
13 of that being deck.

14 MR. POLO: Yes.

15 COMMISSIONER MAY: And the last  
16 question is the levels of service on the traffic.

17 You know, I assumed that what you looked at  
18 is what we have in our Exhibit 34, Tab C, which  
19 was the Kimley-Horn Study and the levels. I  
20 mean, everything, all these intersections are  
21 As, Bs and Cs? And almost all of them are As?

22 MR. FIELDS: Yes, that's exactly

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1 what the traffic study found. As well, the --

2 COMMISSIONER MAY: What time of  
3 year? I mean, it's just -- I just find that  
4 astounding, because, granted, my own experience  
5 is anecdotal, but it's never -- I don't think  
6 I ever had an A experience in traffic there.

7 MR. FIELDS: It is what all the  
8 counts found. It's what DDOT has confirmed and  
9 we have confirmed also. I can't --

10 COMMISSIONER MAY: I mean, what was  
11 the extent of the testing, over what period of  
12 time and --

13 MR. FIELDS: It was actually three  
14 separate counts.

15 COMMISSIONER MAY: Three different  
16 times a year?

17 MR. FIELDS: And plus three for  
18 years, plus background growth rate and -- on  
19 top of that and the unbuilt projects on top of  
20 that. And the bottom line is that these  
21 projects -- this project just doesn't add all  
22 that much traffic to what is out there today.

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1                   COMMISSIONER MAY: Well, I can see  
2 that and certainly when you are talking about  
3 A, B and C level, there is room. But I'm just  
4 astounded.

5                   One last question is the trucks,  
6 what's the truck route coming to the site? I  
7 mean, we know how they get into the -- go up  
8 the alley and then back into the dock. But where  
9 are they coming from? What roads are they  
10 taking to get into that alley to begin with?

11                  MR. FIELDS: I would have to confirm  
12 that.

13                  COMMISSIONER MAY: Okay. I would  
14 appreciate knowing what the truck is -- you know,  
15 what routes the trucks use.

16                  MR. GLASGOW: RCNA Agreement is  
17 going to -- that states in detail what our truck  
18 routes are, how people get in and out.

19                  COMMISSIONER MAY: What they are?  
20 It says what they are or that they will be worked  
21 out?

22                  MR. GLASGOW: What they will be.

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1 I mean, it's --

2 COMMISSIONER MAY: Okay. All  
3 right. I'll look at that again.

4 MR. GLASGOW: All right. And we  
5 will make sure that we have got that covered.

6 COMMISSIONER MAY: Okay. Yes, I  
7 mean, if it's -- if you feel that it is not  
8 adequately covered, I'm not looking for extra  
9 paper if it's already covered here. All right.  
10 Thanks.

11 COMMISSIONER TURNBULL: Thanks,  
12 Mr. Chair.

13 You know, Commissioner May,  
14 following up on your one question about the  
15 brackets, if you look on Drawing A-15, which  
16 is a perspective, looking at the church with  
17 the hotel in the back, you will see the -- I  
18 mean, you will lose the brackets, because they  
19 are in shadow and it's dark, but it clearly shows  
20 that the corbeling of the brick is almost an  
21 elegant item by itself, which sort of reflects  
22 the terra cotta cornice uniformity that is on

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1 the church.

2 It could be that maybe you want to  
3 stick with brick and if you want to do something  
4 different, at least you could either do  
5 something else with the corbeling, but that may  
6 -- I mean, I think just looking at the corbeling  
7 of the brick and the perspective, it looks like  
8 a very handsome end to the building.

9 Maybe you are going a little bit too  
10 far by adding the brackets, which is what  
11 Commissioner May is saying.

12 MR. POLO: Right.

13 COMMISSIONER TURNBULL: But maybe  
14 just taking a look at that might give you some  
15 opportunities to enhance corbeling or  
16 something.

17 MR. POLO: Yes, thank you. We will  
18 do that.

19 COMMISSIONER TURNBULL: Yes.

20 COMMISSIONER MAY: I think that's  
21 absolutely right. That was one of the better  
22 views of it and the corbeling was much better

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1 here.

2 COMMISSIONER TURNBULL: The only  
3 other thing and I think maybe the Chair might  
4 get into this, but I wanted to touch -- we haven't  
5 really talked about the amenity package at all  
6 yet. And it's referenced in several different  
7 -- the ANC document and the RCNA's, all things  
8 are covered.

9 And the thing is, Mr. Glasgow, you  
10 know, we -- there is money involved in this and  
11 one of the things we always look to is that there  
12 had got to be a way to handle that. And we would  
13 like to -- we don't want to end up with pots  
14 of money in banks, that usually goes to someone.

15 We don't see any evidence of that  
16 yet. I think that still needs to be fleshed  
17 out when all that -- when all of that is handed  
18 out and distributed into the community, I think  
19 is something. I just wanted to look on the one  
20 ANC the residential public space maintenance  
21 agreement or it is going to go for five years.

22 Am I correct on that? I guess I'm not sure

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1 I totally understand it, but this is a  
2 significant investment of \$480,000 over five  
3 years on public space maintenance, which is a  
4 significant investment.

5 And it looks like you are hiring.

6 There is going to be one person involved. Are  
7 you going to hire -- I forget how -- I mean,  
8 it's --

9 MR. GLASGOW: Well, there is a  
10 couple of components with that with respect to  
11 the public space maintenance. And I believe  
12 when you look at the ANC report, there is listing  
13 in there with respect to that. And we  
14 understand how the Commission is looking at a  
15 results-oriented program --

16 COMMISSIONER TURNBULL: Yes.

17 MR. GLASGOW: -- for amenities  
18 package and I'm sure that if we get to the proper  
19 point, that would be dealt with with the --

20 COMMISSIONER TURNBULL: Okay.

21 MR. GLASGOW: -- order and with OAG

22 --

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1 COMMISSIONER TURNBULL: Right.

2 MR. GLASGOW: -- and everything as  
3 to how it is going to be dealt with.

4 COMMISSIONER TURNBULL: And we will  
5 get the best and final. We will go through all  
6 of that.

7 MR. GLASGOW: Yes, sir.

8 COMMISSIONER TURNBULL: But thank  
9 you, yes. Thank you.

10 VICE CHAIR COHEN: Thank you, Mr.  
11 Chairman. I went through the agreement with  
12 Reed-Cooke and I noticed that they do,  
13 obviously, say a number of things about events  
14 and hours and noise. Can you provide a little  
15 bit more information as to what you hope to  
16 actually do on the roof to, you know, the glass  
17 or plexiglass, sound barrier? I mean, maybe  
18 you can provide us with some examples of what  
19 exists out in the other hotels or other places  
20 where this is needed.

21 MR. GLASGOW: Yes, we can submit  
22 something for the record on that. We have seen

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1 that there have been really significant strides  
2 made with respect to certain types of glass and  
3 plexiglass products and sound attenuation.

4 CHAIRMAN HOOD: Mr. Glasgow, do we  
5 have anything other, for the Office of  
6 Planning's report, than the submission that's  
7 dated September 10<sup>th</sup>? And I just may have missed  
8 it. I know we had a previous Office of Planning  
9 report and then we had one that was in -- a  
10 supplemental in your submission dated September  
11 10<sup>th</sup>. Do we have anything other than that? No,  
12 I'm asking you.

13 MR. GLASGOW: Not that I'm aware of.

14 CHAIRMAN HOOD: What do you think  
15 that their -- you read both reports, right?

16 MR. GLASGOW: Pardon me?

17 CHAIRMAN HOOD: You read the  
18 report, right?

19 MR. GLASGOW: Yes, sir.

20 CHAIRMAN HOOD: What is their  
21 recommendation tell you?

22 MR. GLASGOW: Their recommendation

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1 is the support of the project as revised.

2 CHAIRMAN HOOD: Okay. Well, I can  
3 ask them that. I didn't see that letter. Maybe  
4 it's on the first page. And I also would agree  
5 with Commissioner Turnbull. I don't need to  
6 go down that road and rediscover that, but I  
7 will tell you to your traffic consultant, when  
8 I heard Level of Service A, I would have to  
9 associate myself with Commissioner May, also.

10 I'm not going to get into the level  
11 of service with traffic consultants. Nothing  
12 against you guys, but I have to say this, every  
13 time I'm sitting in traffic, I think about you  
14 all. I really do. The Level of Service A, but  
15 anyway, I don't know. But we are going to hurry  
16 and make it so you can get the Metroline or the  
17 Excel or whatever you have to get.

18 So anyway, I don't really have any  
19 questions.

20 MR. GLASGOW: Okay. Mr. Hood, were  
21 you --

22 CHAIRMAN HOOD: Yes.

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1 MR. GLASGOW: -- referencing the  
2 report that OP went -- submitted for the set  
3 down?

4 CHAIRMAN HOOD: No.

5 MR. GLASGOW: For the --

6 CHAIRMAN HOOD: No. That was the  
7 first one.

8 MR. GLASGOW: Just the September 6<sup>th</sup>  
9 report, that's the one you were referencing?

10 CHAIRMAN HOOD: Let me see, yes,  
11 September 6<sup>th</sup>.

12 MR. GLASGOW: Yes, sir. Well, we  
13 understood that the Office of Planning is  
14 supportive of the 72 foot project. But they  
15 will be able to answer.

16 CHAIRMAN HOOD: But Office of  
17 Planning -- okay. Okay. We will continue to  
18 evaluate the proposal. Yes, they can -- but  
19 for me what stood out was Office of Planning  
20 supports the compromise. Okay. I'll let them  
21 speak on it, because I just wanted to know what  
22 your feel was, whether you thought they

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1 supported it wholeheartedly or not.

2 MR. GLASGOW: I believe that they  
3 support it, but they will be testifying.

4 CHAIRMAN HOOD: Okay. Believe me,  
5 I know they are coming up. We're -- that's why  
6 I'm not going to ask many questions. I'm going  
7 to try to get to them tonight.

8 MR. GLASGOW: Okay.

9 CHAIRMAN HOOD: Okay. Anything  
10 else? Any other questions? Do we have any  
11 cross-examination? Chairman Reynolds, any  
12 cross? Okay. Let me go to Champlain Street  
13 Neighbors, any cross? Okay. Come forward.

14 Now, this is Champlain Street  
15 Neighbors is just going to cross now. That's  
16 good efficiency as Kalorama is coming up, so  
17 they can get close. Okay.

18 Please, sit down and identify  
19 yourself and just identify who -- your  
20 cross-examination question. Remember  
21 cross-examination is questions not giving us  
22 a history of what the party believes or thinks.

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1 It's actually asking questions. You have a  
2 time to do that later on. So you may begin.

3 MS. AMADO: Okay. My name is  
4 Jeannie Amado and I would like to read a  
5 statement for you, Commissioners. Exhibit --

6 CHAIRMAN HOOD: Excuse me.

7 MS. AMADO: Yes?

8 CHAIRMAN HOOD: Cross-examination  
9 is questions. Your statement you can read when  
10 you get ready to come up and give your  
11 presentation.

12 Right now, this is the part of the  
13 process where if you have any questions about  
14 what you just heard, any cross-examination  
15 questions of what testimony we just received,  
16 any one of the participants in the applicant's  
17 case.

18 MS. AMADO: Well, that's what my  
19 statement is about. It's just that Exhibit 87  
20 is a Letter of Authorization that finds Chris  
21 Otten to represent our collective voice news.

22 CHAIRMAN HOOD: Okay. Okay.

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1 Okay. We gave you party status, your  
2 organization. Now, you need to cross-examine.

3 Right now, we are doing cross-examination.

4 MS. AMADO: Right.

5 CHAIRMAN HOOD: Chris Otten, if you  
6 are going to read -- I'm going to reconsider  
7 in a minute. I'm going to ask that we, the  
8 Commission, reconsider your party status. Mr.  
9 Otten, you are not going to be speaking at this  
10 point.

11 Ms. Amado has the authority for  
12 Champlain Street for cross-examination.

13 MS. AMADO: And our group as of  
14 September 3<sup>rd</sup> and September 4<sup>th</sup>, we got together  
15 as a group and discussed that we want Chris Otten  
16 to represent us.

17 CHAIRMAN HOOD: Was that identified  
18 in that letter? Was this group identified that  
19 Chris Otten represent --

20 MS. AMADO: Exhibit --

21 CHAIRMAN HOOD: -- them?

22 MS. AMADO: -- 87.

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1 CHAIRMAN HOOD: I'm familiar with  
2 Exhibit 87. I would just like for somebody to  
3 go to it. Was that group identified? I thought  
4 it said groups? Oh, I'm sorry, I need to look  
5 for it then. Commissioner May, you probably  
6 should have it. You want to hand it here?  
7 Thank you.

8 Excuse me, excuse me, we are not  
9 going to have that from the audience. If not,  
10 I will take a recess and have you escorted out.

11 Okay. We don't want to hear any comments  
12 unless you are at the mike and it's your turn  
13 to speak.

14 VICE CHAIR COHEN: Exhibit 87?

15 CHAIRMAN HOOD: Yes, 87. Okay.  
16 Okay. Chris Otten, okay, Ms. Amado for now and  
17 Chris Otten will be representing your group.  
18 Mr. Otten you know the drill, that's why I don't  
19 have to say anything, because you know what you  
20 are supposed to do as far as asking questions.

21 Okay. Thank you very much.

22 MS. AMADO: Okay.

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1 MR. OTTEN: Okay. Do you mind  
2 assisting me with the computer?

3 MS. AMADO: Yes.

4 MR. OTTEN: Thank you. Okay.  
5 Commissioners, I just have to get our laptop  
6 set up here, if you don't mind.

7 CHAIRMAN HOOD: Cross-examination,  
8 that's where your questions are?

9 MR. OTTEN: Yes.

10 CHAIRMAN HOOD: Okay. But you can  
11 begin. Don't you know what your questions are?

12 MR. OTTEN: Well, Chair Hood, as you  
13 can see, there is a lot of folks that aren't  
14 parties themselves tonight that were knocked  
15 out at the beginning of this hearing, which --  
16 so there is a lot of subsumption under my  
17 representation, so we have a lot of questions.  
18 We have a lot of questions, if that's okay.

19 CHAIRMAN HOOD: As long as you  
20 finish before the subway closes, because that's  
21 how a lot of people get here.

22 MR. OTTEN: Fair enough.

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1                   COMMISSIONER TURNBULL:     But the  
2 questions should be directed at the applicant's  
3 presentation.

4                   MR.        OTTEN:                Absolutely,  
5 Commissioner Turnbull.

6                   COMMISSIONER TURNBULL:     So their  
7 drawings or -- so if you are introducing drawings  
8 -- you can't introduce any new documents.

9                   MR.    OTTEN:     Right.     Hopefully  
10 these will be pointed questions.  And if any  
11 of them aren't, please, let me know.  Thank you.

12                  CHAIRMAN HOOD:  And thank you.  I  
13 guess she must have known what the presentation  
14 was going to be, because your questions are going  
15 to be in line with their presentation.

16                  MR.    OTTEN:  Well, for the record,  
17 part of the presentation was handed to me about  
18 20 minutes before I got up here.  The Bolan Smart  
19 Associates report, additional reports and two  
20 days ago we received also by mail lots of  
21 documents, first time translated in Spanish,  
22 so I appreciate that.  We appreciate that as

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1 a party.

2 So digesting all of this  
3 information, I mean, you know --

4 CHAIRMAN HOOD: Okay. I'll tell  
5 you what. Let's get started.

6 MR. OTTEN: Okay. I've got to get  
7 the computer going here.

8 CHAIRMAN HOOD: Okay. I'll tell  
9 you what, while you are doing that, Kalorama,  
10 if you can come up? Let's make a space.

11 MR. OTTEN: I --

12 CHAIRMAN HOOD: Kalorama. Hold  
13 on, hold on.

14 MR. OTTEN: I have a question.

15 CHAIRMAN HOOD: No, you just --

16 MR. OTTEN: Is there an interpreter  
17 here yet?

18 CHAIRMAN HOOD: Yes, the --

19 MR. OTTEN: I mean, we have a lot  
20 of --

21 CHAIRMAN HOOD: -- Interpreter is  
22 here. The interpreter is here. If Kalorama

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1 can come on up? Let's begin your  
2 cross-examination.

3 MS. SCHELLIN: The Interpreter is  
4 here, but she is here to allow them to give  
5 testimony. She is not here to interpret the  
6 hearing.

7 MR. OTTEN: So they can't  
8 understand what -- how I'm representing them?

9 MS. SCHELLIN: No one asked for an  
10 Interpreter for that. We voluntarily brought  
11 someone so that they could testify. Their  
12 testimonies will be interpreted. No one asked  
13 for an Interpreter for the hearing.

14 MR. OTTEN: Well, actually, I sent  
15 an email on behalf of these citizens.

16 MS. SCHELLIN: So that they could  
17 testify.

18 MR. OTTEN: No.

19 MS. SCHELLIN: And we have someone  
20 here.

21 MR. OTTEN: Not for that reason.

22 MS. SCHELLIN: Well, that's what we

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1 have.

2 MR. OTTEN: For a complete  
3 interpretation of these hearings, so they could  
4 participate wholly and fully. Okay. That  
5 email was sent to the Director of the Office  
6 of Zoning, Sara Bardin. And it was requested  
7 that -- because we noticed there was no  
8 interpretation at the first hearing or scheduled  
9 hearing last week, that we would require --

10 CHAIRMAN HOOD: Mr. Otten, I'm not  
11 going to allow you to -- here is what I want  
12 you to do. I want you to -- I'm going to go  
13 with Kalorama first. I want you to talk to Ms.  
14 Schellin off on the side. The young lady may  
15 be willing or may not be willing, I don't know  
16 what -- she may or may not, that's going to be  
17 up to the young lady who came.

18 If you can talk, take that off-line.  
19 We will begin with Kalorama Citizens  
20 Association. You may begin.

21 MS. AMADO: Where can I focus that?  
22 Is there an outlet?

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1 CHAIRMAN HOOD: There is one over  
2 there. You might need an extension cord.

3 You may begin.

4 CROSS-EXAMINATION

5 MR. JAMES: Good evening,  
6 Commissioners. Thank you --

7 CHAIRMAN HOOD: Turn your  
8 microphone on.

9 MR. JAMES: Good evening,  
10 Commissioners. Thank you very much for the  
11 opportunity to ask questions. I'm totally  
12 unfamiliar with the process and order here, so  
13 I'll try to do the best I can.

14 I have a question for Mr. Sher.

15 COMMISSIONER TURNBULL: Could you  
16 identify yourself for the record?

17 MR. JAMES: Oh, I'm sorry. I'm  
18 Denis James. I'm President of Kalorama  
19 Citizens Association. We are located entirely  
20 in Adams Morgan. And if I might just take a  
21 quick aside, as you were leading us to party  
22 status, we take both sides of our border streets

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1 as our membership areas and we do have members  
2 on both sides of Columbia Road, both sides of  
3 18<sup>th</sup> Street, so that's where we are interested.

4 And we have a map to show you when we give our  
5 own presentation.

6 So my question for Mr. Sher was what  
7 is the guidance for the development site from  
8 the Future Land Use Map?

9 MR. SHER: The Future Land Use Map  
10 designates the site as mixed-use. Let me get  
11 the right classification. It's mixed-use  
12 moderate-density residential low-density  
13 commercial.

14 MR. JAMES: And would -- is it  
15 within your expertise to answer the question  
16 whether a seven story, 220 room hotel  
17 encompassing restaurant, bar, spa, other  
18 commercial enterprises will be considered  
19 low-density commercial?

20 MR. SHER: In my opinion, it is.

21 MR. JAMES: Thank you. I'm not  
22 sure of all the names of the folks, because it's

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1 kind of hard to hear in the back of the room.

2 But under Bolan Smart, the gentleman who  
3 presented for them --

4 CHAIRMAN HOOD: Let me just say  
5 this. If somebody is having a problem hearing  
6 in the back of the room, just raise your hand,  
7 because sometimes we move away from the mikes.

8 So let's stay by the mike, because there's  
9 nothing worse than going to a hearing or a  
10 meeting and not being able to hear. So I want  
11 to apologize, so let's make sure we stay on the  
12 mike, so everyone can hear. There's no sense  
13 in wasting time and the people not being able  
14 to hear what's going on. So okay, I'm sorry,  
15 thanks.

16 MR. JAMES: On page 4 of your  
17 report, would you mind reading the -- is it  
18 proper to ask a question if they might read a  
19 particular portion?

20 CHAIRMAN HOOD: Just ask them.

21 MR. JAMES: Okay. So --

22 CHAIRMAN HOOD: Mr. Glasgow will

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1 tell me.

2 MR. JAMES: Okay. We'll see what  
3 happens then. Could you read the first  
4 paragraph under the bullet points on page 4?

5 MR. SMART: Are we looking at the  
6 one that --

7 MR. JAMES: Begins "In sum, the  
8 elimination."

9 MR. SMART: Okay. "In sum, the  
10 elimination of one floor to proposed seven story  
11 building already positioned as a minimally  
12 feasible project size renders the entire  
13 development as economically infeasible."

14 MR. JAMES: Thank you.

15 CHAIRMAN HOOD: I've got hands  
16 already. We have got to stay in the mike like  
17 this, so they can hear you. Okay.

18 MR. JAMES: So along with your other  
19 presentation about the difficulty of  
20 compensating for all the extra space of the  
21 church building that it brings into the project,  
22 doesn't the elimination of the floor -- if it

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1 were to come down one more floor, you're saying  
2 it would be infeasible. But how does coupling  
3 the 17.5 percent percentage that you mentioned  
4 of loss gross possible profit, it sounded like,  
5 doesn't this further lessen the profitability  
6 of this project? The potential profitability.

7 MR. SMART: I don't understand the  
8 question. I'm sorry.

9 MR. JAMES: Okay. So your report  
10 states that eliminating one floor of the  
11 proposed seven story building would make it --  
12 it is already positioned as minimally feasible  
13 economically. So that coupled with your 17.5  
14 percent combined project loss per room because  
15 of the additional space inside the church  
16 building, doesn't it make it even further of  
17 a stretch economically to make it a go for this  
18 project?

19 MR. SMART: I'm sorry. I'm trying  
20 to understand the question.

21 MR. JAMES: I understand it. It's  
22 a question of whether or not this can be a go.

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1       You have got things hanging over your head.  
2       You have claimed you need the height for it to  
3       be feasible. The height and the number of rooms  
4       that that will generate. Plus, you are saying  
5       that there is a deficit created by the lack of  
6       ability to program the square footage of the  
7       church for hotel use.

8               MR. GLASGOW: Is there a question  
9       on the floor for the --

10              MR. JAMES: I asked a question.  
11       I'm trying -- he asked for clarification. I'm  
12       trying to give as much as I can, so we can get  
13       an answer.

14              MR. GLASGOW: He just said he didn't  
15       understand the question.

16              MR. JAMES: Okay. Well --

17              CHAIRMAN HOOD: Okay. Let's --

18              MR. JAMES: -- I'll let it lie then.

19              CHAIRMAN HOOD: Okay.

20              MR. JAMES: If he is satisfied that,  
21       you know, that was an answer to my question,  
22       then that's up to them.

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1 CHAIRMAN HOOD: No, it was your  
2 question and if you are not satisfied with the  
3 answer, your question is to help inform us to  
4 persuade us --

5 MR. JAMES: Right.

6 CHAIRMAN HOOD: -- your way.

7 MR. JAMES: Yes, well, I --

8 CHAIRMAN HOOD: So let me just tell  
9 you how -- because this is the last thing I'm  
10 going to correct for the record. Your questions  
11 are directed -- were directed to Mr. Smart.  
12 So once you ask that question, if he asks for  
13 more clarification and you want to give it to  
14 him, unless you think you need to move on.

15 So, you know, your questions, your  
16 answers are supposed to convince us to see things  
17 your way.

18 MR. JAMES: Well, I was hoping to  
19 do that, but I'll give it one more try.

20 The paragraph that he read, it's one  
21 sentence, "In sum, the elimination of one floor  
22 of the proposed seven story building already

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1 positioned as a minimally feasible project size  
2 renders the entire development as economically  
3 infeasible."

4 Couple that with the chart that was  
5 submitted along by this company, Bolan Smart,  
6 which says there is a 17.5 combined project loss  
7 per room because of the nature of the hotel --  
8 the church, which needs to be coupled into this  
9 project, doesn't that make it even less  
10 economically feasible?

11 MR. SMART: I'm sorry, I'm  
12 remaining perplexed. Less economic -- can I  
13 ask a question back? Less economically  
14 feasible than what?

15 MR. JAMES: Than before.

16 MR. SMART: Or maybe somebody else  
17 on my -- on the -- other participants could  
18 assist me here.

19 CHAIRMAN HOOD: Nobody can assist  
20 you? Can you answer the question?

21 MR. SMART: I can't answer the  
22 question, no.

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1           CHAIRMAN HOOD: Because what he is  
2 saying, I think and I don't have all that in  
3 front of me, the first document you referred  
4 to is there an exhibit number on that? I think  
5 it's in your report. It's in his report, right?

6           MR. JAMES: I'm not sure of the  
7 exhibit number, because it was handed to me by  
8 a member of the Holland & Knight Team. It's  
9 the Bolan Smart Associates' report. I'm  
10 assuming it's part of your --

11           CHAIRMAN HOOD: That bullet that  
12 you read, he is equating that with the chart.

13           And I think he said less than 17 or less than  
14 -- I forgot. I don't have that in front of me.

15           But could you read the second? Not in the --  
16 the handout, yes, what you are referring to.

17           MR. JAMES: Could I read it?

18           CHAIRMAN HOOD: Yes, read what it  
19 says on the sheet you just held up, the one page.

20           MR. JAMES: This chart?

21           CHAIRMAN HOOD: Yes, just that.  
22 It's on the side, I saw it there myself, yes.

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1 MR. JAMES: Well --

2 CHAIRMAN HOOD: What you are  
3 referring to.

4 MR. JAMES: -- the whole chart is  
5 financial feasibility of --

6 CHAIRMAN HOOD: Right.

7 MR. JAMES: -- the project.

8 CHAIRMAN HOOD: I understand.

9 MR. JAMES: And it shows a seven  
10 story version and a six story version and the  
11 six story version is on the right and they seem  
12 to be saying that the number of fewer rooms  
13 equates when coupled with the overall operation  
14 to a 17.5 percent combined project loss per room.

15 So --

16 CHAIRMAN HOOD: Now, ask your  
17 question. Now, ask that question, the one you  
18 just asked.

19 MR. JAMES: So --

20 CHAIRMAN HOOD: Does it make it  
21 less?

22 MR. JAMES: Right. Does it make it

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1 less of a feasible -- feasibly economical  
2 project? I mean, you are saying that it is that  
3 --

4 CHAIRMAN HOOD: Okay. That's it.  
5 That's it.

6 MR. JAMES: Okay.

7 CHAIRMAN HOOD: Does it?

8 MR. SMART: I'll attempt to answer.  
9 The seven story building is feasible and the  
10 six story building isn't. Does that answer your  
11 question?

12 MR. JAMES: Thank you.

13 CHAIRMAN HOOD: Okay. Next  
14 question.

15 MR. JAMES: I'm just trying to  
16 remember all the things I have heard tonight.

17 Okay. So now I would like to move to the  
18 traffic, if I might.

19 Is the traffic fellow here? I'm  
20 sorry, but I don't have your name, sir.

21 MR. FIELDS: That's okay.

22 MR. JAMES: There has been quite a

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1 few folks up here. So is it your testimony that  
2 there will be no significant impact of a 220  
3 room hotel with a 30,000 plus square foot  
4 restaurant on its first floor with a seventh  
5 floor roof deck, which will be used for events,  
6 which might hold unknown number of people, but  
7 perhaps as many as 200 and then coupled with  
8 the other businesses that may be within the  
9 hotel, but we are to believe that this will have  
10 no effect?

11 MR. GLASGOW: Mr. Chairman, there  
12 was never testimony that there was a 30,000  
13 square foot restaurant on the ground floor.

14 MR. JAMES: It's within the project  
15 documents. It's in the submission right here.  
16 On page 21, their drawing says "Proposed  
17 restaurant 31,264 square feet." I believe 15  
18 per -- one person for 15 square feet, I believe  
19 that's the figuring.

20 MR. GLASGOW: I'm sorry, you said  
21 plan. Where?

22 MR. JAMES: This is on the September

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1 6<sup>th</sup> submission or has that been revoked with some  
2 further?

3 MR. GLASGOW: What page is it?

4 MR. JAMES: That would be page 21.

5 MR. GLASGOW: That's not the --

6 MR. JAMES: This is something that  
7 was handed out at the ANC-1C meeting on  
8 Wednesday, September 5<sup>th</sup>.

9 MR. GLASGOW: The plans that we are  
10 dealing with tonight, Mr. Chairman, that were  
11 accepted by the Commission are dated September  
12 10, 2012, a copy of which, I believe, were  
13 delivered to the --

14 CHAIRMAN HOOD: What date is the  
15 plan?

16 MR. JAMES: This has a date of  
17 September 6 on it. I was in this room on  
18 September 6<sup>th</sup> last week.

19 MR. GLASGOW: The plan that is being  
20 referenced is a site and grading plan.

21 MR. JAMES: Nevertheless, it says  
22 proposed restaurant. Does it not, Mr. Glasgow?

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1 CHAIRMAN HOOD: What page are you  
2 on?

3 MR. GLASGOW: He's on page 21. It  
4 says "Existing building to be renovated."  
5 There does say underneath of that proposed  
6 restaurant. There are the numbers, but the lot  
7 is even shown as 21,306 square feet. There are  
8 other drawings, I believe, that talk -- yes,  
9 31,000 square feet is the size of the footprint  
10 of the church building.

11 COMMISSIONER MAY: Well, you know,  
12 perhaps the applicant wants to clarify exactly  
13 how much square footage the restaurant is, but,  
14 you know, the --

15 MR. GELLATLY: Yes, it's 4,200  
16 square feet.

17 COMMISSIONER MAY: -- question can  
18 be answered pretty simply.

19 MR. GLASGOW: Yes, I just wanted to  
20 understand.

21 COMMISSIONER MAY: I would believe.

22 MR. GLASGOW: I agree. I just

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1 wanted to understand where we were coming from,  
2 because we never --

3 COMMISSIONER MAY: Okay.

4 MR. GLASGOW: -- testified there  
5 was 31,000 square feet of restaurant use.

6 Mr. Polo can answer the question as  
7 to how many square feet of restaurant use there  
8 is.

9 MR. POLO: The restaurant proper is  
10 on the third floor and it's 4,245 feet.

11 COMMISSIONER MAY: Okay.

12 MR. GLASGOW: Where is that in the  
13 plans?

14 MR. POLO: It's on page --

15 COMMISSIONER MAY: Can we just get  
16 an answer to the traffic question and then move  
17 on? I think we understand what the -- you want  
18 to clarify what the size of restaurant is, but  
19 --

20 MR. POLO: Excuse me, Commissioner.  
21 I'm sorry, it's on page 43.

22 CHAIRMAN HOOD: Okay.

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1           MR. FIELDS: My testimony is that  
2 the complete project with the multiple uses that  
3 we will share will not increase traffic volumes  
4 significantly beyond what is out there today.

5           MR. JAMES: Okay. And is that in  
6 consideration of the busy times that we have  
7 in Adams Morgan on Friday and Saturday nights?  
8 If I might finish my question? Where we have  
9 gridlock already, where all the surrounding  
10 neighborhood streets, Champlain being one of  
11 them, Kalorama, Belmont, Wyoming, Biltmore,  
12 where, you know, cars are backed up 20 or 30  
13 deep as restaurant patrons search for parking.

14           Did you test your intersections at  
15 any of those times of night like between say  
16 8:00 p.m. and 2:00 a.m. in the morning?

17           MR. FIELDS: (A) I would question  
18 if that was testimony. And (B) I would say  
19 during the a.m. and p.m. peak hours, as required  
20 by the level of service analysis, that is what  
21 was analyzed.

22           MR. JAMES: And what are the a.m.

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1 and p.m. peak hours?

2 MR. FIELDS: What are those hours?

3 MR. JAMES: Yes.

4 MR. FIELDS: As testified, 8:00  
5 a.m. to 9:00 a.m. and 5:00 p.m. to 6:00 p.m.

6 MR. JAMES: Thank you. So when  
7 studying the possible traffic effect of this  
8 project, was it ever -- were you ever asked with  
9 imagining an event in the hotel gathering space  
10 on its main floor, its lobby floor and a full  
11 restaurant and a full compliment of rooms being,  
12 you know, occupied by over 220 people and an  
13 event on the roof and, you know, a full parking  
14 garage? Was that ever guesstimated in your  
15 testing of how it would work, how the  
16 intersections would work?

17 MR. FIELDS: As testified to, my  
18 review was of the traffic analysis completed.

19 MR. JAMES: And that is just  
20 measurements at specific intersections?

21 MR. FIELDS: As determined by the  
22 Department of Transportation, yes.

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1                   MR. JAMES: All right. And those  
2 only took place between 8:00 a.m. and 9:00 a.m.  
3 and 5:00 p.m. and 6:00 p.m.? Is that correct?

4                   MR. FIELDS: No, not the counts were  
5 not conducted at those times, but the peak hour  
6 analysis was conducted for those times.

7                   MR. JAMES: Was any analysis done  
8 at hours that -- such as hours that I mentioned,  
9 say 8:00 p.m. to 2:00 a.m. on a Friday or Saturday  
10 night?

11                   MR. FIELDS: You usually don't do  
12 traffic analysis for anything less than the peak  
13 hour.

14                   MR. JAMES: Are you aware that in  
15 Adams Morgan we have a different peak?

16                   MR. FIELDS: I'm aware of the peak  
17 hours as designated by the Department of  
18 Transportation.

19                   MR. JAMES: Well, when we get to the  
20 Department of Transportation I'll be asking them  
21 a similar question.

22                   So about the use of the alley, the

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1 trucks, is that something that your report also  
2 covered?

3 MR. FIELDS: We reviewed the truck  
4 delivery --

5 MR. JAMES: Right.

6 MR. FIELDS: -- times, yes.

7 MR. JAMES: And what would -- what  
8 was -- is that a count that is -- can you count  
9 the traffic in the alley? Did you actually  
10 count so many per hour, so many vehicles coming  
11 through per hour?

12 MR. FIELDS: Again, our firm did not  
13 do any of the counts. We reviewed the analysis  
14 completed by Kimley-Horn & Associates.

15 MR. JAMES: And do you have that  
16 information at your disposal?

17 MR. FIELDS: Kimley-Horn's  
18 analysis?

19 MR. JAMES: Yes.

20 MR. FIELDS: Yes, it's part of the  
21 submission, yes.

22 MR. JAMES: Okay. So how -- during

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1 business -- let's just say from 7:00 a.m. to  
2 7:00 p.m., is there sort of an average number  
3 of vehicles moving up and down that alley or  
4 was it broken down into more peak times, like  
5 early morning trash pickup for all the 30 to  
6 40 restaurants that are on that same alley?

7 MR. FIELDS: I don't have that off  
8 the top of my head. I would have to review the  
9 report for that.

10 MR. JAMES: Okay. And how about  
11 the directionality of the alley? Because it's  
12 some -- it's an alley that you can move through  
13 in both directions, but it's only 15 feet wide.

14 In some places it's just slightly more than  
15 that. Is there -- was there any idea that  
16 introducing the hotel traffic and all the  
17 trucks, particularly going through it, would  
18 affect the ability of other vehicles to pass  
19 through?

20 MR. FIELDS: No. Primarily  
21 because there just won't be that much truck  
22 traffic generated by this.

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1 MR. JAMES: What other kinds of  
2 vehicles will be going to the loading dock, if  
3 not trucks? Just simply trucks or --

4 MR. FIELDS: To a loading dock?  
5 Just trucks.

6 MR. JAMES: Okay. So do you have  
7 a count on how many trucks will be in per day,  
8 per hour, per morning, per afternoon? Do you  
9 have any of that?

10 MR. FIELDS: I can review the  
11 report. I don't have that off the top of my  
12 head.

13 MR. JAMES: Okay. So Kimley-Horn  
14 didn't actually give testimony, so I can't ask  
15 them what the numbers were for that?

16 CHAIRMAN HOOD: Who is Kimley?

17 MR. JAMES: This is the peer review,  
18 right?

19 CHAIRMAN HOOD: Who is Kimley? Is  
20 that one of --

21 MR. JAMES: They are the ones who  
22 did the traffic study.

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1 MR. GLASGOW: They did the traffic  
2 study and there was a peer review of the traffic  
3 study and then witnesses, the expert that did  
4 the peer review.

5 CHAIRMAN HOOD: Are they here?

6 MR. GLASGOW: Yes, there is a  
7 representative from Kimley-Horn here.

8 MR. JAMES: If they didn't give  
9 testimony --

10 CHAIRMAN HOOD: Are they available  
11 for questions? Are they available?

12 MR. GLASGOW: Yes, they are  
13 available.

14 CHAIRMAN HOOD: Can they come up?  
15 You don't have to put your jacket on. We  
16 already see you support the project, obviously.

17 MR. JAMES: How are you doing?

18 MR. PAPAZIAN: Just fine. How are  
19 you doing?

20 MR. JAMES: Good. So I hope -- I  
21 don't want to make a speech, but I hope the  
22 Commission understands that those of us who live

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1 in the neighborhood, you know, are concerned  
2 about the traffic, because it is a major problem.

3 We're also concerned about fire  
4 safety.

5 CHAIRMAN HOOD: You know, you were  
6 doing good, Mr. James.

7 MR. JAMES: Oh, I'm sorry.

8 CHAIRMAN HOOD: You were doing --

9 MR. JAMES: Actually, I wanted to  
10 apologize.

11 CHAIRMAN HOOD: Most times I don't  
12 have it that easy. For the first time, you were  
13 doing very good. I let you go a little bit,  
14 but --

15 MR. JAMES: Okay.

16 CHAIRMAN HOOD: -- you were doing  
17 very good. So I want you to stay on that track.

18 MR. JAMES: Get back on --

19 CHAIRMAN HOOD: Yes, let's forget  
20 -- let's strike that and I want you to stay on  
21 course.

22 MR. JAMES: Is there a lead button

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1 on that one?

2 CHAIRMAN HOOD: Yes, let's say on  
3 course.

4 MR. JAMES: Thank you. Okay. So  
5 I'll try to bring that out in questions. So  
6 here we are.

7 MR. GLASGOW: I want to make sure  
8 the witness has been sworn.

9 MR. PAPAZIAN: I have.

10 MR. GLASGOW: You have been sworn?

11 MR. PAPAZIAN: I have been sworn.

12 MR. GLASGOW: Okay. You've got to  
13 state your name for the record.

14 MR. PAPAZIAN: For the record, my  
15 name is Edward Papazian. I'm with the firm of  
16 Kimley-Horn & Associates and we prepared the  
17 traffic impact analysis for the proposed -- for  
18 the applicant.

19 MR. GLASGOW: And Mr. Papazian has  
20 previously been accepted as an expert witness.

21 MR. JAMES: All right. I was  
22 trying to get at information about the alley

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1 that runs between Kalorama on the south and  
2 Euclid on the north. So do you have information  
3 about the number of vehicles that pass through  
4 that alley, broken down either by day, by hour,  
5 by peak?

6 MR. PAPAZIAN: We have estimated  
7 the truck traffic that would be generated by  
8 the proposed hotel on a given day.

9 MR. JAMES: Do you -- so -- but you  
10 are not aware of the existing traffic?

11 MR. PAPAZIAN: We did not perform  
12 counts at the alley to determine what the  
13 existing traffic would be on the -- in the alley.

14 MR. JAMES: All right. And how  
15 many -- what is the effect of the project? How  
16 many vehicles per day or per hour, whatever you  
17 measured it?

18 MR. PAPAZIAN: Given the operation  
19 of the hotel and the activities, we estimate  
20 that on a given day, there could be anywhere  
21 from about five to nine trucks per day spread  
22 over the entire day.

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1           MR. JAMES: And would that include  
2 sort of more routine deliveries, say like if  
3 a UPS was delivering or another like DHL, that  
4 kind of service or a florist bringing something  
5 to the hotel, would that be -- or would that  
6 go to a different location?

7           MR. PAPAZIAN: No, that would be  
8 included in those activities. And it is typical  
9 and also let's keep in mind that the alley  
10 already serves businesses along there, so that  
11 an argument could be made that we are not dealing  
12 with a net increase of trucks completely, that  
13 some of those trucks that are currently using  
14 the alley would also make a stop at the hotel.

15           MR. JAMES: That's possible. The  
16 trash for instance that sort of thing.

17           MR. PAPAZIAN: Sure.

18           MR. JAMES: Okay. But are you  
19 familiar with the Reed-Cooke Neighborhood  
20 Association MOU that has been executed?

21           MR. PAPAZIAN: Yes, I am.

22           MR. JAMES: And is it not a part of

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1 that MOU that such trucks that I mentioned, for  
2 instance, like UPS, DHL and so forth would  
3 actually go to the porte-cochere to make  
4 deliveries?

5 MR. PAPAZIAN: It is possible.  
6 That is something that was in the understanding  
7 with the Reed-Cooke Neighborhood Association,  
8 yes.

9 MR. JAMES: And can you suggest a  
10 reason for that?

11 MR. PAPAZIAN: It is possibly  
12 because these are the types of deliveries that  
13 could be done over a one or two minute period  
14 without the situation of, you know, needing to  
15 use the loading dock. Keep in mind that the  
16 UPS, FedEx and those sorts of trucks are trucks  
17 that are typically on the roadway making stops  
18 along the various streets going into the  
19 entrances to the various businesses.

20 MR. JAMES: Right. But they don't  
21 have the permission to double park though, do  
22 they? It's not legal for them to double park.

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1                   MR. PAPAZIAN:   That's -- I won't  
2 discuss the legality of double parking or not  
3 double parking.   I think that that is an  
4 operational issue that may --

5                   MR. JAMES:   Okay.

6                   MR. PAPAZIAN:   -- get --

7                   MR. JAMES:   So would it introduce  
8 traffic jams into the alley, the narrow 15 foot  
9 alley if these smaller delivery vehicles were  
10 allowed to go to the loading dock?

11                   MR. PAPAZIAN:   I don't believe so.

12                   MR. JAMES:   Okay.

13                   MR. PAPAZIAN:   Because these are,  
14 once again, how many -- I think the question  
15 that should be raised is how many of these  
16 vehicles would there be at any one time?  If  
17 you are talking about the various delivery  
18 services, we're talking about three or four  
19 possible businesses spread over a day.  We are  
20 dealing with one every two hours.  These are  
21 scattered during the course of the day.  This  
22 is not like a street that carries multiple

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1 vehicles at any one time.

2 MR. JAMES: And how about for guests  
3 at the hotel? Would they never receive anything  
4 from say florists or a package if they are on  
5 business? Was that something you examined?  
6 220 rooms, with the guests perhaps two people  
7 in a room, I imagine there are some double  
8 occupancy in the hotel.

9 MR. PAPA ZIAN: Well, we were  
10 dealing -- we are dealing with typical  
11 operations, truck operations at a hotel which  
12 would result in those numbers. I think that  
13 those possible additional deliveries would be  
14 included within those figures. In my opinion,  
15 in my professional judgment would not have a  
16 significant impact on any kind of truck  
17 operation.

18 MR. JAMES: Okay. And if these  
19 vehicles, these lighter vehicles were to get  
20 to the hotel by pulling into the porte-cochere  
21 and all that coupled with the complete valeting  
22 of all guests around the corner who arrive in

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1 a taxi or their own personal vehicle or perhaps  
2 and airport limo, that sort of thing, what effect  
3 will that have on the residents that are directly  
4 across? Because Champlain Street from Euclid  
5 all the way to Kalorama is otherwise completely  
6 residential except for the City Paper building  
7 now operating, but the rest is totally  
8 residential.

9 So could you suggest the effects  
10 that there will be of a 24/7 valet operation  
11 plus these light trucks coming to the porte-  
12 cochere?

13 MR. PAPAZIAN: Well, as far as the  
14 valet operation, keep in mind we are dealing  
15 with a relatively short section of Champlain  
16 Street between Euclid and the porte-cochere of  
17 the property. So we are not dealing with all  
18 of that traffic going all the way down the length  
19 of Champlain Street down to Kalorama.

20 So we are dealing with a relatively  
21 short section. We are going to be monitoring  
22 that situation and making sure that it operates

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1 safely and efficiently.

2 MR. JAMES: How will it be  
3 monitored?

4 MR. PAPAZIAN: There -- during the  
5 course of the operation of the hotel.  
6 Obviously, as you can see from the -- what has  
7 been presented previously and what is in the  
8 Reed-Cooke agreement that there will be constant  
9 communication between the hotel and the  
10 surrounding community.

11 MR. JAMES: I see. And surrounded  
12 by the surrounding community, you are familiar  
13 with the RCNA agreement? Did that extend --  
14 do you happen to know if it extends to the ANC?

15 MR. PAPAZIAN: I don't know the  
16 answer to that.

17 MR. JAMES: Okay. Can you tell me  
18 the current traffic numbers at the intersection  
19 of Euclid and Champlain, the cars approaching  
20 from west to east to the stop sign at Euclid  
21 and Champlain currently at the peak times? And  
22 then what the projection is by your company.

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1 MR. PAPAZIAN: Bear with me. You  
2 are speaking about eastbound Euclid at  
3 Champlain?

4 MR. JAMES: Yes.

5 MR. PAPAZIAN: Is that the number  
6 you are talking about? Under existing  
7 conditions, the amount of traffic that is  
8 approaching -- that is traveling eastbound on  
9 Euclid Street and approaching Champlain Street  
10 is 98 in the morning peak hour and 262 in the  
11 p.m. peak hour.

12 These are the numbers that are shown  
13 on Figure 4 on page 17 of our Traffic Impact  
14 Study.

15 MR. JAMES: That's existing  
16 conditions?

17 MR. PAPAZIAN: This is existing  
18 conditions.

19 MR. JAMES: And do you make a  
20 projection of the impact the hotel will have?

21 MR. PAPAZIAN: Yes. The impact the  
22 hotel -- and as indicated by the -- by Mr. Fields,

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1 that existing traffic was increased with  
2 appropriate growth factors that were contained  
3 in our Traffic Impact Study.

4 As far as the trips that are  
5 associated with the hotel that would be  
6 traveling along eastbound Euclid Street  
7 approaching Champlain Street would be 48 in the  
8 morning peak hour and 40 in the p.m. peak hour.

9 MR. JAMES: So you would add 40 to  
10 the 98? And 48 to the 98?

11 MR. PAPAZIAN: That is correct.

12 MR. JAMES: For -- so it's more --  
13 it's about 50 percent increase in the morning,  
14 but it's just about 1/6<sup>th</sup> in the afternoon?

15 MR. PAPAZIAN: You can say that.  
16 Also another way of expressing that is it's less  
17 than one vehicle a minute.

18 MR. JAMES: Yes. And how close to  
19 a major intersection is the little part of Euclid  
20 that comes off Columbia Road? 18<sup>th</sup> Street and  
21 Columbia Road.

22 MR. PAPAZIAN: I don't have the

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1 distance. It's relatively close.

2 MR. JAMES: Half a block.

3 MR. PAPAZIAN: Okay.

4 MR. JAMES: Right. And are you  
5 aware that 18<sup>th</sup> and Columbia in recent years has  
6 been one of the 15 most dangerous intersections  
7 in the city with the traffic accidents, traffic  
8 fatalities and so forth? It's -- DDOT, I  
9 believe, has ranked it in that fashion along  
10 with some of the other major intersections.

11 MR. PAPAZIAN: I wasn't aware of  
12 that characterization.

13 MR. JAMES: Okay. If we get a  
14 chance to, we will offer come proof to the  
15 Commission of that.

16 So as the traffic moves from  
17 Champlain to Euclid to 16<sup>th</sup> Street, have you --  
18 what would the traffic counts at 16<sup>th</sup> and Euclid,  
19 because the --

20 MR. PAPAZIAN: We did not analyze  
21 16<sup>th</sup> and Euclid Streets.

22 MR. JAMES: Did you analyze 17<sup>th</sup> and

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1 Euclid?

2 MR. PAPAZIAN: We analyzed -- no,  
3 we did not.

4 MR. JAMES: Did you analyze Ontario  
5 and Euclid?

6 MR. PAPAZIAN: Yes, we did.

7 MR. JAMES: Okay. And that's how  
8 many blocks away from Champlain and Euclid?

9 MR. PAPAZIAN: That's about a block  
10 away.

11 MR. JAMES: Okay.

12 MR. PAPAZIAN: A block to the east.

13 MR. JAMES: All right. And were  
14 the counts -- would you mind telling the  
15 Commission the counts there or tell me the  
16 counts, so that the Commission can hear the  
17 answer.

18 MR. PAPAZIAN: This is -- once  
19 again, are you talking about the --

20 MR. JAMES: Take the same  
21 information.

22 MR. PAPAZIAN: -- same -- the

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1 eastbound Euclid Street at Ontario? That would  
2 be in the morning peak hour currently. 94  
3 vehicles in the morning peak hour and 193  
4 vehicles in the p.m. peak hour.

5 MR. JAMES: And does the  
6 directionality of the street change at that  
7 point?

8 MR. PAPAZIAN: Yes, it does. It  
9 becomes a one-way street.

10 MR. JAMES: Does your report  
11 contain any recommendations about how the street  
12 should be treated with the additional impact  
13 of the hotel? Should they remain one-way then  
14 two-way and then one-way again?

15 MR. PAPAZIAN: We did not make any  
16 recommendations on changing the directionality  
17 of streets.

18 MR. JAMES: Okay. Thank you. So  
19 did you study the intersection of Champlain and  
20 Columbia Road?

21 MR. PAPAZIAN: Yes, we did.

22 MR. JAMES: Okay. Would you mind

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1 supplying the same morning peak, afternoon peak  
2 counts for that intersection? This is, I  
3 believe, bounded on the west by Unity Park, a  
4 small pocket park.

5 MR. GLASGOW: Mr. Chairman, is he  
6 just being requested to go page by page and just  
7 read what is in his report?

8 CHAIRMAN HOOD: Mr. James, how many  
9 more questions?

10 MR. JAMES: This is the last one I  
11 want to ask about intersections.

12 MR. PAPAZIAN: Which direction  
13 would you like me to give you numbers for at  
14 Columbia and Champlain?

15 MR. JAMES: Northbound on  
16 Champlain.

17 MR. PAPAZIAN: Northbound on  
18 Champlain approaching Columbia Road has 36  
19 vehicles, currently 36 in the morning peak hour  
20 and 40 in the evening peak hour.

21 MR. JAMES: Okay. And the  
22 projection for future once the hotel will be

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1 built?

2 MR. PAPAZIAN: The projection would  
3 add 18 in the morning peak hour. It would add  
4 62 in the evening peak hour.

5 MR. JAMES: Is the 62 in the evening  
6 peak -- that seems disproportionately large  
7 compared to come of the other figures you have  
8 given us. Is that because the exit from the  
9 parking garage would be directed in the  
10 northbound fashion on the Champlain towards  
11 Columbia?

12 MR. PAPAZIAN: Well, part of our  
13 assumption was to send traffic up towards  
14 Columbia Road to distribute in the various  
15 directions.

16 MR. JAMES: Okay. And did your  
17 study consider the ability of fire safety  
18 vehicles to traverse Champlain and Euclid  
19 Streets?

20 MR. PAPAZIAN: It was not part of  
21 our analysis. We did not analyze that  
22 specifically.

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1 MR. JAMES: Do you know if some  
2 other entity within the whole overall church  
3 hotel project did analyze that?

4 MR. PAPAIZIAN: I believe that that  
5 is something that the District Department of  
6 Transportation would be very cognizant of in  
7 the analysis, in the review of our study.

8 MR. JAMES: Okay. Thank you. All  
9 right. I think that we are finished with the  
10 traffic part for right now. Well, yes, for  
11 right now. And I would like to ask some  
12 questions of the architect.

13 CHAIRMAN HOOD: Okay. Do you have  
14 many more questions overall?

15 MR. JAMES: I don't think I have got  
16 too many.

17 CHAIRMAN HOOD: What are you  
18 thinking? I'm just trying to see if this is  
19 a good stopping point. How many do you think  
20 you have, another half an hour?

21 MR. JAMES: I don't think it will  
22 take that long.

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1 CHAIRMAN HOOD: 15 minutes?

2 MR. JAMES: I --

3 CHAIRMAN HOOD: I'm just trying to  
4 reference, because, you know, it's getting late  
5 and --

6 MR. JAMES: I see.

7 CHAIRMAN HOOD: -- we probably  
8 won't go for another hour. I just want to see  
9 whether we are going to stop now after you  
10 finish.

11 MR. JAMES: Right. Well, I think  
12 those -- I'm trying to remember all the major  
13 elements, you know. So let me -- if I -- can  
14 I go with the architect now?

15 CHAIRMAN HOOD: Sure.

16 MR. JAMES: I don't expect to take  
17 an overly large amount of time --

18 CHAIRMAN HOOD: Okay. Good.

19 MR. JAMES: -- on the architect.  
20 But I was --

21 CHAIRMAN HOOD: I'm not rushing  
22 you. I'm --

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1 MR. JAMES: Okay. Good.

2 CHAIRMAN HOOD: -- just trying to  
3 see about as far as time is concerned.

4 MR. JAMES: Okay. Good. Yes. So  
5 OPX has been with this project from what date?

6 MR. POLO: Yes, since 2005.

7 MR. JAMES: Since 2005. So at that  
8 point, there was sort of a glass, multi colored  
9 glass structure behind the church. Is that  
10 correct? Was that your design?

11 MR. GLASGOW: Mr. Chairman, that's  
12 not the project before the Commission, at this  
13 point in time. He didn't testify as to any of  
14 that.

15 MR. JAMES: Okay. So --

16 MR. GLASGOW: I'm sorry, can I --

17 MR. JAMES: -- since --

18 MR. GLASGOW: I'm sorry, can I --

19 MR. JAMES: I would just like to go  
20 on submissions into the Zoning Commission.

21 On July 29, 2011, the first  
22 submission was made on behalf of this project.

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1       How many different iterations have there been  
2       of the hotel since then?

3               CHAIRMAN HOOD:  Let me just say this  
4       about that question.  A lot of that is due to  
5       us.  If you want to focus your time on iteration  
6       stuff that we already know, this was a very close  
7       set down, I don't know if you remember that or  
8       not.

9               MR. JAMES:  Sure do.

10              CHAIRMAN HOOD:  So if you want to  
11       do your cross on that, that's not helping us.  
12       We already know that.

13              MR. JAMES:  Okay.

14              CHAIRMAN HOOD:  We want  
15       iterations --

16              MR. JAMES:  Okay.  Very good.

17              CHAIRMAN HOOD:  -- because guess  
18       what?  A few of us up here were the cause of  
19       the iterations.  Okay?

20              MR. JAMES:  Yes, sir.  Thank you.  
21       Good point and I appreciate that.

22              The new -- the design that is in

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1 front of us tonight where the hyphen between  
2 the church and the new hotel building has been  
3 changed radically to provide more hotel like  
4 banks of hotel rooms in addition, I think it  
5 is about, 15 feet that were gained by reducing  
6 the so-called hyphen. That's at least what they  
7 called it at HPRB.

8 In this case, what if -- well, I'm  
9 not sure the architects deal with the zoning.

10 I wanted to get to the question of how that  
11 affected the FAR of the project, the floor area  
12 ratio?

13 Previously, I believe the FAR for  
14 the whole project was 4.41, I think.

15 MR. POLO: That's right.

16 MR. JAMES: And now it is --

17 MR. POLO: The FAR is 3.99.

18 MR. JAMES: It's 3.99.

19 MR. POLO: Right.

20 MR. JAMES: And yet, what is the  
21 number of rooms?

22 MR. POLO: 220.

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1 MR. JAMES: 220. And previously  
2 for the nine story building, it was how many?

3 MR. POLO: 227.

4 MR. JAMES: Very good. Thank you.

5 When designing the porte-cochere, did you give  
6 consideration to the effect that it might have  
7 on the neighbors? On, you know, the activity  
8 there. The architect draws something that is  
9 functional and the effect that it would have  
10 on the neighbors. Where was your direction from  
11 the building owners?

12 MR. POLO: The porte-cochere is  
13 underneath the building to move traffic away  
14 from the street.

15 MR. JAMES: Okay.

16 MR. POLO: So it really is an  
17 accommodation to the neighborhood.

18 MR. JAMES: And how do the vehicles  
19 enter the porte-cochere?

20 MR. POLO: From the curb cut  
21 adjacent to the church.

22 MR. JAMES: And they leave it

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1 through another curb cut?

2 MR. POLO: They do. This is valet  
3 park, so the cars are valet parked down in the  
4 garage.

5 MR. JAMES: I understand.

6 MR. POLO: The valet brings them  
7 back up through a second curb cut. There are  
8 two curb cuts currently on Champlain Street  
9 also.

10 MR. JAMES: I understand. Yes.

11 MR. POLO: So we didn't increase the  
12 number of curb cuts.

13 MR. JAMES: Right. So you didn't  
14 increase them, but you didn't reduce them either  
15 and I know that traffic safety considers that.  
16 Well, doesn't traffic safety consider that,  
17 you know, the fewer curb cuts the safer the  
18 project for pedestrians?

19 MR. POLO: I'm not a traffic --

20 MR. GLASGOW: The testimony didn't  
21 testify to this.

22 MR. POLO: -- expert.

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1 MR. JAMES: Sorry, I couldn't hear.

2 MR. POLO: I'm not a traffic expert.

3 MR. JAMES: Okay. You're not a  
4 traffic expert, but you are an architect and  
5 surely you deal with such issues.

6 MR. POLO: I'm not really qualified  
7 to judge that.

8 MR. JAMES: Okay. I'll withdraw  
9 the question. When designing the building, why  
10 haven't you set back the building from the public  
11 sidewalk?

12 MR. POLO: I'm trying to understand  
13 what you mean by that. The church is --

14 MR. JAMES: Did you maximize the  
15 number of square feet, the number of -- the  
16 amount of FAR by bringing the building all the  
17 way to the building restriction line of the  
18 public space?

19 MR. POLO: You can increase it.

20 MR. JAMES: Pardon me?

21 MR. POLO: You can increase the FAR.

22 MR. JAMES: Did I ask that question?

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1 MR. POLO: We have -- you asked can  
2 you maximize it.

3 MR. JAMES: No. I asked did you.

4 MR. POLO: Well, no.

5 MR. JAMES: No? It's not uncommon  
6 for buildings to respect the street that they  
7 are situated on by having a setback from the  
8 public sidewalk, is it?

9 MR. GLASGOW: Mr. Chairman, is  
10 there -- I wanted to understand what the line  
11 of the questioning was. Mr. Polo, do you need  
12 to have the question repeated?

13 MR. POLO: The question would be  
14 fine if he repeated it.

15 MR. JAMES: Okay.

16 CHAIRMAN HOOD: Hold on. Let me  
17 say, we're not going to turn this into -- if  
18 you're not at the microphone, don't yell out  
19 from the audience, please. Come on. We don't  
20 run that down here. We don't do that like that.  
21 We have got -- excuse me. Would you like to  
22 stay with us for the rest of the evening? Okay.

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1                   Could you ask the question again?

2           I'm sorry.

3                   MR. JAMES:           Yes, I'm just  
4           representing the Kalorama Citizens Association  
5           here. You know, I hope that in the case there  
6           is a disturbance that the Commission doesn't  
7           like, it won't be associated with what we do.

8                   CHAIRMAN HOOD: No, we're not going  
9           to put you out. You are doing fine.

10                   MR. JAMES: Thank you.

11                   CHAIRMAN HOOD: So if you could --

12                   MR. JAMES: Thank you.

13                   CHAIRMAN HOOD: -- just repeat the  
14           question?

15                   MR. JAMES: I'll try to --

16                   CHAIRMAN HOOD: I'm not sure what  
17           the question was.

18                   MR. JAMES: -- refocus that.

19                   CHAIRMAN HOOD: Okay.

20                   MR. JAMES: The way this project is  
21           presented to the community and to the  
22           Commission, the original building, the church,

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1 is setback on all sides from the public sidewalk,  
2 but the church -- the hotel, the addition is  
3 not.

4           You know, what will the effect be  
5 on the public space? What will be the, you know,  
6 for instance, canyon effect that you are  
7 creating on Champlain Street? How will that  
8 affect residents nearby? You know, what -- is  
9 that considered a friendly sort of architecture  
10 or is it a more appropriate thing to have  
11 setbacks where there is a little bit of, you  
12 know, green, some, you know, plantings and stuff  
13 like that?

14           MR. GLASGOW: Mr. Chairman, I  
15 believe that the Kalorama Citizens  
16 Association's question is more in line of  
17 argument. If they want to argue that during  
18 their case, but there's not really a question  
19 to the architect.

20           CHAIRMAN HOOD: I'm going to uphold  
21 Mr. Glasgow. Next question.

22           MR. JAMES: Okay. Thank you. Why

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1 did the developer stay with a 90 foot plus design  
2 for --

3 MR. GLASGOW: Objection.

4 MR. JAMES: -- a long period of  
5 time? Does the architect know the answer to  
6 that question?

7 CHAIRMAN HOOD: What was the  
8 question?

9 MR. JAMES: I was trying to say --  
10 the question was why did the developer stay with  
11 the 90 foot tall project for such a long time.

12 CHAIRMAN HOOD: That's out of  
13 order. Next question.

14 MR. JAMES: Okay. If you are able  
15 to accomplish 220 rooms in a seven story  
16 structure now, whereas before it took nine  
17 stories to get 227, why couldn't this have been  
18 done a long time ago?

19 MR. GLASGOW: Objection.

20 MR. JAMES: Objection about what?  
21 On what grounds?

22 MR. GLASGOW: He didn't testify as

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1 to that. He testified as to a 72 foot building.

2 MR. JAMES: Okay.

3 CHAIRMAN HOOD: Next question.

4 MR. JAMES: Thank you. Very good.

5 CHAIRMAN HOOD: Some of those  
6 questions will be probably answered in your ANC  
7 meeting when the applicant comes out or even  
8 at the Kalorama meetings.

9 MR. JAMES: I have attended many an  
10 ANC meeting on the subject. Just I'll try one  
11 more time.

12 Does the architect team think that  
13 the 220 room hotel will have significantly the  
14 same, let me start again, appreciably the same  
15 impact on the community as the previous plan,  
16 the 220?

17 MR. GLASGOW: That wasn't part of  
18 the architect's testimony.

19 MR. JAMES: Okay. What effects --  
20 what measures were taken in the architectural  
21 plan to prevent -- protect the residents from  
22 light from the hotel operations directly across

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1 the -- those residents 50 feet away? It's a  
2 50 foot right-of-way.

3 MR. POLO: Light from where?

4 MR. JAMES: Light from rooms, light  
5 from whatever exterior lighting you have for  
6 safety.

7 CHAIRMAN HOOD: And that's a good  
8 question. That's where we need to be going.

9 MR. POLO: I'm sorry. Can you just  
10 repeat it, please?

11 MR. JAMES: What measures does the  
12 project take in the architectural plans or plans  
13 yet to come, which, you know, you haven't written  
14 -- made working drawings yet, what measures will  
15 be taken to protect neighborhood residents in  
16 their homes from light pollution from the  
17 operations?

18 For instance, headlights coming out  
19 of your parking garage and moving through the  
20 porte-cochere. I'm not sure --

21 MR. POLO: Yes.

22 MR. JAMES: -- you know, I haven't

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1 had a chance to check and see if there is, you  
2 know, further submissions in the last little  
3 bit, you know. So what effects should the  
4 neighbors expect to see from all of your -- the  
5 light being generated from this facility,  
6 including the roof?

7 MR. POLO: Yes. There really is no  
8 light on the roof. The penthouse structures  
9 are not lit. They are fully enclosed. The --  
10 so there is no real artificial light generated  
11 that shines into people's windows from the roof.

12 The porte-cochere is -- has  
13 planting, which comes up above headlight level  
14 along the street, so that's a mitigating factor  
15 for that kind of lighting.

16 The rooms will be occupied or not  
17 occupied, very much like everyone else's rooms  
18 or houses in the neighborhood. And so in that  
19 way, those are what they are. They are not --  
20 there is no particular strategy for keeping  
21 those rooms unlit.

22 MR. JAMES: And --

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1 MR. POLO: Except normally in the  
2 hotel, you know, people pull the shades at night,  
3 so I --

4 MR. JAMES: So there will be -- I  
5 noticed different arrangements of window banks.

6 In some places, there are six stories worth  
7 and other places there is seven stories worth  
8 of windows, of hotel rooms.

9 So all of their light projecting  
10 from their heights and also questions of privacy  
11 down onto -- what size building is directly  
12 opposite the street? You know, opposite from  
13 the hotel? How big is the -- are the buildings  
14 on the other side of the street?

15 MR. POLO: Well, the Cortland is 70  
16 feet high.

17 MR. JAMES: How about the next  
18 building down?

19 MR. POLO: Two and a half stories.

20 MR. JAMES: And maybe the one beyond  
21 that?

22 MR. POLO: Four stories.

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1 MR. JAMES: And how about just  
2 behind the hotel?

3 MR. POLO: It's 40 feet.

4 MR. JAMES: Okay. Thank you. So  
5 I believe that your firm drew plans for a roof  
6 deck to be situated 72 feet height -- high  
7 measured from Euclid Street?

8 MR. POLO: That's right.

9 MR. JAMES: Okay. And as it  
10 projects back with a 13 foot drop on Champlain  
11 Street, the roof deck would be how high at the  
12 rear? The highest most point above the ground?

13 MR. POLO: Well, just a second. 85  
14 feet.

15 MR. JAMES: So 85 foot high roof  
16 deck and there is going to be events held up  
17 there, I understand. Is that correct?

18 MR. POLO: The --

19 MR. JAMES: It is designed to be  
20 able to hold events. It has got -- it looks  
21 like it has flooring put down, correct?

22 MR. POLO: It has decking, not

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1 flooring.

2 MR. JAMES: Okay. Well, decking.

3 And it is designed with the idea of having  
4 events in mind, correct?

5 MR. POLO: It was designed with the  
6 opportunity to occupy it at various times during  
7 the day.

8 MR. JAMES: Okay.

9 MR. POLO: Yes.

10 MR. JAMES: So but there is no  
11 lighting up there?

12 MR. POLO: You were talking about  
13 projected lighting into the houses, is how I  
14 understood your question.

15 MR. JAMES: Well, so what is --

16 MR. POLO: There is lighting.

17 MR. JAMES: -- the directionality  
18 of any lighting on the roof? Is there -- are  
19 there going to be light posts with down lighting?  
20 Are there going to --

21 MR. POLO: It's likely to be in the  
22 parapet shining onto the ground.

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1 MR. JAMES: Okay. Thank you. And  
2 how -- sorry again.

3 MR. POLO: Pardon?

4 MR. JAMES: What was that maximum  
5 height?

6 MR. POLO: 72 feet off of Euclid,  
7 that's how we have measured the building.

8 MR. JAMES: But 85 at the rear. Is  
9 that correct?

10 MR. POLO: It's --

11 MR. JAMES: 85 at the south.

12 MR. POLO: -- 72 feet from Euclid,  
13 that's the height.

14 MR. JAMES: And if you were standing  
15 at the southern most point on Champlain Street,  
16 the sidewalk, and you looked up to the top and  
17 if you could see the rear most projecting part  
18 of the roof, how tall would that be?

19 MR. POLO: There is a setback on the  
20 seventh floor, as you may know from the plans.

21 MR. JAMES: Yes. But if you could  
22 see the tallest part of the roof, as I asked

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1 you.

2 MR. GLASGOW: Mr. Chairman, he is  
3 positing something that doesn't occur because  
4 of the setback. He is saying if you could see  
5 something that you can't see.

6 MR. JAMES: Well, anyway, thank you  
7 for the previous answer where you did mention  
8 that it was 85 feet.

9 So is -- would it have been possible  
10 to design a lower -- a building lower in height  
11 if you had left out the swimming pool or if you  
12 had built less underground parking?

13 CHAIRMAN HOOD: Mr. James, do you  
14 remember the former Mayor Anthony Williams?

15 MR. JAMES: Yes.

16 CHAIRMAN HOOD: We are who we are.

17 MR. JAMES: Okay.

18 CHAIRMAN HOOD: This is in front of  
19 us, that's what he said. We are who we are.

20 MR. JAMES: Oh, I see, yes.

21 CHAIRMAN HOOD: Okay.

22 MR. JAMES: Okay. Very good. I

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1 think I have finished with the architect. Thank  
2 you very much.

3 CHAIRMAN HOOD: Okay. Thank you.

4 We --

5 VICE CHAIR COHEN: Before you --

6 CHAIRMAN HOOD: Yes, Vice Chair?

7 I'm sorry.

8 VICE CHAIR COHEN: Yes. Mr. Otten,  
9 before you begin, can you tell me who you  
10 actually do represent?

11 MR. OTTEN: Can you clarify that  
12 question?

13 VICE CHAIR COHEN: Who does your  
14 organization represent?

15 MR. OTTEN: I have been authorized  
16 and bound to Case No. 11-17 by the Champlain  
17 Street Neighbors, which has been recognized as  
18 a dutiful party in this case.

19 VICE CHAIR COHEN: I understand  
20 that, because I was the person who offered to  
21 recognize you. However, I feel I have been  
22 misled. Only one person on that list that gave

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1 you the authorization lives on Champlain Street.

2 And can you respond to my feelings that -- not  
3 my feelings, the evidence that you don't really  
4 represent people on Champlain Street.

5 MR. OTTEN: I'm sorry that you feel  
6 that --

7 VICE CHAIR COHEN: No, I don't feel.  
8 I see. I see.

9 MR. OTTEN: Well, okay. This is a  
10 pretty hostile treatment at an administrative  
11 procedure where voices are supposed to be  
12 accepted and dutiful questions are supposed to  
13 be asked.

14 VICE CHAIR COHEN: But what I'm  
15 trying to say is --

16 MR. OTTEN: There are people on that  
17 list that live on Champlain Street. There is  
18 Gloria Castro, who is in the  
19 audience --

20 VICE CHAIR COHEN: Right.

21 MR. OTTEN: -- tonight and she can  
22 speak to this, if you would like. There is also

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1 Martin Martinez. He is also on that street,  
2 Champlain Street. The Champlain Street  
3 Neighbors have submitted several prehearing  
4 documents that list exactly who have been  
5 participating and writing testimonials as part  
6 of this group.

7 They all live on Champlain Street.

8 They live less than 50 feet from this proposed  
9 hotel site.

10 CHAIRMAN HOOD: And let me just say  
11 this, in your submission, if you notice, Mr.  
12 Otten, if you knew, you were on my list to be  
13 cut, because five and six do not meet, but Vice  
14 Chair and you pointed out this. And she is  
15 absolutely right. I see some places here that  
16 do not have addresses. And there is a  
17 submission here -- hold on, let me finish now.

18 MR. OTTEN: I understand.

19 CHAIRMAN HOOD: The submission,  
20 because it does not have addresses.

21 MR. OTTEN: It's hostile.

22 CHAIRMAN HOOD: No, it's not

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1 hostile.

2 MR. OTTEN: It feels hostile.

3 CHAIRMAN HOOD: It's not hostile.

4 MR. OTTEN: It certainly feels like  
5 it.

6 CHAIRMAN HOOD: What it is is misrep  
7 -- if you ever filled out a federal document  
8 and misrepresented it, that's how we feel. We  
9 go by trust up here. And we make our decisions  
10 on citizens coming down and providing us with  
11 accurate information, because, basically, a  
12 federal form being falsified is a federal  
13 offense. And I take exception as I looked --  
14 as I looked into 87, we wouldn't have went  
15 through this if we had stuck with what I read  
16 here in your first exhibit.

17 But anyway, I'm going to -- Vice  
18 Chair, I'm going to give it back to you and see  
19 where we want to go, because I am prepared to  
20 reconsider this party status.

21 VICE CHAIR COHEN: Okay. Do any  
22 other Commissioners feel strong about this?

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1                   COMMISSIONER MAY:    I would just  
2    want to ask Mr. Otten again, I mean, two of the  
3    people who you are representing are Champlain  
4    Street Neighbors?  I mean, they actually live  
5    on Champlain Street?

6                   MR. OTTEN:        Yes.        There are  
7    actually --

8                   COMMISSIONER MAY:    Out of the  
9    total?

10                  MR. OTTEN:    There are -- they are  
11    raising their hands in the back of the room right  
12    now.  There is at least four here.  We have our  
13    --

14                  COMMISSIONER MAY:    And are the ones  
15    who raised their hands in the back, are they  
16    among the two that were on the piece of paper  
17    that was submitted?

18                  MR. OTTEN:    Yes, Gloria Castro.

19                  COMMISSIONER MAY:    Okay.  She is  
20    one of them.

21                  MR. OTTEN:    And --

22                  COMMISSIONER MAY:    And I saw three

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1 hands raise before, so --

2 MR. OTTEN: So Martin is not here.

3 COMMISSIONER MAY: Okay.

4 MR. OTTEN: We have our flyer, okay,  
5 that has been --

6 COMMISSIONER MAY: I'm not asking  
7 you about a piece of paper. I'm asking about  
8 the people --

9 MR. OTTEN: Yes.

10 COMMISSIONER MAY: -- who are -- you  
11 are representing.

12 MR. OTTEN: They can come up and  
13 speak for themselves. We are a nonprofit,  
14 unincorporated association. We have 25, at  
15 least, participating members, at least.

16 COMMISSIONER MAY: And of the 25  
17 members --

18 MR. OTTEN: Yes.

19 COMMISSIONER MAY: -- how many of  
20 them are actually on Champlain Street?

21 MR. OTTEN: Yes, we have  
22 affidavits.

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1 COMMISSIONER MAY: I'm sorry.

2 MR. OTTEN: Yes.

3 COMMISSIONER MAY: I didn't hear a  
4 number. I heard a yes. How many of the 25 --

5 MR. OTTEN: All of them.

6 COMMISSIONER MAY: All of them are  
7 on Champlain?

8 MR. OTTEN: Yes. Less than 50 feet  
9 from this proposed site.

10 COMMISSIONER MAY: You have 25  
11 people who live on Champlain Street less than  
12 50 feet from the site?

13 MR. OTTEN: Yes, there are at least  
14 65 units of directly impacted residents.

15 COMMISSIONER MAY: And where are  
16 those units? What buildings?

17 MR. OTTEN: 2371 to 2375 Champlain  
18 Street, which is just across the street from  
19 the proposed site.

20 COMMISSIONER MAY: 23? Give me  
21 again.

22 MR. OTTEN: 2371 to 2375. And also

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1 2384 Champlain Street.

2 VICE CHAIR COHEN: Mr. Otten, why  
3 would you have other people sign this petition  
4 who don't live on that street?

5 MR. OTTEN: I don't understand the  
6 question. There are several parties subsumed  
7 in that letter. Teresa Lopez, Blanca --

8 VICE CHAIR COHEN: She lives on  
9 Columbia Road.

10 MR. OTTEN: Right. They are now  
11 part of Champlain Street Neighbors. They  
12 signed, because they were asking also, because  
13 they applied for party status. They live less  
14 than 200 feet from this project on Columbia Road.

15 They were, we believe, wrongfully denied party  
16 status to this case tonight.

17 But they put that letter forward as  
18 a group, you know, subsuming the individual  
19 parties and the group of Champlain Street  
20 Neighbors.

21 CHAIRMAN HOOD: Mr. Otten, let me  
22 just say this.

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1                   MR. OTTEN: The point of this was  
2 for efficiency.

3                   CHAIRMAN HOOD: Hold on, hold on,  
4 Mr. Otten. No, no, no.

5                   MR. OTTEN: Actually --

6                   CHAIRMAN HOOD: Let me just say this  
7 to you. Just how you feel about what has taken  
8 place now is how we feel when we look further  
9 and discover that we feel like we have been  
10 misled.

11                   And not only that, let me just allude  
12 to something else that staff works on. This  
13 Office of Zoning is an award-winning office in  
14 the District of Columbia, as far as the  
15 Government is concerned, in doing city services.

16                   If you knew the procedure, you would  
17 know how to get a translator. They were working  
18 -- the request was not properly in front of this  
19 office and I want to state on behalf of the staff,  
20 because I know that for a fact that you -- we  
21 actually made contact with the director to find  
22 out to investigate what you said earlier.

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1 MR. OTTEN: Yes.

2 CHAIRMAN HOOD: And that was not  
3 accurate.

4 MR. OTTEN: What wasn't accurate  
5 about it --

6 CHAIRMAN HOOD: Hold on.

7 MR. OTTEN: -- Mr. Chair?

8 CHAIRMAN HOOD: That was not  
9 accurate. These documents that were submitted  
10 were -- are misleading.

11 MR. OTTEN: How were they  
12 misleading?

13 CHAIRMAN HOOD: And let me just say  
14 this, do you know --

15 MR. OTTEN: I don't understand  
16 this.

17 CHAIRMAN HOOD: You raised to take  
18 an oath.

19 MR. OTTEN: Yes.

20 CHAIRMAN HOOD: And --

21 MR. OTTEN: I took that oath --

22 CHAIRMAN HOOD: -- I take exception

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1 --

2 MR. OTTEN: -- to represent these  
3 citizens.

4 CHAIRMAN HOOD: And I take  
5 exception to the fact --

6 MR. OTTEN: I don't appreciate this  
7 --

8 CHAIRMAN HOOD: I take exception to  
9 the fact --

10 MR. OTTEN: -- hostile -

11 CHAIRMAN HOOD: Well, you can call  
12 it what you want.

13 MR. OTTEN: The citizens that live  
14 in this neighborhood --

15 CHAIRMAN HOOD: You can call it what  
16 you want.

17 MR. OTTEN: -- are directly  
18 impacted.

19 CHAIRMAN HOOD: You can call it what  
20 you want. Let me finish talking and then I'm  
21 going to let you finish.

22 You can call it whatever you want,

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1 but I can tell you, I am very taken back by what  
2 I see here on Exhibit, whatever it is, 87.

3 MR. OTTEN: What are you talking--

4 CHAIRMAN HOOD: And not only that  
5 -- and not only that, not only that, I think  
6 what I'm going to do, Commissioners, I'm going  
7 to stop at this point and I'm going to talk to  
8 our legal counsel. I would like to look at this  
9 website. I would like to investigate this,  
10 because I can tell you right now the way I feel,  
11 I feel like I have been misled.

12 MR. OTTEN: In what way?

13 CHAIRMAN HOOD: And I don't  
14 appreciate --

15 MR. OTTEN: Can you explain that?

16 CHAIRMAN HOOD: And I don't  
17 appreciate --

18 MS. AMADO: Not by the citizens,  
19 just by the developers.

20 CHAIRMAN HOOD: I don't appreciate  
21 being misled. I don't appreciate being misled.

22 Hold on, hold on.

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1 MR. OTTEN: For the record, there  
2 is audience members here.

3 CHAIRMAN HOOD: Hold on. Here  
4 is --

5 (Audience member shouting.)

6 MS. SCHELLIN: Ma'am, you have to  
7 leave if you are going to talk out.

8 CHAIRMAN HOOD: That's all right.  
9 Could you call -- here you go. That's all  
10 right. Have her escorted out. We have had her  
11 escorted out.

12 MR. OTTEN: We have affidavits --

13 CHAIRMAN HOOD: Have her escorted  
14 out right now.

15 MR. OTTEN: -- from neighbors who  
16 live on the street.

17 CHAIRMAN HOOD: Okay. We are going  
18 to take a five minute recess and I'll let you  
19 all know what the score of the game is when we  
20 come back.

21 (Whereupon, at 10:18 p.m. a recess  
22 until 10:25 p.m.)

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1                   CHAIRMAN HOOD: Can this hearing,  
2 please, come back to order? Please, come back  
3 to order. Okay. It's getting late and we're  
4 going to stop at this point.

5                   Commissioners, this is for the  
6 Commissioners only and Mr. James you have  
7 finished your cross-examination, so thank you  
8 very much. Okay. Okay.

9                   So I see, okay -- so now, we are going  
10 to proceed. We have some things that we would  
11 like Mr. Otten, who is the representative,  
12 believe it or not, I'm going to ask you to come  
13 forward this time.

14                   If you can come up, come to the front  
15 and take your seat, we have some things we would  
16 like for you to provide to us before the next  
17 hearing.

18                   Okay. Commissioners, let's open it  
19 up. And, Mr. Otten, I would like for you to  
20 listen to us, at this point. Okay. Commissioner  
21 May?

22                   COMMISSIONER MAY: Yes. Mr.

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1 Chairman, it seems to me that we are dealing  
2 with what seems like is potentially a worthwhile  
3 group that should have party status in the  
4 Champlain Street Neighbors, at least in concept.

5 And certainly that's what was described in some  
6 of the documentation that we received.

7 The fact that it came to pass and  
8 then Mr. Otten, who had applied for party status  
9 on his own and we had some other, you know, sort  
10 of questionable documents associated with it,  
11 that that now casts some doubt about whether  
12 or not it is truly representative of the  
13 Champlain Street Neighbors.

14 I think it would be best to kind of  
15 put that aside for the moment and simply request  
16 that the Champlain Street Neighbors provide for  
17 us a list of who they are representing and an  
18 affidavit of some sort just stating that they  
19 would like Mr. Otten to represent them.

20 Now, what we received in Exhibit 87,  
21 which says that "We would like Mr. Otten to  
22 represent us, but we would like to maintain our

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1 independence and revoke it if necessary," I  
2 mean, that's not going to cut it. It has got  
3 to be one way or the other.

4 Now, maybe you need to consider  
5 whether Mr. Otten is exactly the right person  
6 to represent the group, but we need something  
7 more substantive and clear than what we  
8 received, because what we have right now is  
9 confusing, at the least, and deceptive possibly.

10 But I don't want to necessarily cast  
11 aspersions. I think it just seems like it is  
12 just not fully considered.

13 So, I mean, that's what I would  
14 suggest that we receive that information.

15 CHAIRMAN HOOD: Okay. Let me open  
16 it up. Any other comments? Vice Chair?

17 VICE CHAIR COHEN: Thank you, Mr.  
18 Chairman. I think that Commissioner May has  
19 a reasonable approach and that we should have  
20 the documents submitted to us in time for the  
21 next hearing, so that they could proceed with  
22 cross-examination.

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1 CHAIRMAN HOOD: Okay. Hold tight.  
2 We are going to end at this point. Mr.  
3 Turnbull, did you want to comment?

4 COMMISSIONER TURNBULL: No, I would  
5 concur with both my colleagues.

6 CHAIRMAN HOOD: Okay. Let's get  
7 those clarifications in to the Office of Zoning.  
8 This doesn't mean we open it up for everything.  
9 We will just get those comments in and then  
10 we will look at that.

11 Do we have a date?

12 MS. SCHELLIN: Yes, sir. If they  
13 -- since they already know who their members  
14 are, if they could provide that in one week.  
15 Mr. Otten, is that going to work, by 3:00 p.m.,  
16 Thursday, the 20<sup>th</sup>? If you could provide that?

17 His microphone is off.

18 MR. OTTEN: Try it now. Okay.  
19 First, I want to apologize if there is any  
20 confusion and if it expedites even tonight --

21 CHAIRMAN HOOD: Could you just  
22 answer her question? That will expedite

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1 tonight.

2 MR. OTTEN: We can do that.

3 CHAIRMAN HOOD: Yes.

4 MR. OTTEN: We can do that.

5 MS. SCHELLIN: Okay.

6 MR. OTTEN: For sure.

7 MS. SCHELLIN: All right. 3:00 --

8 MR. OTTEN: Absolutely.

9 CHAIRMAN HOOD: Okay.

10 MS. SCHELLIN: 3:00 p.m. September  
11 20<sup>th</sup>. And then the next hearing date will have  
12 to double up with a hearing we already have  
13 scheduled, October 22<sup>nd</sup>. It's a Monday and as  
14 soon as that hearing is over, we will start this  
15 hearing.

16 CHAIRMAN HOOD: You know, I was  
17 wondering, I wonder colleagues and I don't want  
18 anybody to throw anything at me, but I was  
19 wondering if we might be able to do it Tuesday?

20 I'm not going to look that way. A Tuesday or  
21 a Wednesday, so we can try to move this along  
22 as expeditiously as possible?

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1 I would be in favor of coming in one  
2 night and doing it, because we may even need  
3 a second night, it depends. A third night, I'm  
4 sorry, but I would like to do it much sooner  
5 than October the 22<sup>nd</sup>, if we could.

6 And that's one thing, we all can  
7 agree on, right?

8 MS. SCHELLIN: Commissioner May,  
9 would you prefer Tuesday or Wednesday if we are  
10 going to do this?

11 COMMISSIONER MAY: I don't have a  
12 life.

13 MS. SCHELLIN: Okay.

14 COMMISSIONER MAY: It doesn't  
15 matter. Let's talk particular days. When are  
16 you suggesting?

17 MS. SCHELLIN: Would you guys like  
18 to do it on Tuesday, October 9<sup>th</sup>, because we don't  
19 have anything Monday, since it's a holiday?

20 CHAIRMAN HOOD: Yes, can we do that?  
21 Unless there is volleyball practice or  
22 something.

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1 COMMISSIONER MAY: Actually, I  
2 would prefer Wednesday that week.

3 MS. SCHELLIN: I don't have a  
4 problem with the 10<sup>th</sup>, because I don't have a  
5 life either really.

6 COMMISSIONER MAY: Yes.

7 CHAIRMAN HOOD: Okay.

8 MS. SCHELLIN: Is that all right for  
9 everybody up here?

10 CHAIRMAN HOOD: Okay.

11 MS. SCHELLIN: Okay. So  
12 Wednesday. It's Wednesday, October 10<sup>th</sup> at 6:30  
13 p.m.

14 MR. GLASGOW: We are ready to go  
15 forward.

16 CHAIRMAN HOOD: Okay. Mr. Sher?

17 MS. SCHELLIN: Someone else could  
18 answer his questions or answer Mr. Glasgow  
19 maybe? Okay.

20 CHAIRMAN HOOD: Okay.

21 MR. OTTEN: Just a question. Thank  
22 you, Chair Hood. So are we continuing tonight?

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1 This is for -- so we are talking about a date  
2 -- so we still have the right to cross-examine?

3 CHAIRMAN HOOD: You have some  
4 information that we have asked for, the ruling  
5 is still there. I think you have some  
6 information we asked for.

7 MR. OTTEN: No problem.

8 CHAIRMAN HOOD: Once we get that  
9 information, we're going to move on. It's 10:30  
10 at night and I'm sure you have a number of  
11 questions you want to ask, so we are going to  
12 try to reconvene on October the 10<sup>th</sup> at 6:30.  
13 And we will take it from there.

14 But we still have an outstanding  
15 issue though that we want to look at with the  
16 information you provide.

17 MR. OTTEN: Yes.

18 CHAIRMAN HOOD: Okay?

19 MR. OTTEN: Yes.

20 CHAIRMAN HOOD: We on the same page?

21 MR. OTTEN: Absolutely.

22 CHAIRMAN HOOD: No

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1       misunderstandings?

2                   MR. OTTEN: We have the affidavits  
3       already.

4                   CHAIRMAN HOOD: Okay. Good.

5                   MR. OTTEN: So thank you.

6                   MS. SCHELLIN: And, Chairman Hood,  
7       if I may, since there was no formal request made  
8       for an interpreter, Mr. Otten, you know what  
9       the process is.

10                  MR. OTTEN: No.

11                  MS. SCHELLIN: You need to --

12                  MR. OTTEN: I'm sorry, I don't.

13                  MS. SCHELLIN: You actually have  
14       emails where you actually participated in that  
15       with Ms. Bardin back in July of 2011. You have  
16       to tell who needs the interpretation and whether  
17       they will be testifying and two weeks before.

18                  MR. OTTEN: Can I -- okay. Just  
19       before we leave --

20                  MS. SCHELLIN: You can --

21                  MR. OTTEN: -- I just want to  
22       clarify two things on this.

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1           The information I want it -- for the  
2 neighbors that are here and for myself to  
3 understand clarity on all cases. What kind of  
4 information are you looking to make sure to prove  
5 that we are a legitimate group? What exactly  
6 do we need to provide?

7           CHAIRMAN HOOD: Commissioner May,  
8 do you want to, again, mention what you --

9           COMMISSIONER MAY: You know, names,  
10 addresses, signatures. And then a statement  
11 that -- about who is representing the group.

12          MR. OTTEN: Okay.

13          COMMISSIONER        MAY:                And  
14 cross-examination.

15          MR. OTTEN: And do you need another  
16 authorization letter? Is that the idea?

17          COMMISSIONER MAY: I don't think we  
18 really have a proper letter authorizing you to  
19 speak for the group. We have a somewhat  
20 confused letter, so, yes, a new letter  
21 authorizing you to speak for the group or  
22 somebody else if they choose to have somebody

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1 else speak.

2 MR. OTTEN: Okay. Forgive us, we  
3 are lay people on this. We --

4 COMMISSIONER MAY: Yes, I  
5 understand, that's why we are asking for more  
6 information and not simply taking action to take  
7 away your party status.

8 MR. OTTEN: Okay.

9 COMMISSIONER MAY: So --

10 MR. OTTEN: And then on the  
11 interpretation, seeing that this is in a  
12 location that is -- has lots of immigrant  
13 families, are you, Sharon --

14 MS. SCHELLIN: I'm listening.

15 MR. OTTEN: -- looking for names of  
16 each person that might come here that might need  
17 interpretation?

18 MS. SCHELLIN: That's my  
19 understanding.

20 CHAIRMAN HOOD: Ms. Schellin, hold  
21 on.

22 MS. SCHELLIN: If you could deal

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1 with --

2 CHAIRMAN HOOD: One second.

3 MS. SCHELLIN: -- Ms. Bardin --

4 CHAIRMAN HOOD: Hold tight. I  
5 would like for Mr. Otten to come down during  
6 regular business hours, work with the director.  
7 You work personally with the director and Ms.  
8 Schellin or whoever is going to be around that  
9 day.

10 MS. SCHELLIN: Ms. Bardin.

11 CHAIRMAN HOOD: Ms. Bardin. And I  
12 would like for you to work directly with the  
13 office and the office will make that happen.

14 And I would like for Ms. Bardin to  
15 let me know that Mr. Otten came down and did  
16 that and requested it properly, so I can say  
17 something about it here.

18 So it's a process.

19 MR. OTTEN: And I will ask --

20 CHAIRMAN HOOD: And work with Ms.  
21 Bardin.

22 MR. OTTEN: -- my work to take time

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1 off to come down during the business day and  
2 be here.

3 CHAIRMAN HOOD: Well, let me ask you  
4 this. Let me ask you this. Do you have a phone?

5 MR. OTTEN: I could certainly do it  
6 by phone. You said come down.

7 CHAIRMAN HOOD: Okay. Well, I'm  
8 just saying. If you can't make it down, could  
9 you call Ms. Bardin?

10 MR. OTTEN: Certainly.

11 CHAIRMAN HOOD: Okay. And, Ms.  
12 Schellin, could you make sure that he is able  
13 to reach out to her and that happens. Okay?

14 MS. SCHELLIN: Yes, I'll let her  
15 know.

16 CHAIRMAN HOOD: Okay.

17 MR. OTTEN: Chair Hood?

18 CHAIRMAN HOOD: This is an  
19 award-winning office and I will assure you of  
20 that. Okay.

21 MR. OTTEN: I appreciate that.

22 CHAIRMAN HOOD: Okay.

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1 MR. OTTEN: Thank you.

2 CHAIRMAN HOOD: So a phone call will  
3 be made. This office will set up the issue about  
4 making -- because we are very sensitive. This  
5 Commission understands that. It has been  
6 mentioned by the Vice Chair on a number of  
7 occasions to us --

8 MR. OTTEN: Right.

9 CHAIRMAN HOOD: -- on many nights.  
10 We are very sensitive to that -- this community  
11 and all communities. So we want to accommodate  
12 any and everybody. So we are going to make sure  
13 that happens.

14 MR. OTTEN: Okay.

15 CHAIRMAN HOOD: Okay?

16 MR. OTTEN: Yes. We have a lot of  
17 immigrant families. I'll list the languages,  
18 too, I guess, or at least express those.

19 CHAIRMAN HOOD: So it's going to be  
20 more than -- okay. I thought we just had-- okay.

21 Well, work with Ms. Bardin and we will see what  
22 we can do to accommodate that.

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1 MR. OTTEN: Okay. Thank you.

2 CHAIRMAN HOOD: Chairman Wilson, if  
3 you can come up and identify yourself? Turn  
4 your mike on.

5 MR. WILSON: Nice to see you again.  
6 Just a request, please, to the applicant while  
7 they are here. If ANC-1C could, please, receive  
8 electronically the submissions that were  
9 brought this evening?

10 MR. GLASGOW: Yes.

11 MR. WILSON: Thank you.

12 CHAIRMAN HOOD: Okay. And can you  
13 all send it before the next hearing? Okay.  
14 Great. I just wanted to make sure we don't run  
15 into that problem.

16 Okay. All right. Do we have  
17 anything else, Ms. Schellin?

18 MS. SCHELLIN: No, sir.

19 CHAIRMAN HOOD: Okay. So I want to  
20 thank everyone for their participation tonight.  
21 And again, when we come back on the 10<sup>th</sup>, it  
22 is?

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1 MS. SCHELLIN: Yes.

2 CHAIRMAN HOOD: Let's make sure we  
3 are all in order. I appreciate it and this  
4 hearing is -- will reconvene October 10<sup>th</sup>.

5 (Whereupon, the Public Hearing was  
6 concluded at 10:36 p.m.)

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