

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

-----:  
 IN THE MATTER OF: :  
 :  
 BALLPARK SQUARE, LLC : Case No.  
 :  
 & SCD ACQUISITIONS, LLC : 12-05  
 :  
 -----:

Monday  
October 1, 2012

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

The Public Hearing of Case No. 12-05  
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  
MICHAEL G. TURNBULL, FAIA, Commissioner  
(OAC)  
PETER MAY, Commissioner (NPS)

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OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director,  
Development Review & Historic Preservation

JOEL LAWSON

MATT JESICK

DISTRICT DEPARTMENT OF TRANSPORTATION STAFF  
PRESENT:

JEFF JENNINGS

JAMIE HENSON

ANNA

CHAMBERLIN

The transcript constitutes the  
minutes from the Public Hearing held on October  
1, 2012.

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

2 (6:32 p.m.)

3 CHAIRMAN HOOD: Okay. Let's go  
4 ahead and get started. Good evening ladies and  
5 gentlemen. This is a public hearing of the  
6 Zoning Commission for the District of Columbia,  
7 for Monday, October 1st, 2012. Excuse me.

8 My name is Anthony Hood. Joining  
9 me are Vice Chair Cohen, Commissioner May and  
10 Commissioner Turnbull. We're also joined by  
11 the Office of Zoning staff Ms. Sharon Schellin,  
12 Office of Planning, Ms. Steingasser, Mr. Lawson,  
13 Mr. Jesick and Ms. Chamberlin. Excuse me. We  
14 also expect to be joined by Mr. Henson.

15 I'm going to get it down eventually.

16 This proceeding is being recorded by a court  
17 reporter, and is also webcast live.  
18 Accordingly we must ask you to refrain from any  
19 disruptive noises or actions in the hearing  
20 room.

21 The subject of this evening's  
22 hearing is Zoning Commission Case Number 12-05.

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1 This is a request by Ball Park Square, LLC for  
2 a review and approval of buildings and  
3 structures under the CG Overlay for property  
4 located at Square 701.

5 Notice of today's hearing was  
6 published in the "DC Register" on June 29th,  
7 2012. And copies of that announcement are over  
8 to my left on the wall near the door.

9 The hearing will be conducted in  
10 accordance with provisions of 11 DCMR 3022 as  
11 follows, preliminary matters, applicants case,  
12 report of the Office of Planning, Report of other  
13 Government Agencies, Report of the ANC. In this  
14 case it is ANC 6D. Organizations and persons  
15 in support, organizations and persons in  
16 opposition, rebuttal and closing by the  
17 applicant.

18 The following time constraints will  
19 be maintained in this meeting. The applicant  
20 has 30 minutes, the organization five minutes,  
21 individuals three minutes. The commission  
22 intends to adhere to the time limits as strictly

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1 as possible in order to hear the case in a  
2 reasonable period of time.

3 All persons appearing before the  
4 commission are to fill out two witness cards.

5 These cards are located to my left on the table  
6 near the door. Upon coming forward to speak  
7 to the commission, please give both cards to  
8 the reporter sitting to my right before taking  
9 a seat at the table.

10 When presenting information to the  
11 commission please turn on and speak into the  
12 microphone, first stating your name and home  
13 address. The decision of the commission in this  
14 case must be based exclusively on the public  
15 record. The staff will be available throughout  
16 the hearing to discuss procedural questions.

17 Please turn off all beepers and cell  
18 phones at this time so not to disrupt these  
19 proceedings. Would all individuals wishing to  
20 testify please rise to take the oath? Ms.  
21 Schellin, would you please administer the oath?

22 MS. SCHELLIN: Please raise your

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1 right hand. Do you solemnly swear or affirm  
2 the testimony you'll give this evening will be  
3 the truth, the whole truth, and nothing but the  
4 truth?

5 WITNESSES: Yes.

6 MS. SCHELLIN: Thank you.

7 CHAIRMAN HOOD: Okay. I think I  
8 see Mr. Utz is at the table. So it's not Mr.  
9 Epstein tonight. First, let me, before I do  
10 that, Michelle, do we have any preliminary  
11 matters?

12 MS. SCHELLIN: We have received the  
13 affidavit of maintenance. It's in order. And  
14 the only other preliminary matter are proffered  
15 experts.

16 CHAIRMAN HOOD: Okay. Okay, Mr.  
17 Utz, let's go through your proffered experts.

18 MR. UTZ: Okay.

19 CHAIRMAN HOOD: This is Mr. Van  
20 Pelt. He's already been recognized by this  
21 body.

22 MR. UTZ: Right.

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1 CHAIRMAN HOOD: So we don't have to  
2 go through that.

3 MR. UTZ: Okay.

4 CHAIRMAN HOOD: Commissioners,  
5 this is Exhibit 14 if you have it handy. Okay.  
6 Let's go through it.

7 MR. UTZ: Okay. And Don Hoover has  
8 been reviewed as well, and qualified previously  
9 as an expert witness.

10 CHAIRMAN HOOD: Okay. And tonight  
11 you're going to proffer him in landscape  
12 architecture?

13 MR. UTZ: Right.

14 CHAIRMAN HOOD: Okay. Yes, he's  
15 already, Commission's in? Yes, he's already  
16 been.

17 MR. UTZ: Okay? So the first on  
18 this list of expert witnesses we'd like to  
19 proffer is Mr. Devin Perkins of Hickok Cole  
20 Architects. And we included his resume.

21 It's actually the first resume at  
22 the end of the package, for your review. He

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1 has extensive experience in architecture around  
2 the Metropolitan area.

3 CHAIRMAN HOOD: Let's just do one  
4 at a time.

5 MR. UTZ: Okay.

6 CHAIRMAN HOOD: Mr. Perkins,  
7 Commissioners, any problems? Okay, we'll  
8 accept Mr. Perkins.

9 MR. UTZ: Great. Okay. And the  
10 next person is Theresa Sheils, Ms. Theresa  
11 Sheils of Gensler Architects. Also sitting  
12 near Mr. Perkins. Her resume is included as  
13 the third resume in the packet, Exhibit 14.  
14 She also has extensive experience both in the  
15 DC area and nationally.

16 CHAIRMAN HOOD: Okay. Any  
17 concerns or questions? Okay. So we'll proffer  
18 her as an expert.

19 MR. UTZ: Great. Okay, thank you.

20 CHAIRMAN HOOD: Is that it? Or we  
21 have one more? Oh, sorry, we already did Mr.  
22 Van Pelt. Okay. So we're good to go.

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1 MR. UTZ: Great.

2 CHAIRMAN HOOD: We don't have  
3 anything else. You may proceed.

4 MR. UTZ: Okay. Thank you. Good  
5 evening members of the Zoning Commission.  
6 Thank you for allowing us the opportunity to  
7 come before you this evening. My name is Jeff  
8 Utz, and I am with Goulston and Storrs, the land  
9 use Counsel for the applicant.

10 With me today, let me take it from  
11 your right to left, is Mike Kearney of SCD  
12 Acquisitions, LLC, John Carr of Ball Park  
13 Square, LLC, Don Hoover of Oculus, Andrew  
14 Schmidt of Hickok Cole, who will be assisting  
15 us with the presentation.

16 Dan VanPelt of Gorove Slade  
17 Associates, and then Theresa Sheils who we just  
18 had admitted as a expert witness, and Devin  
19 Perkins. And we have some other members of the  
20 applicant team in the audience as well.

21 Again, thank you very much for  
22 allowing us the opportunity to present this.

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1 We're very excited about it. And we think it's  
2 a great project.

3 This application is on behalf of the  
4 two entities, Ball Park Square, LLC and SCD  
5 Acquisitions, LLC, for the design review by the  
6 Zoning Commission under Chapter 16 of the DC  
7 Zoning Regulations, as well as includes some  
8 requests for variance and special exception  
9 relief for Section 636, for rear yard relief,  
10 Section 2116.5, for parking relief, and Section  
11 2201 for loading relief.

12 This property is comprised of  
13 approximately 77,209 square feet of land area.

14 It's, that mass is broken down into two parcels.

15 There's kind of a larger main parcel  
16 that you can see on the presentation before,  
17 is the main building assemblage on the north  
18 of the site. This is approximately 73,591  
19 square feet.

20 Then there's a smaller south parcel  
21 that is approximately 3,618 square feet, that  
22 shows up to the -- Yes, the little pointer is

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1 on it now in the presentation.

2 This property is currently vacant  
3 and operates as a parking lot, often for traffic  
4 from the ballpark. And it's located on the  
5 eastern side of Square 701 on First Street.  
6 And then runs roughly from M Street to M Street,  
7 without the intervening lots that separate the  
8 main lot from that south lot that I was just  
9 describing.

10 The property is zoned CGCR. And  
11 therefore, the property on the project could  
12 be constructed to 9.5 FAR, assuming the proper  
13 allocation of CLDs in the zoning commission  
14 review, both design review and CLD review. And  
15 can reach 130 feet of building height.

16 It's also located in a high density  
17 residential and commercial land use categories.

18 And it's kind of an ideal site for what is  
19 proposed before you tonight.

20 This project is a true mixed use  
21 project in every sense of the word. It's got  
22 a hotel component, residential component,

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1 office component, all sitting on top of a very  
2 robust retail component all along the street  
3 scape, which we'll detail as we step through  
4 our project.

5 In total it's 661,000 square feet,  
6 which equates to an FAR of approximately 8.88  
7 FAR. The specific use components break out as  
8 follows.

9 There are approximately 260,000  
10 square feet of residential use, which equates  
11 to about 285 to 290 residential units.  
12 Approximately 224,000 square feet of office use,  
13 approximately 126,000 square feet of hotel use,  
14 which equates to approximately 170 to 180 hotel  
15 units. And then approximately 51,000 square  
16 feet of retail on the first floor.

17 In addition to those components  
18 there, it's approximately 370 to 390 parking  
19 spaces. All together the project has a lot  
20 occupancy of approximately 74 percent. And has  
21 preferred uses on at least 81 percent of the  
22 first floor, in accordance with some of the CG

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1 Overlay related requirements.

2 I just wanted to spend a little more  
3 time talking about the specific elements of  
4 relief that we're requesting, the variance and  
5 special exception relief, so that it's kind of  
6 able to be traced throughout our presentation.

7 The first element of relief is a  
8 special exception for parking relief for the  
9 southern retail site. There is no parking  
10 proposed for that site, although four parking  
11 spaces are required based on the size of the  
12 use.

13 We are proposing to provide those  
14 four parking spaces on the north, kind of main,  
15 parcel. So therefore, a special exception is  
16 required under Section 211.6.5. Regarding the  
17 loading, this kind of breaks out into a few  
18 elements.

19 Again, we are not proposing loading  
20 on this small south side. It's land locked,  
21 doesn't have curb cuts, it doesn't have alley  
22 access.

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1           And we're also proposing smaller,  
2           30 foot loading berth, rather than the two 55  
3           foot loading berths that we get because of the  
4           size our retail and our residential. So those  
5           things combined necessitate a variance from  
6           Section 2201, the loading requirement.

7           We're also requesting a rear yard  
8           variance under Section 636, due to the 28 foot,  
9           nine inch rear yard that would typically be  
10          required here. And, as we'll detail, in lieu  
11          of that the project proposes three very  
12          significant courts, all of which are wider than  
13          that standard.

14          And then the fourth element that we  
15          kind of need to have reviewed above and beyond  
16          the design review of the CG Overlay is our use  
17          of .38 FAR CLDs over the 8.5. Kind of it's an  
18          additional element that needs Zoning Commission  
19          review.

20          You might notice that in our  
21          application we requested court relief, court  
22          variance. That is no longer a request. We've

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1 removed that throughout the hearing statement.

2 I'd like to turn it over to our  
3 witnesses now. I think the first person we'd  
4 like to have speak with you is John Carr, a  
5 representative of Ball Park Square, just to give  
6 you a little more information about the project,  
7 the property, and specifically the community  
8 dialogue process. Thanks.

9 MR. CARR: Thanks, Jeff. And  
10 thanks, everyone for hearing us today. I know  
11 we want to get, jump right into the project.  
12 So I'll keep my kind of introductory comments  
13 brief.

14 I'll go a little bit through a  
15 description of who Grosvenor is, a little bit  
16 about our history. Talk a bit about the  
17 approach to this project, and the approach in  
18 general that Grosvenor has taken, and takes with  
19 all of our projects.

20 And then talk a little bit about the  
21 community outreach efforts that we've  
22 undertaken, before introducing you to Mike

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1       Kearney, who's our partner in the deal,  
2       representing Skanska.

3               So Grosvenor, as real estate  
4       companies go, has a bit of a unique history.  
5       The company started in 1677, basically in London  
6       through a dowry.

7               The acquisition, so to speak, of  
8       about 500 acres of land in the West End of London,  
9       which was developed into the Mayfair and  
10       Belgravia Estates in early 1700's. And we still  
11       own and manage, and continue to develop and  
12       redevelop that property.

13               Our history in North America is also  
14       pretty extensive. We came to North America  
15       about 60 years ago. And we have offices in  
16       Vancouver, Calgary, San Francisco and  
17       Washington, DC, as well as property in Seattle,  
18       Chicago, Los Angeles.

19               Our focus typically has been really  
20       on every property type. In Washington, DC,  
21       which we entered in about mid 1980's, the focus  
22       has been on retail and office acquisition.

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1 Recently, and by recently I mean over the last  
2 decade, we focused more on urban infill, transit  
3 oriented development.

4 I know those words are used a lot.

5 And kind of the flavor of the month. What  
6 Grosvenor brings to the table a little  
7 differently, is the way that the company's  
8 structured is we do like to get involved in very  
9 at times difficult, but creative projects, that  
10 allow us to take advantage of the community  
11 that's already there.

12 And we only invest and develop in  
13 vibrant, dynamic cities, which certainly  
14 Washington, DC is, and it's continuing to kind  
15 of grow on that path.

16 A project that would be a good  
17 example of our current model is a co-development  
18 that we have that's currently under  
19 construction, and will probably be completed  
20 by the end of November, is District Apartments,  
21 which is on 14th and S Street.

22 It's down 14th Street. It's 125

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1 unit boutique apartment building with about  
2 18,000 square feet of retail on the ground floor.

3 I'll focus kind of just for one second on the  
4 retail component. We spent a lot of time on  
5 the impact at the street level and the tenanting  
6 of the project.

7 And in that case we've got two  
8 tenants that have announced -- They're both  
9 restaurants, great local restaurants here. And  
10 I bring it up only because high quality tenanting  
11 makes a very important statement to the project.

12 And I like to call it kind of  
13 additive reflection. That we're trying to  
14 reflect the community that we're in. Because  
15 we're choosing vibrant and growing communities,  
16 and reflect what they already have, and then  
17 try to add to it. And that's kind of where we  
18 are with this project.

19 And our approach here has been to  
20 introduce a project with what we think is great  
21 design, and takes advantage of what will be and  
22 is a great area in the city. It's, as you all

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1 know, it's on a metro stop. We spent a lot of  
2 time on the street level design, as well as,  
3 you know, the entire building.

4 And hopefully as you will, as we go  
5 through it, we paid special attention to the  
6 materials that we're using, and the kind of sense  
7 of place that we're trying to create and add  
8 to the environment.

9 As far as community outreach efforts  
10 have gone, we've had three meetings with the  
11 ANC, or representatives thereof. And all have  
12 gone very well. And we've taken into  
13 consideration some of their points. And that's  
14 what you kind of see before you today.

15 As you know, it was approved. It  
16 was actually approved unanimously. That was  
17 a few weeks ago. And so we're obviously happy  
18 about that. And so anyway, we're looking  
19 forward to introducing the rest of the project  
20 to you through our architects.

21 And I'll leave you with the fact that  
22 Grosvenor's really proud and excited about this

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1 project. And excited to kind of increase our  
2 footprint here in Washington, DC. So thanks.

3 Mike Kearney, with Skanska, is going to talk  
4 a little bit about his portion of the project.

5 MR. KEARNEY: Thank you and good  
6 evening. Michael Kearney with Skanska  
7 Commercial Development. Our company is only  
8 125 years old. I didn't realize we were going  
9 to get into a match on that.

10 SCD Acquisitions is Skanska  
11 Commercial Development. We are a national  
12 commercial development company. We are based  
13 in New York City. We have offices in Boston,  
14 DC, Houston and Seattle. We acquire, develop,  
15 finance and build commercial office buildings  
16 and multi family developments as well.

17 We're publicly traded, excuse me.  
18 We're publicly traded -- Did I do something  
19 there? We're publicly traded and we're based  
20 in Stockholm, Sweden. We have three main  
21 business units, building construction,  
22 commercial development, and heavy construction,

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1 heavy civil.

2 We are currently building the 11th  
3 Street Bridge project here in Washington, DC.

4 This will be our fifth development in DC. We  
5 have just completed our first at 733 10th Street,  
6 an office building that was completed last year.

7 We have three sites currently under  
8 development in NoMa. We have 22 M Street, which  
9 is a large multi family development. 44 M and  
10 88 M are each commercial developments for office  
11 building that total about a million square feet  
12 development potential there for us above grade.

13 Skanska believes corporately that  
14 sustainability and profitability go hand in  
15 hand. We have a strong proponent for  
16 sustainability. It's a major piece of the  
17 culture that this company revolves around. All  
18 of our projects are required to be LEED gold  
19 or LEED platinum.

20 The building that we just finished  
21 in Washington here was just certified LEED gold.

22 We have a building that's going to be completed

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1 in 30 days in Arlington that will be LEED  
2 platinum.

3 This building we're planning for  
4 LEED gold. We would like to try platinum, but  
5 there's just not enough roof space for as many  
6 collectors, solar collectors that we need to  
7 get to platinum.

8 Skanska is 100 percent self  
9 financing. So we build when we're ready to  
10 build, not when the banks are ready to lend  
11 money. We find that's a tremendous asset to  
12 us in our business dealings, so that when we  
13 see an opportunity we can go in and acquire land  
14 immediately, and go to construction when we  
15 think the time is right. It's a nice benefit  
16 to have, being in a large company.

17 We are very excited by the business  
18 opportunities available in the Ball Park  
19 District. Like John said, we are attracted to  
20 metro stops. It's no secret in this town that's  
21 one of the drivers of economic opportunity here.

22 We have retained Gensler for

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1 architecture. We believe they're one of the  
2 premier architecture design firms in this  
3 market. We also are working with McCaffrey for  
4 retail design consulting. And McCaffrey will  
5 also be doing our retail leasing.

6 Our charge here was fairly simple  
7 to our design team. We are looking to build  
8 a Class A, highly sustainable, attractive office  
9 building development, with heavy emphasis on  
10 street level retail and sidewalk development  
11 and street front development, to contribute to  
12 and enliven DC's new Ball Park District. That's  
13 it. Thank you for your time.

14 MR. PERKINS: Good evening. My  
15 name is Devin Perkins. And I'd like to point  
16 out I've been a resident of the District my  
17 entire life, except for college. And I've been  
18 practicing architecture here for 19 years.

19 And we have a presentation prepared.  
20 And if it's possible, I'd love to use the  
21 microphone, because I'd rather point at the  
22 drawings than sit here. So it's on? Yes, very

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1 good. So I'm just going to stand to the side  
2 of the images.

3 The first image you're seeing is an  
4 aerial perspective of the site. And just to  
5 help orient you towards the site, this is First  
6 Street, we have M Street on the North, and N  
7 Street. And we are immediately adjacent to the  
8 Ball Park.

9 Just to help you understand how the  
10 buildings are allocated on the site. On the  
11 northern end of the site is the office building.

12 It's an 11 story building. The second building  
13 down is the hotel component, which is 12 stories.

14 And this larger component here is  
15 the residential building. And the building on  
16 the end is the corner retail building, which  
17 is two story building with roof top access.  
18 Can we go ahead to the map?

19 Just to orient you in terms of where  
20 you are in the city. Again, here is First Street  
21 and the Ball Park, and the Anacostia River.  
22 We are immediately adjacent to the Navy Yard

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1 metro stop. You can see the different  
2 components shown here in the plan.

3 We have really tremendous views to  
4 the southeast and to the whole Riverfront Park,  
5 and adjacent to all the DC arts development.

6 I'm actually going to start by  
7 pointing out a little bit about the second floor  
8 plan. And then I'm going to drop down to the  
9 first floor plan. Because I think the first  
10 floor plan is trickier to understand when you  
11 don't know the components quite yet.

12 On this particular drawing we are  
13 showing again the office building, which faces  
14 on to M Street and is at the corner of M and  
15 First, shown in the purple.

16 Then we have a 30 foot space between  
17 the office and the hotel component, which is  
18 providing a significant amount of light and  
19 window opportunity for both buildings.

20 We have the hotel component.  
21 Another 30 foot wide space between the hotel  
22 and the residential building. Then the

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1 residential building itself, which has a very  
2 large court space.

3 This particular space has the  
4 ability to fit in a 66 foot diameter circle in  
5 it. We're considering it and the regular shaped  
6 courts. And has a width of about 75 feet on  
7 the end.

8 And then at the final portion of the  
9 project is the corner retail building, which  
10 is the two story building here, which again is  
11 landlocked by portions of properties that we  
12 don't have under our control.

13 Let's see, shall we go on to the  
14 ground floor? So the ground floor is where  
15 we've really put a lot of design effort. And  
16 a couple of very key things I want to point out.

17 In yellow, on the ground floor plan, is all  
18 of the retail components.

19 The total preferred use that we have  
20 on the site is 80.99 percent, which is in excess  
21 of the 75 percent that we're required. We have  
22 taken a lot of effort to make each of the

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1 entrances to the different components quite  
2 narrow on the street.

3 So you have a relatively narrow  
4 office entry. You have all retail on the  
5 corner. A very narrow hotel entrance, more  
6 retail, residential entrance, more retail. The  
7 properties that we don't control, and then  
8 retail again on the corner.

9 So one of the nice things that this  
10 does is, it really provides a nice rhythm on  
11 the street. So instead of a huge block of retail  
12 and all the other entrances pushed to one end  
13 or the other, you actually come across each of  
14 those pieces as you're moving around the site.

15 We have no curb cuts anywhere on M  
16 Street or First, or N. We're allocating all  
17 of the access and service for the building at  
18 the back of the site. And you can see we have  
19 a series of distinct floating berths and parking  
20 entrances.

21 The office building has it's own two  
22 30 foot berths and a service, and entrance to

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1 its garage. The hotel then has a 30 foot berth  
2 and a service space. We then have an entrance  
3 to the parking that provides all the parking  
4 for the hotel, the residential and the corner  
5 retail building going down the ramp and turning  
6 into the parking.

7 Just beyond that we have two more  
8 loading berths that would serve the residential  
9 building. These two. Then we have two  
10 additional berths that are serving all of the  
11 retail components, as well as additional service  
12 spaces.

13 So we've really been fortunate to  
14 be able to fit all of that stuff off of the alley  
15 and be able to keep it off of the main public  
16 street. In addition, you'll see these dotted  
17 areas here, where we've been able to get all  
18 of our electrical vaults and service to occur  
19 off of this alley as well. So we don't have  
20 to fight the issues with vaults in the sidewalks.

21 Shall we go on to the next slide?

22 This is just a diagram which again talks about

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1 where the service entrances are. One thing I'd  
2 like to point out. It was mentioned that the  
3 office is going to be LEED gold.

4 The residential building is going  
5 to be LEED silver. The hotel, we're not sure  
6 yet. Because we're not 100 percent sure of the  
7 flag that's going to be involved. But if you're  
8 interested I'll just quickly go through it.

9 We are providing a significant  
10 amount of bicycle spaces. We're providing 20  
11 spaces in public space, 57 within the  
12 residential building and 50 spaces within the  
13 office building. Let's see. At this point, I'm  
14 actually going to turn it over to Don Hoover  
15 of Oculus.

16 And since we're at the ground floor  
17 plan, I thought it would be the right opportunity  
18 for him to describe what's happening with the  
19 paving and the planting, and the actual bit of  
20 street around the building itself.

21 MR. HOOVER: Good evening, Mr.  
22 Chairman and members of the Commission. My name

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1 is Don Hoover with Oculus. We're the landscape  
2 architects working on the project. And I'm  
3 going to walk you through the street scape  
4 designs for M Street, First Street and N Street.

5 The street scapes have been designed  
6 in compliance with the Anacostia Waterfront  
7 Transportation Architecture Guidelines, as well  
8 as the DDOT Public Ground Design Guidelines.  
9 There are a few existing site elements that we  
10 will be keeping. And I'm going to walk you  
11 through those quickly.

12 The street curbs, we're going to be  
13 installing new granite curbs on M Street. The  
14 existing recently installed concrete curbs on  
15 First Street will remain.

16 There's a couple of curb cuts that  
17 we will be infilling, matching the existing  
18 concrete curbs. And N Street is also existing,  
19 recently constructed concrete curbs.

20 The street lights, except for one  
21 light, all the lights that are out there today  
22 is what we're keeping. They're all complying

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1 with the standards, single globe 16s on First  
2 Street and N Street, pendant lights at the  
3 intersections, and the twin 20 globes on M  
4 Street. One of the existing globes on M Street  
5 is a single, and we're going to be changing that  
6 to a double. Next slide.

7           So some of the hardscape treatments  
8 that we will be using is, they are all shown  
9 on the screen. The cobblestones, which are used  
10 in the furnishing zone, which is the four foot  
11 wide space along the curb, which is where the  
12 trees are planted, those are porous pavers.

13           Concrete sidewalks on First Street  
14 and N Street, which is the city standard for  
15 that street. Concrete unit pavers, or the  
16 London pavers they're often called by the city,  
17 that's a standard that's going to be used on  
18 M Street, which is also matching the existing  
19 pavers that are to the west of our site.

20           And then we have some special  
21 paving, which I'm going to be showing the closeup  
22 detail of, that's up tight to our building.

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1           Street trees on M Street, we'll be  
2           using English Oaks, which is a columnar tree,  
3           which the guidelines require because of the  
4           future light rail line that's going to be running  
5           down M Street.

6           And then on First Street we have  
7           three trees. We've got the Willow Oaks,  
8           Yellowwoods, and Honey Locust. And the  
9           Yellowwoods also turn the corner. And that's  
10          what we're planting on N Street. Next slide.

11          What you're looking at on the  
12          screen, the darkest paving color is the special  
13          paving that we're proposing, which I can give  
14          you a few dimensions here. Well I'll start at  
15          the curb.

16          The furnishing zone, which is where  
17          the porous paving and tree planting is located  
18          is four foot wide. And then we have a ten to  
19          12 foot wide clear zone, which is where the  
20          London pavers will be installed. Then a one  
21          to four foot special paving band against the  
22          building. That's actually on M Street.

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1           On First Street it's a four foot wide  
2           furnishing zone, an eight foot minimum clear  
3           walkway zone, and a seven foot spill zone that  
4           will have the special pavers. And that's really  
5           trying to define a space for future cafes. Next  
6           slide.

7           Again, it's the same treatments  
8           further down First Street, as well as turning  
9           the corner on N Street. There is also the  
10          existing group parking meters. There's on  
11          street parking on First Street. There is not  
12          parking on First Street, and the meters are  
13          already in place. So with that, I'll turn it  
14          back over to Devin.

15          MR. PERKINS:     Okay.     So that  
16          hopefully describes at least the ground floor  
17          configuration. I see we're getting short on  
18          time so I'll try to speed this up a little bit.

19          When I quickly walk through the  
20          typical plan and describe why the building is  
21          shaped the way that it is. We have really  
22          incredible nice views and light towards the

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1 southeast. And we are doing a building that  
2 essentially has a conceptual framework that you  
3 kind of have a back building, and then sort of  
4 a very special front building.

5 And this front building we've  
6 chamfered back as much as we could in maintaining  
7 our FAR, so we could open up this court as much  
8 as possible towards the ideal lighting and ideal  
9 views. Even using that to shape the building.

10 Within the residential building  
11 itself, we are taking advantage of our ability  
12 to do bay protections, having three bays here.

13 And also having balconies on virtually all the  
14 units, except for the ones that are on the alley.

15 Because we can not project into the alley.

16 Let's see. Shall we go on to, on  
17 the roof plan a couple of key things to point  
18 out. We have a tremendous amount of green roof,  
19 including this large garden area here. The  
20 garden area between the residential and hotel,  
21 the green space, or garden space between the  
22 hotel and office.

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1           And also green roof on the  
2 residential building and on the office building  
3 as well. So we're doing it using green roof  
4 in lieu of the vaults, and taking care of all  
5 the current requirements for capturing  
6 rainwater.

7           A couple of key things. We've been  
8 very careful in the placement of our penthouses.

9           For example, on the office, the penthouse  
10 relative to First Street is over 51 feet set  
11 back from the street.

12           And on the residential and hotel  
13 building as well we're more than 30 feet set  
14 back from the street. Approximately 33 feet  
15 is what's shown here. So we're really trying  
16 to sort of keep that away from the view from  
17 First Street.

18           Let's see. Shall we go to the next  
19 one? So to talk briefly now about the  
20 elevations and materials. I'm going to start  
21 with the residential building. Essentially the  
22 building is predominantly masonry and glass.

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1           The back portions of the building  
2           are primarily brick with punched windows. And  
3           then we have a significant amount of glass and  
4           very special railing treatments on the front  
5           level.

6           These railings are made up of sort  
7           of a transparent mesh and a solid metal. And  
8           they have a pattern that gives a sense of energy.

9           We're sort of reflecting our relationship, our  
10          closeness to the water. And trying to get a  
11          real dynamic and real sense of energy heading  
12          towards the south.

13          All across the base we have the  
14          retail components. And those retail components  
15          are intentionally set up so that they can be  
16          very distinctly designed or branded by the  
17          tenant that chooses to move in there.

18          So what we've done essentially on  
19          the residential and hotel building is, we've  
20          created a very simple frame. And within that  
21          frame we're allowing a lot of flexibility and  
22          opportunity for the retail designers.

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1           The retail component here I'll speak  
2 a little bit more about when we get to the  
3 perspectives. And we also have brought the  
4 actual materials that we can show you when we  
5 turn the lights back on.

6           So here's the view of what it will  
7 look like from across First Street.  
8 Essentially that chamfer gave us a really  
9 tremendous opportunity to have a really iconic  
10 image at the corner of the site.

11           And pointing out just a little bit  
12 about the corner retail. It essentially draws  
13 on the industrial character of the region. It  
14 uses sort of a dark metal like glass box,  
15 surrounded by a flashed or slightly rustic brick  
16 frame.

17           So it's a relatively modern  
18 composition, but drawing from the traditional  
19 materials and the industrial character of the  
20 area. And it also has a trellis piece with  
21 canvas panels, which is very much related to  
22 the canvas panels that are located in the park.

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1           Moving on to the hotel. The hotel  
2 and the residential building we see as very  
3 distinct buildings. The hotel building having  
4 a bit more verticality, but also having  
5 individual panels and a dynamic quality in the  
6 way that the metal panels and the brick panels  
7 are laid out in the facade.

8           So we can now go to the next slide.

9           So I'm going to turn this over to Theresa to  
10 talk about the office component.

11           MS. SHEILS: In my 52 seconds.  
12 Theresa Shiels with Gensler. So the office  
13 building on First Street and M Street. We're  
14 really looking at carving out areas here.

15           And you'll see on the M Street facade  
16 that we're carving out a large entrance. So  
17 that the entrance on M Street actually feels  
18 very large.

19           Down on the retail side you'll see  
20 that we're pulling up with large framing pieces  
21 higher than the retail actual 14 feet, to almost  
22 sort of lift the skirt of the office building

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1 up. And make it appear as though on this side  
2 we have, that band goes to 19 feet.

3 So it seems as though it's a very  
4 high retail piece, while still maintaining the  
5 14 feet clear. We have a mix on M and First  
6 Street of painted aluminum where we're doing  
7 the banding and the carving. And at the  
8 canopies of a silver for the mullions and a white  
9 for the carvings, and then multiple colors of  
10 glass.

11 Okay. You can see here the M Street  
12 carving for the entrance here. And then that's  
13 the carving there. And here you can see that  
14 lifted skirt that really makes it appear as  
15 though it's a two story component, where the  
16 retail is really here. So it's really an  
17 illusion. You can go to the next slide.

18 And then here on the alley slide,  
19 the office is banded pre-cast, a dark gray  
20 pre-cast with ribbon windows and spandrel  
21 panels.

22 CHAIRMAN HOOD: Let me just say, Mr.

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1 Turnbull is advocating for you all to have as  
2 much time as you need.

3 MS. SHEILS: Okay. Thank you.

4 CHAIRMAN HOOD: So you can -- I  
5 don't mean to expose him. But, yes, he wanted  
6 you all to take your time and do what you need  
7 to do.

8 MS. SHEILS: Thank you.

9 MR. PERKINS: Okay. We're getting  
10 to just the final images now. So just to carry  
11 the theme across the back. The base of the  
12 residential and hotel building is going to be  
13 a very dark color brick.

14 And then the hotel itself is a light  
15 colored beige brick with metal panel. And the  
16 residential building is sort of a purplish  
17 bordeaux colored brick. Not a red brick, but  
18 kind of a nice wine color. Something that has  
19 a nice calming sort of color and feels  
20 residential.

21 Let's go on to a couple of perspectives  
22 now. I'm sorry, corner retail. So the corner

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1 retail building, again drawing on that  
2 industrial character of the region. I've  
3 mentioned the sort of flashed, more rustic type  
4 brick that will be used for most of the infill  
5 on the building.

6 We are planning some significant  
7 signage on the corner. And we are allowed to  
8 do digital signage in this particular part of  
9 the city. So we anticipate there will be some  
10 nice digital signage there.

11 Can go on to the perspectives.  
12 Again, the street view. Now if you cross the  
13 street and are walking up, I'm going to point  
14 out some of the key things about the retail.  
15 The two story building on the corner is going  
16 to be a restaurant. A lot of activity, you know,  
17 a lot of lightness pouring out on to the corner.

18 But we're going to do some  
19 significant like vertical signage down the side.

20 Like banner signs that would have either, you  
21 know, something to do with the current baseball  
22 season, or something to do with a particular

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1 retailer. But give a lot of animation and life  
2 to this particular piece.

3 And you can see in the delineation  
4 of the building, you know, we have this glass  
5 bridge, which connects the building at the back  
6 two portions, which we think it going to be a  
7 dynamic and really memorable feature.

8 And the balconies on this corner we  
9 think are going to be absolutely terrific  
10 spaces. Going to the next one. So in the  
11 package we had a series of sections that simply  
12 show the planting zone and the sidewalk, and  
13 the special paving zone and the signage, and  
14 indicate all the size of all those elements.

15 And this again is just showing some  
16 detail. The overall building here is about 35  
17 feet tall. Going a little bit of detail on the  
18 retail itself. This image shows the metal frame  
19 that we are using. It's a white metal frame.

20 And then there's a slightly darker frame  
21 within, inside.

22 And then within that, each of the

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1 individual retailers have the ability to express  
2 kind of their own branding and their own sense  
3 of image for the retail. Again, all of that  
4 is found here. Go ahead.

5 One of the key things we really  
6 wanted to accomplish was have some variation  
7 of height and scale along the street. So after  
8 you pass the first section of retail you arrive  
9 at the residential entrance.

10 We chose to really make that feel  
11 like a two story space. There may be a leasing  
12 office above. But we're using a very strong  
13 stone element. Something that suggest some  
14 permanence and holds this canopy element.

15 And what happens essentially is that  
16 all the retail is one story. And then when you  
17 get to the entrances to the residential and the  
18 hotel, things start to feel two story. So you  
19 get a lot of variety of height and a variety  
20 of nice experiences along this street.

21 Within this, the lobby beyond is two  
22 stories. And you will actually see through to

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1 the garden that's beyond when you're walking  
2 past the entrance. Again, we included the  
3 details.

4 But we can go on to the hotel  
5 entrance. So the hotel entrance, the hotel is  
6 rising in this portion beyond. We're actually  
7 again using that laid signage and using other  
8 special signage on canopies.

9 We're actually tucking the building  
10 back a little bit. So you get a little bit more  
11 room on the sidewalk. And you see the bit of  
12 garden at the top, poking beyond the building,  
13 creating sort of a canopy. Again, trying to  
14 get a variety of scale and a variety of  
15 experiences along the street. Next slide.  
16 I'll turn this over.

17 MS. SHEILS: So for the office  
18 retail on M Street, you can see here where we've  
19 got the banded carving for the main entrance  
20 to make it feel very high, with the canopy as  
21 well.

22 But you can also see that that

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1 banding for the entrance also turns into a carved  
2 out lifting of the retail piece. So that that  
3 actually here is up to 16 feet from ground to  
4 underside of this banding.

5 And we've left this large area here  
6 for flexibility with the retail signage. It  
7 may be this large, or it may be smaller. But  
8 really using this banding here for that signage.

9 Go on to the next slide.

10 So here we have the section that  
11 shows that 15 foot 9. And then this retail is  
12 very small, but still meets the 14 foot height  
13 requirements. And then this is the entrance  
14 for the lobby, main building lobby. And that  
15 is also 14 plus feet here to the ceiling height.

16 And additionally, we're meeting the  
17 CG Overlay of 15 feet back from the curb. But  
18 we're doing that additionally in some areas.  
19 So we're expanding the Overlay's requirement  
20 of the 15 foot setbacks.

21 So we're well into the property line  
22 to meet that requirement. And in some cases

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1 we exceed it. This is the First Street retail.

2 And you can see that we've lifted that up.

3 This is actually 19 feet, so that retail feels

4 very tall from here to here.

5 And we're connecting these

6 bandings, as Devin showed in the residential

7 and hotel. Those connect across so that, while

8 they are very different in how they approach

9 the signage, that they feel connected throughout

10 the site. Go to the next slide.

11 And then here's a section that, this

12 is that 19 feet. We're at ten feet here to the

13 underside of the signage band. And then we're

14 at 14 feet at least for the retail here on First

15 Street.

16 We wanted to add, include these

17 slides. Because Jeff is going to talk a little

18 bit about some of the flexibility we're looking

19 at. This is an image that we're currently

20 looking at.

21 We really wanted to emphasize the

22 corner of First and M Street. So we're looking

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1 at pulling that a bit out. What you'll see,  
2 in addition to the package that you received,  
3 are three sheets that show this image where we've  
4 pulled this corner out.

5 It still maintains all the carvings  
6 that we show in the main package, as well as  
7 the carvings at the retail. But we are looking  
8 for -- And the dimensions that are shown here  
9 are maximum stretching over the property line  
10 in some areas, of a maximum of four feet.

11 The information that you have in  
12 your package is the absolute maximum that we  
13 would look for in terms of flexibility. And  
14 it would probably be less than that.

15 MR. PERKINS: I want to just point  
16 out one or two more items. So this is the view  
17 if you were in the Ball Park, looking out at  
18 the site. You can see our site basically  
19 encompasses this zone, and sort of fits in rather  
20 nicely with the city scape beyond. And then  
21 last slide.

22 And then again going back. One of

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1 the things I did forget to point out earlier.

2 And Theresa had mentioned that their retail's  
3 at 19 feet. The site is gradually slipping  
4 down. So we're also starting out at 19 feet  
5 for the retail.

6 But by the time it gets to the end  
7 it's about 20 and a half feet. So it's a pretty  
8 significant height for the retail experience  
9 on this street. That concludes the images.  
10 I'll turn this back over to Jeff.

11 MR. UTZ: Thank you. I just wanted  
12 to speak to the concept of the flexibility that  
13 we're requesting a bit. It was included in our  
14 pre-hearing statement, towards the end. Kind  
15 of a list of all the items of flexibility that  
16 we hope to gain approval for.

17 Many of them are some of the standard  
18 language that's included in some of the Zoning  
19 Commission's orders. But specifically I wanted  
20 to speak to the office projections that were  
21 just presented to you.

22 As Theresa said, these would be the

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1 maximum projections from the facade along M and  
2 First Streets. All together the maximum square  
3 footage that they would entail would be 271  
4 square feet.

5 That's really not a huge amount of  
6 space. And there actually is a significant  
7 amount of foregone space as well, where it curves  
8 into the building.

9 There is some space on the property  
10 that is not developed. I believe that's 170  
11 square feet, when it kind of comes into the V.

12 So it really, it's done largely to accentuate  
13 the lines of the building and enhance the  
14 aesthetics.

15 Everything else we detailed within  
16 the statement itself. We're happy to run  
17 through any element of the flexibility that we  
18 requested. And I believe that entails the  
19 entirety of our presentation. And we're happy  
20 to answer any questions that you might have.  
21 Thank you very much for letting us present.

22 CHAIRMAN HOOD: Okay. Thank you

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1 very much. Commissioners, any questions or do  
2 you want Mr. Utz to run through those issues  
3 pertaining to relief requested? Or do we just  
4 want to ask our questions?

5 Okay. We'll ask our questions. I  
6 think we can figure some of that out ourselves.

7 Okay. Who'd like to start off? Commissioner  
8 May, start us off.

9 COMMISSIONER MAY: One question I  
10 have is, what does the future hold for the  
11 property that's between the small building at  
12 the south and the residential building? I mean,  
13 there's an L shaped collection of other people's  
14 land.

15 MR. UTZ: Yes.

16 COMMISSIONER MAY: What's going to  
17 happen there.

18 MR. UTZ: There is currently an  
19 application that was just recently submitted.

20 I believe within the past couple of weeks, ten  
21 days to two weeks. For all the entirety of the  
22 L shape, up to the MR Ball Park project that

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1 came through here previously. So the entirety  
2 of the L shape.

3 COMMISSIONER MAY: So that whole L  
4 is going to be developed? To what height?

5 MR. UTZ: 130 feet is the current  
6 proposal.

7 COMMISSIONER MAY: So your  
8 beautiful southeast facing balconies into the  
9 courtyard, they're all going to be looking at  
10 this building instead of looking toward the Ball  
11 Park and beyond, right?

12 MR. UTZ: Towards the river, yes,  
13 potentially.

14 MR. PERKINS: Okay. One of the  
15 areas of flexibility that we've asked for is  
16 to consider rotating the piece, the kind of  
17 special piece that's in the center. So that  
18 it may actually be preferable to open it towards  
19 the hotel.

20 If we go through the plan, you know,  
21 it may be necessary to take this piece, and  
22 essentially mirror it and use some solid wall

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1 on this end. And open up a larger courtyard  
2 towards the hotel. If we need to do that.

3 COMMISSIONER MAY: Okay. I'm not  
4 sure how we handle that level of flexibility  
5 in this kind of a review. So we'll have to think  
6 about what that means.

7 I understand there's uncertainty  
8 about not knowing who the hotel operator is,  
9 and how that might effect LEED. But really,  
10 I mean, we don't ever see anything come here  
11 that might be a certified project. Just LEED  
12 certified.

13 I mean, we're always expecting, I  
14 mean, we even, you know, kind of scoff at silver.

15 So, you know, surely you can at least get to  
16 silver on that.

17 I mean, that is one of the areas we  
18 want to, one of the prongs of our review, is  
19 environmental aspects of the design. So I think  
20 we'd be much happier with a commitment to at  
21 least make silver on LEED.

22 The Office of Planning's report had

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1 a number of outstanding issues having to do with  
2 things like access to parking and whatnot. I  
3 assume that you've had time to review that.

4 I heard mention of what the bicycle  
5 parking would be. But I didn't necessarily hear  
6 about any of these other points that were in  
7 their report. Do you want to take some time  
8 and talk about how you plan to address these?  
9 Or how you have addressed them?

10 MR. UTZ: Sure. So as you said, the  
11 bicycle parking was the first open item from  
12 the Office of Planning report. We're happy to  
13 run through exactly where the bicycle parking  
14 is if you'd like us to.

15 COMMISSIONER MAY: I will ask them  
16 if it meets what they're interested in. So I  
17 guess I'm less concerned about that. I assume  
18 that what you've done is what you think meets  
19 their requirement.

20 MR. UTZ: Okay.

21 COMMISSIONER MAY: So you want to  
22 hit some of the other points.

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1 MR. UTZ: They asked for additional  
2 details on the renderings of the office retail.

3 I believe these are enhanced from what was in  
4 the submission packet from the pre-hearing  
5 statement.

6 So what's before you in the packets  
7 now, and what's shown on the overheads, is a  
8 kind of additionally enhanced street scape  
9 experience for the office component.

10 COMMISSIONER MAY: Okay. Can you  
11 point us to a particular slide number?

12 MS. SHEILS: I think you can grab  
13 it. It's slide 24, and slide 25, and slide 26,  
14 and slide 27 with sections. So this is the  
15 retail on First Street, right adjacent to the  
16 hotel. With the larger band up at 19 feet, and  
17 then the signage band at 15 feet.

18 And then on the next slide, this is  
19 the small retail on M Street, adjacent to the  
20 building entrance and the alley. And that also  
21 has the band at the top that is at 15 foot 9.

22 And then the sign band that has flexibility

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1 for the small tenant there --

2 COMMISSIONER MAY: So you don't --

3 MS. SHEILS: -- between those  
4 mullions.

5 COMMISSIONER MAY: On that slide,  
6 what about on the portion of the retail that's  
7 at the corner of First and M?

8 MS. SHEILS: Yes. That also has  
9 the opportunity for similar signage, as this  
10 piece has shown. And then if you can go back  
11 to, one more back, yes. So that this sign band  
12 is framed.

13 And then the other piece at the end  
14 is the higher piece that goes up and connects  
15 the second floor. So that sign band can  
16 continue there as well, similar to the piece  
17 on the --

18 If you can go to the next slide?  
19 One more. No, two back. Yes. No, there. So  
20 this sign band here has an opportunity at this  
21 piece here, where you can see we've lifted that  
22 area there.

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1                   COMMISSIONER MAY:   Okay.   The next  
2   item there.

3                   MR.   UTZ:    Okay.    There were two  
4   kind of traffic related items that were brought  
5   up.   And I would love to turn it over to Dan  
6   Van Pelt from Gorove Slade to talk about these  
7   two.

8                   The first one was the small retail  
9   building's loading.   Exactly kind of how that  
10   would work.   And if there would be kind of a  
11   space allocated to it on First or N Streets.  
12   And then the second was the logistics of what  
13   would happen if a 55 foot truck arrived at the  
14   site.

15                  MR.   VAN PELT:   All right.   We  
16   talked about that with DDOT.   And I think that  
17   the small retail's going to have such limited  
18   deliveries, and they're not going to have a need  
19   for large vehicles, that the dedication of a  
20   loading zone on street would serve the small  
21   retail.

22                  And that's something that we would

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1 deal with as we got through public space. But  
2 that should handle its needs just fine. The  
3 other thing was the 55 foot truck. We really  
4 do not anticipate 55 foot trucks really being  
5 needed to support the site.

6 But on the rare occasion that they  
7 would be we have a 30 foot alley, which is a  
8 bit of a rarity in the district. And that would  
9 allow the opportunity for a 55 foot truck to  
10 get off street in the alley, and be able to be  
11 serviced there.

12 And then things brought in through  
13 the loading berths when that would need to  
14 happen. And still be left with 20 plus feet  
15 in the alley to accommodate two way traffic  
16 without interrupting any of the function of the  
17 alley.

18 COMMISSIONER MAY: Isn't the  
19 building, or buildings across the street, across  
20 the alley? Aren't they all served, they all  
21 have -- Or the planned buildings, they have  
22 garage entrances and loading back there as well,

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1 right?

2 MR. VAN PELT: They do. They do.

3 And when the Monument site was planned there  
4 were actually some larger truck berths, 55 foot  
5 trucks in there as I recall.

6 But I think there's enough room in  
7 the alley that they, the truck could be  
8 accommodated and still not interfere with any  
9 of those maneuvering that needs to happen to  
10 get into the Monument site. And there's plenty  
11 of space to allow the garage accesses to continue  
12 to function.

13 COMMISSIONER MAY: Okay. I guess  
14 we'll wait to hear from DDOT to see if they agree  
15 with that. So, I'm sorry, back to the other  
16 issues.

17 MR. UTZ: Sure. Two other issues  
18 kind of similar traffic related issues. There  
19 was access to the retail parking, exactly how  
20 that would work. And then hotel parking,  
21 whether it would be valet or not.

22 The access to the retail parking,

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1 they would essentially, retail parkers would  
2 come in through the alley and enter the project  
3 through the main garage in the rear. And access  
4 through the building itself. Or go around the  
5 alley and walk on the sidewalk, and go to  
6 whatever element they are, the retail element  
7 they're looking to get to.

8 I believe they would come up through  
9 either the apartment lobby or the hotel lobby  
10 itself to get to the first floor, or the office.

11 Yes, and in the office, through the office.  
12 So it still functions, the two garages will  
13 function separately to get to the retail  
14 destination.

15 COMMISSIONER MAY: I didn't look at  
16 it carefully. So I assume that some of the  
17 elevators are shuttle elevators that just go  
18 to the garage?

19 MR. UTZ: Yes.

20 COMMISSIONER MAY: Is that true on  
21 both buildings?

22 MR. PERKINS: In the residential

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1 building two of the elevators go to both garage  
2 levels. Because there was only 35 retail  
3 parking spaces, putting in a completely separate  
4 elevator system just really isn't cost effective  
5 for that amount of parking.

6 COMMISSIONER MAY: So are you going  
7 to have card access to the upper floors, or  
8 something like that?

9 MR. VAN PELT: Yes, there will be  
10 like a fob system.

11 COMMISSIONER MAY: Yes, okay.

12 MS. SHEILS: The office building  
13 has two shuttles as well that go directly from  
14 the garage levels to the office lobby, and no  
15 further than that.

16 COMMISSIONER MAY: Right. Okay.  
17 All right. So is that if for Office of Planning?

18 MR. UTZ: There are a few other  
19 things. Regarding the hotel parking, this  
20 garage will be managed by Colonial Parking, or  
21 some similar outfit that manages parking  
22 throughout the city.

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1           So we don't yet know, largely due  
2 to we don't yet know who the flag is, whether  
3 it will be valet or not. But we do know that  
4 this will be a managed parking situation.

5           And very much in the interest of the  
6 project to work out what the effect of a game  
7 day traffic situation is to hotel parking. And  
8 so we would utilize the services of Colonial,  
9 or whatever parking operator it is, to help us  
10 avoid those issues.

11           And then regarding -- There were  
12 two other items from the OP report. Basically  
13 the retailer design standards. This is, as we  
14 said during our presentation, right now  
15 obviously the retailers are not known.

16           We're trying to really allow some  
17 vitality through signage and retailer design.

18           We also plan on having kind of tenant kind of  
19 guideline handbook that would allow them to  
20 operate within a specific set of guidelines,  
21 that they wouldn't be able to exceed.

22           They'd have to adhere to as part of

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1 their lease. It would be included as part of  
2 their lease most likely. We have, portions of  
3 the team have put those sorts of efforts together  
4 for other projects. We would be happy to do  
5 so here as well.

6 And regarding the signage. There  
7 was a question about kind of the electronic  
8 signage and such that would go on here. This  
9 is part of the new regulation that has been put  
10 forth by DCRA, DDOT and various entities in the  
11 district.

12 You know, the signage regulations  
13 are being rewritten. And as part of that Square  
14 700 and Square 701 are designated entertainment  
15 areas, where kind of this enhanced signage,  
16 including video boards and things like this are  
17 going to be located, under the theory that it's  
18 to assist vitalizing and energizing the area  
19 as an entertainment district.

20 So the signage -- And we have a copy  
21 of that. Unfortunately it's only one, because  
22 it's a pretty voluminous package. So we weren't

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1 sure if you all wanted it. But we're happy to  
2 enter that into the record if you want to see  
3 it.

4 And it actually calls out Square 700  
5 and Square 701 as these, one of these designated  
6 entertainment areas, along with Gallery Place  
7 and the Southwest Waterfront.

8 COMMISSIONER MAY: Okay. I'm not  
9 sure I want to have the record or not.

10 VICE CHAIRPERSON COHEN: I do.

11 COMMISSIONER MAY: I guess then  
12 we'll want it. Back to the valet parking  
13 question for just a second. So looking quickly  
14 at the plans, I don't see how the hotel itself  
15 connects to the parking garage. Does it not  
16 connect? I mean, I don't see an elevator that  
17 runs down to the parking level.

18 MR. PERKINS: On the ground floor,  
19 immediately when you come into the garage, that  
20 first section of parking is available for hotel  
21 users. I believe there's a back entrance on  
22 the ground floor that gets you into a court or

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1 takes you to the hotel lobby.

2 So the first portion of parking here  
3 is hotel parking. And they can essentially get  
4 into the building through a lobby here, and come  
5 into the hotel lobby through the back. So they  
6 actually can come in almost at grade.

7 COMMISSIONER MAY: Okay. I'll  
8 have to look for that plan. What sheet number  
9 is that?

10 MR. VAN PELT: Four, number four.

11 COMMISSIONER MAY: Okay. Then the  
12 last question I have is the, well actually two  
13 questions about the roof treatments. The  
14 office penthouse, there are a number of rooms  
15 that are enclosed there.

16 And then there are a number of rooms  
17 that seem to be open. And that's where the major  
18 equipment is. But the rooms that are closed  
19 there, I mean, what's in those things?

20 MS. SHEILS: The closed rooms are  
21 the elevator overrun, the elevator that goes  
22 to the roof terrace, the stairs. And the

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1 elevator lobby that let's people up there.

2 The beige portion around that is the  
3 open mechanical units that would be screened  
4 in but not roofed. And then the penthouse that  
5 would be roofed also has green roof.

6 COMMISSIONER MAY: Okay. But the  
7 enclosed space --

8 MS. SHEILS: Yes.

9 COMMISSIONER MAY: -- of the  
10 penthouse. That's all, all that is just  
11 elevators or stairs, or the restrooms? There's  
12 no habitable space there?

13 MS. SHEILS: Correct.

14 COMMISSIONER MAY: Okay. And then  
15 on the residential building, I just have a  
16 question about the trellis, which doesn't seem  
17 to do anything other than make the building feel  
18 taller. And I'm wondering why it's there.

19 MR. PERKINS: Okay. The trellis is  
20 actually going to have canvas panels in the  
21 summer, during the months that the pool would  
22 actually be open. It provides a little bit of

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1 a shaded area on the roof.

2 And we'd also like the opportunity  
3 to put some up light on those panels. So that  
4 in the summer, when the park is really active  
5 and when people are coming from baseball games,  
6 you get that bit of light that's occurring at  
7 the top of the building.

8 And also the sort of, the character  
9 of that metal we think relates to the sort of  
10 industrial character of the immediate vicinity.

11 There are a lot of buildings that  
12 have a lot of metal components occurring in their  
13 building. Particularly like the Boilermaker  
14 Building, which is across the way. But in large  
15 part it's really just creating a roof scape,  
16 you know, a visual element at the top of the  
17 building.

18 COMMISSIONER MAY: Right. Okay.  
19 I don't know if you've seen my criticism in past  
20 projects. But I'm not a huge fan of just  
21 decorating the roof for decorating the roof's  
22 sake, or making the building feel taller.

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1           So I'm wondering if this -- I don't  
2 recall the specifics of this plan. But is the  
3 trellis over all of the seating area? Or is  
4 it just toward the First Street side?

5           MR. PERKINS: The trellis is in the  
6 area immediately when you come out of the  
7 elevator lobby. It creates a shaded area. And  
8 then wraps around the front of the building.  
9 Again, creating a visual element and shade on  
10 the roof.

11           COMMISSIONER MAY: Yes. And I  
12 would be much happier if it were not out by the  
13 edge of the building by First Street. Or if  
14 it were, that it were set back by a distance  
15 equal to its height.

16           I mean, that's, of course that's  
17 just my opinion. Who know what the whole  
18 Commission will say? And I'm not even sure how  
19 far we go with this type of review. But it's  
20 just one of those things where, you know, we  
21 have height limitations for a reason.

22           And part of it has to do with

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1 reducing the visual height of the building.  
2 And elements like this seem to do little other  
3 than raise the visual height of the building.

4 And so whenever I see it I speak out against  
5 it. That's it for me. Thanks.

6 CHAIRMAN HOOD: Okay. Vice Chair,  
7 do you want to go next?

8 VICE CHAIRPERSON COHEN: Thank you,  
9 Mr. Chairman. I happen to agree with my  
10 colleague about the trellis. It just doesn't  
11 seem to really improve the roof line. So if  
12 you can move it back I would support that as  
13 well.

14 A question really for Mr. Van Pelt.

15 There are three intersections that have been  
16 identified that are at an unacceptable level  
17 of service. And we basically, you know, have  
18 to defer to the upcoming EIS that the Department  
19 of Transportation will be issuing. And I will  
20 ask them, you know, what the timing is.

21 However, one of the things that just  
22 astounded me, and I'm going to read from your

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1 report, is to reiterate, because you mentioned  
2 it a couple of times.

3 All the locations in the study with  
4 unacceptable levels of delay, occur in scenarios  
5 with and without the development of the project.

6 These capacity issues will occur regardless  
7 of development. Thus, the Square 701  
8 development will not have an adverse impact on  
9 the surrounding transportation network.

10 Well that must be a secret handshake  
11 between transportation people. Because I would  
12 think that one is bad, you know, it's bad. And  
13 then more development, it's worse.

14 So why don't we just say that it is  
15 really worse. Because I just feel that, you  
16 know, it's a major mess down there on 82 or 81  
17 days that there's a ball game.

18 MR. VAN PELT: I think the thing to  
19 look at though is those are intersections around  
20 the South Capitol Street corridor. And those  
21 intersections, regardless of whether this  
22 project goes forward, or probably regardless

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1 of much of the other development that goes  
2 forward in the area. Those are going to  
3 continue to be troublesome intersections.

4 A lot of that's driven by regional  
5 traffic that's coming into the district. So  
6 I think what we're trying to say in the study  
7 is that, those are intersections that are  
8 troubled today.

9 With this development I think this  
10 is probably the right thing to do for the  
11 neighborhood, to redevelop the neighborhood.  
12 Why should we be penalizing this project to  
13 revitalize this neighborhood for, you know, to  
14 kind of offset the commuter traffic that's  
15 trying to come in.

16 Because we have this on every case  
17 where there's a major commuter route that has  
18 troublesome intersections. They're going to  
19 continue to be troubled and taxed. I think that  
20 DDOT's study of the South Capitol Street  
21 corridor is going to improve it for multi motor  
22 users.

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1           But I think we're going to continue  
2 to find in the future, as we go forward,  
3 regardless of whether this project goes forward,  
4 or whether other projects go forward, those are  
5 still going to be troublesome intersections.  
6 Just because there's so much traffic that wants  
7 to come in and out of the district at those  
8 points.

9           VICE CHAIRPERSON COHEN: Well maybe  
10 you can write that in the next report. Because  
11 that sounded more like English to me.

12           MR. VAN PELT: Okay. We get  
13 criticized for our reports being too engineer  
14 like. But, yes, I think --

15           VICE CHAIRPERSON COHEN: There's a  
16 reason why.

17           MR. VAN PELT: -- that that's  
18 something that's important. We have this on  
19 many cases where we're on major commuter routes.  
20 We're going to have the same issues.

21           VICE CHAIRPERSON COHEN: Okay.  
22 Well don't go away. Your Figure 9, on the truck

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1 access. That again, must be a specialty of  
2 engineers. Because I could not in any way  
3 follow either Figure 9 or 10.

4 First of all I think they're blurry,  
5 or I'm just losing my sight. And if you could  
6 learn to simplify those types of figures it would  
7 be helpful to really understand what is going  
8 on. I mean, I think there's a way of doing this.

9 MR. VAN PELT: I think the thing is,  
10 the challenge we had with these is, we tried  
11 to provide the information and the analysis.

12 But what we're showing specifically  
13 in Figure 9, you're looking at, you know, inbound  
14 truck access for 30 foot single unit trucks.  
15 I think it's described a little bit more in the  
16 text.

17 But I agree that maybe the figures  
18 could stand a little bit better on their own.

19 But what we're looking at is inbound truck  
20 access. We're looking at the loading berths  
21 as a single unit truck would come in.

22 What we've used here is the outer

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1 term analysis tool, which is pretty commonly  
2 accepted now, and very accurately looks at the  
3 turning maneuvers. So we can see how they're  
4 coming in inbound, getting into the loading  
5 berths.

6 And then we have on Figure 10,  
7 there's the outbound truck access, which just  
8 shows that those maneuvers getting in and out  
9 of the loading berths. And then exiting out  
10 onto N, and on to M Street, those are all  
11 possible.

12 VICE CHAIRPERSON COHEN: But as I  
13 think Commissioner May pointed out, did you take  
14 into account the developments across the alley?

15 That didn't seem to be part of these figures.

16 MR. VAN PELT: No. Typically what  
17 we do is, we look at our, the loading berths  
18 for the project that we're currently analyzing.

19 And then we take into account any other  
20 constraints. So their loading berths aren't,  
21 I mean, I guess are you asking did we analyze  
22 their loading --

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1                   VICE CHAIRPERSON COHEN:    No, no.  
2   Well it's a shared alley.

3                   MR. VAN PELT:    Yes.

4                   VICE CHAIRPERSON COHEN:    And so I  
5   guess my question is, it seems to me that it  
6   would be more of a problem if you have other  
7   people doing the same kinds of maneuvering at  
8   their sites.

9                   MR. VAN PELT:    Right.  But that's,  
10   I mean, I think that that's what alleys are for.

11                   And this is, we have a luxury here.  This is  
12   a 30 foot alley, which is a pretty uncommon thing  
13   in the district.  And so we've got some pretty  
14   busy alleys that are only 20 foot alleys that  
15   have a lot of activity.

16                   So I think that although we've got  
17   quite a few loading berths here and on the other  
18   side of the street, they will have also --  You  
19   know, we've got a pretty generous alley to  
20   accommodate everything that wants to happen  
21   here.

22                   VICE CHAIRPERSON COHEN:    Okay.

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1 Thank you. I have a concern about, again, with  
2 what Commissioner May brought up. That L shaped  
3 building that we may eventually see.

4 We have an 11 story building along  
5 N Street, and Cushing Place, the Akridge  
6 Building. And then we're going to have a 13  
7 story building. And the residential windows  
8 are going to be locking on to those other  
9 buildings.

10 And my question is, you mention that  
11 you could modify the design somewhat, and close  
12 off the court, and have it face more the hotel.

13 Is that going to solve the issue if those  
14 buildings are built?

15 MR. VAN PELT: I think once we  
16 understand more about exactly what's going to  
17 happen on that L shaped building, it definitely  
18 will have to impact how we think about that  
19 particular end.

20 As it's shown now the court is 75  
21 feet at its widest point, and 160 feet long.  
22 And if we reverse it, it becomes almost 200 feet

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1 long.

2 So it's still going to be a very  
3 substantial court as far as allowing light and  
4 air into the units. Yes, we might lose the  
5 really wonderful view of the water. But I think  
6 we'll still have a terrific view to the north.

7 VICE CHAIRPERSON COHEN: And it  
8 certainly is going to overpower your retail  
9 building, which I actually like the industrial  
10 kind of design of it. But that also will then  
11 be even tighter, more squeezed. I mean, I don't  
12 understand why that's just a two story building  
13 now, anyway.

14 MR. VAN PELT: Yes. Partially it's  
15 the floor plate itself being only 3600 feet.  
16 You know, by the time you get two stairs and  
17 an elevator in there, you just don't have enough  
18 floor area left to make a taller building.

19 MR. CARR: We should probably add  
20 a couple of things. The building that's  
21 currently just been submitted, was just  
22 submitted. So we're talking with OP about what

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1 we can do from here.

2 And I think that the process that  
3 we've gone to design the building, which has  
4 been extensive, has been to try to create what  
5 this district was looking for, which is kind  
6 of this continuous street wall here.

7 If we were to change it, which, you  
8 know, depending on how this thing plays out,  
9 we may have to look into that. That will change  
10 the way that the building is oriented, versus  
11 the building next door.

12 As far as the corner building,  
13 that's pretty much the biggest building we can  
14 put there and still make sense. Otherwise it  
15 just doesn't make sense there because of the  
16 small floor plate.

17 And lastly I'll add, and this  
18 building isn't something that I think is anybody  
19 else's really worry. The site that's there is  
20 an L shaped site, as has been talked about.  
21 In this collection of property. And at one  
22 point it was part of it.

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1           And we spent a lot of time trying  
2           to keep it part of it. And at the last second  
3           it just didn't work out. So part of what we've  
4           done, and the design has shifted many times  
5           because of that kind of last second change.

6           What we've tried to do is design a  
7           building here that takes into consideration the  
8           stuff that the community wants, what Planning  
9           Department has asked for, create a special  
10          environment for people by moving these things  
11          out.

12          And by that I mean setting back a  
13          little bit on the First Street side, opening  
14          it up to take advantage of the south facing,  
15          you know, the light. And making this an  
16          enjoyable place to live.

17          Unfortunately what we don't have  
18          control over is what happens right next door.

19          So I think at the end of the day, to keep a  
20          long story short. If something does happen  
21          there as currently proposed, we probably will  
22          need to come back and make some changes.

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1                   VICE CHAIRPERSON COHEN: Thank you  
2 for that. One last question. And that has to  
3 do with the, you know, the skin of the office  
4 building.

5                   Will there be a lot of glare on that  
6 building? Because I'm beginning to read a lot  
7 about glass enclosed buildings, and what they're  
8 causing to surrounding neighborhood and other  
9 buildings. Is that glare proof glass?

10                  MS. SHEILS: Yes. So we're still  
11 in the process of looking at the glazing. And  
12 obviously we need to work with a glazing that  
13 helps our energy efficiency. And so there's  
14 many glasses that we can look at. Especially  
15 now that the glass manufacturers are coming out  
16 with that.

17                  The last thing that we want as  
18 architects, and that the owner, Skanska, wants  
19 is a building that has glare. So we would look  
20 for the highest energy efficient and clearest  
21 looking glass that has the least amount of glare  
22 as we move forward.

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1 VICE CHAIRPERSON COHEN: Thank you.

2 One last comment. I also concur with my  
3 colleague's, Commissioner May's point on the  
4 LEED standards. That I'm sure that to remain  
5 competitive in the hotel usage it should be at  
6 least silver.

7 CHAIRMAN HOOD: Thank you. Mr.  
8 Turnbull.

9 COMMISSIONER TURNBULL: Yes, thank  
10 you, Mr. Chair. You've given us a tough nut  
11 to crack here with the design issue. Because  
12 I don't know how we approve anything if it's  
13 going to come back and change. I think that's  
14 an issue we need to discuss.

15 But yes, I guess what I'm concerned  
16 about, unless you really designed the  
17 residential part as an interior court, you  
18 really don't get a view of the river until you're  
19 at the sixth floor.

20 Because you get that beautiful  
21 parking garage that the Commission did not  
22 approve, by the way. But that's beside the

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1 point.

2 MR. PERKINS: I think the sight  
3 lines have a significant view past the garage.

4 COMMISSIONER TURNBULL: You're not  
5 getting much. I'm just concerned that you went  
6 to all of this trouble knowing that you've got  
7 an L shaped building there. And you're going  
8 to have an issue. And you're going to make some  
9 changes.

10 I think you're putting yourselves  
11 through some hoops. And you're going to put  
12 us through some hoops. But that's neither here  
13 nor there. But you're going to have a design  
14 issue that I think's going to come back before  
15 us.

16 I guess if I go to Slide 11. And  
17 if I look at the office building I see a  
18 penthouse. And I think the penthouse looks very  
19 tastefully designed compared to the rest of the  
20 building.

21 I think it's got a scale, color,  
22 looks very, I think it looks fine. I think it

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1 works. But I jump to the penthouse next door,  
2 I see a white box that stands out, that looks  
3 bigger than 18 and a half feet.

4 If the office building is 18 and a  
5 half feet, that penthouse looks like 20 odd feet  
6 tall. I mean, it looks huge. And I think the  
7 white color, the way it's designed is frumpy.

8 That's an architectural term, frumpy.

9 And I think the trellis just doesn't  
10 work with it. I think, I mean, if I look at  
11 the renderings on 29 it begins to lighten up.

12 but I would agree with Commissioner May. I  
13 think that it needs work.

14 I mean, one of the things, we're not  
15 trying to not promote activities on the roof.

16 But I think we want activities on the roof  
17 tastefully designed.

18 I think we want penthouses that work  
19 in scale with the rest of the building that add  
20 to the building. That architecturally blend  
21 with it and meld with it, and express the  
22 architecture that's there.

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1 I think that I have no problems with  
2 the office building. But just looking at the  
3 residential area, it just looks, it looks huge.  
4 It just draws attention to itself.

5 And your comment about having canvas  
6 up there with uplighting, one of the things which  
7 we've -- It's happened on a lot of buildings  
8 around here, is there's too much lighting up  
9 on the top. People draw attention to it and  
10 it becomes an issue.

11 It's sort of like a light, you know,  
12 it's not quite the LEED way to go. And I think  
13 you got to be very careful about what you do  
14 up on that roof with lighting. It's got to be  
15 sensitive.

16 If you want an elegant building, and  
17 I heard that word elegant, and that's what we  
18 like. But if you're going to have lighting up  
19 on the roof it's got to be elegant and tastefully  
20 done so that it's not glaring.

21 We've got a couple of instances in  
22 the city where we've had some very glaring

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1 instances of bad lighting on roof tops. So I  
2 think that, you've got to be very careful on  
3 what you propose up there.

4 But I would agree. I think the roof  
5 top up on the residential, the penthouse area,  
6 I'm not convinced that that's 18 and a half feet,  
7 although it says so on some drawings.

8 But when I look at it, it just looks  
9 huge. It looks very big. And it stands out.

10 I don't know whether it's just the plain  
11 whiteness and you haven't just gotten back to  
12 really articulate it and really show what it  
13 could be. But I think it just looks frumpy.

14 COMMISSIONER MAY: Commissioner  
15 Turnbull, can I interject for a second. I mean,  
16 I'm looking at sheet number A40 in the most  
17 recent submission I think. Yes.

18 And if you look at the dimensions  
19 at the top, the office building penthouse is  
20 dimensioned at 18 6, and the residential is  
21 dimensioned at 18 6. And yet clearly there is  
22 a difference in the height.

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1 COMMISSIONER TURNBULL: Well yes,  
2 I --

3 COMMISSIONER MAY: So I think there  
4 is a mistake on the residential building.  
5 Because it looks like that's more like 20 or  
6 something.

7 COMMISSIONER TURNBULL: Well maybe  
8 the office building is less than 18 6? The  
9 architect's nodding no.

10 COMMISSIONER MAY: I mean, I think  
11 there's just a glitch in the drawing here.

12 COMMISSIONER TURNBULL: These  
13 buildings are both at 130 feet?

14 MR. PERKINS: Yes.

15 COMMISSIONER TURNBULL: Well  
16 there's something wrong on the residential  
17 building. You're up at 20 odd feet, 24 feet  
18 plus. I mean, it's huge. It's not acceptable.  
19 It's just way too big. It's just way too big,  
20 it's just frumpy.

21 COMMISSIONER MAY: And I agree that  
22 the way it's detailed and the color doesn't help.

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1 COMMISSIONER TURNBULL: It doesn't  
2 help.

3 COMMISSIONER MAY: I don't care for  
4 the light colored penthouses.

5 COMMISSIONER TURNBULL: The office  
6 building, if it's gray and it's going to be muted  
7 like that. I got no problem, it's fine. You  
8 know --

9 MR. PERKINS: Well be happy to take  
10 a closer look at that and verify the height.  
11 And get some more information to you --

12 COMMISSIONER TURNBULL: I'd like  
13 some better details up there. Either an  
14 elevation up on the roof, a perspective looking  
15 at the roof, something that gives us, that this  
16 Commission can look at and architecturally say,  
17 okay.

18 But right now I think it's scaring,  
19 or it's frightening a lot of us that what we  
20 see is just, it's way too complicated. And just  
21 drawing too much attention to the elegant  
22 building you're trying to create.

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1 MR. PERKINS: And then also,  
2 regarding the trellis. We're happy to set that  
3 back and reevaluate it, make it a more subtle  
4 element in the design.

5 COMMISSIONER TURNBULL: Okay.  
6 Okay.

7 MS. SHEILS: And I think we both  
8 recognize that 18 foot 6 is the maximum. So  
9 that's the goal for all the buildings. And we  
10 understand that's the regulation.

11 COMMISSIONER TURNBULL: Right.

12 MS. SHEILS: So there was never an  
13 intention. If there's any --

14 COMMISSIONER TURNBULL: Yes, I just  
15 --

16 MS. SHEILS: -- nomenclature  
17 incorrect, that there was anything ever over  
18 18 foot 6.

19 COMMISSIONER TURNBULL: I just  
20 think looking at the elevation just, either it's  
21 drawn wrong, but it looks bigger. I guess I  
22 would mirror some of the concerns about the

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1 alley.

2           You've got another hotel -- If I  
3 remember the Monument design, I think there's  
4 another hotel almost behind where you're putting  
5 your hotel. There's a boutique hotel that  
6 they're putting.

7           And then you've got this L shaped  
8 building with this activity. And I know it's  
9 a 30 foot alley. But it just seems like there's  
10 a lot of traffic now going to be. You've got  
11 cars coming in and out, trucks coming in and  
12 out. I don't know if you've really looked at  
13 that with those kinds of impacts.

14           And then they're all going to be  
15 going out on either M Street or N Street.  
16 Although I think the boutique hotel is served  
17 by this other little alley that goes out to Half  
18 Street, I think.

19           MR. PERKINS: Yes. They've added  
20 a small alley connecting to Half Street.

21           COMMISSIONER TURNBULL: Half  
22 Street, yes. So I think that would -- So I

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1 would like to be convinced a little bit more  
2 that the alley is more than adequate.

3 That it can take all of the stuff  
4 that's going on there. I know what you've got.

5 But I'm just concerned that you really  
6 accounted for everything.

7 MR. VAN PELT: Well one thing I can  
8 tell you. We did specifically analyze the  
9 intersection of Cushing Place at M Street. So  
10 we looked at that and looked at the traffic as  
11 it comes out M Street. And that will operate  
12 acceptably. We also looked at it during --

13 COMMISSIONER TURNBULL: You can  
14 make right and left turns?

15 MR. VAN PELT: Yes, you can. We  
16 also looked at that during Ball Park condition.

17 Because when there's a ball game Half Street  
18 is closed and M Street is closed.

19 So essentially Cushing Place is one  
20 way in and one way out, just during those times  
21 only. And then I don't think they allow left  
22 turns either on that Cushing Place intersection.

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1           So we did analyze that as a right  
2           in and right out. So the capacity is there to  
3           handle it. I do think there is a little bit,  
4           you do have a somewhat legitimate concern about  
5           that kind of a messiness in the alley, with the  
6           parking in and out, and the service vehicles  
7           backing in and out.

8           That's what alleys are for. And I  
9           think that, you know, the traffic loads that  
10          we're talking about, you know, just aren't  
11          unacceptable here. And that we've got this 30  
12          feet. So you've got wiggle room, where a lot  
13          of alleys in the district, we don't have that.

14                 COMMISSIONER TURNBULL: Okay. All  
15          right. And I would just -- I guess my last  
16          thing would be to mirror my colleague's concern  
17          about the LEED. And to push for at least a  
18          minimum of LEED silver.

19                 I think that's our goal. I mean,  
20          and that's what we've seen most applicants  
21          coming forward with now. So, I mean, I just  
22          want to throw that out. And Mr. Chair, hand

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1 it over to you.

2 CHAIRMAN HOOD: Thank you. I was  
3 going to open my comments up with how I like  
4 the trellis. But I guess I won't do that. I  
5 guess I can agree with the setback. But I think  
6 it's kind of necky without it. But the setback  
7 I think --

8 Let me just ask, Mr. Van Pelt, with  
9 Cushing Place, am I going to be able to walk  
10 down Cushing Place to go to the stadium when  
11 I get ready to, you know, when I get off the  
12 metro. Everybody else is going down Half  
13 Street. Am I going to be able to walk through  
14 the alley?

15 MR. VAN PELT: I think at those  
16 times, especially in the evenings when there's  
17 evening ball games. There's not going to be  
18 the loading activity. There's going to be some  
19 garage activity.

20 But you have 30 feet of width. So  
21 that's a lot of room for two way traffic and  
22 for pedestrian flows. I think the other thing

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1 to keep in mind is Half Street will be completely  
2 closed to vehicular traffic during ball games.

3 And with the lively activity that's  
4 happening I think you probably still might want  
5 to walk down Half Street, versus walk down  
6 Cushing Place. But I understand. You don't  
7 want other people in your way. Maybe Cushing  
8 Place is a little bit faster way to go. But  
9 yes, you should be able to.

10 CHAIRMAN HOOD: And you're saying  
11 the only thing that's probably going to be going  
12 on during ball games is the residential part.

13 And I mean --

14 MR. VAN PELT: Well yes, some  
15 residential coming and going I think. And the  
16 office parking will probably -- The evenings,  
17 just like Monument uses their site, could  
18 potentially, you know, serve some Ball Park  
19 patrons. I mean, that's just --

20 CHAIRMAN HOOD: What about the  
21 afternoon games?

22 MR. VAN PELT: The afternoon games,

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1 I mean, all the office parkers are there. The  
2 residential is, you know, they're not coming  
3 and going. So there shouldn't be that much  
4 traffic in the alley at that time.

5 CHAIRMAN HOOD: I think pretty much  
6 my colleagues have covered everything else.  
7 But again, I won't comment on the trellis. Oh,  
8 I know what. The new, Mr. Utz, the new signage  
9 regulation.

10 One of the things that I looked at.  
11 I see a tree blocking whatever you're trying  
12 to reveal to the public on your bar on the  
13 restaurant on First and N. I saw one rendering  
14 where I think you had the logo, National's logo.

15 You had the W. And then when I look on another  
16 place I see a tree blocking it.

17 It depends on, you know, it's almost  
18 like I'm going to have to the side to see this  
19 wonderful projection that you're trying to  
20 project to the public. Have you thought about  
21 it? Because I'm looking here. You have one  
22 on the front cover, it has a tree blocking it.

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1                   MR. UTZ: Yes. The sidewalk is 20  
2 feet wide. And the projection would only be  
3 about a four foot projection. So the tree, you  
4 know, would have to be extending pretty far over  
5 to block the view.

6                   CHAIRMAN HOOD: So it's not meant  
7 for somebody who's far away, I guess coming up  
8 the --

9                   MR. UTZ: It's really meant for the  
10 street activity.

11                  CHAIRMAN HOOD: Okay. Just right  
12 there locally? It's not meant for me to see  
13 it at a distance?

14                  MR. UTZ: No. But the signage that  
15 will be on the corner of the building I think  
16 you'll see from -- The sign that sits right  
17 on the corner where there are no trees, you know,  
18 will be quite prominent as your coming up,  
19 driving up First Street.

20                  CHAIRMAN HOOD: But I'm talking  
21 about the projection, the display board or  
22 whatever. Because I kind of like that.

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1                   MR. UTZ:     Yes.     That's really  
2 pedestrian scale.

3                   CHAIRMAN HOOD:   Okay.

4                   MR. UTZ:     For animation of the  
5 street experience.

6                   CHAIRMAN HOOD:   And it's going to  
7 change depending upon the topic or whatever's  
8 going on down there?

9                   MR. UTZ:     Whatever the retailer  
10 wants to put up at that time.

11                   CHAIRMAN HOOD:   Okay.   Okay.   I  
12 kind of like that feature.   I guess I might be  
13 scared to say that.   But I kind of like that  
14 feature.   That's really all I have.   Any other  
15 -- Commissioner May?

16                   COMMISSIONER MAY:   Yes.   I just  
17 went back and looked at the access from the  
18 parking lot to the hotel.   And yes, there is  
19 that access from the back.   And that brings you  
20 close to the, I guess the initial ramped parking  
21 spaces right off the entrance from the alley.

22                   And that connects, not gracefully, but it does

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1 connect to the hotel lobby.

2 But there are only 40 or so spaces  
3 on that ramped portion. And so the rest of the  
4 80 spaces that are allotted for the hotel are  
5 going to wind up being a level down.

6 MR. PERKINS: There are only 50  
7 spaces allotted for the hotel.

8 COMMISSIONER MAY: That's not what  
9 it says in the -- I read it in somebody's  
10 submission here that it was 80. But even so,  
11 even if it's 40, then there's still ten spaces  
12 that are beyond that. And it seems like it's  
13 a really long ramp to have people walking up  
14 in order to get to the hotel.

15 And it seems to me like there ought  
16 to be an elevator access from the hotel into  
17 the garage. It's kind of inexplicable that  
18 there isn't, that it isn't there. The pits go  
19 down that far. So why couldn't an elevator go  
20 down another floor?

21 MR. UTZ: I think once we know more  
22 about the particular hotel flag and their

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1 requirements and desires, that internal  
2 circulation will probably be gone through a  
3 little bit more.

4 COMMISSIONER MAY: So does that  
5 mean that if there's a valet operator you won't  
6 worry about the elevator access?

7 MR. UTZ: Right.

8 COMMISSIONER MAY: But if there is  
9 not a valet operator you'll make sure that there  
10 is elevator access?

11 MR. UTZ: We'll see exactly what  
12 they want. Whether they want the actual main  
13 elevator bank to go down. Or whether the  
14 shuttle elevators that are closer to the street,  
15 if they prefer that one be the one that access  
16 the garage.

17 COMMISSIONER MAY: Okay. I don't  
18 see a shuttle elevator.

19 MR. UTZ: There's a little shuttle  
20 elevator, a pair of shuttle elevators close to  
21 the street, which really get you up to the second  
22 floor only, to the main hotel lobby. But then

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1 there's a main bank of a pair of elevators at  
2 the back that's much closer to the garage.

3 COMMISSIONER MAY: Okay. So I  
4 didn't see the shuttle elevators. I'm sorry  
5 I missed that.

6 MR. UTZ: And we're not certain if  
7 the shuttle elevators would need to access the  
8 garage. Or whether the hotelier would just  
9 prefer that the main bank of elevators. It's  
10 a security issue of how they want to handle it.

11 COMMISSIONER MAY: I'm sorry,  
12 there's a shuttle elevator in the hotel lobby?

13 MR. UTZ: Can we bring up the first  
14 floor plan, Andy? Next one. Okay. So if you  
15 were coming off the street there's a pair of  
16 shuttle elevators located here that go up into,  
17 only to the second floor of the hotel and its  
18 main lobby.

19 So if you are a guest you could be  
20 dropped off at the street and get direct access.

21 There's a second bank of elevators back here,  
22 which serve the entire hotel building.

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1 COMMISSIONER MAY: Got it. Okay.

2 Now I understand. I didn't understand that  
3 before. Sorry.

4 MR. UTZ: That's all right.  
5 Thanks.

6 CHAIRMAN HOOD: Any other  
7 questions. Michelle, do we do cross  
8 examination in this? We don't do it. I don't  
9 know much doing a whole lot of these cases.  
10 Okay. Do we have anyone representing ANC 60,  
11 chairperson?

12 COMMISSIONER MAY: I don't think  
13 so.

14 CHAIRMAN HOOD: No one's here?  
15 Okay. Then let's go to our Office of Planner's  
16 report and in addition the Department of  
17 Transportation. We'll hear from Mr. Jesick and  
18 I guess Mr. Henson and Ms. Chamberlin.

19 MR. JESICK: Thank you, Mr.  
20 Chairman and members of the Commission. The  
21 Office of Planning strongly supports this  
22 application for redevelopment of this site.

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1 The application meets most of the principles  
2 and objectives of the Capitol Gateway Overlay.

3 We have, as the commission noted,  
4 asked for some additional information from the  
5 applicant. And we're pleased to see in their  
6 testimony this evening that they've addressed  
7 many of those issues.

8 Regarding the bicycle parking,  
9 we're pleased to see an increase in the number  
10 of bicycle parking spaces proposed. We'll  
11 review that number with DDOT staff and with our  
12 internal transportation planner to assess the  
13 adequacy of that number.

14 On the retail issues, we did feel  
15 that additional thought needed to be put in  
16 perhaps to the retail, the office building.  
17 that relates to our request for design  
18 standards. OP strongly supports customizing  
19 retail frontages for each retailer.

20 However that does add to  
21 uncertainty. And we feel that guidelines that  
22 perhaps address issues like fenestration

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1 materials, lighting, outdoor seating, those  
2 sorts of issues, could add to the certainty of  
3 the design, and ensure that the goals of the  
4 Overlay are being met.

5 On the lighting and signage issues.

6 This wasn't really a concern for us. But we  
7 would like more information about where they  
8 have on the plans spaces for signs.

9 It might be helpful to know what  
10 types of, or examples of signs that might go  
11 into those locations. I don't know if we need  
12 the entire new regulations. But just some  
13 information on example types of signs that could  
14 go there.

15 I think the Commission has already  
16 discussed some of our concerns about access to  
17 the garage for retail patrons. The question  
18 was, if you're coming to a restaurant or  
19 something at the site, how do I get from my car  
20 to the retail space. And it sounds like the  
21 applicant is addressing that.

22 Regarding the request of

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1 flexibility. The Office of Planning would not  
2 be supportive of granting that flexibility for  
3 such a major change to totally reorient the  
4 residential building. That would be a major  
5 design change, that would normally be handled  
6 through a modification application.

7 It could impact issues such as the  
8 core location elevators, penthouses, that sort  
9 of thing. So that would be definitely a major  
10 change to the building.

11 But I do want to reiterate that OP  
12 overall supports the project. And we look  
13 forward to working with the applicant to address  
14 all these topics. And I'd be happy to take any  
15 questions. Thank you.

16 CHAIRMAN HOOD: Let's go straight  
17 to Ms. Chamberlin.

18 MS. CHAMBERLIN: Good evening. I  
19 would also like to mention that our building's  
20 right next door to this proposed development.

21 And we share the alley access. Our garage and  
22 our loading is done off of this alley. We found

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1 we agreed with the analysis --

2 COMMISSIONER MAY: Nobody from DDOT  
3 actually drives, right?

4 MS. CHAMBERLIN: Well --

5 COMMISSIONER MAY: So you don't use  
6 the garage.

7 MS. CHAMBERLIN: Actually, our  
8 fleet vehicles are located there.

9 COMMISSIONER MAY: Oh, you do  
10 drive, oh.

11 CHAIRMAN HOOD: No, they take  
12 bicycles.

13 COMMISSIONER MAY: They do  
14 bicycles. That's what I thought.

15 CHAIRMAN HOOD: You need a park,  
16 bicycle park.

17 COMMISSIONER MAY: I thought that  
18 was a -- Sorry.

19 MS. CHAMBERLIN: Well the planners  
20 take the bicycles. The engineers drive. And  
21 so I guess going back, we agree with the  
22 assumptions and the methodology in the report.

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1       What was already mentioned here earlier.

2               We agree that there are three  
3 intersections that are failing along an  
4 arterial, major arterial in the city. And we  
5 already have existing processes working on  
6 dealing with those issues.

7               One is the South Capitol Redesign  
8 and Reconstruction. And we also have an ongoing  
9 transportation study for the entire M Street  
10 corridor, which we're looking at all the new  
11 development coming in and the demands and  
12 pressures being put on M Street. And how we  
13 can balance all the needs of all the users coming  
14 in and existing in the area.

15              We also, we looked at the parking  
16 ratios, which they planned, they're proposing  
17 one parking space per two residential units,  
18 one parking space per 1200 square feet of retail,  
19 and a parking space for 4 hotel rooms, and a  
20 parking space per 1500 square feet of office.

21              And we concluded that that is  
22 adequate, those ratios are adequate. And what

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1 we expect to see in the area. In addition, I  
2 guess we had some questions about the amount  
3 of bike parking to be provided, which we're happy  
4 to hear they're going above and beyond what we  
5 would like to see.

6 We would need some further  
7 coordination I guess for the actual bike parking  
8 location, and the street scape design, and  
9 loading for the south parcel through our, I guess  
10 permitting process. But overall we're in  
11 support. And we agree that the transportation  
12 impacts to the surrounding network are minimal.

13 CHAIRMAN HOOD: Commissioners, any  
14 questions of either Mr. Jesick or Ms.  
15 Chamberlin? Vice Chair?

16 VICE CHAIRPERSON COHEN: Yes. I  
17 had asked, when will these different studies  
18 be completed? I mean, I don't even have a car.

19 And I, you know, feel a sense of urgency in  
20 this neighborhood.

21 MR. HENSON: So the South Capitol  
22 Street EIS is finishing up. And the way I've

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1 understood it, we're expecting a record of  
2 decision. And what we're waiting on is the  
3 finance plan.

4 And my understanding is that we're  
5 on the order of weeks away from that. I don't  
6 know a precise date. That's such a large  
7 project it will obviously be broken up into  
8 parcels.

9 M Street is finishing up the study  
10 phase in the next two to three months. I believe  
11 by the end of the calendar year. And then we'll  
12 relatively quickly move to an environmental  
13 process to address if there is a street car,  
14 what variety of premium transit, where it goes  
15 and how it works, and those sorts of things.

16 CHAIRMAN HOOD: Any other  
17 questions? Commissioner May.

18 COMMISSIONER MAY: Yes. On the  
19 couple of issues that DDOT had raised, and that  
20 the applicant had provided some answers to,  
21 which were the -- Well actually OP raised them  
22 initially.

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1                   But        anyway,        the        loading  
2        circumstance for the 55 foot truck being in the  
3        alley.   And then the loading for the building  
4        at the south end there being street loading.

5                   Are you all comfortable that that's  
6        going to, you know, as you work through whatever  
7        process for permitting, or what have you, that  
8        those things can be resolved?   And that those  
9        are reasonable approaches?

10                  MS. CHAMBERLIN:   We are.   I think  
11        the 50 foot berth would be more reliant on what  
12        the programmatic plans are for the actual site.

13        And it doesn't seem that it would require big  
14        box trucks to be coming making deliveries.

15                  So we're okay with that relief  
16        happening.   The loading for the south parcel  
17        can be worked on.   I mean, we would like to see  
18        something more definitive on how they're  
19        planning to do loading or trash pickup.   But  
20        it's not unheard of.   We've worked on similar  
21        cases.

22                  COMMISSIONER MAY:   I had a question

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1 for OP. Can you remind me, what's the width  
2 of M Street?

3 MR. JESICK: The right of way is 90  
4 feet.

5 COMMISSIONER MAY: So how do we get  
6 to 130 feet?

7 MR. JESICK: First Street is 110  
8 feet.

9 COMMISSIONER MAY: Oh, it is.  
10 Okay. That's it for me, thanks.

11 CHAIRMAN HOOD: Okay. I think  
12 we've asked a lot of questions. Any other  
13 reports, Commissioners, that I may have missed?  
14 Any other Government agencies? Okay. Yes,  
15 the ANC. I will.

16 Let me go to the report of ANC 60.  
17 I don't think Commissioner Garver is present.  
18 I'm not sure, does this meet -- What is it  
19 missing? The vote is --

20 MS. SCHELLIN: It needs to be on ANC  
21 letterhead and signed by the Chairman or Vice  
22 Chairman, which I think, Mr. Garver is the Vice

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1 Chair. And I did communicate that to him.

2 So it sounds like the record's going  
3 to be open for a period of days to allow the  
4 ANC to submit either the ANC form or a letter  
5 on ANC letterhead.

6 CHAIRMAN HOOD: Okay. Well once  
7 this is corrected, I'd like to see them get the  
8 great weight. But once this is corrected, it  
9 says here though, what we have before us tonight,  
10 ANC 60 voted to support the developer's plan  
11 by a vote of six for, none against and one  
12 abstention, I believe.

13 But then it's crossed out. But I  
14 think it's six, zero to one is what I see here.

15 And it says, we hope the development team will  
16 continue to add features that show off the team's  
17 dedication to green design, such as exterior  
18 green walls, wind and solar power. And I think  
19 that request came also from up here.

20 Okay. Do we have any organizations  
21 or persons in the audience who'd like to testify  
22 in support? Any organizations or persons in

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1 the audience who'd like to testify in  
2 opposition? Okay, Mr. Utz, if you have any --

3 Well I don't know if you have rebuttal. But  
4 if you have any closing remarks.

5 MR. UTZ: Sure, closing remarks  
6 would be --

7 COMMISSIONER TURNBULL: Mr. Utz, I  
8 just had one question I'd like to submit.  
9 What's the time table for the project? Do you  
10 have a tentative schedule or phase development?

11 MR. CARR: I'll let Mike handle the  
12 office portion. But we'd like to get started  
13 as soon as possible. So the closing on the land  
14 is October 9th. And then kind of going, kind  
15 of extrapolating out with the, you know, with  
16 the comments we hear tonight, and incorporating  
17 what we need to do to get there.

18 Big picture would probably be Q2 of  
19 next year to start, you know, getting in the  
20 ground. Based on, you know, permitting and  
21 finishing up the design, et cetera, you know.

22 So based on what we talked about.

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1                   MR. KEARNEY:    We saw, when this  
2 building came up on the corner, that there might  
3 be a problem with the southern end of this  
4 development.    But we wanted to get our projects  
5 in front of you so you could see our thinking.

6                   We are looking to purchase the  
7 property in nine days.    So there's --    An  
8 approval here would be helpful to eliminate some  
9 of the uncertainty that might otherwise  
10 accompany that purchase by Skanska of the  
11 property.

12                   It's our intent to, with your  
13 approval, to go forward with Gensler, right  
14 through permitting drawings and submit this  
15 building for a permit as soon as possible.    We  
16 will, once we do acquire the property next week,  
17 we will begin our marketing program for the  
18 building in search of tenants.

19                   And it's our intent to move forward  
20 as quickly as we possibly can.    And that's your  
21 plan as well.    So we're looking to go ahead and  
22 start moving some dirt.    Thank you.

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1 COMMISSIONER TURNBULL: Okay.

2 Thank you.

3 CHAIRMAN HOOD: Okay. Let's, Mr.

4 Utz, your closing statement.

5 MR. UTZ: Yes. Just wanted to  
6 recap many of the issues that we've been  
7 discussing this evening. Regarding the request  
8 for flexibility we will withdraw the request  
9 to reconfigure the building towards the north.

10 This, what we are proposing  
11 currently is the ideal project for this site  
12 in our eyes. The ideal kind of residential  
13 configuration. So that is where the team is  
14 strongly behind.

15 Regarding another area of  
16 flexibility. I just wanted to go back and  
17 reiterate that we also would like to request  
18 flexibility for the projections that we were  
19 showing on that north office building, the four  
20 feet maximum projections on the kind of angled  
21 spaces that angle out in the public space.

22 But then come in and kind of forego

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1 development on the private property, to give  
2 a bit of a visual richness to the facades.

3 COMMISSIONER TURNBULL: That's on  
4 First Street, right? Four feet?

5 MR. UTZ: First and M Streets, yes.

6 MS. SHEILS: First and M.

7 COMMISSIONER TURNBULL: I thought  
8 M Street only projected out about one foot 11.  
9 Or am I reading this wrong? I thought M Street  
10 was one foot 11. And it looks like First Street  
11 was four feet.

12 MS. SHEILS: Yes. The dimensions  
13 that are shown there are accurate. So it would  
14 be more in one direction than the other. And  
15 it's basically just pulling it from either --

16 COMMISSIONER TURNBULL: Okay. I  
17 just want to clarify that if we grant this that  
18 it would be the one foot --

19 CAPT. SHELTON: One foot 11, that's  
20 correct.

21 COMMISSIONER TURNBULL: -- on M  
22 Street.

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1 MS. SHEILS: M Street.

2 COMMISSIONER TURNBULL: And four  
3 foot on First Street.

4 MS. SHEILS: That's correct.

5 COMMISSIONER TURNBULL: Okay.  
6 Thank you.

7 MR. UTZ: And we would also be happy  
8 to revisit some of the issues that we talked  
9 about earlier, including, you know, stepping  
10 back this trellis, and kind of refining the roof  
11 structure on the hotel and residential  
12 components.

13 Along with offering kind of some  
14 standards for the tenant designs, the street  
15 scape tenant designs and sign guidelines. Then  
16 also we're happy to offer kind of examples and  
17 further illustrations of the enhanced signage  
18 that fall in line with this designated  
19 entertainment area that is coming down the pike  
20 through the DC Municipal Regulations.

21 Generally that concludes our  
22 presentation. We're very happy to have come

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1 before you tonight, very excited about this  
2 project. And really appreciate you stepping  
3 through this project with us.

4 CHAIRMAN HOOD: Mr. Utz, I have one  
5 last question. Were you really very happy to  
6 come tonight?

7 MR. UTZ: I was happy. I had  
8 trouble sitting down.

9 CHAIRMAN HOOD: Okay. I was just  
10 curious. We need you here some other nights.  
11 Let's see, Commissioners, some of the things  
12 that we've asked for. I think we already went  
13 through the laundry list, or have we?

14 MS. SCHELLIN: We haven't. Do we  
15 need to?

16 CHAIRMAN HOOD: Do we need to go  
17 through the laundry list? And I understand.  
18 I heard that they need to know something in about  
19 nine days. Can we put this on a special program  
20 meeting? Does anybody have an issue with that?

21 MS. SCHELLIN: No. I don't think  
22 that's --

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1 CHAIRMAN HOOD: Ninety days or nine  
2 days?

3 MR. UTZ: Nine.

4 CHAIRMAN HOOD: Oh. Do we have  
5 some advertising issues?

6 MS. SCHELLIN: Well it doesn't give  
7 OAG an opportunity to review an order. So, I  
8 mean, it's going to be --

9 CHAIRMAN HOOD: Oh, okay. So we  
10 just need to set this for one of our meetings.

11 MS. SCHELLIN: Right. And we have  
12 to allow a week for the ANC to respond.

13 CHAIRMAN HOOD: To the additional  
14 information? Okay. All right. So Ms.  
15 Schellin, can you help us with a schedule?

16 MS. SCHELLIN: That would put is to  
17 our second meeting in October to take it up.  
18 Give them two weeks to provide their  
19 information, which is October 15th, 3:00 p.m.

20 And responses from the ANC and draft finance  
21 fact conclusions along by 3:00 p.m. on the 22nd.

22 And I put this on the October 29th agenda.

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1                   CHAIRMAN HOOD:     Okay.     That's  
2     probably about the fastest we can get it.    It  
3     might not be within the nine days, but we try  
4     to accommodate.    There's some other things that  
5     we have to stay within and conform to.  
6     Commissioner May, did you want to add something.

7                   COMMISSIONER MAY:   No.    I mean, I  
8     just, I think that with, you know, with all the  
9     discussion that we've had and the things that  
10    are outstanding, I think all this stuff is  
11    imminently correctable.   Is that the right word  
12    to say?   It sounds too strong.

13                   But it seems to me that you're very  
14    close to where you need to be.   So I'm not at  
15    all concerned that we won't see what we want  
16    to see when you submit it, and that you'll be  
17    able to get the approval.

18                   CHAIRMAN HOOD:     As long as the  
19    trellis on the back is a little different?  
20    Okay.   All right.   I just had to throw that out  
21    there.   Anything else?

22                   COMMISSIONER MAY:   The Chairman has

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1 spoken.

2 CHAIRMAN HOOD: Michelle, do we  
3 have anything else? Okay. I want to thank  
4 everyone for their participation tonight. And  
5 this hearing is adjourned.

6 (Whereupon, the meeting in the  
7 above-entitled matter was adjourned at 8:20  
8 p.m.)

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