

Testimony of Brandon Todd, April 2, 2015

Good evening Chairman Hood, members of the Zoning Commission, Marcie Cohen, Robert Miller, Michael Turnbull, and Peter May, staff and members of the public. My name is Brandon Todd. I am a resident of the District of Columbia residing in Ward 4. I serve as President of Ward 4 Democrats and previously served as Director of Community Affairs in the Ward 4 Council Office. Over the last six years, in both these personal and professional capacities, I have attended dozens of meetings with various stakeholders representing community, government and business interests concerning the redevelopment of the former Walter Reed Army Medical Center. The proposed text and map amendments to create and implement the Walter Reed (WR) Zone represent the successful collaboration of these interests and I am here to offer my support for its adoption.

The proposed text and map amendments would create and implement the Walter Reed (WR) Zone, allowing the selected master developer, the Hines/Urban Atlantic joint venture, to develop a mixed use development on the former Walter Reed site that respects the density, height and traffic concerns expressed to me by my fellow Ward 4 neighbors. In fact, when compared to the context in which the Army used the site, the development allowed under the WR Zone would decrease and more evenly distribute density, reduce the top-level building height from what currently exists, and alleviate traffic congestion during peak times. The positive impact on these three important considerations has led to the endorsement of this development plan by the community.

The WR Zone consists of eight subzones and would be mapped on the portion of the Walter Reed site that is to be transferred to the District of Columbia comprised principally of the eastern and southern sections along Georgia and Aspen respectively. The proposed text and map

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amendments would have a beneficial effect on the residents of the District of Columbia and Ward 4 specifically because they would create a vibrant town center that would spur additional economic development along Georgia Avenue, contribute acres of green space and cultural amenities, produce hundreds of affordable housing units for seniors, veterans and families, introduce new retail opportunities to the immediate and surrounding neighborhoods, provide employment for District residents, and create opportunities for local and small Certified Business Enterprises. All this will be done while preserving the unique historical architecture, landscape and character of the Walter Reed campus. The amendments would also advance green building and sustainability initiatives and promote innovative energy uses and storm water management. Additionally, I support the testimony submitted by Advisory Neighborhood Commission 4A in support of the proposed text and map amendments which would create and implement the (WR) Zone, which would allow mixed use development on the former Walter Reed site.

I appreciate the opportunity to present testimony today on the proposed text and map amendments and I wholeheartedly offer my support.