



BRIDGE DISTRICT

Parcel 7 Hotel

CQ Metro Land LLC
1275 New Jersey Ave Suite 601
Washington, DC 20003

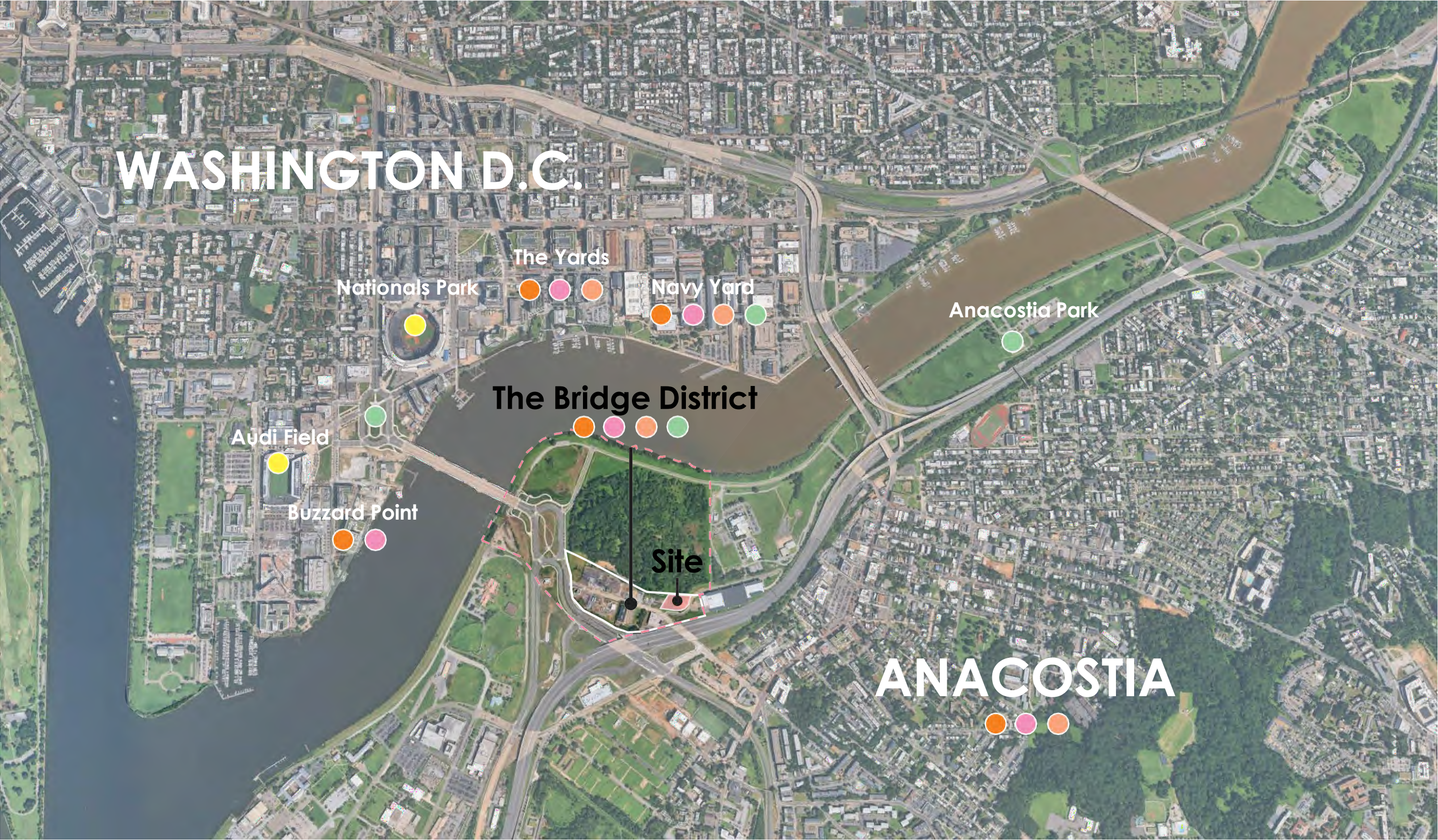
GOROVE SLADE
Transportation Planners and Engineers



Case No. 26-07
Zoning Commission Hearing
September 14, 2026



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Purpose and Standards of NHR Design Review

NHR Design Review Criteria

- Achieve NHR zone purposes
- Achieve desired use mix (residential, office, entertainment, retail, service)
- Provide streetscape connections
- Minimize conflicts with vehicles, bicycles, and pedestrians
- Minimize unarticulated blank walls
- Minimize environmental impact (LEED)
- Promote safe and active streetscapes through building articulation, landscaping, active ground floor uses.

NHR Application Reports

- Report on coordination with DOES on apprenticeship and training opportunities during construction and operation.
- Report on efforts to include Ward 7 and Ward 8 businesses in contracts.
- Report on efforts to provide retail and commercial leasing opportunities to small and local businesses, especially Ward 8 businesses.
- Coordinate with DC SHPO on potential archeological resources and recognition of local Anacostia history.

Purpose and Standards of NHR Design Review

- Assure development of the area with a mixture of residential and commercial uses, and a suitable height, bulk, and design of buildings, as generally indicated in the Comprehensive Plan;
- Encourage a variety of visitor-related uses, such as retail, service, and entertainment;
- Provide for increased height and density associated with increased affordable housing;
- Encourage superior architecture and design in all buildings and publicly accessible outdoor spaces;
- Require preferred ground-level retail and service uses along Howard Road, S.E.;
- Provide for the development of Howard Road, S.E. as a pedestrian- and bicycle-friendly street, with street-activating uses, and connections to metro and the broader neighborhood; and
- Encourage the inclusion of a bicycle track along Howard Road.



Parcel 7 Hotel – Zoning Overview

Case No. 26-07

- North Howard Road – Design Review at Zoning Commission
 - Site Zoned NHR-1 (by ZC Order No. 20-22)
- Flexibility/relief
 - Rear yard under Subtitle K § 1001.6
 - Side yard under Subtitle K § 1001.8
 - Residential requirement under Subtitle K § 1001.3
 - Vehicle parking requirement under Subtitle C § 701.5
 - Loading requirement under Subtitle C § 601.1
 - Long-term bike parking employee shower requirement under Subtitle C § 806.4
 - Penthouse enclosing wall / screening requirement under Subtitle C § 1503.3





Agency Comments / Responses

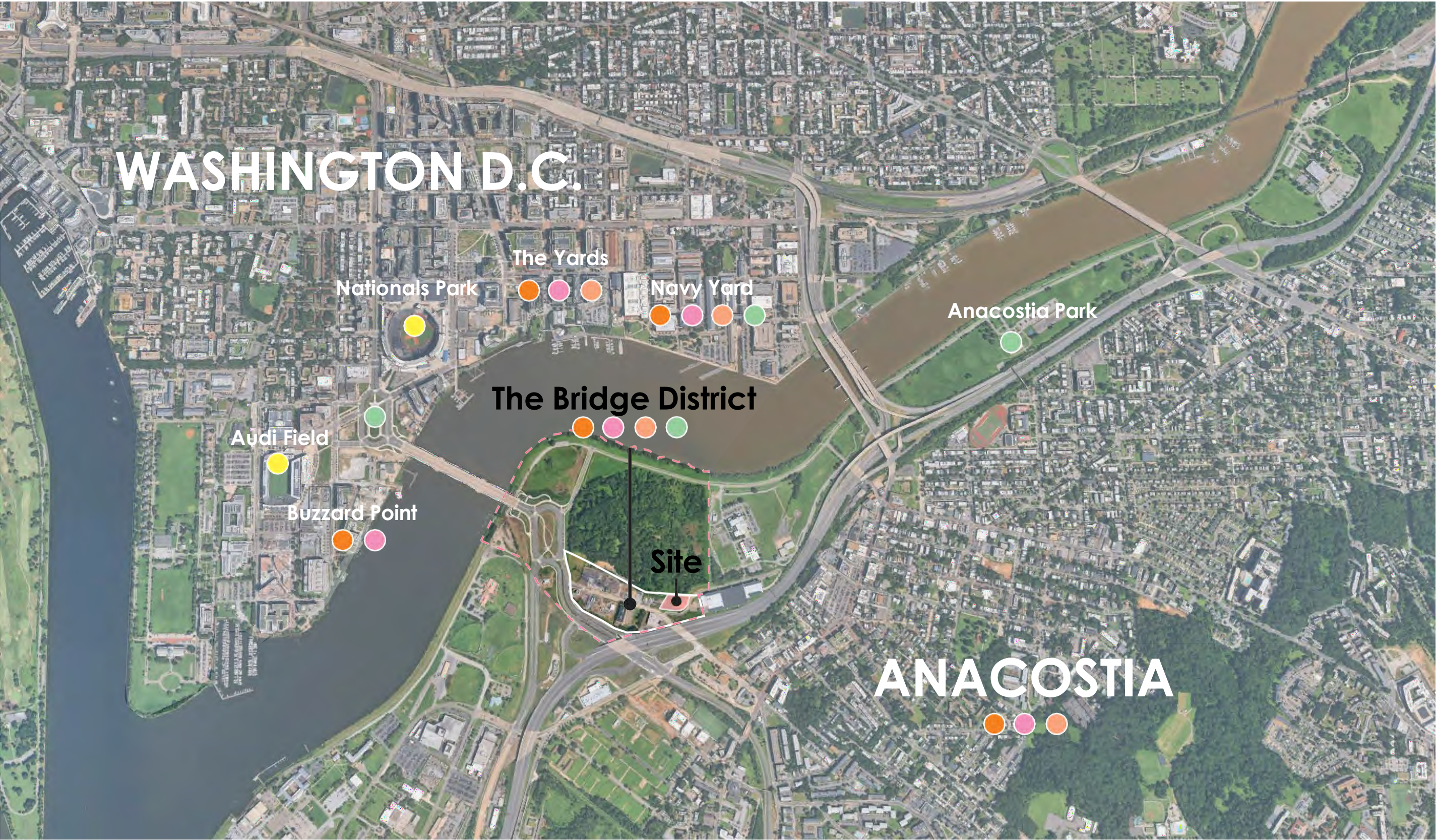
Agency Comment	Response
Office of Planning	
Explore greater activation of the ground floor on the east side of the building	- Added green screen, glazing on east side, and mural zones - Constraints on ability to rearrange internal components
Examine greater engagement of east façade on upper stories	Added two columns of windows and articulation to materials along east façade
Examine the possibility of relocating the loading dock to the west building façade	Applicant studied alternative loading configurations and site configuration and easements would disallow
If loading not relocated, the applicant should commit to provide the exterior murals, as described in Exhibit 15	Confirmed, the applicant will commit to the murals
DDOT	
Provide a public access easement subject to DDOT approval for the sidewalk along the WMATA access drive to ensure public access to the Anacostia Metro station	Confirmed, the applicant will provide such easement
Implement the TDM Plan as proposed in the Transportation Statement for the life of the project with the revision requested by DDOT	Confirmed, the applicant will implement the TDM Plan
Implement the Loading Management Plan proposed in the Transportation Statement, for the life of the project	Confirmed, the applicant will implement the Loading Management Plan



SITE OVERVIEW



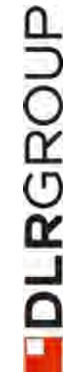
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FUTURE SITE MASSING



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First Hotel Of Its Kind

EAST OF THE ANACOSTIA RIVER

A place for friends and family

Quality lodging directly in Ward 8 for visiting families, friends and travelers who today have very limited options to stay in the neighborhood.

Supporting Ward 8 businesses

Concierge staff will actively refer guests to local restaurants, stores, museums and cultural sites, turning guests into customers for the community.

Catalyst

FOR LOCAL SPENDING IN WARD 8

Turning a vacant lot into a destination

A landscaped, publicly accessible plaza connects the Anacostia Park bike and pedestrian trail directly to Ward 8.

Employment opportunities

New jobs during construction and permanent operating jobs at the hotel.

Accessible

SELECT-SERVICE HOTEL

A publicly accessible ground floor

A planned ground-floor restaurant, bar and lounge will serve light bites and beverages in the morning and evening — open to the neighborhood, not just to guests.

Continuing the growth of Ward 8

With CareFirst Arena and Cedar Hill Regional Medical Center nearby, the hotel gives patients' families and visitors an accessible place to stay.

SITE CONNECTIVITY - THE BRIDGE DISTRICT



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METRO

VEHICULAR ROUTE

BICYCLE ROUTE
BICYCLE ROUTE (FUTURE PLANS)

PEDESTRIAN ROUTE

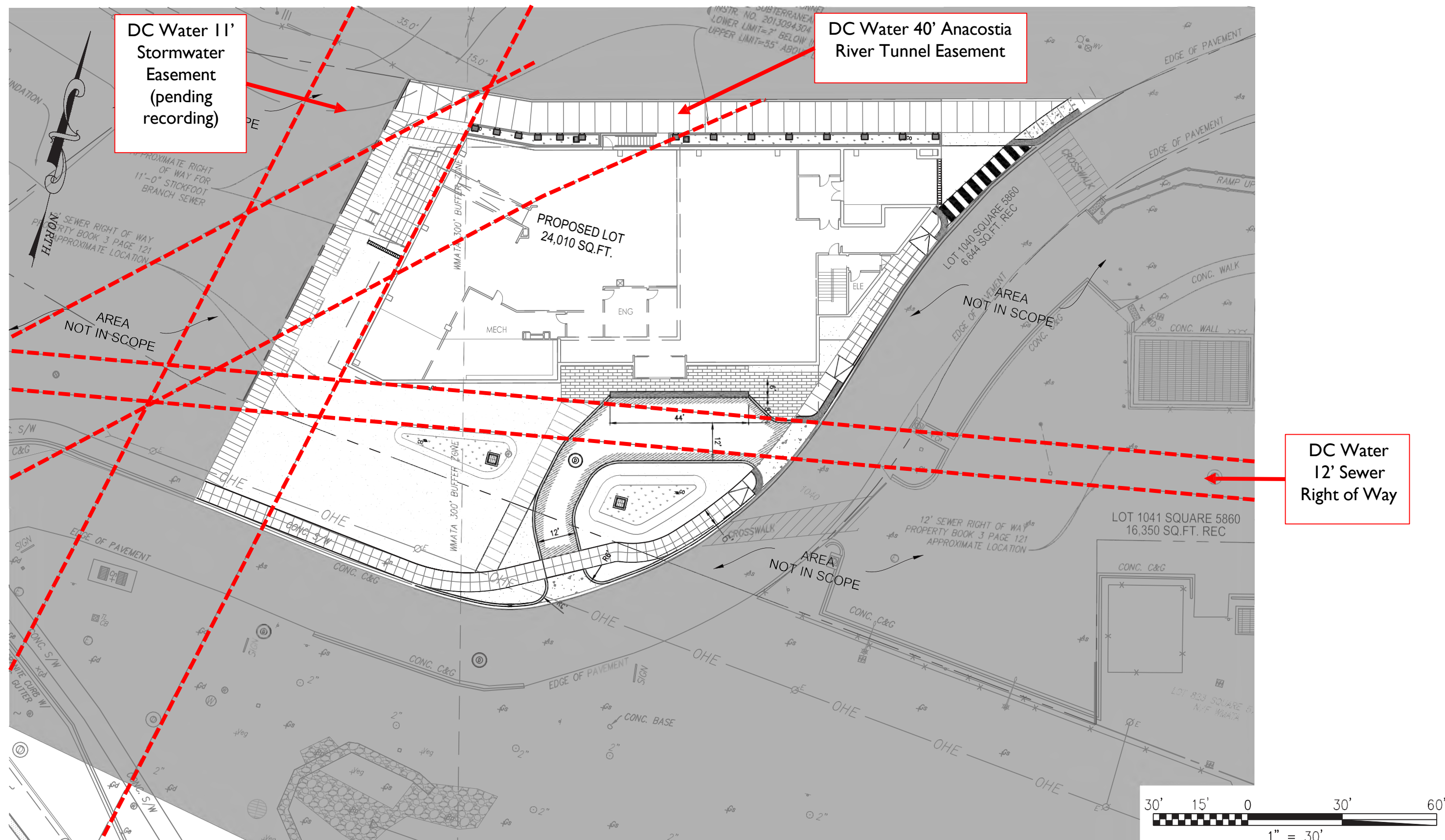
Bridge District and Poplar Point
Coordinated Access and Pedestrian Circulation



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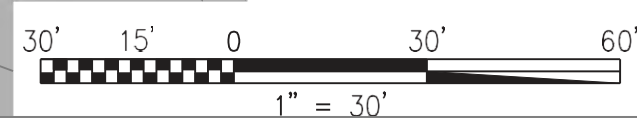
Site Constraints



DC Water 11' Stormwater Easement (pending recording)

DC Water 40' Anacostia River Tunnel Easement

DC Water 12' Sewer Right of Way



WM WILES MENSCH SITE PLAN EXHIBIT
BRIDGE DISTRICT - PARCEL 7

SCALE: 1" = 30'-0"
DATE: 05.22.2026

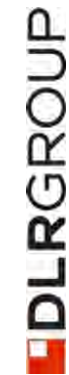


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COMMUNITY OUTREACH & ENGAGEMENT



Redbrick has invested in Ward 8 as a true community partner; funding a new one-acre park, 50+ free public events, awarding over \$6M in contracts to local subcontractors, and partnering with neighbors and community organizations to give back to Ward 8.

Creating Homes, Not Just Buildings

- Phase 1 delivered 757 new housing units, including 77 affordable homes, and 44,000 SF of new retail, while pursuing LEED Platinum and Net Zero Carbon, a DC first for high-rise residential.
- Parcel 5, now under construction, adds 272 more units (26 affordable) as DC's first mass-timber residential high-rise.

Placemaking s Open Space

- More than 50 free public events and activations funded or supported by Redbrick since 2022.
- In 2025, Redbrick funded and delivered a one-acre park at Bridge District that invites neighbors to enjoy new facilities and park space.

Giving Back to Ward 8

- Redbrick has provided charitable contributions, in-kind support, and volunteer hours to dozens of local organizations across Ward 8.

Welcoming Homegrown Retail

- Atlas Brew Works, Dabo Burger, Café Cino, and FlowWell Yoga have all opened their doors in the Bridge District, creating new gathering spaces and local jobs.
- Phase 1 of Bridge District has opened spaces for locally-grown, Black-owned businesses to start and grow.

Partnering With Our Neighbors

- Ongoing collaboration with Cedar Tree Academy on traffic safety and school operations, plus a partnership with the Historic Anacostia Block Association to install more than a dozen pet waste stations

Ward 8 Workforce Development

- Redbrick has engaged local subcontractors to train and hire apprentices and residents.
- Phase 1 was supported by seven local subcontractors with over \$6M in contracts awarded.
- Ongoing operations are continuously supported by local CBE's.



Community Outreach and Engagement

GOALS:

1. **INFORM** community stakeholders about the Parcel 7 design that was presented and discussed within the community.
2. **ENGAGE** community stakeholders to share input and feedback on the Parcel 7 hotel design.
3. **INVOLVE** community stakeholders in the planning and decision-making process to assess and implement ideas and solutions where feasible.

ENGAGEMENT TIMELINE

- **April 13, 2026:** Outreach to ANC 8A06 SMD and ANC 8A Commissioner
- **April 20, 2026:** Notice of Intent to File
- **May 5, 2026:** Scheduled to present the project to ANC 8A. ANC 8A requested that we postpone presentation to June.
- **May 20, 2026:** Outreach to ANC 8A06 SMD
- **May 2026:** Outreach to Historic Anacostia Block Association, Anacostia BID, and other community groups and neighbors,
- **June 2, 2026:** ANC 8A presentation
- **June 18, 2026:** Filing Date
- **July 7, 2026:** ANC 8A presentation
- **August 27, 2026:** Community Open House
- **August 30, 2026:** Community Tabling
- **September 8, 2026:** ANC 8A presentation
- **Ongoing Engagement:** ANC 8A, Ward 8 community, OP, DDOT, DOEE, WMATA, DC Water, Washington Gas, Pepco

10 Letters of Support received for the project from various community groups, businesses, and neighbors.

COMMUNITY FEEDBACK AND CHANGES



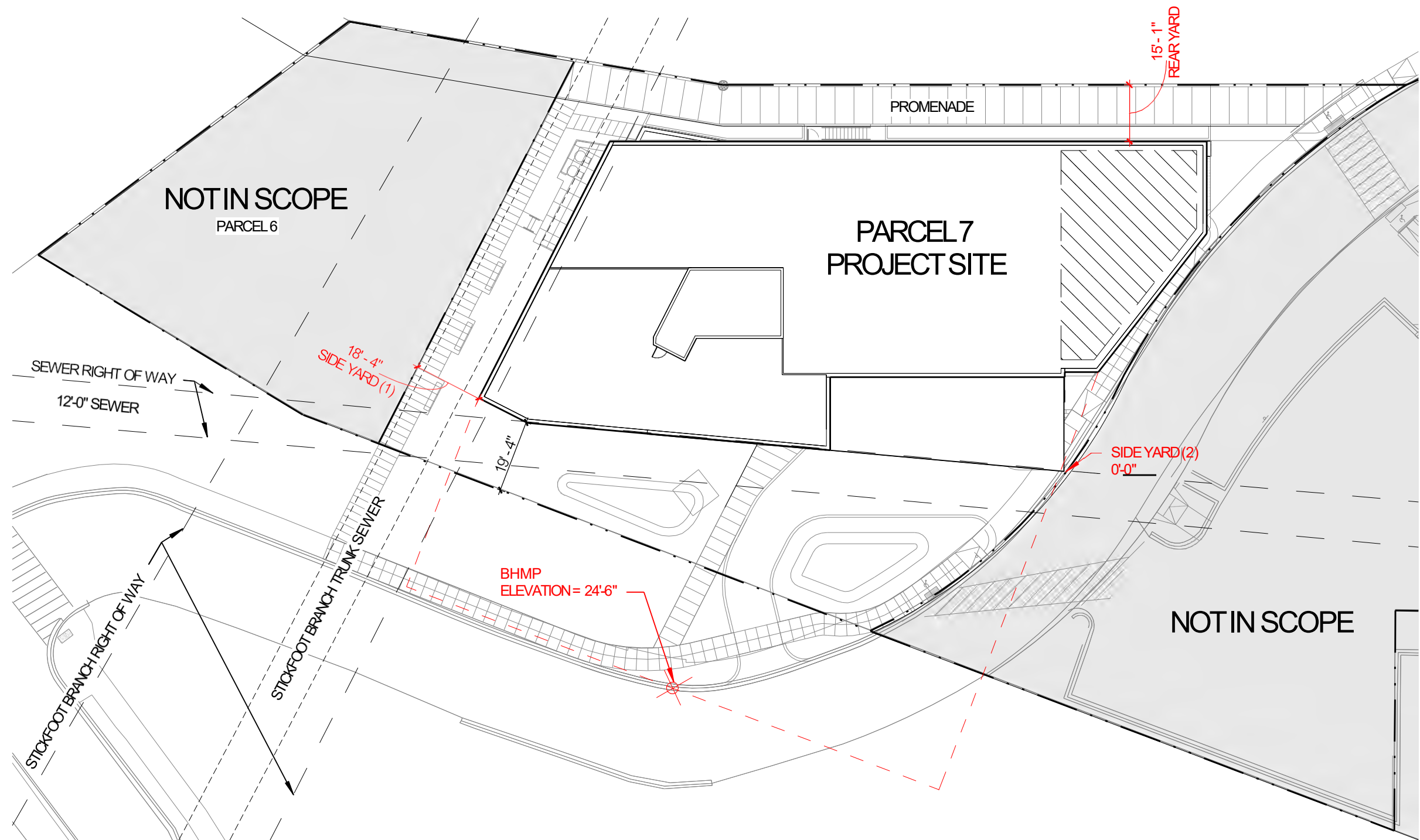
WHAT WE HEARD	WHAT CHANGED IN THE PROJECT
Ward 8 art and culture should be visible in the project	Mural zones committed at the east and north façades at ground level and incorporated a condition to the Order that we will issue an RFP to the Ward 8 community for the mural.
The east face should not turn its back on Poplar Point	Two sets of windows added along the east façade at the guestroom levels; increased the articulation of the upper levels of the east façade; added glazing, expanded green screen, and murals to the ground floor. Most of the guestrooms in the hotel are directed towards Poplar Point.
Local residents and businesses should share in the work	Continued coordination with DOES on apprenticeship and training; local subcontracting and CBE participation; concierge program directing guests to Ward 8 businesses.
The pedestrian route to Metro must stay open and safe	Public access easement over the on-site sidewalk along the Anacostia Metro access road; Loading Management Plan protecting that route.
Improved access to the hotel amenity space	Added a door to the ground floor entry with a direct connection to the planned lounge / bar within the hotel amenity program.



ARCHITECTURE



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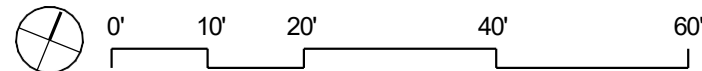
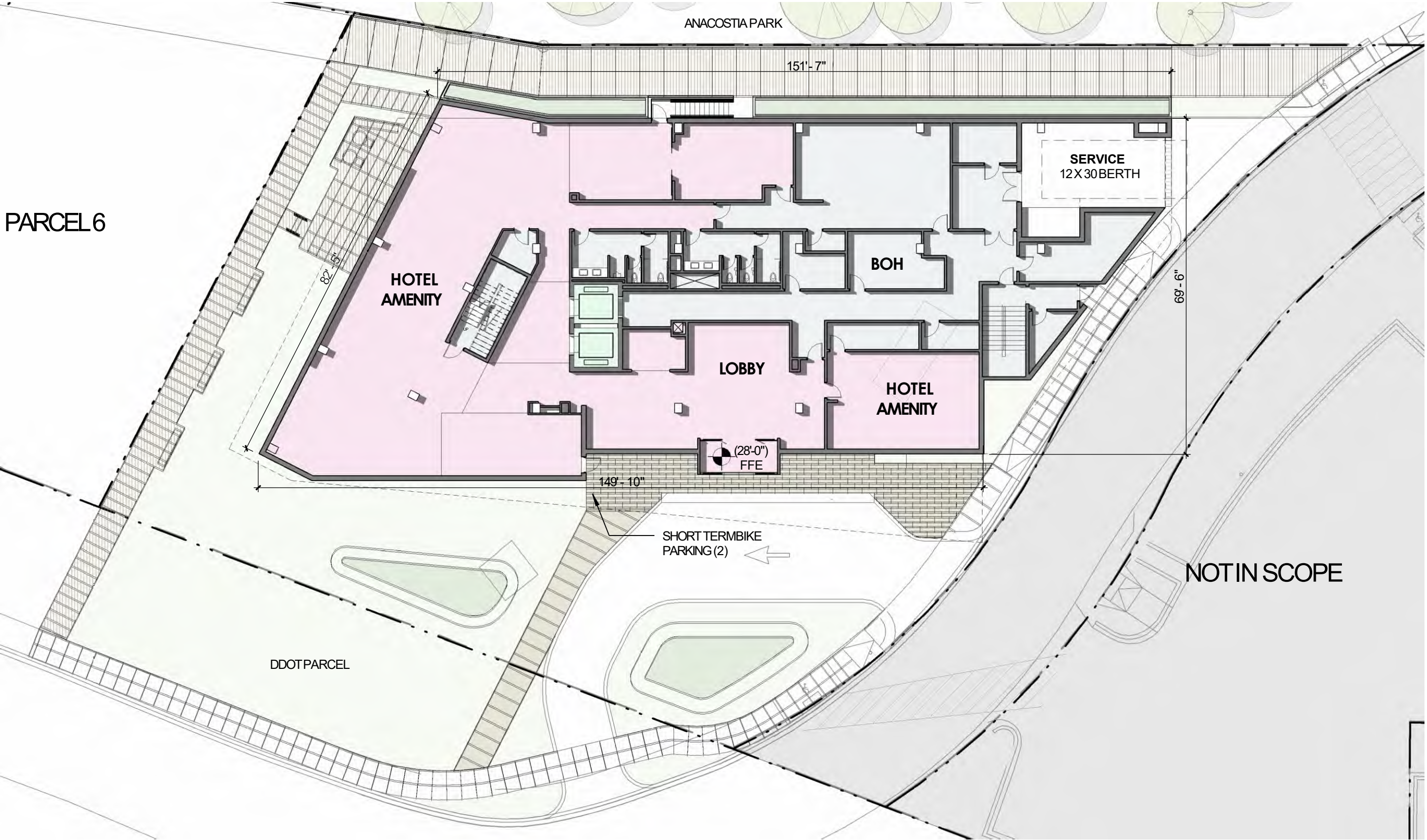




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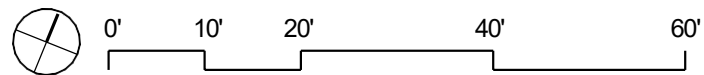
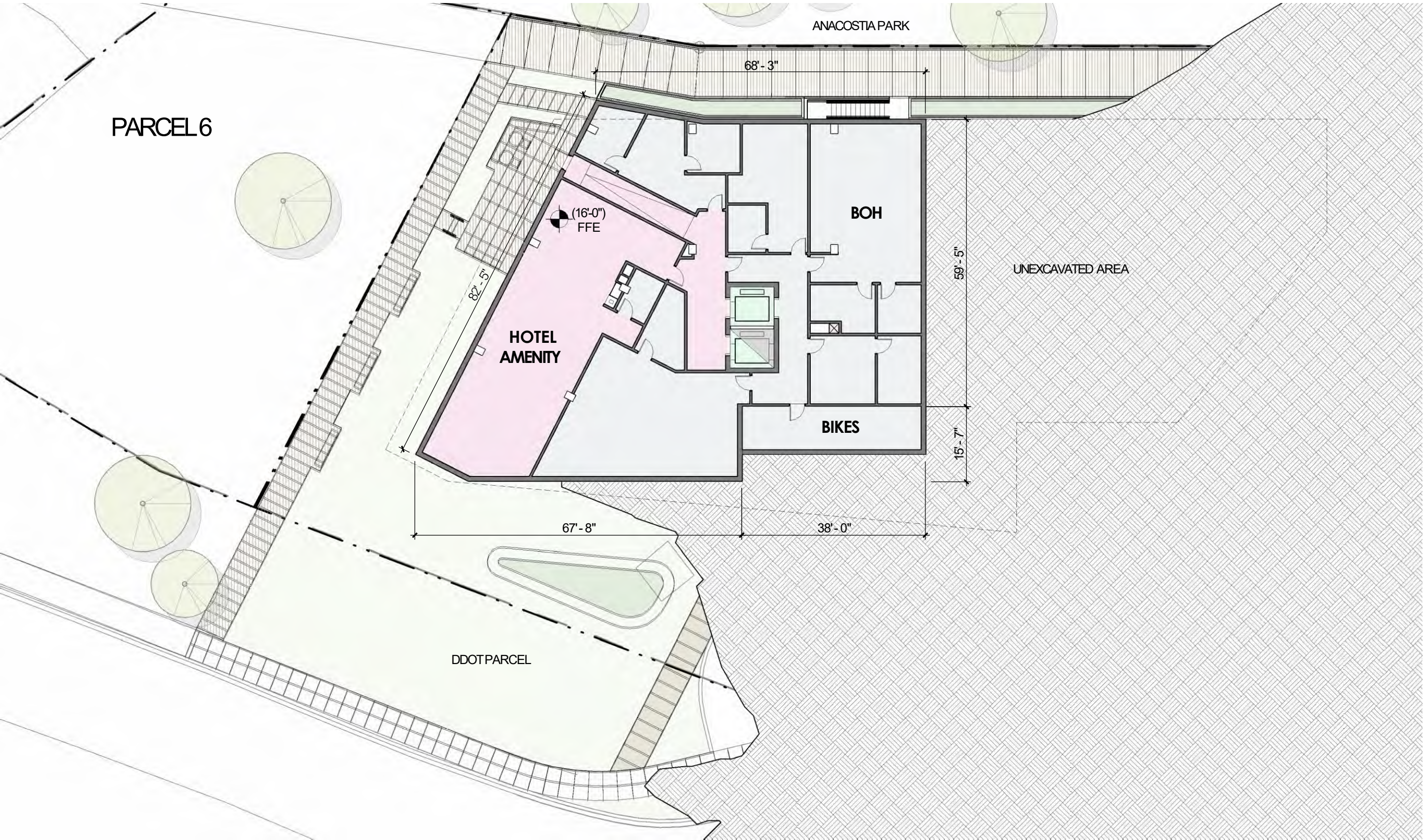
PARCEL 6



LOBBY LEVEL 01



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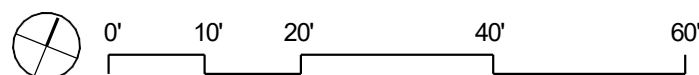
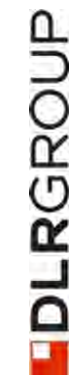
BASEMENT LEVEL 00

TYPICAL GUESTROOM
LEVEL

A2.04



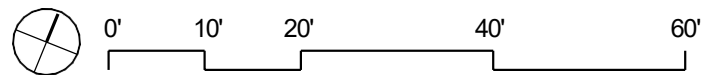
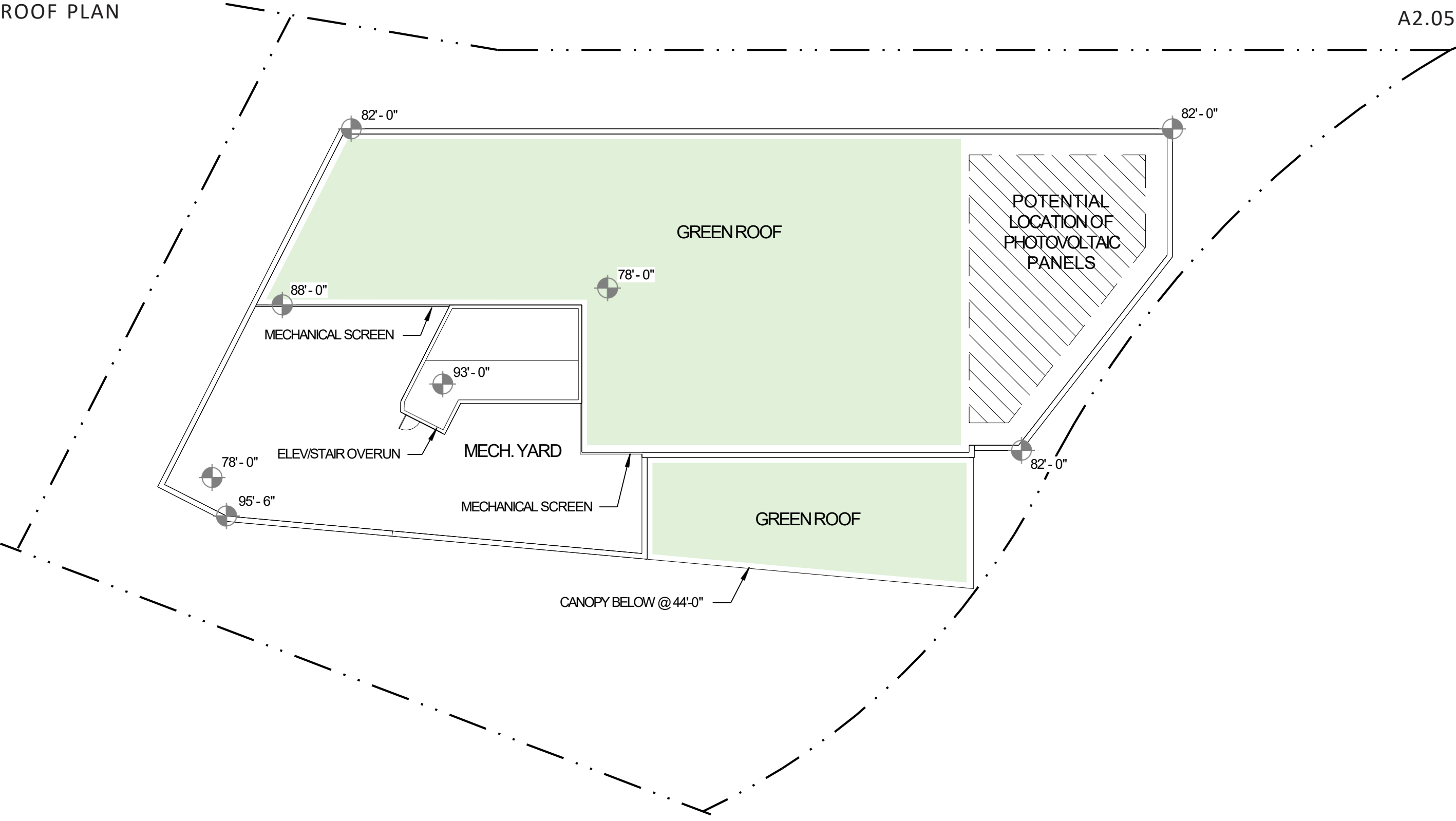
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GUESTROOM LEVELS 02-07



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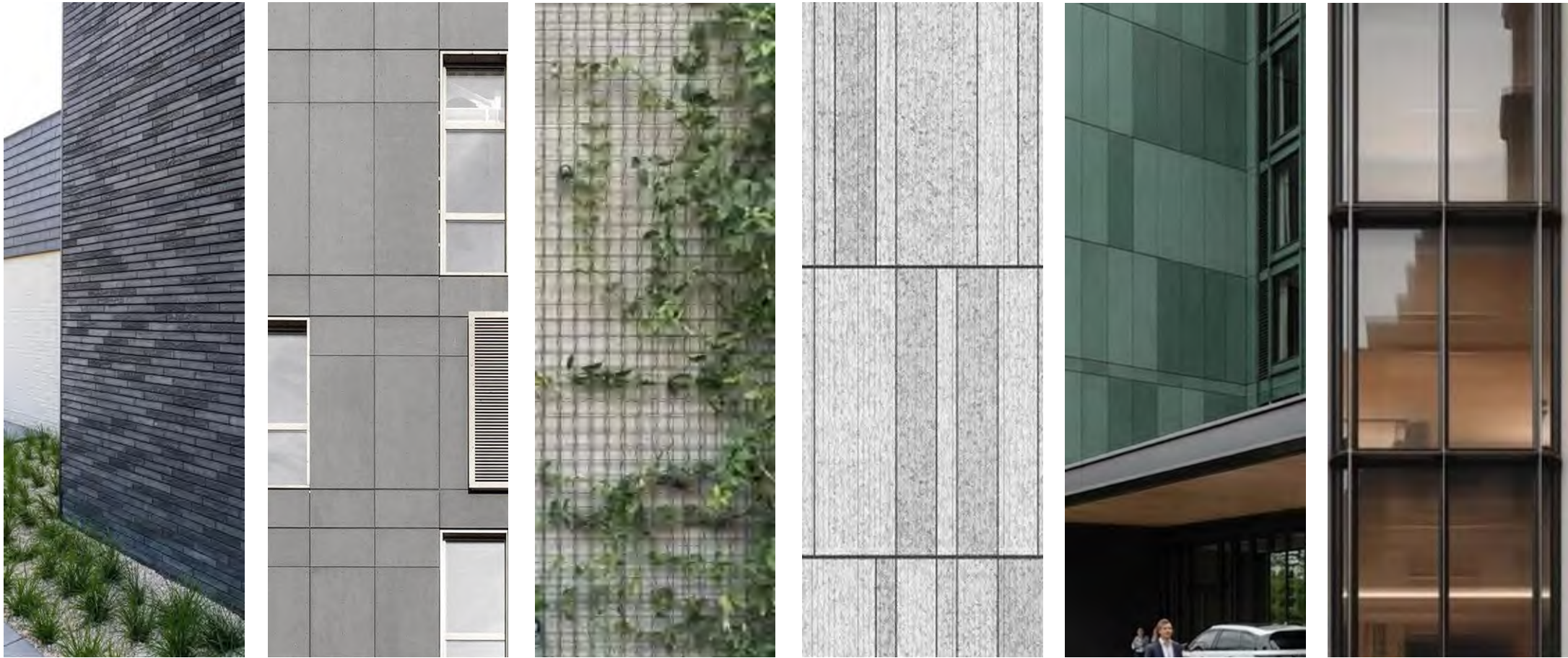
DLR GROUP

REDBRICK
LMD





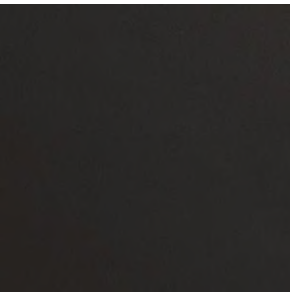
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PANELIZED CLADDING
OFF- WHITE OR WARM
GRAY



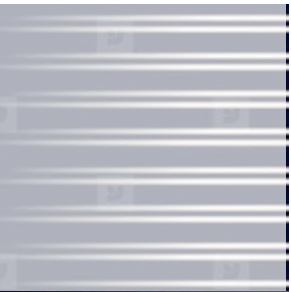
FACE BRICK -
DARK GRAY/ BLACK
BLEND



ALUMINUM FRAMES
DARK BRONZE



INSUL ATED GLAZING



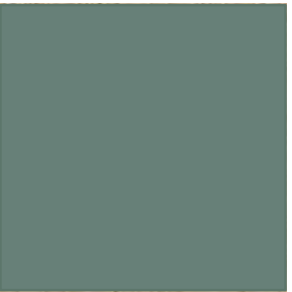
ALUMINUM GRILLES
DARK BRONZE



RAINSCREEN 01
DARK TONE



RAINSCREEN 02
MEDIUM TONE



RAINSCREEN 03
LIGHT TONE



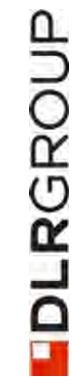
PANELIZED FACADE
WHITE OR WARM GRAY

SOUTH ELEVATION

A6.01

Signage depicted is for illustrative purposes only. Actual signage design and extent to be coordinated with hotel operator requirements. Signage to be designed and constructed in accordance with the DC Building Code and sign regulations in effect at the time of permitting. Signage shall be compatible with and complement the building architecture, be coordinated with the building facade system, and consist of high quality materials.

Ground floor storefront and entrances are illustrative and intended to describe the character and scale for the base of the building. The actual ground floor storefront and entrance(s) may be refined in coordination with the hotel operator.



1 PANELIZED RAINSCREEN

3 FACE BRICK VENEER

5 WINDOW

7 STOREFRONT T GLAZING

9 COPING

2 FRAME/FRAME ACCENT

4 ARCHITECTURAL GRILLE

6 GLAZING SYSTEM

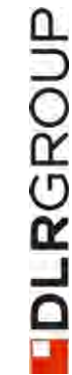
8 PANELIZED CLADDING OR RAINSCREEN

10 GREEN SCREEN

NORTH ELEVATION

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0' 10' 20' 40' 60'

1 RAINSCREEN FACADE

3 FACE BRICK VENEER

5 WINDOW

7 STOREFRONT GLAZING

9 COPING

2 FRAME/FRAME ACCENT

4 ARCHITECTURAL GRILLE

6 GLAZING SYSTEM

8 PANELIZED CLADDING OR RAINSCREEN

10 GREEN SCREEN

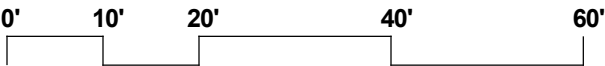
WEST ELEVATION

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1 PANELIZED RAINSCREEN

3 FACE BRICK VENEER

5 WINDOW

7 STOREFRONT GLAZING

9 COPING

2 FRAME/FRAME ACCENT

4 ARCHITECTURAL GRILLE

6 GLAZING SYSTEM

8 PANELIZED CLADDING OR RAINSCREEN

10 GREEN SCREEN

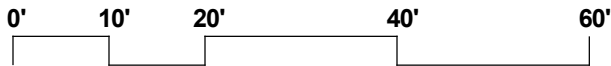
EAST ELEVATION

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1 PANELIZED RAINSCREEN

3 FACE BRICK VENEER

5 WINDOW

7 STOREFRONT GLAZING

9 COPING

2 FRAME/FRAME ACCENT

4 ARCHITECTURAL GRILLE

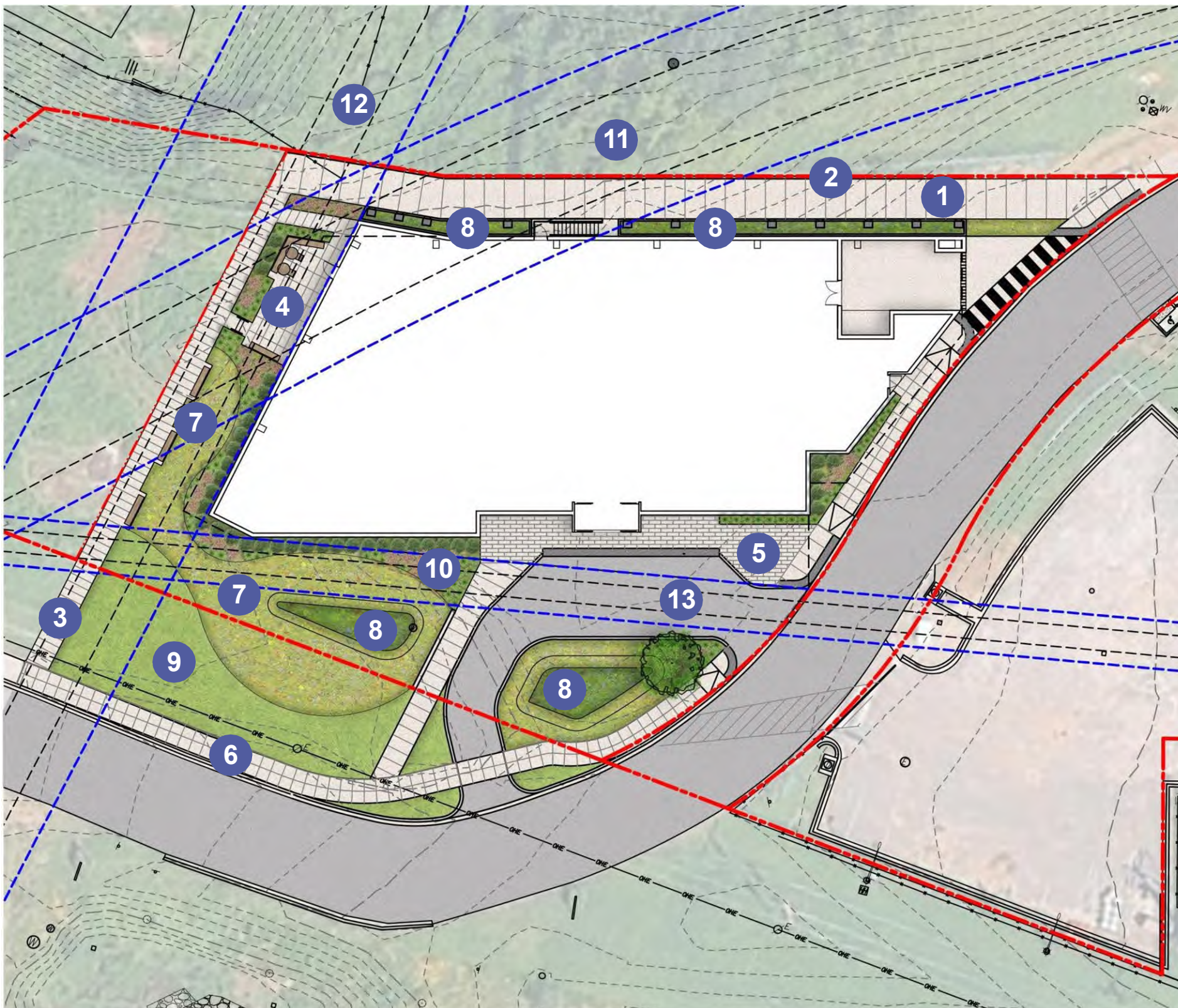
6 GLAZING SYSTEM

8 PANELIZED CLADDING OR RAINSCREEN

10 GREEN SCREEN

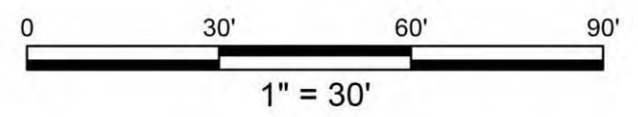


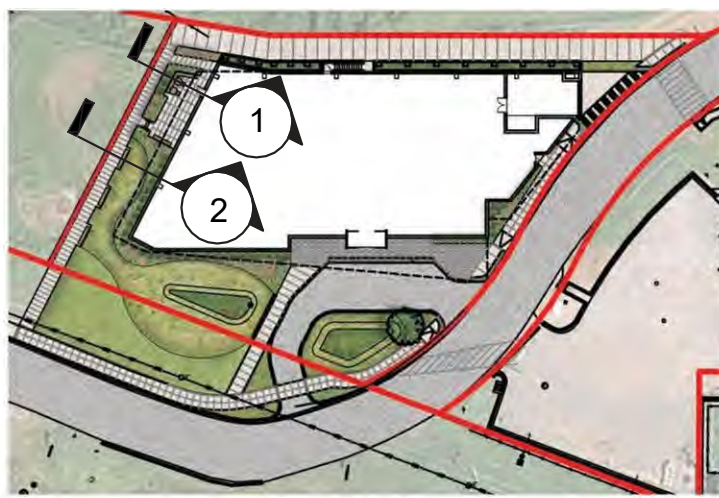
LANDSCAPE



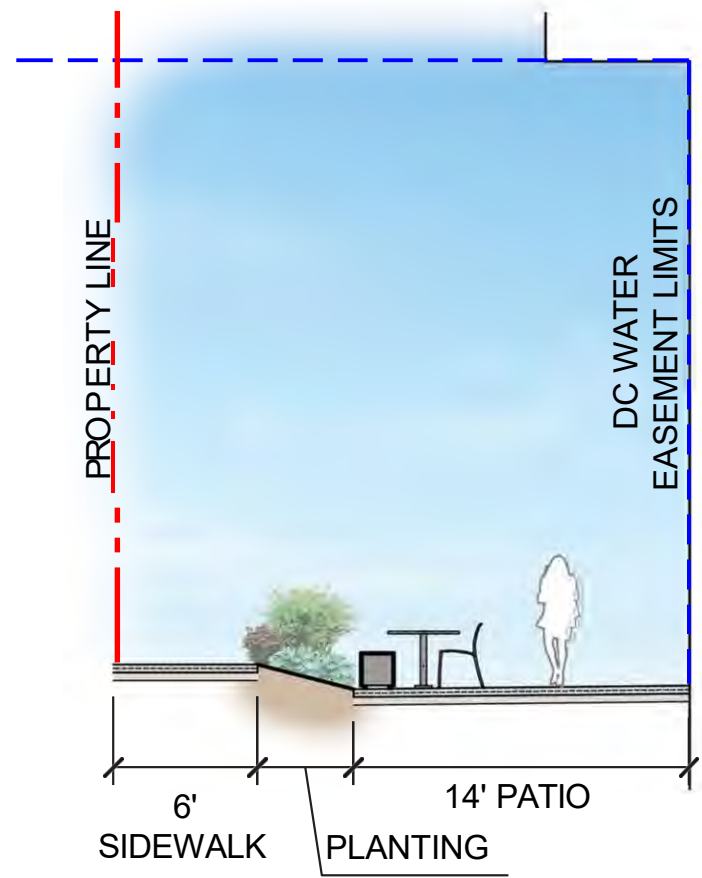
LEGEND

- 1 BIKE PROMENADE
- 2 CONCRETE RETAINING WALL
- 3 PEDESTRIAN PATH
- 4 FURNISHED PATIO
- 5 PAVERSAT HOTEL ENTRANCE
- 6 DDOT STANDARD CONCRETE SIDEWALK
- 7 LANDSCAPED AREA- PERNNIALS AND GRASSES
- 8 BIORETENTION
- 9 LAWN OR LOW GRASSES
- 10 FOUNDATION PLANTING- SHRUBS
- 11 ANACOSTIA RIVER TUNNEL
- 12 STICKFOOT BRANCH STORM SEWER
- 13 ANACOSTIA COMBINED INTERCEPTOR
- DC WATER EASEMENT/ RIGHT-OF-WAY LIMITS
- UNDERGROUND STRUCTURE



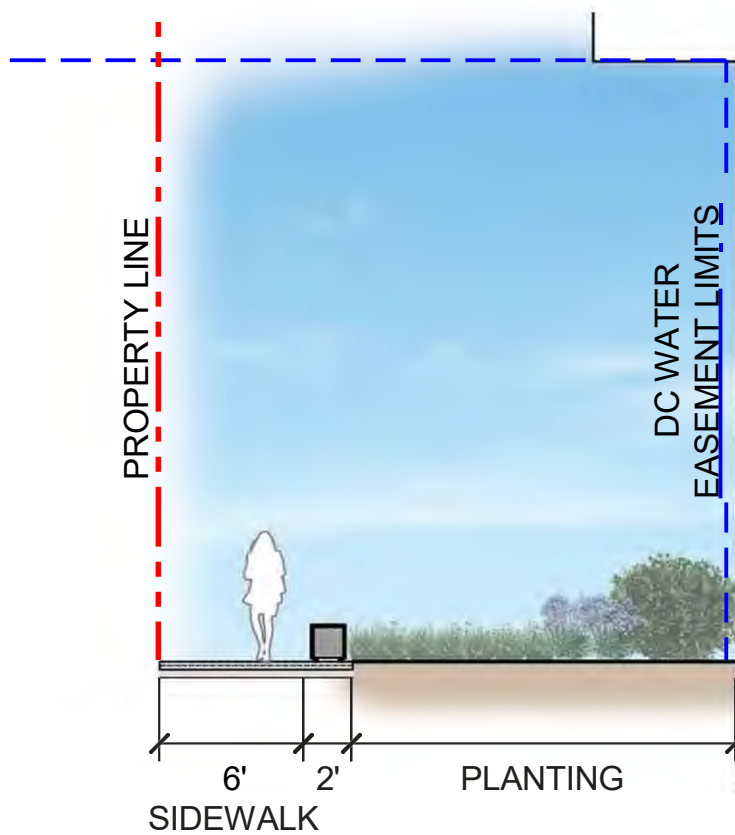


REFERENCE PLAN
SCALE: 1" = 80'-0"



PARCEL 7
BUILDING

1 SECTION
1/8" = 1'-0"

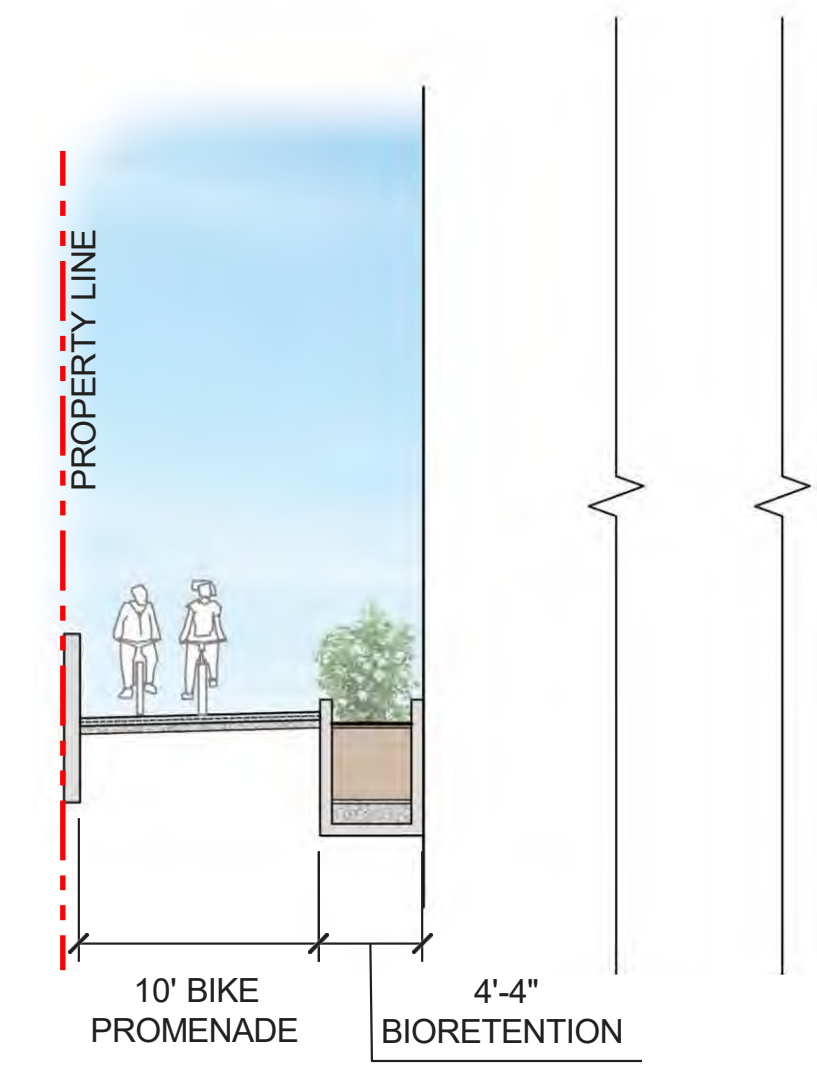


PARCEL 7
BUILDING

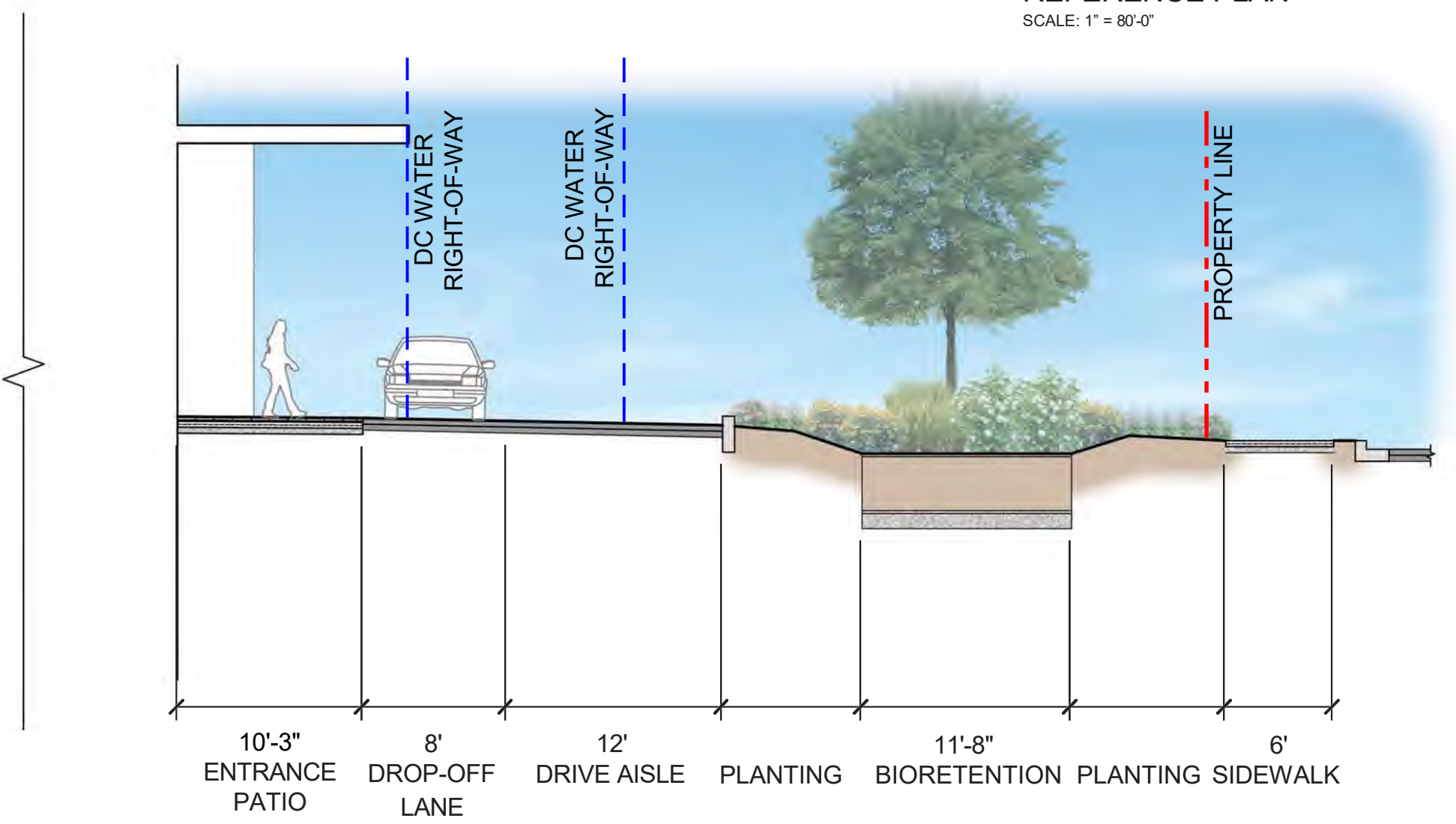
2 SECTION
1/8" = 1'-0"



REFERENCE PLAN
SCALE: 1" = 80'-0"



3 SECTION
1/8" = 1'-0"



4 SECTION
1/8" = 1'-0"



SHRUBS

See keynote 10 on Site Plan.



Aronia melanocarpa
Black Chokeberry



Clethra alnifolia
Summersweet



Hydrangea arborescens
Smooth Hydrangea



Ilex glabra
Inkberry Holly



Ilex verticillata
Winterberry Holly

PERENNIALS

See keynote 7 on Site Plan.



Amsonia hubrichtii
Blue Star



Aster novae-angliae
New England Aster



Baptisia australis
Blue False Indigo



Coreopsis verticillata
Threadleaf Coreopsis



Echinacea purpurea
Coneflower



Eupatorium dubium
Joe Pye Weed



Heuchera americana
Alumroot



Pycnanthemum muticum
Smooth-Toothed Mountain Mint



Rudbeckia fulgida
Black-Eyed Susan

GRASSES

See keynote 7 on Site Plan.

NOTE:
Species, quantities, and combinations may vary based on final layout. All plants to be native or adaptive species.



Carex pensylvanica
Pennsylvania Sedge



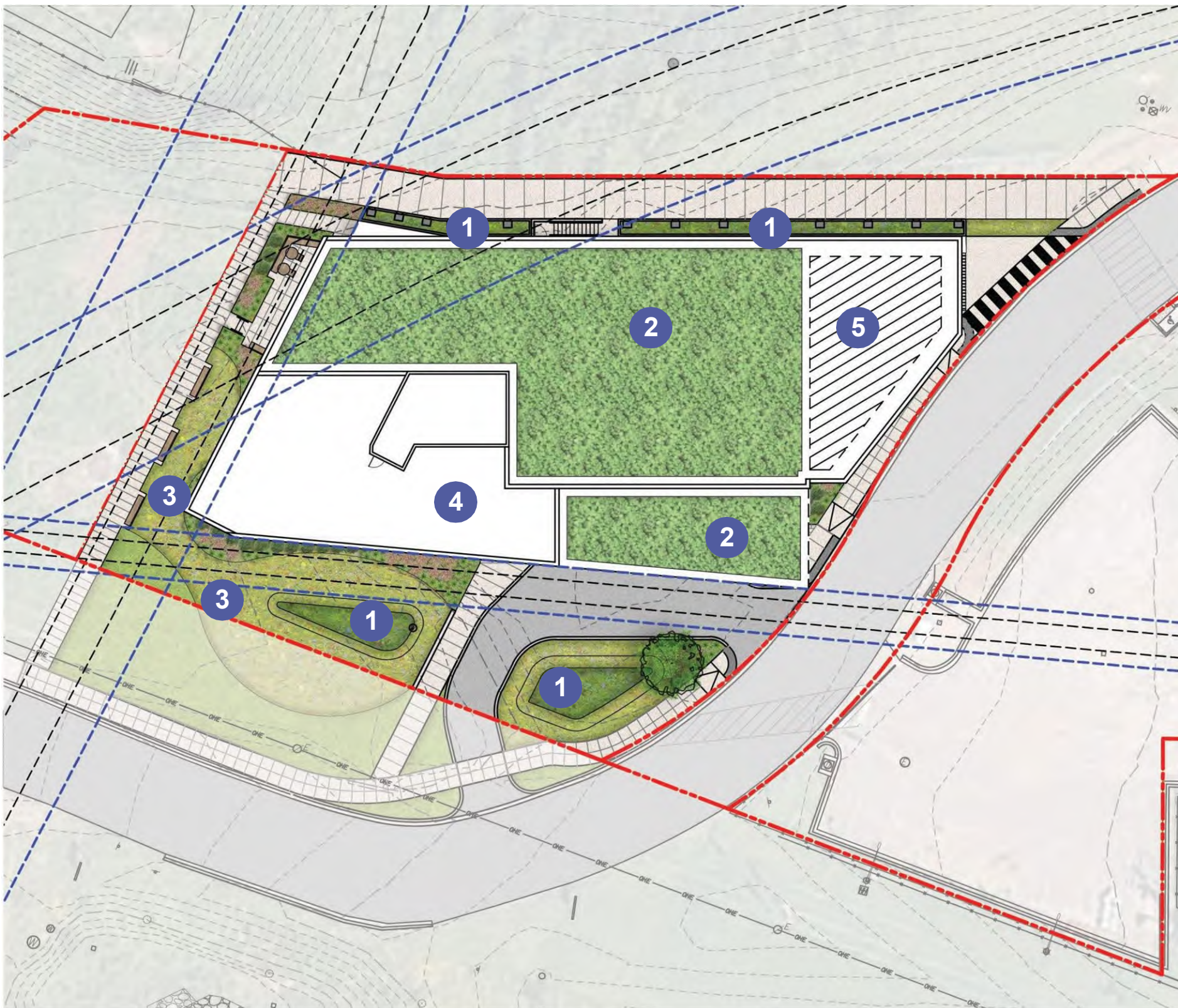
Carex stricta
Tussock Sedge



Chasmanthium latifolium
Northern Sea Oats



Panicum virgatum
Switch Grass



LEGEND

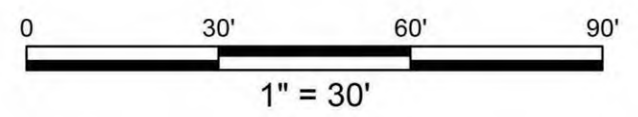
- 1 BIORETENTION
- 2 GREEN ROOF
- 3 PLANTED AREAS
- 4 MECHANICAL YARD
- 5 POTENTIAL LOCATION OF PHOTOVOLTAIC PANELS
- DC WATER EASEMENT/ RIGHT-OF-WAY LIMITS
- UNDERGROUND STRUCTURE

SITE AREA: 24,010

REQUIRED GAR SCORE: 0.200

THE CURRENT DESIGN SHOWS POTENTIAL AREAS OF LANDSCAPING AND LID TECHNIQUES TO ACHIEVE FINAL GAR SCORE. A COMBINATION OF BIORETENTION, GREEN ROOF, AND PLANTINGS ARE TO BE COUNTED TOWARDS THE FINAL GAR SCORE. THE DESIGN LAYOUT AND SQUARE FOOTAGES OF THESE AREAS ARE TO BE FINALIZED AS OVERALL DESIGN DEVELOPS.

ROOF TO INCLUDE PHOTOVOLTAIC PANELS.





TRAFFIC

DDOT Coordination

Transportation Review:

- Vehicular analysis was not performed because the peak hour vehicle trips did not trigger the need of analysis.
- Multimodal assessment was performed.
- Scoping document was finalized on August 18, 2026
- Transportation Statement was submitted on July 31, 2026, and resubmitted on September 2, 2026.
- PDRM on September 1, 2026
- DDOT issued staff report on September 3, 2026

DDOT has no objection to the approval of the application with the following conditions:

- Applicant will provide public access easement along Anacostia Metro Access Road to ensure public access to the Anacostia Metrorail Station;
- Applicant will implement the Transportation Demand Management Plan and Loading Management Plan proposed in the Transportation Statement



Access, Circulation, and Parking



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Access

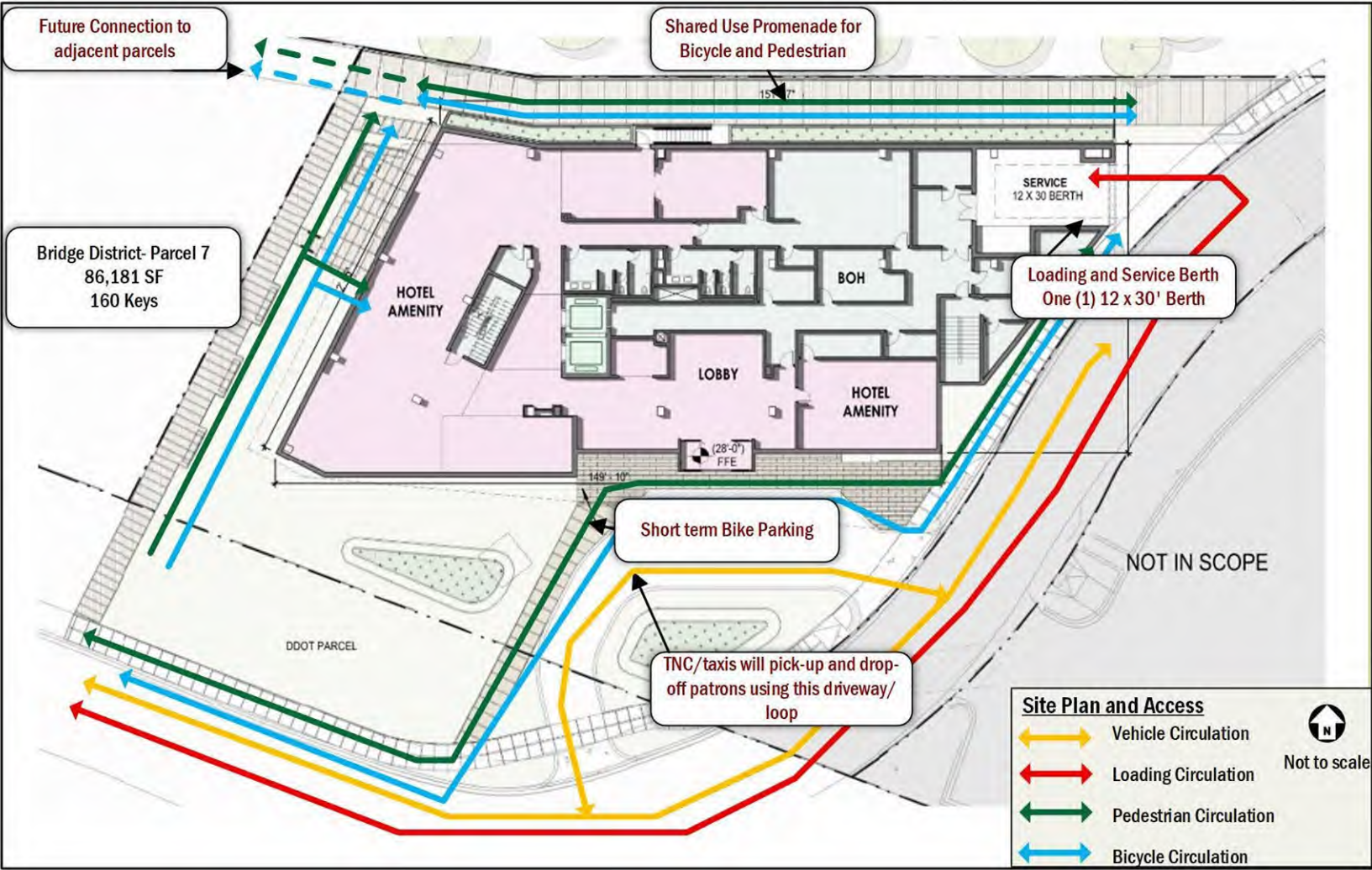
- The project includes a pick-up /drop-off spot served by two curb cuts. One of these cuts is in DDOT public space.
- Pedestrian and bicycle access is via the hotel lobby along the site frontage. In addition to sidewalk along the WMATA access road, patrons can use the shared-use promenade on the northern side of the site and the plaza to the west.
- Short-term and long-term bicycle parking are proposed.

Vehicular Parking

- On-site parking will not be provided; the applicant requests relief from the requirement.
- Patrons choosing to drive to the project site are expected to utilize on-street parking and public garages.
- Relief justified due to proximity to public transit.

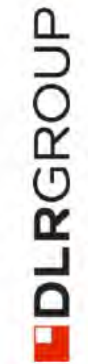
Loading

- Relief is requested from one (1) loading berth space due to site constraints and operational requirements.
- Intense move-in/move-out activity is not anticipated, as the development will be a select-service hotel.
- A Loading Management Plan (LMP) will mitigate any potential impacts
- Relief is appropriate as proposed loading facilities are aligned with operational needs of the hotel and similar hotels, and with implementation of an LMP.



Bicycle Facilities

- Long-Term: 6 spaces (6 required)
- Short-Term: 2 spaces (2 required)



ZONING AND DESIGN REVIEW EVALUATION

Standard of Review

- North Howard Road (NHR) Zone
 - NHR design review criteria (K-1005)
- Design Review (Subtitle X, Chap. 6)
 - Design review flexibility (X-603)
 - Side yard - **Flexibility**
 - Rear Yard - **Flexibility**
 - Design review standards (X-604.7)
 - Comprehensive Plan consistency (X-604.5)
- Special Exception Criteria (Subtitle X, Chap. 9)
 - Minimum residential - **Special Exception**
 - Minimum vehicle parking - **Special Exception**
 - Minimum loading - **Special Exception**
 - Minimum long-term bike parking employee shower - **Special Exception**
 - Penthouse enclosing wall / screening – **Special Exception**



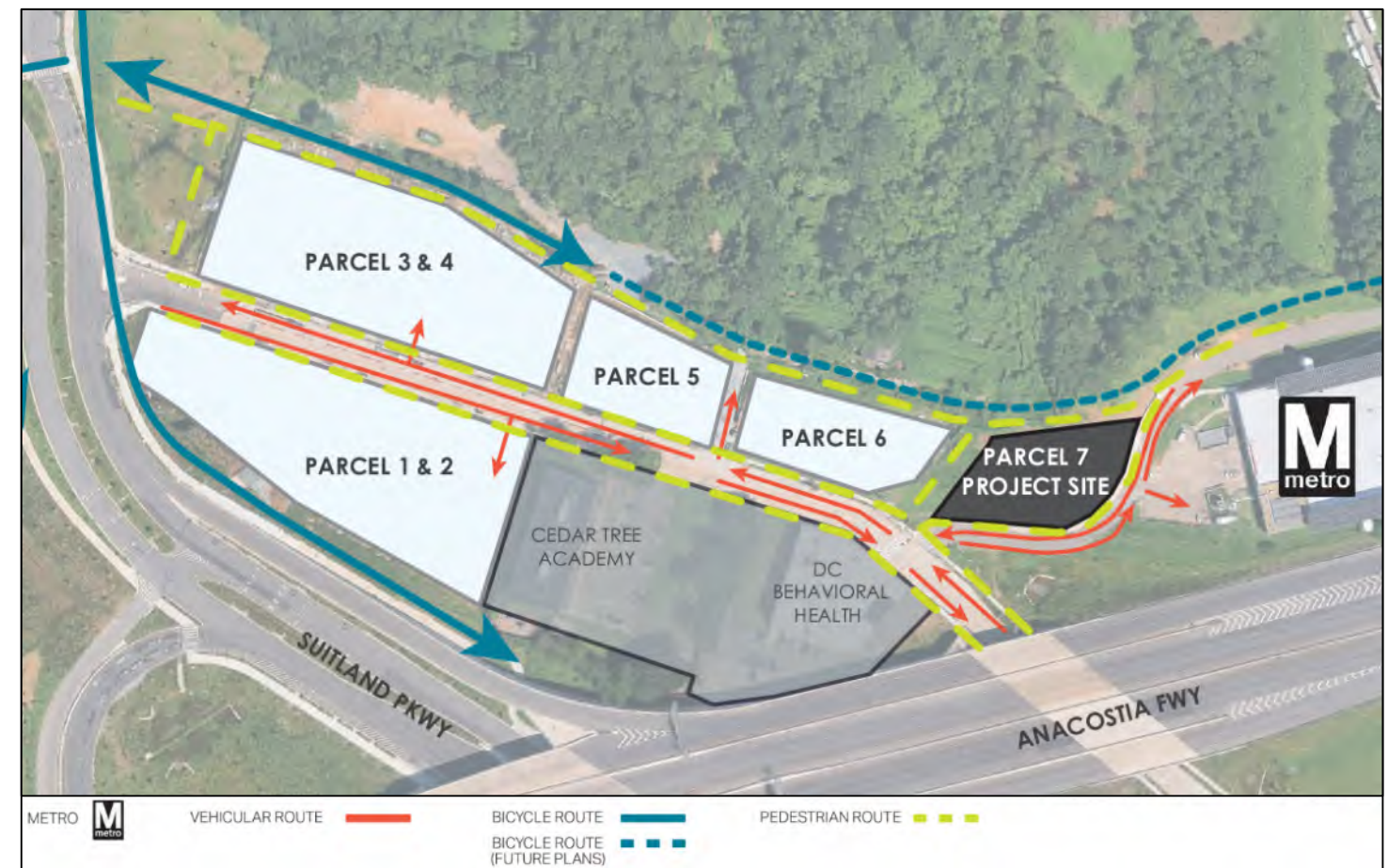
NHR Design Review Criteria

- **Help achieve the objectives of the NHR zone**
 - Assure a **mixture of residential and commercial uses** and suitable height, bulk, and design as generally indicated in the Comp Plan.
 - Encourage a **variety of visitor-related uses**.
 - Provide **increase height and density** associated with **increased affordable housing**.
 - Encourage **superior architecture and design** in all buildings and publicly accessible outdoor spaces.
 - Require **preferred ground-level retail and service uses** along Howard Road.
 - Provide for development of Howard Road as a **pedestrian- and bicycle-friendly street**, with **street-activating uses**, and **connections to Metrorail and the broader neighborhood**.
 - Encourage **inclusion of a bicycle track** along Howard Road.



NHR Design Review Criteria

- Help **achieve the desired use mix**, with preferred uses being residential, office, entertainment, retail, or service uses.
- Provide **streetscape connections for future development** on adjacent lots and parcels and be in context with an urban street grid.
- **Minimize conflict** between vehicles, bicycles, and pedestrians.
- **Minimize unarticulated blank walls** adjacent to public spaces through facade articulation.
- **Minimize impact on the environment**, as demonstrated through the provision of an evaluation of the proposal against LEED certification standards.
- Promote **safe and active streetscapes** through building articulation, landscaping, and the provision of active ground level uses.



NHR Design Review Criteria



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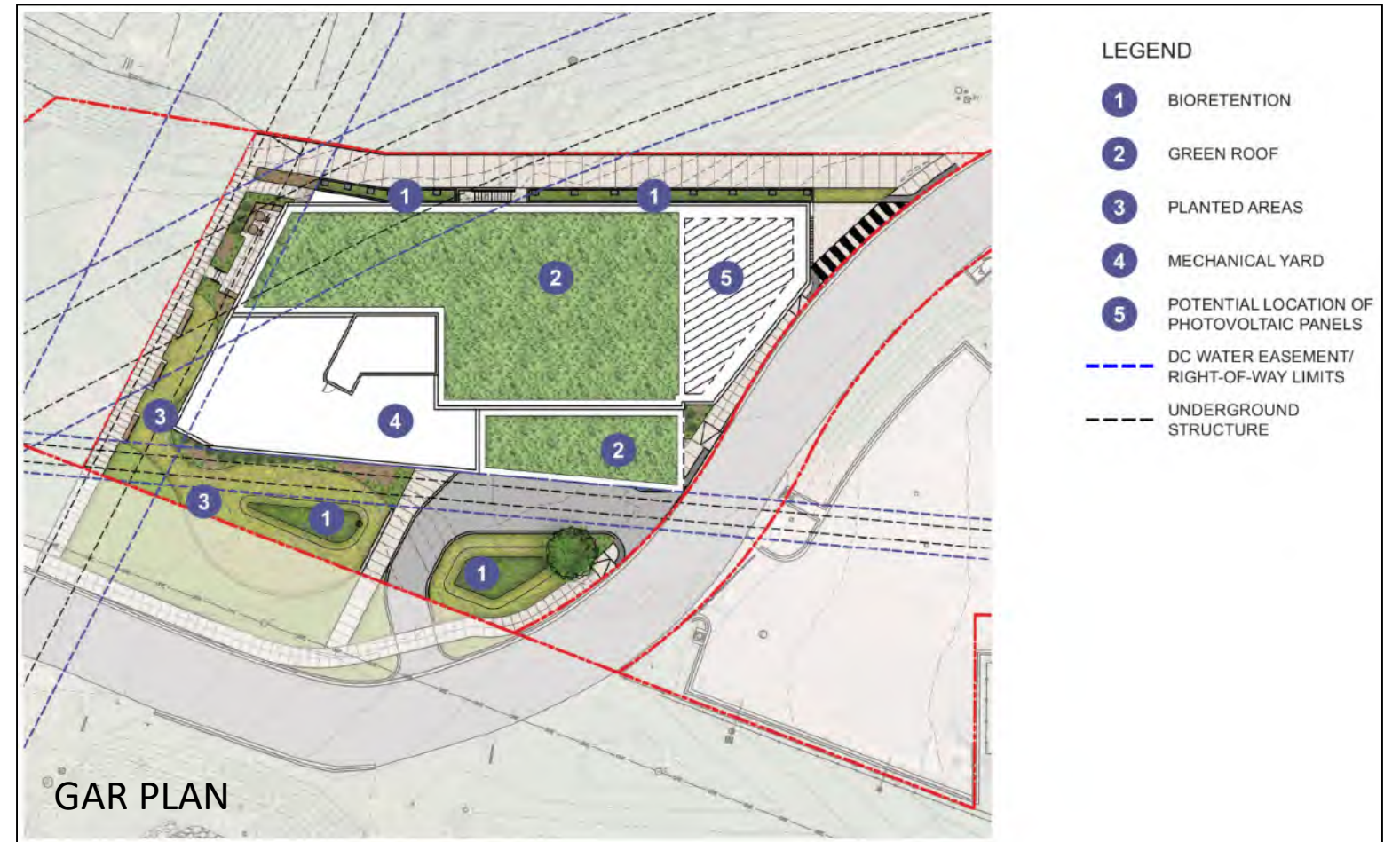
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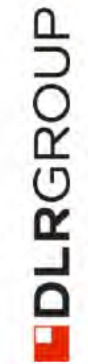


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Response to OP Report

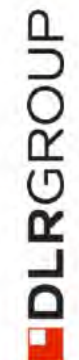


- Examine ways to create a more engaging east façade on upper stories. Methods could include:
 - Rearranging guest room layout so that rooms face east, **adding windows to that side;**
 - **Adding other, non-fenestration articulation to the façade.**
- Examine ways to provide greater activation of the ground floor on the east side of the building. Methods could include:
 - Rearranging internal uses and building circulation so that lobby, amenity, or retail space fronts the access street;
 - Creating building entrances;
 - Provide significant **fenestration into the interior of the building.**
- Examine the possibility of relocating the loading dock to the west building façade, and if not possible, **commit to provide exterior murals.**

Bridge District Master Planning



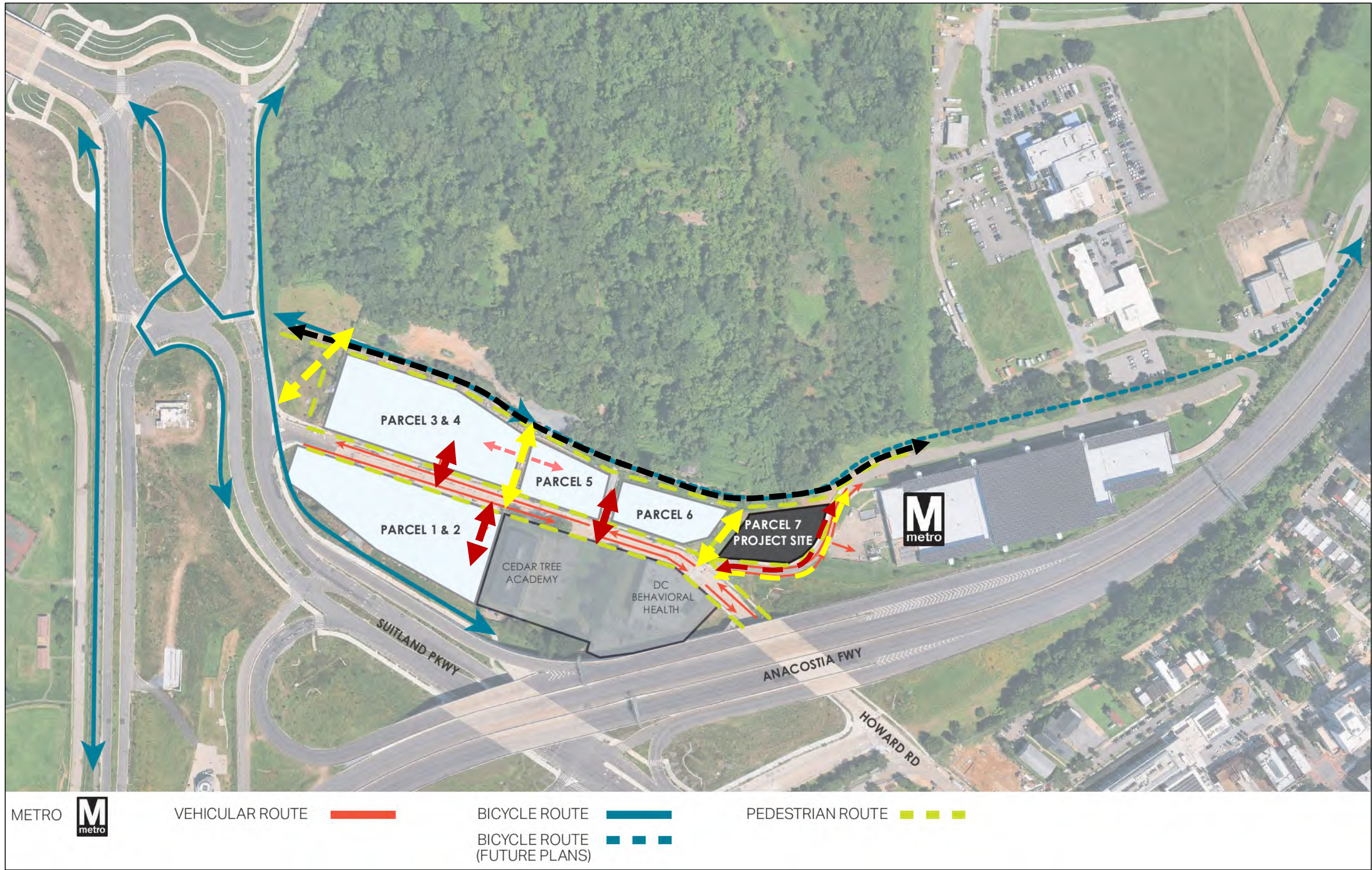
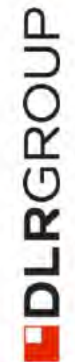
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Bridge District Master Planning | Connectivity



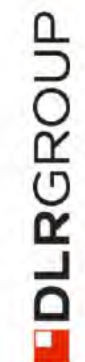
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Poplar Point EA – Preferred Land Use Plan



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Bridge District Master and Poplar Point Coordinated Access and Pedestrian Circulation

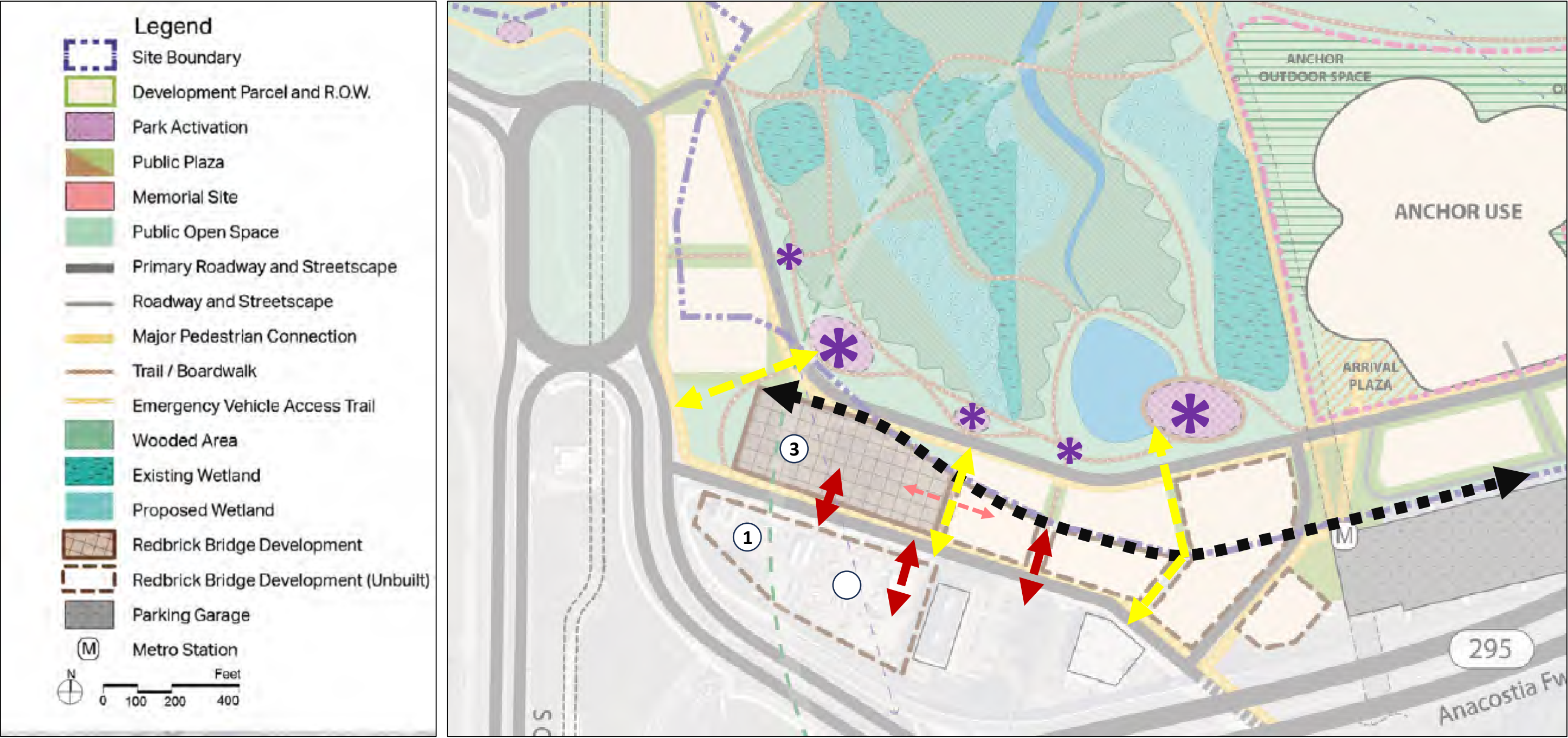


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Parcel 7 Site and Operational Constraints

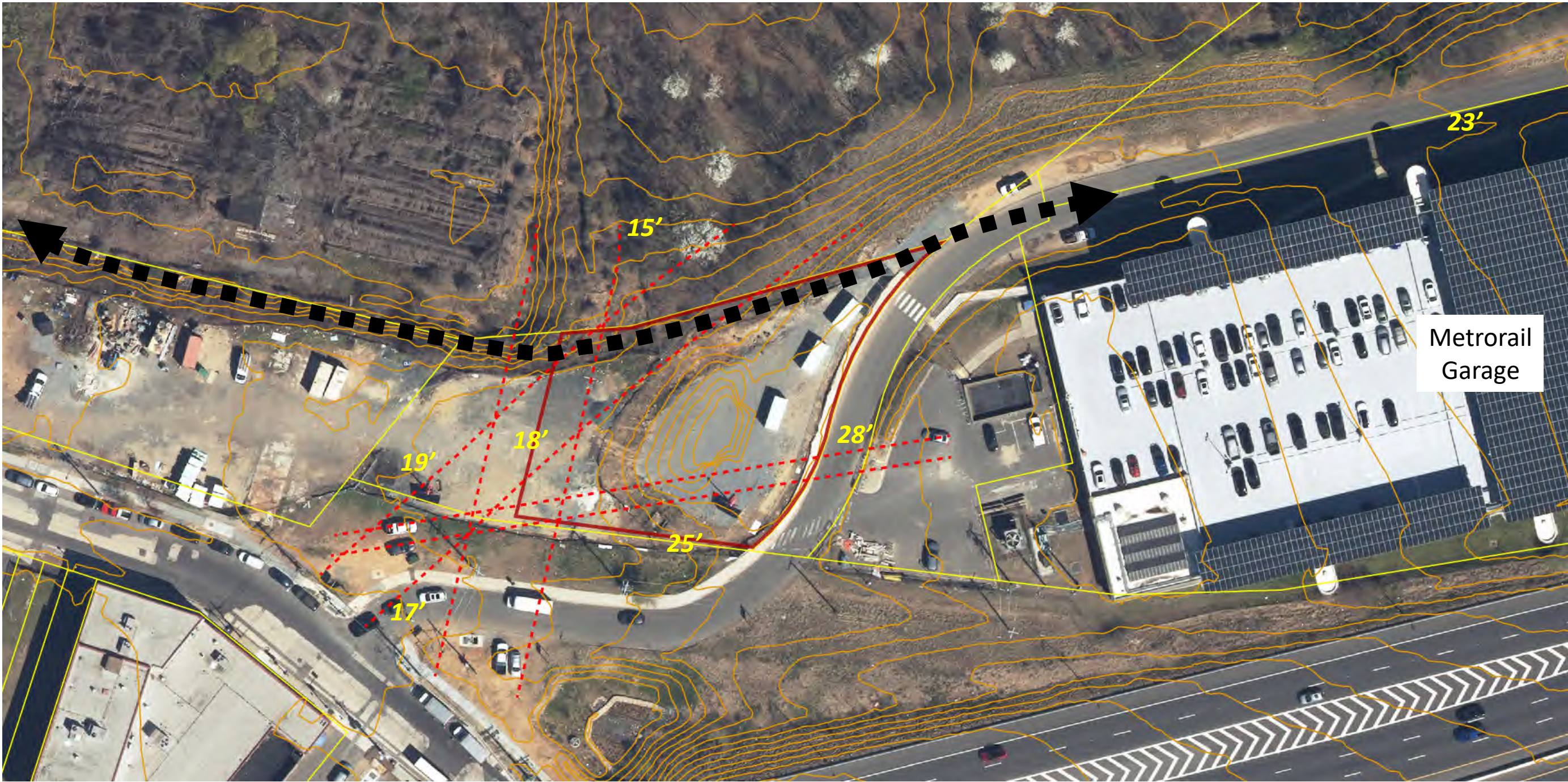


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Parcel 7 Site and Operational Constraints

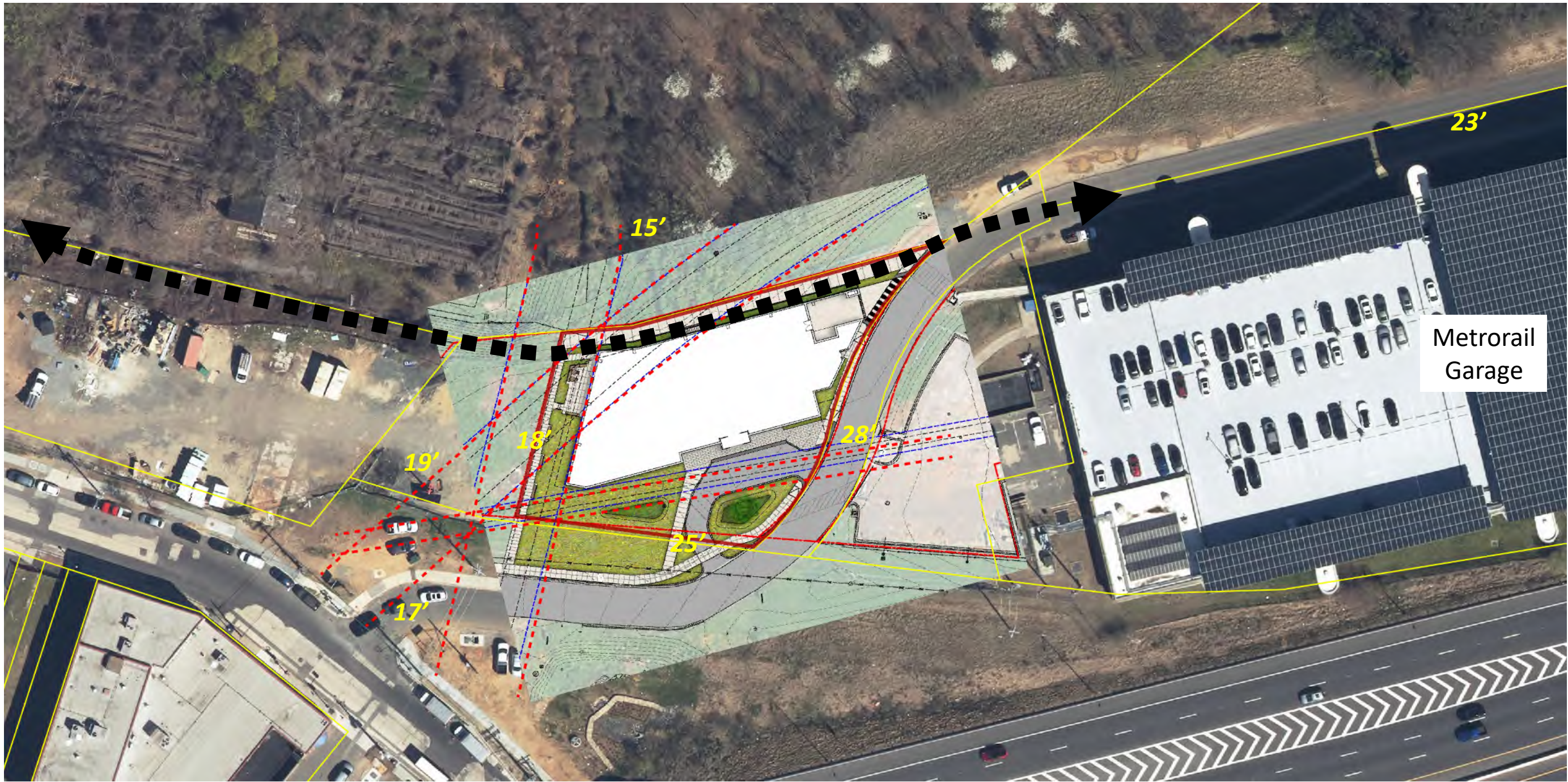


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Future Opportunity for Realignment of Access Road

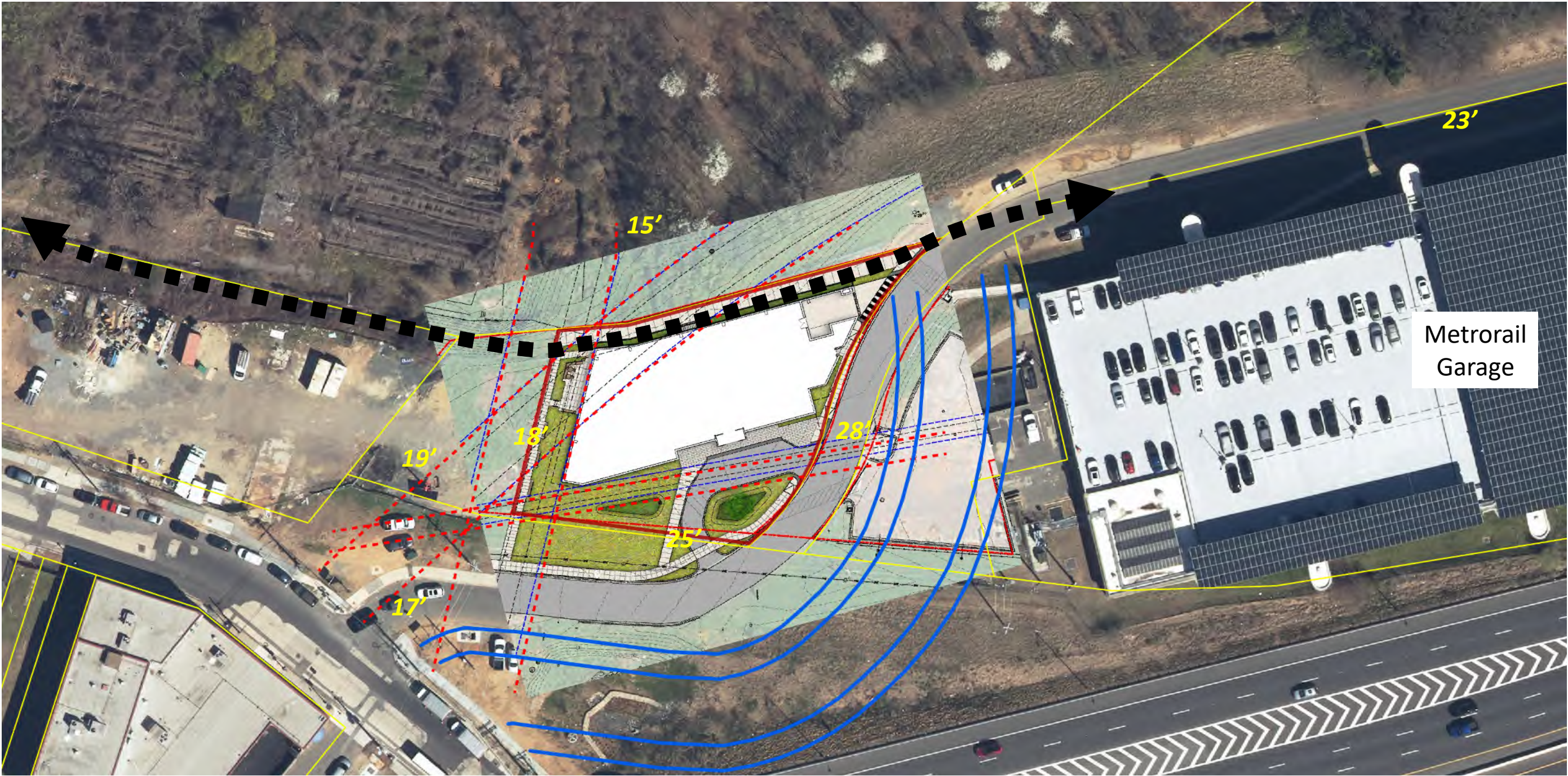


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Ground Floor and East Façade Refinements

- Created a more engaging east façade on upper stories by adding windows and other non-fenestration articulation.
- Created greater activation of the ground floor along the east side by through additional glazing to allow views into hotel amenity, green screen, and murals that will be created by local Ward 8 artists.



Subtitle X Design Review Standards



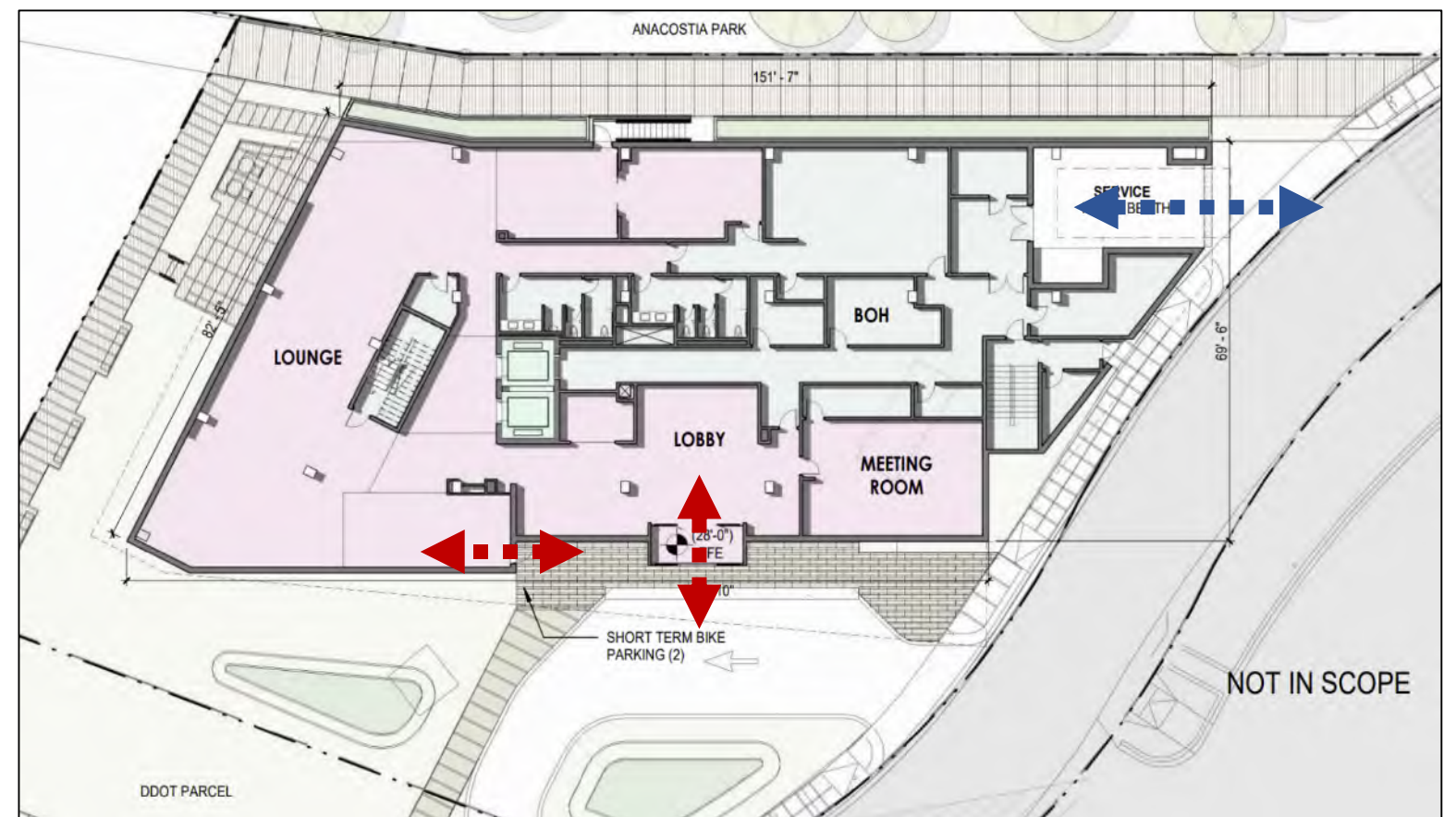
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- **Street frontages are designed to be safe, comfortable, and encourage pedestrian activity:**
 - Multiple pedestrian entrances for large developments.
 - Direct driveway or garage access to the street is discouraged.
 - Commercial ground-floors contain active uses with clear, inviting windows.
 - Blank facades are prevented or minimized.
 - Wide sidewalks are provided.
- **Public gathering spaces and open spaces are encouraged:**
 - Where neighborhood open space is lacking.
 - Near transit stations or hubs.
 - When they can enhance existing parks and the waterfront.



Subtitle X Design Review Standards

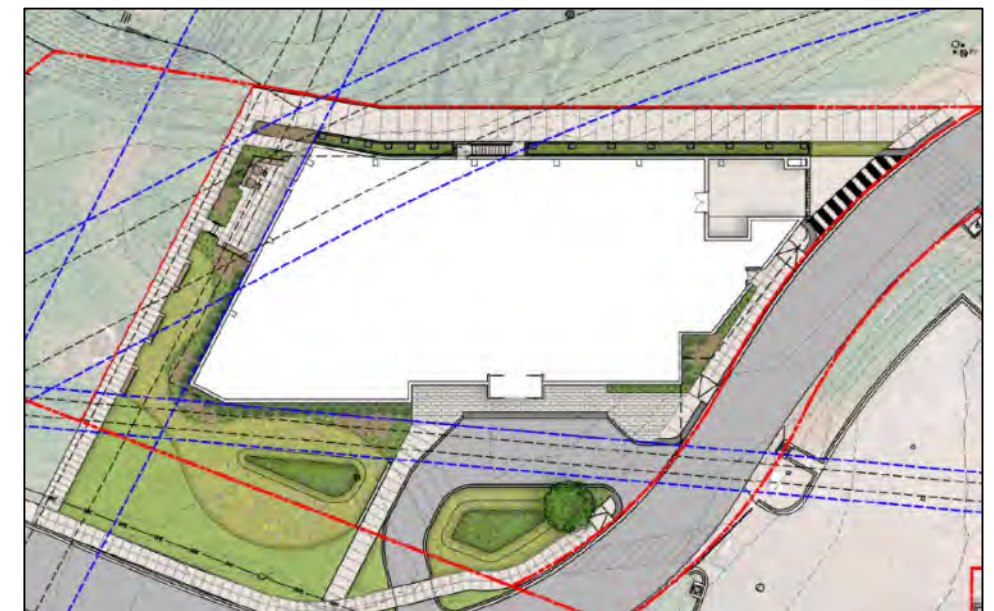
– New development respects the historic character of Washington’s neighborhoods:

- Developments near the District’s major boulevards and public spaces should reinforce the existing urban form.
- Infill development should respect, though need not imitate, the continuity of neighborhood architectural character.
- Development should respect and protect key landscape vistas and axial views of landmarks and important places.

– Buildings strive for attractive and inspired façade design:

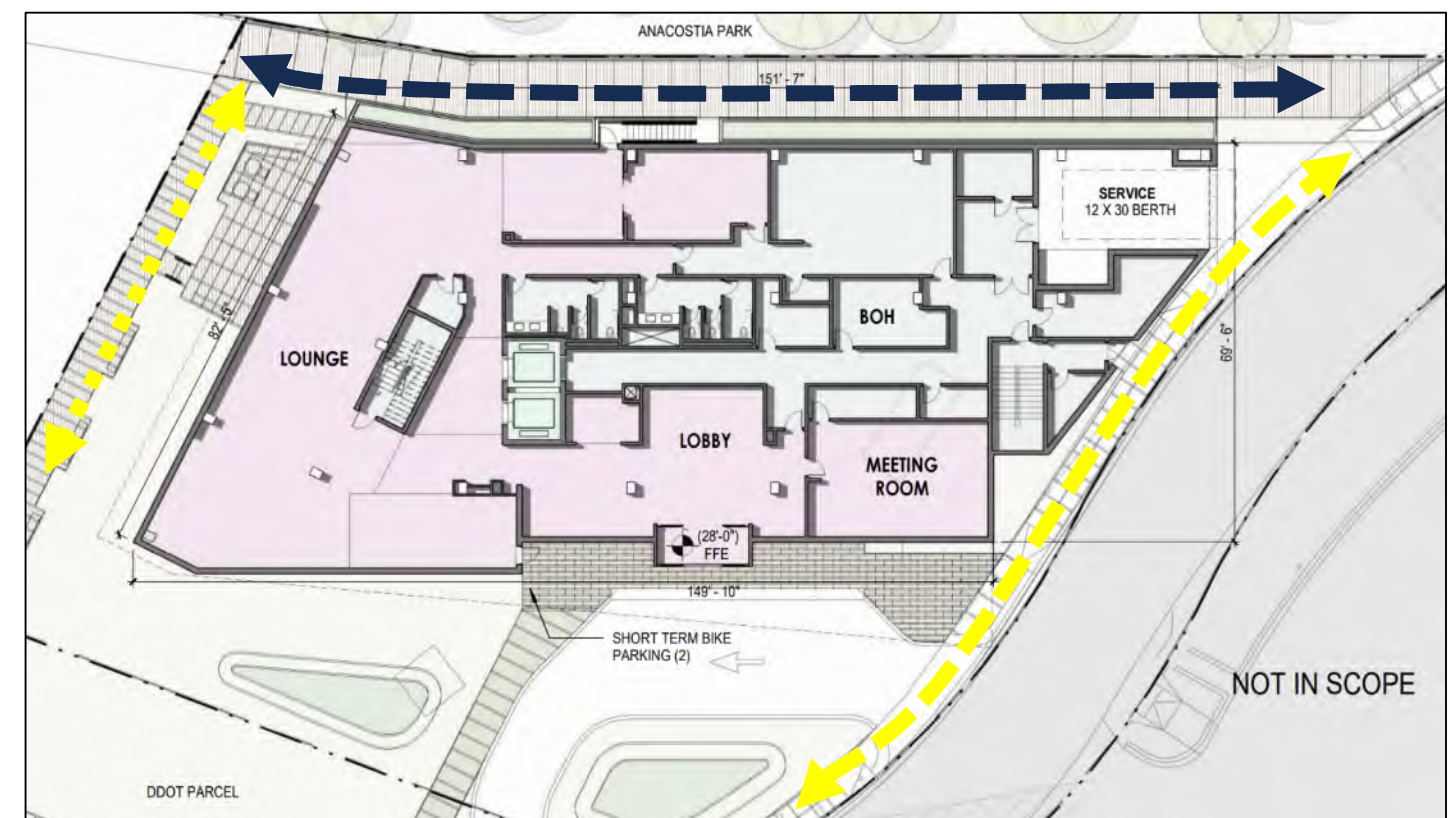
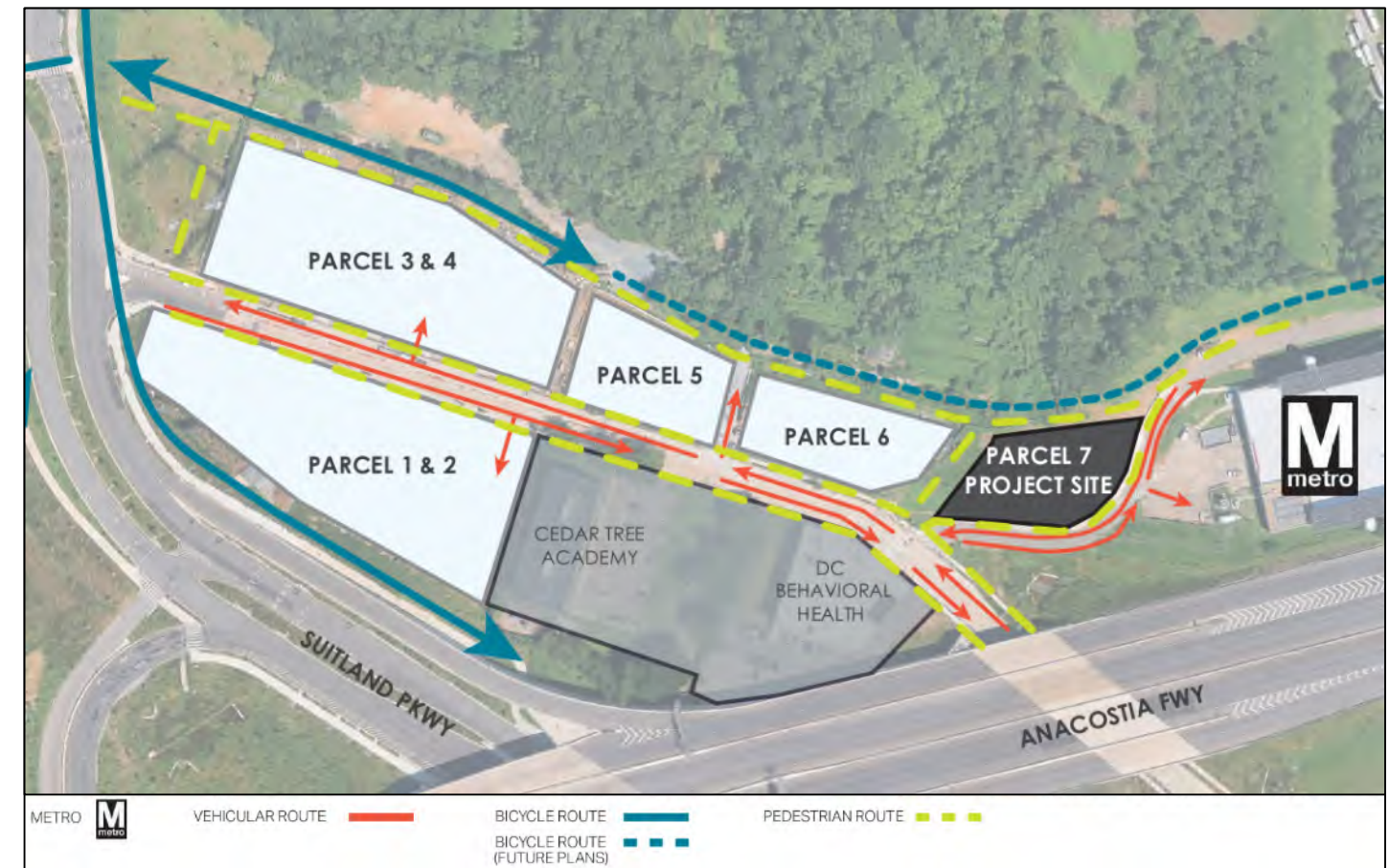
- Reinforce the pedestrian realm with elevated detailing and design of 1st and 2nd stories.
- Incorporate contextual and quality building materials and fenestration.

– Sites are designed with sustainable landscaping.



Subtitle X Design Review Standards

- **Sites are developed to promote connectivity both internally and with surrounding neighborhoods:**
 - Pedestrian pathways through developments increase mobility and link neighborhoods to transit.
 - The development incorporates transit and bicycle facilities and amenities.
 - Streets, easements, and open spaces are designed to be safe and pedestrian friendly.
 - Large sites are integrated into the surrounding community through street and pedestrian connections.
 - Waterfront development contains high-quality trail and shoreline design as well as ensuring access to view corridors to the waterfront.



Comprehensive Plan Consistency



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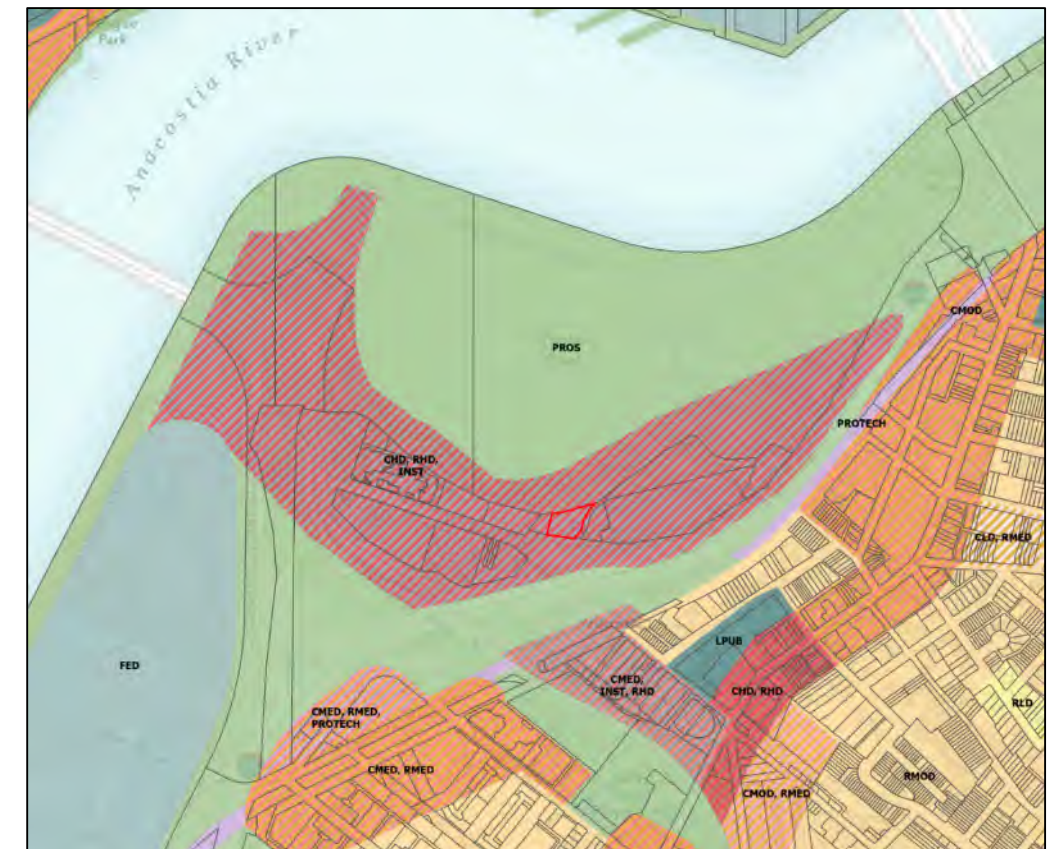
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– Generalized Policy Map

- Land Use Change Area
- Resilience Focus Area
- Have capacity to become mixed-use communities.
- Area Element policies provide guidance on desired use mix.

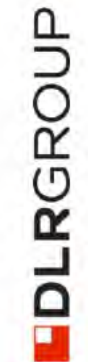
– Future Land Use Map

- Mixed Use (High Density Commercial, High Density Residential, Institutional).
- Areas where the mixing of two or more land uses is especially encouraged.
- High Density Commercial: densities greater than 6.0 FAR.
- Proposed project:
 - Lodging with associated commercial adjunct (bar / lounge) use
 - Density: 3.58 FAR
 - Building Height: 99 feet



Comprehensive Plan Consistency

CITYWIDE AND AREA ELEMENT POLICIES



– Land Use Element

- LU-1.1.2: Resilience and Land Use
- LU-1.2.8: New Waterfront Development
- LU-1.4.1: Station Areas as Neighborhood Centers
- LU-1.4.2: Development Around Metrorail Stations
- LU-1.4.5: Design to Encourage Transit Use
- LU-1.4.7: Parking Near Metro Stations
- LU-2.4.6: Scale and Design of New Commercial Uses
- LU-2.4.8: Addressing Commercial Parking Impacts
- LU-2.4.11: Hotel Impacts

– Transportation Element

- T-1.1.4: Transit-Oriented Development
- T-1.1.7: Equitable Transportation Access
- T-1.1.8: Minimize Off-Street Parking
- T-2.2.1: Multimodal Connections
- T-2.2.2: Connecting District Neighborhoods
- T-2.3.2: Bicycle Network
- T-2.3.3: Bicycle Safety
- T-2.4.1: Pedestrian Network
- T-3.1.1: TDM Programs

– Economic Development Element

- ED-1.1.1: Core Industries
- ED-1.1.2: Economic Linkages
- ED-1.1.3: Diversification
- ED-1.1.6: Competitive Edge

– Environmental Protection Element

- E-1.1.1: Resilience to Climate Change as a Civic Priority
- E-1.1.2: Urban Heat Island Mitigation
- E-2.1.3: Sustainable Landscaping Practices
- E-3.2.3: Renewable Energy
- E-3.2.6: Alternative Sustainable and Innovative Energy Sources
- E-3.2.7: Energy-Efficient Building and Site Planning
- E-4.1.2: Using Landscaping and Green Roofs to Reduce Runoff
- E-4.1.3: GI and Engineering
- E-4.2.1: Support for Green Building

– Urban Design Element

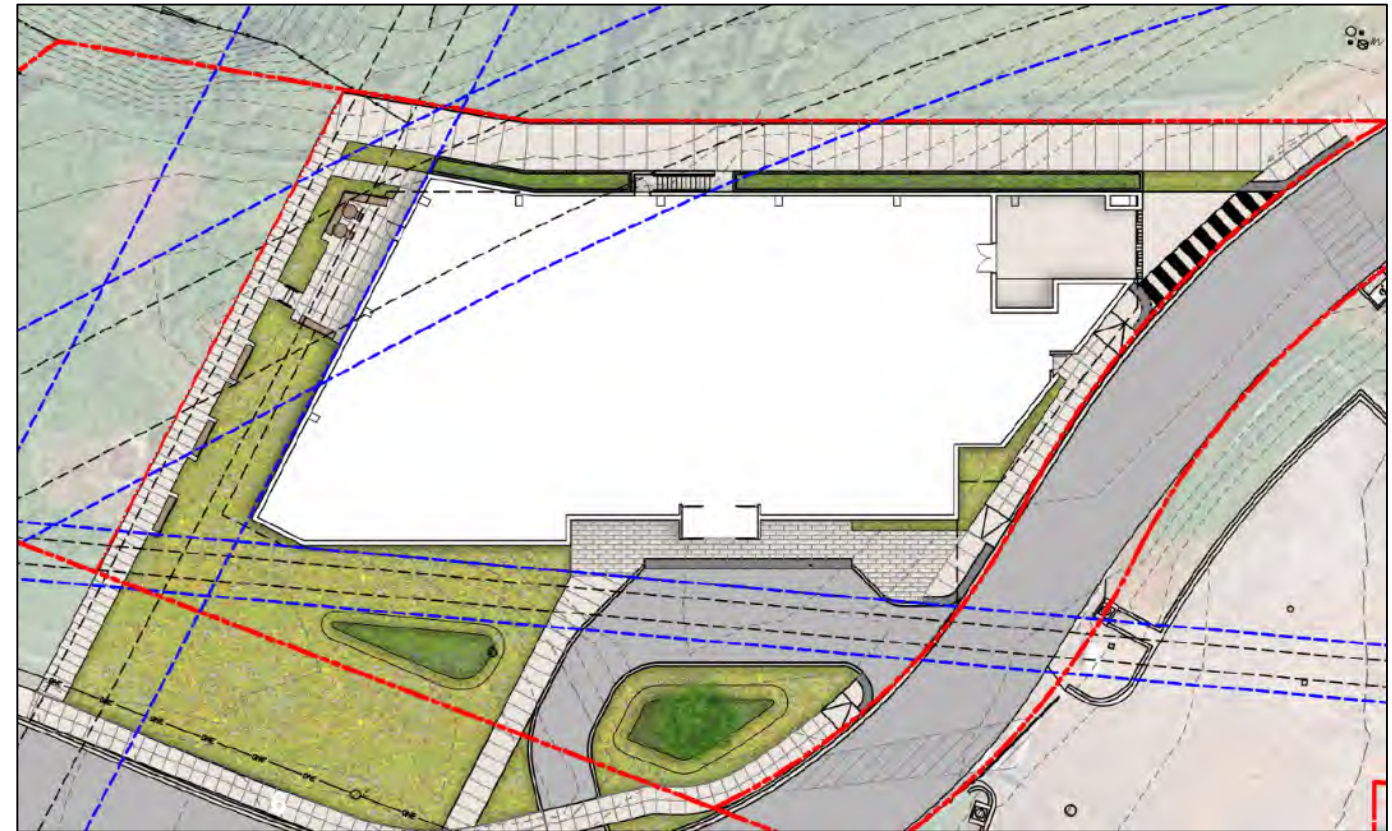
- UD-1.1.1: National Image
- UD-1.3.1: Diverse Waterfront Experiences along the Anacostia River
- UD-4.2.4: Creating Engaging Facades
- Lower Anacostia Waterfront and Near Southwest

– Lower Anacostia Waterfront / Near Southwest Area Element

- AW-1.1.2: New Waterfront Neighborhoods
- AW-1.1.5: Flood-Resilient and Climate-Adaptive Development
- AW-1.1.7: Waterfront Area Commercial Development
- AW-1.1.8: Waterfront Development Amenities
- AW-1.1.10: Pedestrian Orientation of Waterfront Uses
- AW-2.4.3: Poplar Point Mixed-Use Neighborhood
- AW-2.4.5: Scale of Development at Poplar Point
- AW-2.4.8: Access Improvements to Poplar Point

Special Exceptions

- The Project is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map.
(11-X DCMR § 901.2(a) and (b))
 - **Minimum residential requirement** – No overall loss of housing since Parcels 1 – 5 deliver significantly more housing above the minimum required.
 - **Minimum vehicle parking** – Will not cause adverse impacts on traffic or parking considering proximity to Metrorail and distance from Anacostia neighborhood.
 - **Minimum loading** – Will not cause adverse impacts on transportation network given modest size of the hotel, distance from Anacostia neighborhood, and proposed Loading Management Plan.
 - **Minimum long-term bike parking showers** – Proposed number of showers is sufficient to handle employee demand given modest size of the proposed hotel.
 - **Penthouse enclosing wall / screening** – Extended parapet wall will serve same purpose as required mechanical screening.



Conclusion

- Satisfies all applicable design review criteria in Subtitle X, Chapter 6 and in the NHR zone.
- Consistent with the general purpose and intent of the Zoning Regulations and will not adversely affect the use of neighboring property.
- Satisfies burden of proof for special exception relief from minimum residential requirement, vehicle parking, loading, minimum, long-term bike parking showers, and penthouse enclosing wall / screening.
- Not inconsistent with the Comprehensive Plan when read as a whole through a racial equity lens.



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