

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

+ + + + +

ZONING COMMISSION

+ + + + +

PUBLIC HEARING

+ + + + +

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IN THE MATTER OF: :
  
:
  
Children's National :
  
at Walter Reed, LLC :
  
:
  
Text Amendment to Subtitle K, Ch.9 : Case No.
  
To Create WR-9 & WR-10 Zones : 19-24
  
:
  
-----:

Thursday,
  
June 25, 2020

Video-Teleconference

The Public Hearing of Case Nos. 19-24 and 19-24A by the District of Columbia Zoning Commission convened at 4:00 p.m. EDT, via video-teleconference, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- MICHAEL G. TURNBULL, FAIA, Commissioner, AOC
- PETER G. MAY, Commissioner, NPS
- PETER SHAPIRO, Commissioner

OFFICE OF ZONING STAFF PRESENT:

- SHARON S. SCHELLIN, Secretary
- PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

KAREN THOMAS

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

MAXIMILIAN TONDRO, ESQ.

The transcript constitutes the minutes from the Public Hearing held on June 25, 2020.

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

4:00 p.m.

1  
2  
3 CHAIR HOOD: Okay, we are going to go ahead and  
4 get started. Good afternoon, ladies and gentleman we are  
5 convening a broadcast, broadcasting this public hearing by  
6 videoconferencing.

7 My name is Anthony Hood. Joining us this evening  
8 are Vice Chair Miller, Commissioner May, Commissioner  
9 Shapiro, Commissioner Turnbull. We're also joined by the  
10 Office of Zoning Staff Ms. Sharon Schellin and Mr. Paul  
11 Young, who will be working on all of our virtual operations.

12 We ask that all others introduce themselves at the  
13 appropriate time. Tonight we actually have two cases.

14 I'm trying to make this opening statement  
15 conducive to both, so I'll go so far. And for the  
16 rulemaking, I'll read the rulemaking part and then we get to  
17 the contested case I will come back and read the part that  
18 pertains to the contested case. So I would like for this  
19 part to be incorporated into both cases.

20 Copies of today's virtual public hearing notice  
21 are available on the Office of Zoning's website.

22 Please be advised that this proceeding is being  
23 recorded by a court reporter and is also webcast live, WebEx  
24 and Youtube live. The video will be available on the Office  
25 of Zoning's website after the hearing.

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1           Accordingly, all those listening on WebEx or by  
2 phone will be muted during the hearing. And those who have  
3 signed up to participate or to testify will be unmuted at the  
4 appropriate time.

5           Please state your name and home address before  
6 providing oral testimony or your presentation. When you are  
7 finished speaking, please mute your audio so that your  
8 microphone is no longer picking up sound or background noise.

9           If you are experiencing any difficult accessing  
10 WebEx or via telephone call in, then please call our OZ  
11 hotline number at 202-727-5471. To sign up or to receive  
12 WebEx login or call in instructions.

13           All persons planning to testify either in favor  
14 or opposition, we encourage you to sign up in advance. We  
15 really encourage you to sign up in advance and you will be  
16 called by name.

17           If in the proceeding you wish to file written  
18 testimony or additional supporting documents during the  
19 hearing, then please be prepared to describe the discussion  
20 and discuss it at the time of your testimony.

21           I will stop here because I believe that this is  
22 going to, the rest of it is just going to be germane to the  
23 rulemaking in the contested case.

24           You know, nobody calls me all day long. Phone  
25 rings and cell phone. As soon as I do these hearings, it

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1 always happens. But anyway. Ms. Schellin, do we have any  
2 preliminary matters?

3 MS. SCHELLIN: Yes. On the rulemaking case, the  
4 only proffered expert witness that seems to apply for this,  
5 off of your --

6 CHAIR HOOD: Ms. Schellin, let me --

7 MS. SCHELLIN: -- cheat sheet is --

8 CHAIR HOOD: Ms. Schellin, can I back up for a  
9 second? I thought I was going to do the --

10 MS. SCHELLIN: Rulemaking first.

11 CHAIR HOOD: Yes, I'm doing the rulemaking but I  
12 thought I was going to do the roll call vote for the closed  
13 meetings.

14 MS. SCHELLIN: Oh yes. Yes. Preliminary matters,  
15 yes. If the Commission would please vote on Closed Meeting  
16 for the remainder of the year for both hearings and meetings  
17 since we're not in the office and the Commission doesn't have  
18 the access to OAG prior to hearings. We'd also like to  
19 include those.

20 And whether we have them or not doesn't matter,  
21 but if we need one prior to a hearing than we have that  
22 option to do one at 3:30 prior to a hearing. If we don't  
23 need it, then we just don't do it.

24 CHAIR HOOD: Okay.

25 MS. SCHELLIN: But we'd like to have that option

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1 and have you go ahead and vote.

2 CHAIR HOOD: Okay. Thank you. Let's do that  
3 first.

4 Okay, in accordance of 405(c) of the Open Meetings  
5 Act, D.C. Official Code 2-575(c), I move that the Zoning  
6 Commission hold closed virtual meetings on each Monday,  
7 Tuesday and Thursday that is scheduled to hold a public  
8 meeting or public hearing for remainder of calendar year  
9 2020.

10 The closed meetings will begin at 2:30 --

11 VICE CHAIR MILLER: Second. That was a second  
12 made too early.

13 (Laughter.)

14 CHAIR HOOD: And all right, that's good. Remember  
15 that when you disagree with me, I want you to be early with  
16 the second.

17 VICE CHAIR MILLER: Okay.

18 (Laughter.)

19 CHAIR HOOD: And for the purpose of obtaining  
20 legal advice from my counsel on all cases and to deliberate  
21 upon, but not voting on, the contested case as scheduled on  
22 the Commission's agenda. Is there a second?

23 It's been seconded. Will the Secretary please  
24 take a roll call vote on the motion before us now that has  
25 been seconded?

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1 MS. SCHELLIN: Chairman Hood?

2 CHAIR HOOD: Yes.

3 MS. SCHELLIN: Vice Chair Miller?

4 VICE CHAIR MILLER: Yes.

5 MS. SCHELLIN: Commissioner Shapiro?

6 COMMISSIONER SHAPIRO: Yes.

7 MS. SCHELLIN: Commissioner May?

8 COMMISSIONER MAY: Yes.

9 MS. SCHELLIN: Commissioner Turnbull?

10 COMMISSIONER TURNBULL: Yes.

11 MS. SCHELLIN: The vote carries 5-0.

12 CHAIR HOOD: Sorry about that. As it appears, the  
13 motion has been passed. I request that the Office of Zoning  
14 provide notice of these closed virtual meetings in accordance  
15 with the act.

16 Anything else on this, Ms. Schellin?

17 MS. SCHELLIN: Not on that.

18 CHAIR HOOD: Ms. Schellin, let me digress. Do you  
19 know Steven Sher?

20 MS. SCHELLIN: Oh yes, sir. About almost 19 years  
21 ago before I started with the Office of Zoning I had the  
22 pleasure of working with him at Holland & Knight. And prior  
23 to that we worked together at Wilkes Artis.

24 CHAIR HOOD: Is there any way we can bring Steve  
25 Sher up? I'd like to read this. Steve Sher will retire on

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1 June on 30th, 2020. After more than 40 years as a leading  
2 consultant on the Zoning Regulations in the District of  
3 Columbia.

4 For more than 25 years he has advised developers  
5 and property owners on interpretation and application of the  
6 development regulations and approval process in the city.  
7 Most recently, as a director of zoning and land use services  
8 at the law firm of Holland & Knight, I'd like to say he wrote  
9 the 58 regs. Prior to the zoning, the private sector for  
10 more than 14 years, Mr. Sher was an employee in the various  
11 zoning and planning offices of the District of Columbia.

12 Mr. Sher has (technical difficulties) sorry?

13 Mr. Sher served as the Executive Director of  
14 Zoning Secretaries for eight years. As such, he was the  
15 Chief Executive Operating Administrative Officer for the  
16 Zoning Commission and the Board of Zoning Adjustment of the  
17 District of Columbia.

18 Mr. Sher supervised the handling of over 1,600  
19 cases before the Board of Zoning Adjustment and numerous re-  
20 zoning planning and development and text amendment cases  
21 before the Zoning Commission.

22 Mr. Sher played a leading role in many major  
23 cases, such as the Verizon Center, the New Washington  
24 Convention Center, the redevelopment of an the Old Hex Block  
25 on 7th and F, the new headquarters for the United States

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1 Department of Transportation at the Southeast Federal Center  
2 and the redevelopment of Capper/Carrollsborg Public Housing  
3 Projects in Southeast. The redevelopment of the Waterside  
4 Mall site and to the waterfront site mixed-use project.

5 Mr. Sher served as the Mayor's Commission, on the  
6 Mayor's Commission on Downtown Housing Comprehensive Plan  
7 Assessment Task Force, where I served with him. The  
8 Comprehensive Plan Revision Task Force and the Zoning Review  
9 Task Force.

10 He has been a guest lecturer at seminars at  
11 various universities and professional organizations in  
12 planning zoning issues. Mr. Sher is retiring this coming  
13 June the 30th and I thought that that warranted us to say  
14 something because he has served this City, stellarly, and he  
15 has served us well.

16 Contributions that Mr. Sher has made to this City  
17 will go on. We will be the recipients and benefits of it for  
18 years to come. So I want to congratulate Mr. Sher on his  
19 next phase that he goes into. But I can tell you this story  
20 and then I would like to, hopefully we can bring him up or  
21 hear from him. Mr. Sher --

22 MR. YOUNG: I have him on the phone if you wanted  
23 to hear from him?

24 CHAIR HOOD: Okay. I remember, let me just  
25 finish. I remember Mr. Jerrily, the late Jerrily Kress

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1 always tell me when I first got on the Zoning Commission, he  
2 said, Anthony, when you look in the room and you ever see  
3 Wayne Quinn and Steve Sher, it's big.

4           And I'll never forget that. And I know a lot of  
5 times, and I remember Mr. Sher because a lot of times,  
6 especially when I first saw, and he probably still doing it,  
7 but he would look up through his glasses when I was saying  
8 and he probably was saying, well, what is this guy really  
9 talking about.

10           But I would tell you that he's always been  
11 courteous, respectful. And he's a wealth of knowledge. And  
12 the knowledge that he has put into this City is a beneficial,  
13 is a benefit to the residents all over this City. Whether  
14 you oppose what he was saying or didn't oppose. He brought  
15 a different perspective and he has served this City well.

16           Anybody else want to say anything? If not, I want  
17 to hear from Vice Chair Miller.

18           VICE CHAIR MILLER: Yes. I just wanted to concur  
19 with all of your comments, Mr. Chairman. I had the pleasure  
20 of working with and being on the receiving end of a lot of  
21 comments from Mr. Sher over the years. And he is very  
22 knowledgeable, I learned a lot from him. And he is a good  
23 person. So I wish, I too wish him well in his next phase.

24           CHAIR HOOD: Okay, anybody else? Okay, Paul, can  
25 we hear from him?

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1 MR. YOUNG: He should be able to talk now.

2 (Telephonic interference.)

3 MR. SHER: Okay. Can you hear me?

4 COMMISSIONER SHAPIRO: We got an echo.

5 CHAIR HOOD: Try to mute everybody.

6 COMMISSIONER SHAPIRO: It's Paul.

7 MS. SCHELLIN: Now try it.

8 MR. SHER: Here I am.

9 (Telephonic interference.)

10 COMMISSIONER SHAPIRO: Larger than life.

11 CHAIR HOOD: Okay. Well, I tell you what, if  
12 we're able to get him before we get through tonight, we would  
13 like to hear from him. If not, Mr. Sher, if you can't get  
14 through to us than we wish you the best. And everything we  
15 said, we jointly send that. Both the Board and the Zoning  
16 Commission send that. And the Staff of Office of Zoning send  
17 that.

18 So, Ms. Schellin, I need to go back to a  
19 procedure, then we'll get right into it. But if he comes up,  
20 Paul, if you could let us know we'd appreciate it.

21 Okay. Now for the rulemaking, the hearing will  
22 be conducted in accordance with provisions 11 DCMR Chapter  
23 5 as follows, preliminary matters.

24 A presentation by the Petitioner, who has up to  
25 60 minutes. Reports of other government agencies, report of

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1 the ANC, testimony of organizations and individuals,  
2 organizations five minutes, individuals three minutes.

3           While the Commission reserves the right to change  
4 the time limits of the presentations if necessary, it intends  
5 to adhere to the time limits as strictly as possible. And  
6 notice that no time shall be exceeded. Again, as we've  
7 already seen, if you have issues, the OZ hotline Number is  
8 202-727-5471.

9           At this time the Commission will consider any  
10 preliminary matters. Ms. Schellin, do we have any  
11 preliminary matters for this case?

12           MS. SCHELLIN: Yes. I think the, as I was saying  
13 earlier, I think the only proffered expert witness from this  
14 list, that relates to this case, would be Shane Dettman with  
15 regards to land use and zoning for the actual text amendment.

16           CHAIR HOOD: Okay. I think we've already  
17 proffered him.

18           MS. SCHELLIN: I don't think, yes, he's been  
19 proffered before.

20           CHAIR HOOD: All right. So we don't need to --

21           MS. SCHELLIN: I don't think in our text, the  
22 architect or transportation engineer is necessary as experts  
23 in the text amendment case. What does the Commission think  
24 for text amendment, do you think that's necessary?

25           CHAIR HOOD: Maybe this is set for the next case,

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1 I don't know. I think we're fine just for this amendment.

2 MS. SCHELLIN: Yes.

3 CHAIR HOOD: Unless I hear from others. Okay.

4 All right, so we're going to stick to that.

5 Anything else, Ms. Schellin? And we'll stick with  
6 his expert status.

7 MS. SCHELLIN: Nothing else.

8 CHAIR HOOD: Okay. Can we, hopefully we can bring  
9 up the participants who are going to be, Mr. Dettman and  
10 whoever else. I don't know if Ms. Batties is coming up, but  
11 if we can bring them up now.

12 MS. SCHELLIN: Yes. That would be Ms. Bramble,  
13 Ms. Thompson, Ms. Kinlow, Ms. Batties.

14 CHAIR HOOD: Okay, let's bring the whole team up.

15 MS. SCHELLIN: All right. Mr. Manfredi, Mr.  
16 Andres, if needed, and Mr. Dettman.

17 CHAIR HOOD: Okay. If those who don't mind, if  
18 you show your camera, I promise you we're not looking we just  
19 like to see who we're talking to. If not, we understand, so  
20 it's your choice. But either way. Mr. Dettman have a  
21 problem. He hurry up and hid his camera.

22 (Laughter.)

23 CHAIR HOOD: Okay, Ms. Batties, however you all  
24 want to begin, you may proceed.

25 MS. BATTIES: Hi. Good evening.

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1 MS. SCHELLIN: We need to know how much time?

2 MS. BATTIES: Oh. We should, 45 minutes or less.

3 CHAIR HOOD: How much?

4 MS. BATTIES: Forty-five minutes or less.

5 CHAIR HOOD: Twenty?

6 MS. BATTIES: Forty-five minutes.

7 CHAIR HOOD: Forty-five minutes?

8 MS. BATTIES: Yes.

9 CHAIR HOOD: Commissioners, do we need 45? Okay,  
10 why don't you try to do it in 20.

11 MS. BATTIES: I got you.

12 CHAIR HOOD: Did Mr. Sher hear all those things?

13 MS. BATTIES: Yes. Mr. Sher is right here next  
14 to me.

15 CHAIR HOOD: Well, how come he didn't come up  
16 when, I wanted --

17 MS. BATTIES: I know. We're having technical  
18 difficulties.

19 CHAIR HOOD: Okay.

20 MS. BATTIES: Can you hear us?

21 MR. YOUNG: I think that's probably why there was  
22 feedback if you guys were in the same room and he was calling  
23 in on a different line.

24 MS. BATTIES: Yes, that's what happened. But  
25 after our hearings Mr. Sher will come sit next to me for the

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1 Commission.

2 CHAIR HOOD: Okay. That's fine. Okay, you all  
3 may begin.

4 MS. BATTIES: All right. Good afternoon. Leila  
5 Batties, Steven Sher and Shane Dettman with the Law Firm of  
6 Holland & Knight on behalf of the Applicant, Children's  
7 National at Walter Reed.

8 In addition to our expert witnesses, Dr. Denice  
9 Cora-Bramble, the Chief Medical Officer Children's National  
10 Hospital, will testify on behalf of Children's.

11 Just a brief summary of our petition. Children's  
12 seeks to amend the Walter Reed regulations in Subtitle K,  
13 Chapter 9 of the Zoning Regulations. Effectively to expand  
14 those regulations to abide to the 12 acre property owned by  
15 Children's Hospital.

16 And there are three specific and primary changes  
17 to the regulations. First is the creation of seven new Water  
18 Reed zones. Walter Reed 9 through, WR-9 through WR-15. And  
19 establishing the heights and densities for these specific  
20 zones.

21 Providing for certain uses in the permitted zones  
22 and then creating a parking maximum of 1,600 parking spaces  
23 for the Children's property.

24 The creation of the WR-9 through WR-15 zones is  
25 consistent with the Zoning Act. And the heights and

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1 densities proposed are compatible with those at the Parks at  
2 Walter Reed, which is immediate east of our site.

3           The proposed uses for the property are consistent  
4 with the restrictions on the deed that convey the property  
5 from the U.S. Army to Children's. The deed specifically  
6 restricted the use of the property to the protection of  
7 public health, including research and specific ancillary or  
8 incidental uses and activities.

9           And finally, the parking maximum accounts for the  
10 existing parking garage on the site as well as the  
11 possibility of two-tier below grade parking, if and when  
12 additional facilities are constructed. And also takes into  
13 account mitigating any parking impacts on the surrounding  
14 Shepherd Park residential neighborhood.

15           Before I turn my testimony, the presentation over  
16 to Dr. Cora-Bramble, I just want to note that Children's has  
17 done a tremendous job with community outreach. It takes the,  
18 its partnership with the community very seriously.

19           We have met several times with the ANC, the Walter  
20 Reed Community Advisory Committee and several civic  
21 organizations in proximity to the property. And the ANC 4A  
22 issued a resolution in support of this project back in  
23 November. Very early on in the process.

24           In its support for this project, and I want to  
25 acknowledge Commissioner Steve Whatley, I don't know if he's

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1 on or not, but he's been instrumental in working with  
2 Children's. He lives directly across the street from the  
3 entrance at Children's Walter Reed on Fern Street and he has  
4 made sure that stakeholder engagement was ongoing throughout  
5 this process.

6           The ANC resolution requires Children's to go back  
7 to the ANC for any new construction. That has to go through  
8 HPRB, and for any buildings that are constructed beyond 85-  
9 feet in height. Which is the maximum height permitted at the  
10 Parks at Walter Reed.

11           And lastly I'll note that there is several letters  
12 in support of this project in the record. The letters come  
13 from residents in immediate proximity to the Walter Reed  
14 property.

15           They come from organizations throughout the City  
16 focused on economic development and public policy. And then  
17 there are letters from Children's partners for the research  
18 and innovation building. Specifically Virginia Tech and  
19 Johnson & Johnson Innovation.

20           I do want to acknowledge one letter in the record  
21 from the residents on the 1400 Block of Floral Street. They  
22 were not opposed to the project but are seeking specific,  
23 support for a specific traffic mitigation, which Mr. Andres  
24 is prepared to address.

25           And with that, I will turn the presentation over

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1 to Dr. Cora-Bramble.

2 DR. CORA-BRAMBLE: Good afternoon, Mr. Chairman  
3 and Commissioners. Thank you for the opportunity to provide  
4 testimony (Telephonic interference.)

5 I'm Dr. Cora-Bramble, I'm the Chief Medical  
6 Officer for Ambulatory and Community Health Services at  
7 Children's National Hospital.

8 COMMISSIONER SHAPIRO: Doctor, I'm having trouble  
9 hearing you. I'm sorry, it's just a little bit muffled, I'm  
10 not sure if there is anything we can do about it.

11 MR. YOUNG: Try now.

12 MS. BATTIES: Our slides that should be pulled up.  
13 Paul, are you able to reach them.

14 (Off microphone comments.)

15 MS. BATTIES: Who's controlling them? So, Paul,  
16 can you put it on the next slide please?

17 DR. CORA-BRAMBLE: Can you hear me now?

18 COMMISSIONER SHAPIRO: Good and strong. That  
19 sounds great. Thank you so much.

20 DR. CORA-BRAMBLE: Okay, I'll start over again.  
21 Good afternoon, Mr. Chairman and Commissioners. Thank you  
22 for the opportunity to provide testimony in support of the  
23 text and map amendments for Children's National at Walter  
24 Reed.

25 I am Dr. Denice Cora-Bramble, I'm the Chief

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1 Medical Officer for Ambulatory and Community Health Services  
2 at Children's National Hospital. And with me today are Ms.  
3 Tonya Vidal Kinlow, she's Vice President of Community  
4 Engagement, Advocacy and Government Affairs. Dr. Mark  
5 Batshaw, he's Chief Academic Officer. And Ms. Irene  
6 Thompson, Director of the Research and Innovation Project.

7 For 150 years Children's National has been an  
8 integral part of the fabric of this region. And now more  
9 than ever we're committed to our mission to serve our  
10 patients and their families.

11 We are a not-for-profit, 323 bed Children's  
12 Hospital that is locally governed and the second largest  
13 employer in the District of Columbia with more than 7,000  
14 employees.

15 Last week U.S. News and World Report named us in  
16 their annual best children's hospital list. We are in the  
17 top ten again overall and number one in rheumatology for the  
18 fourth year in a row. We are the best hospital in the nation  
19 for babies.

20 Nearly 16,000 children are admitted to our  
21 hospital each year, and we provide nearly 670,000 outpatient  
22 visits. The majority of which are covered by Medicaid.  
23 During the flu season, our average daily census is  
24 consistently 20 or more patients per day overcapacity,  
25 particularly in the three intensive care units.

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1           Our need to grow is why we acquired the property  
2 at the former Walter Reed Army Medical Center. In November  
3 of 2016 the U.S. Army Corps of Engineer conveyed 12 acres to  
4 Children's National at Walter Reed, LLC. A wholly-owned  
5 subsidiary of Children's Hospital.

6           The property included four existing structures.  
7 The former Armed Forces Institute of Pathology, a former  
8 medical ward, a former post theater and a 1,000 space  
9 structured parking garage.

10           For us, the Walter Reed property offered two  
11 important benefits. First, it helped us solve our space  
12 constraints on our main campus, and second, it allows us to  
13 grow our pediatric medical research while bringing an  
14 important new industry into the District of Columbia.

15           As a condition of the transfer, Children's  
16 National committed to using the Walter Reed property for the  
17 protection of the public's health. Including research. The  
18 Walter Reed property will become home for the Children's  
19 National Research Institute and part of our outpatient  
20 pediatric primary care operations.

21           Relocating these two programs allows us to build  
22 additional inpatient clinical care space at the hospital.  
23 Our vision is to transform the future of pediatric medicine  
24 through innovation and research, that it advances the health  
25 and well-being of children.

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1           The site and existing structures are being  
2 renovated in two phases. Phase one, the work currently  
3 underway includes replacing all underground utility lines and  
4 renovating the auditorium, clinical buildings, garage and  
5 half of the iconic research building.

6           The renovated research space will be home to the  
7 Children's National Research Institute Center for Genetic  
8 Medicine Research and Rare Disease Institute. Johnson &  
9 Johnson Innovations international incubator, called JLABS,  
10 will bring up to 50 startup companies, as well as provide  
11 space for the U.S. Department of Health and Human Services  
12 Biomedical Advance Research and Development Authority, known  
13 as BARDA.

14           BARDA will work with the innovation startups  
15 dedicated to the advancement of medical countermeasures aimed  
16 at securing our nation from various threats, including  
17 pandemics and emerging infectious diseases.

18           The third tenant in the research building will be  
19 Virginia Tech Center for Cancer Research, a longstanding  
20 academic partner of Children's Research Institute. The  
21 synergy of this diverse community of scientists, clinician  
22 startups and academicians will create an innovation and  
23 research ecosystem. The first of its kind worldwide to focus  
24 on pediatrics. Where the benefit of peer co-location will  
25 accelerate discoveries and advancements.

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1           The project at Walter Reed will also bring a  
2 growth industry to the District of Columbia biomedical  
3 research and innovation. Which will be on par with Maryland  
4 and Virginia. This initial phase of renovation will also  
5 bring pediatric primary and specialty care services to Ward  
6 4. Where currently there are virtually no pediatric  
7 providers.

8           We are on schedule to be operational of July 2021.  
9 The second phase of the renovation will address the remaining  
10 space in the research building.

11           We're currently applying for the text and map  
12 amendments because the Walter Reed property is currently  
13 zoned R-1-B, suitable for low density residential. As new  
14 owners we want to establish zoning appropriate for private  
15 ownership that aligns with its actual use.

16           Moving forward, new partners will bring a  
17 commitment to the strategic vision of the property, as well  
18 as capital fusion to fund additional buildings. We have been  
19 approached by multiple organizations that see the opportunity  
20 for growing the medical research and innovation industry in  
21 the District of Columbia.

22           Children's National is significantly invested in  
23 the District and we take our role as an anchor institution  
24 very seriously. As evidence of our commitment, in Fiscal  
25 Year 2019 Children's National invested more than \$161 million

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1 in total community benefit. We have built and maintained a  
2 strong working relationship with ANC 4A and Commissioner  
3 Whatley.

4 We regularly present at ANC 4A meetings, prior to  
5 the stay-at-home order, and will continue when the order is  
6 lifted. Children's National recognizes the importance of  
7 effective and sincere community engagement. We look forward  
8 to building our pediatric public health research and  
9 innovation project at Walter Reed and we ask that you please  
10 approve our zoning application.

11 And now let me introduce David Manfredi of Elkus  
12 Manfredi Architects, who will provide an overview of the  
13 planning principles, as well as the proposed height, density  
14 and mapping.

15 CHAIR HOOD: So, just for the record, Ms. Batties,  
16 if Ms. Batties, if you can come back. I know you all are  
17 social distancing. So apparently you want to do the text,  
18 I call for the text amendment cases. This is not your, this  
19 is your presentation for 19-24, what is it, 19-24A, correct?

20 MS. BATTIES: Well, we were going to ask the  
21 Commission to accept the testimony for both cases.

22 CHAIR HOOD: So, the problem that I'm having now  
23 is that I have read the opening and I did the rulemaking  
24 first. I didn't even read the contested case, but I'm  
25 hearing all about the project now. So I don't know to, I

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1 don't want to confuse anything.

2 MS. BATTIES: Well, you're hearing about the  
3 property. So the property does have some existing structures  
4 on the property now. So, she kind of gave you an overview  
5 of what's there now and what's going on with the property --

6 CHAIR HOOD: So --

7 MS. BATTIES: -- but that doesn't relate to the --

8 CHAIR HOOD: Let me ask you this, is this your,  
9 are you saying that you all are talking about the text  
10 amendment only?

11 So I have another case, the contested case will  
12 come up afterwards.

13 MS. BATTIES: Correct.

14 CHAIR HOOD: Okay, this is your case. Thank you.  
15 I just wanted to make sure.

16 MS. BATTIES: Okay, the next person on our team  
17 to testify is David Manfredi with Elkus Manfredi Architects.  
18 Paul, are you able to find him in the group of attendees?  
19 Okay.

20 MR. YOUNG: Yes, he is in, he just needs to unmute  
21 his mic. And you should mute yours.

22 MS. BATTIES: Okay, thank you.

23 MR. MANFREDI: Good afternoon, Commissioners, this  
24 is David Manfredi from Elkus Manfredi Architects in Boston.  
25 You can go to the next slide please.

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1           Very soon the historic Walter Reed site will see  
2 all three of its component parks come back to life once  
3 again. The parks at Walter Reed have already been activated  
4 with the D.C. International Schools and the Latin American  
5 Montessori Bilingual Charter Schools on the southwest corner  
6 of the site. And the mixed-use residential development on  
7 the southeast corner at Georgia and Aspen will open soon.

8           Demolition of Building 2 is almost complete. And  
9 frontage along Georgia Avenue is being prepared for  
10 development.

11           The Foreign Missions Center is home to the Embassy  
12 of Libya, the first chancery onsite. This zoning text and  
13 map amendment will enable the long-term development of the  
14 Children's National project as a world class pediatric  
15 research and innovation ecosystem.

16           The first phase of the Children's National project  
17 will be fully realized by 2021.

18           Next slide please. The Children's National  
19 project consists of the rehabilitation of three certified  
20 historic structures.

21           Can I get the next slide please? Building 52,  
22 which you can see one of the black circles, is the last  
23 remaining of several former Army medical wards building --

24           COMMISSIONER SHAPIRO: We lost your audio.

25           MR. MANFREDI: Okay. Hopefully you can hear me

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1 now. Okay.

2 Building 52 is the last remaining of the Army  
3 medical wards. Building 53 is the post theater. Building  
4 54 is the former Armed Forces Institute of Pathology. And  
5 adjacent to it you see Building 3, which is the Rombau  
6 Garage.

7 To the north, along Alaska and Fern Street, the  
8 neighborhood is primarily residential. And in the short-term  
9 the site will be accessed from the north at Fern Street. In  
10 the very near-term, Dahlia Street will open Walter Reed to  
11 the general public and it will connect Alaska Avenue to  
12 Georgia Avenue.

13 Next slide please. To the east of the site, the  
14 Walter Reed zones establish a mix of uses within the historic  
15 fabric of Walter Reed.

16 To the west the Foreign Mission Center will  
17 consist of chancery development with the closing of 14th  
18 Street being part of the Foreign Mission Center master plan.

19 The rehabilitation of the Children's National  
20 project, following National Park Service guidelines, will  
21 preserve the original uses and the original Walter Reed  
22 vision bringing back clinical uses and medical research and  
23 laying the foundation for world class pediatric research and  
24 innovation.

25 Next slide please. Walter Reed Zone 1, which is

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1 in the upper right of the site, along the northern edge of  
2 Fern Street, consists of residential uses complementing the  
3 residential neighborhood to the north and has a height limit  
4 of 45-feet, stepping up to 55-feet to the south.

5 In Walter Reed zones 2 and 3, directly south, the  
6 parks at Walter Reed master plan incorporate mixed-use along  
7 George Avenue to the right, combining commercial retail and  
8 residential uses and limiting heights to 85-feet.

9 That same planning principles, that is lower  
10 height and density to the north and higher density to the  
11 south, have influenced the seven new Walter Reed zones on the  
12 Children's National site.

13 Next slide please. The Foreign Mission Center,  
14 which you see highlighted on the left, to the left of the  
15 image, you can see a setback along Alaska Avenue, which  
16 provides a buffer to the residential neighborhood across  
17 Alaska.

18 The Foreign Mission Center, orients primary  
19 facades towards Dahlia. 14th Street will be closed at Alaska  
20 and the parcels to the west of Building 54, which is the  
21 large former pathology building, will be accessed from 14th  
22 Street, via Dahlia, as a tree line street connecting the  
23 neighborhood east to west and 14th Street will serve as both  
24 access and park connecting the site north and south. An  
25 opened space at Memorial Chapel will be preserved at the

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1 intersection of Dahlia and 14th.

2           Next slide please. Very quickly. These are two  
3 building sections. We show these to you for a simple reason.  
4 To the left you see the Children's National proposed height  
5 for lab and research buildings. These buildings require 15-  
6 feet floor-to-floor height given the complexity of mechanical  
7 system.

8           To the right you see the typical residential  
9 buildings at the parks at Walter Reed. Residential buildings  
10 typically are more like 11-6 floor-to-floor. Both buildings  
11 are seven stories in height.

12           Next slide please. The proposed zoning overlay  
13 on the Children's National property consists of seven new  
14 Walter Reed zones numbered 9 through 15.

15           Walter Reed zone Number 9, along Fern, aligned  
16 with the residential uses at the Parks of Walter Reed to the  
17 east. The remaining portions of the site consist of Walter  
18 Reed Zones 10 through 15.

19           Next slide. Now we're closer in and you can see,  
20 kind of screen back the existing building.

21           The proposed Walter Reed zones are basically  
22 defined by those existing buildings. Walter Reed Zone 9 is  
23 the area to the east of 13th place, which runs north to south  
24 between Fern and Dahlia. And is north of the existing garage  
25 up to Fern Street.

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1           Walter Reed Zone 10 consists of the existing 965  
2 space parking garage, which has been reduced from 1,100  
3 spaces. And it now also houses a solar array over its entire  
4 top floor.

5           Walter Reed Zone 11 is the area to the east of the  
6 garage and east of Building 52. This zone is anticipated for  
7 institutional uses, and as such has established a height of  
8 90-feet relying with the floor-to-floor requirements that we  
9 just saw in the building section.

10           The southern, the 150-feet of the zone is held as  
11 dedicated green buffer zone, which features a stormwater  
12 basin and provides open space. Not only for the site but for  
13 the surrounding community.

14           Walter Reed Zone 12 consists of the area south of  
15 the garage and includes historic structures in Building 52  
16 and 3 with those existing uses that is clinical, and  
17 conference center to remain.

18           West of 13th Street, 13th Place, the area to the  
19 south of Building 54 constitutes Walter Reed 13. Existing  
20 Building 54 defines Walter Reed 14, which is currently being  
21 rehabilitated as research. It is the largest structure on  
22 the site. The southern portion will open first, the northern  
23 portion to follow later.

24           Walter Reed 15 is the final zone directly to the  
25 north of Building 54 with frontage along Alaska and Fern

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1 Street. From the west, the green buffer established along  
2 Alaska, on the Foreign Mission Center site, continues north  
3 and wraps around Fern Street providing a dedicated setback  
4 of 80-feet along Fern Street in deference to the residential  
5 neighborhood to the north.

6 The height in Walter Reed Zone 15 is set at 85-  
7 feet, while Walter Reed 13 and Walter Reed 14, being deeper  
8 and farther south on the site, have a proposed height of 110-  
9 feet.

10 We now have three cross-sections through the site  
11 which will illustrate the proposed height. So you can go to  
12 the next slide. And this is Cross-Section Number 1. If you  
13 look to the upper right of the site you can see a miniature  
14 version of the site plan. You can see the redline is Site  
15 Section Number 1. It's cut from Fern Street to Dahlia.

16 The section east of the garage, so its Walter Reed  
17 9, the north along Fern, and Walter Reed 11, with a 150-foot  
18 green buffer zone to the south along Dahlia.

19 The next section, cross-section number 2, is the  
20 one in the middle. It cuts through the existing garage. It  
21 illustrates Walter Reed 9 north of the garage, along with  
22 Walter Reed 10, which is the garage site. You can see it's  
23 the solar array. And Walter Reed Buildings 52 and 53, which  
24 exist to the south along Dahlia.

25 And lastly, cross-section Number 3, go to the

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1 next. Thank you. This section is taken through the existing  
2 building 54, which is west of 13th Place.

3           It shows the 80-foot dedicated green buffer zone  
4 along Fern. With Walter Reed 15 set at 85-feet and Walter  
5 Reed 13 and 14 set at 110-feet.

6           My last slide, next, is, shows the entire  
7 District. And in the long-term the Children's National  
8 project will carry on the traditional medical research and  
9 clinical uses at Walter Reed.

10           The site sits along existing bus routes at Alaska  
11 and nearby Georgia. A shuttlebus will connect the site from  
12 the Takoma Station metro. And the Capital Bikeshare station  
13 there, which otherwise is a 15 to 20 minute walk away. The  
14 current project will provide long and short-term bicycle  
15 parking onsite.

16           Opportunities for future additional parking are  
17 limited. They will be below-grade with Walter Reed 11,  
18 Walter Reed 13 and Walter Reed 15 being the most feasible.  
19 Expanding the ultimate capacity of parking, existing parking  
20 at 965 spaces, for a future total parking of 1,600 spaces  
21 onsite.

22           This zoning text and map amendment for the  
23 Children's National site will ensure the long-term  
24 development of the site in tandem and in concert with the  
25 neighboring development sensitive to the residential

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1 neighborhood to the north and will preserve the spirit of  
2 pioneering medical research at Walter Reed. And with that,  
3 we will transition to Shane Dettman from Holland & Knight.

4 MS. BATTIES: Thank you, David. Before Shane  
5 gives his testimony, Mr. Chairman, I just want to note, in  
6 response to your question about the case and our testimony,  
7 we'd like to incorporate, by reference, the testimony that  
8 we're providing for this case into next application.

9 So that being said, Shane's testimony will speak  
10 to the, kind of the legal standard of review for both, a text  
11 amendment and a map amendment.

12 It's really hard to kind of talk about one without  
13 the other, so we just ask that you indulge us and then be  
14 willing to accept our testimony for the next application.

15 CHAIR HOOD: Okay. I wish we would have probably  
16 have discovered that earlier because for me, I'll be frankly  
17 honest, I don't know about my colleagues, I'm a little  
18 confused. Because I normally just talk about, I don't talk  
19 a lot about a project in a rulemaking.

20 I see some similarities, I kind of get where  
21 you're going, but for me it's kind of, and plus the record.  
22 So now I got to figure, I guess I'll leave that up to the  
23 Office to figure out, how to incorporate the rulemaking  
24 opening with the, I guess they can switch it around but the,  
25 I don't know. Okay, we'll see how it goes.

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1 MS. BATTIES: Okay.

2 MR. DETTMAN: Good afternoon, Commissioners. I  
3 just want to confirm that you can hear me just fine.

4 CHAIR HOOD: I actually can hear you a couple of  
5 times, so I don't know. We're getting an echo.

6 MR. YOUNG: Yes, someone else you're with needs  
7 to mute their mics. I think Ms. Batties.

8 MR. DETTMAN: How is that? That's better, okay.  
9 Good afternoon, Commissioners.

10 CHAIR HOOD: I think if you all are in the same  
11 room, if once she moves away why don't you go over to the mic  
12 where she was. That seems to be working. As long as you all  
13 stay six feet apart.

14 MR. DETTMAN: Good afternoon, Commissioners.  
15 Paul, if you wouldn't mind going to the next slide. Thank  
16 you.

17 Good afternoon again. My testimony this afternoon  
18 will summarize how the proposed WR zones meet the standard  
19 of review described under Subtitle X of the zoning  
20 regulations.

21 Next slide. Now, as the Commission knows, to  
22 approve the application it must make a determination that the  
23 proposal is not inconsistent with both the comprehensive plan  
24 as well as weigh the proposal against the objectives of the  
25 Zoning Act.

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1           Next slide. As set forth within our written  
2 component analysis, the proposal is not inconsistent with the  
3 comprehensive plan as a whole.

4           The comp plan currently in effect was last updated  
5 in 2013. Prior to Children's acquiring its portion of the  
6 former Walter Reed Army Medical Center from the federal  
7 government.

8           As shown on the slide, the current generalized  
9 policy map designated the site as a land use change area.  
10 The guiding philosophy for these types of areas is to  
11 encourage and facilitate new development and promote adaptive  
12 reuse of existing structures, which is exactly what  
13 Children's is doing on the site through the rehabilitation  
14 of the existing structures that are on the site for similar  
15 uses. Institutional uses that were previously on the site.

16           In terms of what's expected for future development  
17 within a land use change area, the comp plan directs you to  
18 the area elements for guidance on development and  
19 redevelopment.

20           Next slide. The Children's National site is  
21 designated as federal on the future land use map, as you see  
22 on the slide here.

23           And in describing federal sites, the framework  
24 element provides guidance on how zoning should be established  
25 on these types of sites in the event that federal interests

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1 are terminated. Specifically, just as the policy map points  
2 us to the area elements, the framework element states that  
3 zoning for these areas should be established in a manner  
4 that's consistent with the comp plan policy.

5           So that's where we focused our evaluation for this  
6 proposal.

7           Next slide. Turning to the comp plan elements,  
8 overall the proposal is not inconsistent with the policies  
9 of the City-wide and the Rock Creek East area elements.

10           In terms of land use and transportation element,  
11 the proposal utilizes a portion of a designated large site  
12 to supply needed community services and employment  
13 opportunities. It establishes and expands upon the mix of  
14 uses being established on the former Walter Reed sites,  
15 together with the parks development to the east. It reuses  
16 existing historic structures and it responds to the  
17 surrounding context in a way that the development is placed  
18 on the site. And in terms of transportation consideration,  
19 such as parking and circulation.

20           Next slide. The proposal is not inconsistent with  
21 the historic preservation and urban design elements. The  
22 historic structures on this site will undergo, or undergo a  
23 full physical rehabilitation. It will be put back to  
24 institutional uses that are consistent with their original  
25 purposes.

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1           As Mr. Manfredi stated, the planning principles  
2 from the parks development to the east informed the  
3 development of the proposed WR zones. To the east of 13th  
4 Place, the height in the WR-9 zone is consistent with the  
5 permitted height in the existing WR zone, WR-1 zone to the  
6 east and relates to the height of the homes across Fern  
7 Street.

8           On the west side of 13th Place the WR-15 zone  
9 requires an 80-foot buffer along Fern Street. And beyond  
10 that buffer that heights transition from 85 up to 110-feet.  
11 As you move further into the interior of the site.

12           Next slide. The proposal is not inconsistent with  
13 the community services and facilities and economic  
14 development elements.

15           As stated in our application, the site is located  
16 in an area that is underserved in terms of needed primary  
17 medical care. And as Dr. Cora-Bramble will mention,  
18 Children's will bring needed pediatric health services to the  
19 site in Phase 1 of its project.

20           This, as well as other medical care and research  
21 uses that can be, that will be facilitated through the  
22 proposed text, will help diversify the Districts economy and  
23 spurred growth in the health care industry, which is one of  
24 the Districts core industries.

25           It's also going to contribute to the

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1 revitalization of the former Walter Reed site and the  
2 surrounding neighborhood.

3           Next slide. The site is located in the Rock Creek  
4 East planning and some of the Comp Plan priorities for this  
5 area include protection and enhancement of neighborhood  
6 stability, upgrading public services, specifically noting the  
7 lack of medical care services in the northern portion of the  
8 planning area, transportation related issues, such as parking  
9 and circulation as well as historic preservation.

10           And the policies of the Rock Creek East element  
11 are aimed at addressing these planning and development  
12 priorities. And for many of the same reasons, this proposal  
13 is not inconsistent with the City-wide. It's also not  
14 inconsistent with the policies of the Rock Creek East  
15 element.

16           The permitted uses through the WR, proposed WR  
17 zones, are consistent with the policies relating to  
18 redevelopment of the Walter Reed site, proposed heights,  
19 densities and setbacks to respect the scale and densities of  
20 adjacent nearby properties.

21           And Children's has taken into consideration the  
22 neighborhoods concerns relative to parking and transportation  
23 circulation around the site.

24           Next slide. In addition to the comp plan, I  
25 mentioned the Commission must give consideration to the

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1 Zoning Act when evaluating the proposal, which says the  
2 regulations shall be designed to lessen congestion, promote  
3 health, safety and welfare, provide adequate light and air,  
4 prevent overcrowding of land and promote favorable  
5 distribution of uses.

6 Next slide. While there is no specific project  
7 proposed here, next slide please, we know that in the past  
8 the Commission has asked applicants, generally, about what  
9 potential impacts a text and map amendment might have.

10 And so the slide before you provides an evaluation  
11 of the proposed WR zones against those areas of the Zoning  
12 Act. And so, upon evaluation I believe the proposal is  
13 consistent with the Zoning Act and it will not cause any  
14 substantial adverse impacts and in certain years will have  
15 favorable impacts.

16 Next slide. Therefore, Commissioners, upon  
17 evaluation I conclude that the proposal is not inconsistent  
18 with the comp plan and is consistent with the stated  
19 objectives of the Zoning Act. And thus satisfies the  
20 standard of review necessary to obtain approval from the  
21 Commission under Subtitle X of the Zoning regulations.

22 Next slide. This concludes my testimony today.  
23 I'm happy to answer any questions you may have.

24 CHAIR HOOD: Okay, is the presentation complete?

25 MS. BATTIES: Yes. Yes, it is.

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1 CHAIR HOOD: Okay. Let me do this before we  
2 proceed. I'm going to ask Mr. Young, Paul Young. If you can  
3 bring up, Mr. Tondro, Maximilian Tondro, please.

4 MR. YOUNG: Yes, me give me one second.

5 CHAIR HOOD: Okay, take your time. That's just  
6 a polite thing to say, take your time. I really don't mean  
7 that.

8 (Laughter.)

9 CHAIR HOOD: So we have Ms. Kinlow. Is Ms. Kinlow  
10 going to speak?

11 MS. BATTIES: No. Miss, go ahead.

12 MR. YOUNG: Mr. Tondro should be in.

13 CHAIR HOOD: I don't see him yet. At least I  
14 don't see him. Mr. Tondro, can you hear me?

15 COMMISSIONER SHAPIRO: He's got audio.

16 CHAIR HOOD: Oh, okay.

17 COMMISSIONER SHAPIRO: Now he has video.

18 CHAIR HOOD: Okay. Mr. Tondro, just going  
19 forward, you've heard the discussion about incorporating.  
20 Is that the right course that we can take or would you just  
21 advise me on that or us?

22 MR. TONDRO: Sure. I believe that what Ms.  
23 Batties was suggesting was to incorporate by reference the  
24 predication they make in this case, the text amendment case,  
25 into the next case, the map amendment case, as to, just for

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1 efficiency sake, for the Commission.

2           And that would be fine. I would suggest that when  
3 next case is called, the map amendment case is called, and  
4 you call for the applicant in that case, Ms. Batties can just  
5 restate that request to the Commission and then the  
6 Commission can then agree to incorporate by reference what  
7 has been presented in this case.

8           CHAIR HOOD: Okay. Let me see. Commissioners,  
9 any questions of what Mr. Tondro just mentioned?

10           I just want to make sure legally we were on good  
11 solid ground. Okay. All right, thank you. Thank you, Mr.  
12 Tondro.

13           Okay, I think we're at the point now where we're  
14 going to ask questions, if we have some. Our normal order.  
15 Let me go to Commissioner May.

16           COMMISSIONER MAY: Yes, I just wanted to confirm  
17 something about the community involvement in this specifics  
18 of the plan. I know Ms. Batties made reference to that and  
19 the ANC, to the ANC Commissioner who actually lives on Fern  
20 Street.

21           Maybe I missed it, maybe I just, it's always  
22 possible to miss it, but I didn't see a specific report from  
23 the ANC in our files for this case.

24           MS. BATTIES: It was filed on November 8th, I  
25 believe. I have to look up the --

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1 COMMISSIONER MAY: Okay.

2 MS. BATTIES: -- exhibit number.

3 MS. SCHELLIN: Exhibit 10.

4 COMMISSIONER MAY: Exhibit 10. Huh, okay. I'll  
5 find that.

6 And does anybody know, do have the ANC in the  
7 meeting today? Will they be making a report?

8 MS. BATTIES: I was advised by Commissioner  
9 Whatley that he would not participate today, but I can't say  
10 for sure whether or not he's on the line.

11 COMMISSIONER MAY: Okay. All right, thanks. I  
12 did, I don't know how I missed this but okay, now I see the  
13 report. That was it for my questions, thank you.

14 CHAIR HOOD: Thank you, Commissioner May.  
15 Commissioner Shapiro.

16 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. Yes,  
17 similar question around the ANC.

18 So the ANC said that they're support, the one  
19 caveat is that no new building should be constructed to a  
20 height greater than 85-feet unless otherwise reviewed and  
21 approved by ANC and HPRB.

22 So, what I'm hearing then is that the only  
23 buildings that are above that are existing buildings?

24 MS. BATTIES: There is an existing building, 54,  
25 is 95-feet. And I think they're taking into account the

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1 proposed heights in the new Walter Reed zone. So any  
2 buildings that would be constructed in WR-12, I think, I'm  
3 sorry, I need a map.

4 But there are two zones that would allow for, WR-  
5 12 and 13 would allow for 110-feet in height. I believe one  
6 would allow for 90-feet in height.

7 COMMISSIONER SHAPIRO: So those buildings won't  
8 move forward unless otherwise reviewed and approved by ANC  
9 4A?

10 MS. BATTIES: Yes. And any new construction has  
11 to go through HPRB anyway because this is in the historic  
12 district.

13 COMMISSIONER SHAPIRO: Okay. That's all I have,  
14 Mr. Chair.

15 CHAIR HOOD: Okay, thank you. Commissioner  
16 Turnbull.

17 COMMISSIONER TURNBULL: Thank you, Mr. Chair. Ms.  
18 Batties, thank you and your team for your presentation on  
19 this significant project.

20 My only question is, Department of Transportation  
21 has indicated that due to this project there will be a  
22 significant increase and there will be significant impacts  
23 on the transportation in the area.

24 And although the Office of Planning says that the  
25 Department of Transportation has no objection to the map

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1 amendment, there is several qualifications in the report that  
2 they have given about things that need to be done as we go  
3 ahead. And I just want to make sure that the Applicant is  
4 committed to looking at all of those items that the  
5 Department of Transportation has pointed out.

6 MS. BATTIES: Yes, the Applicant is committed to  
7 all of the mitigation measures that have been presented by  
8 DDOT. And to the extent the Commission desires, Mr. Andres  
9 is prepared to talk about those specifically.

10 COMMISSIONER TURNBULL: Well, the only, he can  
11 mentioned what, the report, Mr. Andres report is commentary.  
12 We did mention that they were going to do certain things.

13 But as I say, there were some caveats that the  
14 Department of Transportation had just mentioned that as a  
15 follow-up, these are things that we're looking to do. So if  
16 he's willing to expand upon that, that would be great.

17 MR. ANDRES: Good evening. Good evening,  
18 Commissioner Turnbull, and the Commission. For the record,  
19 Erwin Andres with Gorove Slade Associates.

20 So, in response to your question --

21 COMMISSIONER SHAPIRO: Erwin, we still have the echo.

22 MR. ANDRES: I will move over to Leila's --

23 COMMISSIONER SHAPIRO: Move farther away, please.

24 MS. SCHELLIN: The problem is, when they have more  
25 than one system on in the same room --

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1 COMMISSIONER SHAPIRO: Right, right.

2 MS. SCHELLIN: -- you get the echo. So, in the  
3 future if you're going to do this you should have just one  
4 computer on. And you just, you know, change seats. And, you  
5 know --

6 CHAIR HOOD: Well, there's five of us. So, the  
7 echo was fine. With five echos, that way each of us get a  
8 voice. Long week, believe me.

9 COMMISSIONER MAY: The other way they could do it  
10 is to use headsets. Because it's the sound that's coming out  
11 of the computers that's getting repeated. So --

12 MR. ANDRES: How's this? Is this fine?

13 CHAIR HOOD: Yes.

14 COMMISSIONER MAY: You sound good.

15 MR. ANDRES: Okay. All right. Good evening  
16 again. For the record, Erwin Andres with Gorove Slade  
17 Associates. In response to your question, Commissioner  
18 Turnbull, we are committed to implement all of the elements  
19 that have been identified in DDOT's report.

20 DDOT's report is Exhibit 26. And our response to  
21 that is Exhibit 27. We are going to be required to go to  
22 DDOT Public Space in order to essentially get the permits to  
23 perform the construction, excuse me, the permits to allow for  
24 the construction of all the buildings that are covered under  
25 the proposed map and text amendment.

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1           As part of that process we're going to coordinate  
2 with DDOT with respect to all of the specific elements that  
3 we've identified.

4           One of the critical elements that we've  
5 identified, which has been brought up by one of the community  
6 members, is the need for a south bound left turn lane at the  
7 intersection of 16th Street and Alaska Avenue.

8           And we are committed to do the construction at  
9 that location, where we implement a left turn lane, and the  
10 necessary signal modifications. So, with that I'm available  
11 for questions.

12           COMMISSIONER TURNBULL: Okay. So, that was one  
13 of the issues that I had noted. So, I'm glad you're going  
14 to be doing that. Thank you.

15           CHAIR HOOD: Okay. Thank you. Vice Chair Miller.

16           VICE CHAIR MILLER: Thank you, Mr. Chairman. And  
17 thank you, Ms. Batties and your team, for your presentation  
18 on this very important project, and all the outreach that's  
19 occurred between Children's, and the ANC, and nearby  
20 neighbors. So, we appreciate all of that.

21           So, I think it might be helpful, not here, but  
22 maybe in a post hearing submission. Slide 24 of the  
23 applicant's presentation that Mr. Dettman presented was  
24 helpful, consistency with the Zoning Act.

25           But I wonder whether it might be even more helpful

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1 if in a post hearing submission that's amplified to identify  
2 what he alluded to. But I think it needs to be more  
3 explicit.

4 The specific potential adverse impacts, or  
5 inconsistencies with certain Comp Plan policies, stemming  
6 from the height or density, or the transportation, parking  
7 issues.

8 But if you could expand upon that chart with this  
9 explicit identification of potential adverse impacts,  
10 potential inconsistencies with the Comp Plan.

11 And then how they're all, how they're each being  
12 mitigated by the TDM measures, the green, the TDM measures  
13 for the parking thing, and all the cars that are coming in,  
14 the green buffer for the height and density, you, with the  
15 adjacent lower scale neighborhood.

16 It's on my mind because I just read the D.C. Court  
17 of Appeals vacation, vacating our decision in a case that  
18 this, the applicant's attorneys are familiar with, the  
19 Parkview, as the intervener in that case.

20 So, where they criticized our lack of explicit,  
21 well, two out of three judges criticized our lack of explicit  
22 identification in our Zoning Order of the potential adverse  
23 impact, potential inconsistencies with Comp Plan, and then  
24 how they each are being overcome, or addressed by mitigation  
25 measures, or outweighed by other competing Comprehensive Plan

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1 policies. That just I think would be helpful.

2 And it's touched upon in that Slide 24 in Mr.  
3 Dettman's presentation, and everybody's presentation. But  
4 I think we need to be explicit.

5 Although we don't have a party in opposition in  
6 this case. So, it may not be an issue as much obviously.  
7 So, that's my only comment. I thank you for all of your work  
8 on this project, a very important project.

9 CHAIR HOOD: So, Ms. Batties, as we move on I  
10 understand, I understood a little better about the envelope,  
11 about different zones, and the building structure. I kind  
12 of got that. So, just when we go to the next one, that you  
13 can incorporate, so we make sure that we have all of it as  
14 stated.

15 So, only question I have is, I'm concerned when  
16 I read, not necessarily concerned. I'm sure with all the  
17 support that's been garnered for this project, and the  
18 enthusiasm for this whole piece, I just note, back to, I  
19 think Commissioner Shapiro will talk about the approval  
20 process.

21 Is that something that the, because I don't think  
22 we can condition it. But is that something that Walter Reed,  
23 they're willing to do? Is that something the applicant's  
24 willing to do?

25 Because I don't really think, you know, people

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1 change. Some of the players here now may be different. So,  
2 as we move on what will compel a different group not to  
3 necessarily go to the ANC?

4 I mean, I'm just trying to figure, I'm trying to  
5 see how that would look.

6 MS. BATTIES: Well, any new construction on this  
7 site has to go through HPRB, because it's in the Walter Reed  
8 Historic District. And the HPRB process requires ANC review.

9 So, really, just as part of the process for any  
10 new construction. It gives the community the opportunity to  
11 weight in.

12 CHAIR HOOD: Well, that's --

13 COMMISSIONER SHAPIRO: It's not review and  
14 approval.

15 MS. BATTIES: I'm sorry?

16 COMMISSIONER SHAPIRO: It's review, not review and  
17 approval.

18 MS. BATTIES: Right. Well, that's correct. Well,  
19 I mean, in terms of what, the HPRB review?

20 COMMISSIONER SHAPIRO: The ANC letter says they're  
21 conditioning their approval on the ability to review and  
22 approve any building above 85 feet.

23 MS. BATTIES: Right. Well, I, you know, I can't  
24 speak for what Children's Hospital members will do. But I'm  
25 going to ask Tanya Kinlow to speak to their commitment to --

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1 CHAIR HOOD: So, you know, I know, all I'm saying  
2 is, I just don't want us to put the ANC, and somebody comes  
3 up 15 years from now and says, someone says, I know everybody  
4 who's on this call, and everybody who's worked with it right  
5 now.

6 Because I looked at the support from former Mayor  
7 Williams, Federal City Council. I looked at D.C. Chamber.  
8 I know it's got the support. I just want to make sure that  
9 this ANC doesn't pull this letter back up later on and say,  
10 oh, we were supposed to approve.

11 Maybe they meant, and I understand what  
12 Commissioner Shapiro is saying. I'm just, I'm actually  
13 thinking out loud. Maybe they meant approval in their own  
14 process. But that would not stop anything.

15 COMMISSIONER SHAPIRO: But, Mr. Chair, if I can?  
16 For me this is less about the applicant and more about our  
17 authority, which is, this doesn't move forward unless the ANC  
18 approves it?

19 CHAIR HOOD: And that's what, you and I are  
20 actually saying the same things. But we're coming from  
21 different ways. So, that's why I'm saying, I don't want to  
22 sit here and, I hear what they're saying.

23 But as far as we go, we can't, I don't know what,  
24 how we can, we can't regulate that. We might put it  
25 somewhere. I don't even know if we can put it as a

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1 condition. Vice Chair Miller, do you want to opine on it?

2 VICE CHAIR MILLER: Yes. I just wanted to agree  
3 with, I think both you and, you, Mr. Chairman, and what  
4 Commissioner Shapiro is saying. We, yes, there's a reason  
5 why it's called Advisory Neighborhood Commission.

6 The ultimate approving body in this, for these 85  
7 foot and higher buildings would be the HPRB, or us, if they  
8 need to come back to us for something, or the Zoning  
9 Administrator, whatever.

10 So, we, I agree that we, I would not put in any  
11 Zoning Order. The approval is required by the ANC for higher  
12 than an 85 foot building. I think the applicant has  
13 committed to go back on such a building project, to the ANC  
14 for their, and get their recommendation.

15 And Ms. Kinlow's nodding. And I would like to  
16 hear from her. And so, I'm sure that that, the process will  
17 allow for their input, and the commitment of the applicant  
18 to work with the neighborhood, to allow for that to work.

19 But I agree that, with the basic point that our  
20 own authority cannot give authority to an ANC that it doesn't  
21 have. It doesn't have approval authority.

22 It has recommendation, great weight authority.  
23 And we try to take that very seriously, as does HPRB. So,  
24 and others. So, that's all I wanted to say.

25 CHAIR HOOD: So, let me just add this before Ms.

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1 Kinlow comes on. I don't want anybody to think that the  
2 Zoning Commission is not listening to the ANC.

3 Because that is not the case. Because that's how  
4 it will get out. We respect the ANC big time. Believe me.  
5 I just want to make sure that going forward there are no  
6 surprises. And I don't want to put anybody on promise land.

7 But, Ms. Kinlow, we're going to go to Ms. Kinlow.  
8 But I that Ms. Kinlow and this group are going to hold to it.  
9 I'm just talking about what may come later on. Ms. Kinlow.

10 MS. KINLOW: Commissioners, I just wanted to  
11 respond to the question related to Children's National's  
12 Commitment to, continually to work with the ANC. We have  
13 done so from the very beginning, even before we were awarded  
14 the property by the Department of the Army.

15 We went in to talk to the community. We have  
16 consistently met with them, presented to them, talked to them  
17 about our plans. And continue, and plan to continue to  
18 engage with them.

19 CHAIR HOOD: Okay. Thank you, Ms. Kinlow. Who  
20 was asking questions? And we, Ms. Kinlow, we really  
21 appreciate that. We already know you have a stellar record.  
22 So, we already knew that.

23 But I'm just talking about, we're just talking  
24 about those who are going to come later on down the line.  
25 But hopefully that will all, hopefully that will work itself

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1 out.

2 MS. KINLOW: Well, let me just say this. I have  
3 no plans on leaving Children's National. And I hope to be  
4 here long into the future to watch this project develop as  
5 we intend to develop it.

6 CHAIR HOOD: Okay. So, maybe we can put that in  
7 the order. No.

8 (Laughter)

9 CHAIR HOOD: All right. So, let me ask, who was  
10 asking, I got confused.

11 COMMISSIONER SHAPIRO: I think you, Mr. Chair.  
12 And then I jumped in.

13 CHAIR HOOD: Oh. Oh, that's what, okay. I was  
14 asking. All right. So, that's really all I have. Anybody  
15 need us to go around again? Okay. All right.

16 Give me one second. Okay. So, we, okay. So, we  
17 go to the report of the Office of Planning. Who's in from  
18 the Office of Planning? Ms. Thomas.

19 MS. THOMAS: Hi. Good afternoon, Mr. Chairman,  
20 Members of the Commission. The Office of Planning is  
21 recommending approval of the text amendment as proposed by  
22 the applicant, as a result of ongoing collaboration with the  
23 Office of the Attorney General, including the application of  
24 zone districts to what was previously referred to as land  
25 use.

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1 OP supports these changes as minor, as the  
2 substance of the original text is unchanged as advertised.  
3 But best reflects in accordance with the Zoning Act. With  
4 that I'll say thank you. And I'm available for any  
5 questions.

6 CHAIR HOOD: Okay. Thank you. Commissioners, any  
7 questions? Mr. May? You know, I was thinking the other day,  
8 we don't necessarily have to unmute. If you shake your head,  
9 I'm looking at you. You raise your hand. So, okay. All  
10 right. So, Commissioner Shapiro. Commissioner Turnbull.  
11 Okay. Vice Chair Miller.

12 VICE CHAIR MILLER: I have no questions. But I  
13 always like to thank the Office of Planning, Ms. Thomas, for  
14 your report.

15 MS. THOMAS: Thank you.

16 CHAIR HOOD: Okay. I too thank you, Ms. Thomas  
17 for your report. Greatly appreciate. Okay. Let's keep it  
18 moving. Report of other Government agencies.

19 I do notice that, Ms. Batties, you can help me as  
20 well as what's in the record. I do note that there's  
21 overwhelmingly support, from what I saw. But you did  
22 mention, and I was looking for it.

23 Unless I've read, you mentioned this, one of the  
24 exhibits had some issues. And I didn't see that. Then  
25 again, I may have overlooked it.

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1 MS. BATTIES: There was one community letter,  
2 Exhibit number 40. They weren't opposed to our petition.  
3 But they raised a concern about the fact of mitigation, and  
4 specifically asking for the left turn lane onto Alaska  
5 Avenue.

6 CHAIR HOOD: So --

7 MS. BATTIES: That was the residents of the 1400  
8 block of Floral Street.

9 CHAIR HOOD: Okay. You say Exhibit 40?

10 MS. BATTIES: Yes.

11 CHAIR HOOD: Okay. My computer, am I on the wrong  
12 case? Because I have, that's the letter from --

13 MS. BATTIES: But it's, I don't know if it's filed  
14 under 19-24 or 19-24A.

15 CHAIR HOOD: Oh, okay. Because the 40 in 19-24  
16 is from the Chamber.

17 MS. BATTIES: Oh, okay. So, it might be --

18 CHAIR HOOD: Okay. Okay. All right. So, I'll  
19 look at it when we get to that. All right. One second.

20 MS. BATTIES: Yes. It might not be that number.

21 CHAIR HOOD: All right.

22 MS. BATTIES: Oh, right. It's number 40 in 24A.

23 CHAIR HOOD: Oh, okay. Okay. Thank you. Thank  
24 you. Okay. Let's see, Mr. Young, Ms. Schellin, do you we  
25 have anybody that wants to testify, either organizations or

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1 individuals, either in support, opposition, or undeclared?

2 MS. SCHELLIN: There were two people. Excuse me.  
3 Paul, did you unmute me?

4 CHAIR HOOD: Yes. We can hear you.

5 MS. SCHELLIN: Okay. So, there were two people  
6 who signed up to testify. I know that Andrew Dauber was  
7 listed as a proponent. I don't know if Christine Hansen is  
8 a proponent or not.

9 But she was the only other person that we had  
10 listed to testify. She signed up during the hearing. So,  
11 those are the only two people, if Mr. Young wants to bring  
12 them in. They'll each have three minutes.

13 CHAIR HOOD: Okay. We can bring them up and --

14 MS. SCHELLIN: And Christine Hansen. And because  
15 of the storm I had, I can't see anybody. My computer's been  
16 knocked out. So, I'm by phone only. So, I can't see  
17 anybody.

18 CHAIR HOOD: Okay. Okay. We'll work with it.

19 And if I cut off we'll get the Vice Chairman --

20 MS. SCHELLIN: Yes. I'm going to try --

21 CHAIR HOOD: -- to take over.

22 MS. SCHELLIN: Yes. I'll try to get my connection  
23 back while you guys are talking. I can hear you. I just  
24 can't see you.

25 CHAIR HOOD: Okay. Is the young lady on as well,

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1 Paul? Is that Christine Hansen?

2 MR. YOUNG: Yes.

3 CHAIR HOOD: Okay. And let's start with Ms.  
4 Hansen first, and then we'll go to Mr. Dauber. Okay, Ms.  
5 Hansen.

6 MS. HANSEN: Am I echoing?

7 CHAIR HOOD: No.

8 MS. HANSEN: Oh, good. I'm Christine Hansen. I  
9 appreciate Chairman Hood calling me young. But I have lived  
10 in this house at 1325 Fern Street, I bought it in 1975. And  
11 it's a small house that's directly across from the entrance  
12 to the property in question.

13 Chairman Hood, Commissioners, I appreciate an  
14 opportunity just to raise a couple of concerns. The concern  
15 I have with the zoning, the Zone 9, new proposed Zone 9  
16 across the street from me.

17 Dr. Manfredi said that it aligns with the  
18 property, the north side of Fern Street. Our properties on  
19 the north side of Fern Street are all single family homes.  
20 And the proposed Zone 9 building is a multi use, less than  
21 30 days residency, which meets the dictionary definition of  
22 a hotel.

23 I'm very concerned about that, and how it's going  
24 to be used. And despite going to all the public hearings,  
25 and all of my ANC meetings, it's not been explained.

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1           Though a gentleman from the department of the  
2 Office of Planning did tell us it was going to be used to  
3 house parents of patients, even though patients will not be  
4 at this building.

5           I must say, I support Children's Hospital. I've  
6 been a financial supporter of Children's Hospital. Everyone  
7 loves Children's hospital.

8           And it has been suggested to those of us in the  
9 community who are not enthusiastic about what's been laid  
10 out, that any opposition means that we are opposed to sick  
11 children. And I am not opposed to sick children. I think  
12 that Children's Hospital is wonderful.

13           I am concerned about my neighborhood. And I'm  
14 concerned about putting up basically a hotel. I'm concerned  
15 about the 1,600 vehicles that will be accessing the property  
16 from a small entrance across from my home. Sixteen-hundred  
17 is more than ever came through this when it was privately  
18 owned.

19           My second concern is just the zoning  
20 classification. Five years ago when the Parks at Walter Reed  
21 got special Walter Reed zoning to avoid D.C. zoning we were  
22 told at a community meeting that they needed to have special  
23 WR zoning so that they could be nimble. So that they could  
24 easily modify plans.

25           And the D.C. Zoning Act did not welcome that sort

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1 of nimbleness. Now, I don't understand why, if the proposal  
2 meets, is consistent with the D.C. Zoning Act, why don't you  
3 just use the D.C. Zoning Act?

4 I mean, why give them this separate nimble  
5 process? I am especially concerned about seeing just today,  
6 for the first time, a building planned for Zone 15.

7 We were told as recently as January that there are  
8 no plans to build anything there. And now I see on the maps  
9 presented to you, on the schematics presented, that a  
10 building is indeed planned there.

11 While the ANC did endorse this, it was a split  
12 vote. And there was concern by some ANC members. And while  
13 they have done some outreach, the first time the community  
14 heard about this plan was October 28th of last year.

15 And it came as quite a shock. What a surprise to  
16 us that this apartment building was going up. But again, as  
17 I say, I am not opposed to sick children. Thank you for your  
18 time.

19 CHAIR HOOD: Okay. Thank you, Ms. Hansen. If you  
20 could just stay tuned, we may have some questions for you.  
21 Mr. Dauber, I think, hopefully I pronounced your name. If  
22 not, you can correct me.

23 DR. DAUBER: That's correct. So, thank you,  
24 Commissioner. And thank you to the Committee for taking my  
25 testimony. I am a resident of Shepherd Park. I live at the

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1 corner of 14th Street and Iris, which is just a few blocks  
2 away from the entrance to the Walter Reed Campus.

3           For full disclosure, I am also the Chief of  
4 Endocrinology at Children's National. So, I am a physician,  
5 and an employee at the hospital, as well as a researcher who  
6 will have research space at this new campus.

7           I also have four grade school age children, who  
8 ride their bicycles past, down 14th Street, past that busy  
9 entrance, to get to school every day. So, I'm, you know,  
10 very thoughtful, I would say, and aware of the impact of this  
11 development on the local community.

12           You know, I can't speak knowledgeably to the  
13 plans. And I'll let other members from Children's National  
14 address those. I just wanted to convey to you the absolute  
15 importance of these developments for Children's National.

16           And even understanding all the impact on my local  
17 community how important it is. We are literally busting at  
18 the seams. As the Chief of Endocrinology part of my role is  
19 to recruit researchers.

20           We, our group, does research on the development  
21 of children with Type-1 diabetes, on genetic causes of growth  
22 disorders, on genetic problems related to sexual  
23 differentiation.

24           These, there is extremely limited space. I have  
25 faculty members who are not only sharing offices, but are

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1 literally sharing desks. And there are no lab space to  
2 recruit new researchers.

3 And our mission is to help the future children,  
4 you know, both locally, but nationally and internationally  
5 as well. And I just cannot stress enough how important this  
6 development is for the future health of children all over the  
7 world.

8 And I'm also very much looking forward to having  
9 a local pediatrician office five blocks from my house. That  
10 will be very convenient.

11 And I do understand, you know, the traffic  
12 patterns, and the concerns for safety. And I'm very glad  
13 that Children's is committed to those mitigation strategies,  
14 as I really worry, obviously, about my children's health and  
15 safety.

16 So, that's all I wanted to say. I don't know,  
17 I'll comment very briefly. I don't know the specific plans  
18 for that Zone 9. I'll let others speak to that.

19 But I will attest to the absolute importance and  
20 need for family members, as well as also visiting researcher  
21 scientists to be able to have local housing, which as you  
22 know is extremely difficult.

23 We have patients coming from all over the region.  
24 Often, you know, from many hours to come see our specialists  
25 on our team. So, that's all I wanted to say. Thank you very

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1 much for your time. And I urge you to support our  
2 application. Thank you.

3 CHAIR HOOD: Thank you both. Let's see if we have  
4 questions of either one. Commissioner May. Your camera's  
5 off. So, I can't see you nodding your head. So --

6 COMMISSIONER MAY: I had to turn my camera off,  
7 because my computer was flipping out.

8 CHAIR HOOD: Oh, okay.

9 COMMISSIONER MAY: No, I do not have any  
10 questions.

11 CHAIR HOOD: Okay. Great. Thank you.  
12 Commissioner Shapiro.

13 COMMISSIONER SHAPIRO: I wanted to thank both  
14 folks for their testimony, thoughtful testimony. But I don't  
15 have any questions, Mr. Chair.

16 CHAIR HOOD: Okay. Commissioner Turnbull.

17 COMMISSIONER TURNBULL: I would also thank both  
18 the witnesses for coming down, or staying at home. But I  
19 have no questions, Chair, for either one.

20 CHAIR HOOD: Okay. Vice Chair Miller.

21 VICE CHAIR MILLER: Thank you, Mr. Chairman, yes.  
22 No questions. I thank each of the witnesses for their  
23 testimony.

24 CHAIR HOOD: Okay. I think Ms. Hansen, I think  
25 if you have a conversation with Ms. Kinlow and others, not

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1 that they're going to resolve it. I think some of your  
2 questions, I don't, like you said, I don't think you're in  
3 total opposition.

4 I think there's some concerns. And I really  
5 wasn't familiar with you said the D.C. Zoning Act. Maybe  
6 you're talking about our regulations? I guess that's what  
7 it was.

8 MS. HANSEN: Yes.

9 CHAIR HOOD: Okay. Okay. All right. We  
10 appreciate your testimony. But I think if you have, continue  
11 to have conversations, and just talk, and because you're  
12 definitely impacted.

13 And we've so noted that you're going to be  
14 impacted, or there will be impacts. I think key on Ms.  
15 Batties and others is to try to see how we can mitigate it,  
16 and fine tune it.

17 And Mr. Dauber, I really appreciate your comments.  
18 And I'll tell you why. Some years ago I sat on a case with  
19 the Washington Hospitals. And especially with what's going  
20 on now, at that time they did not work in hospitals.

21 So, Washington Hospitals seemed to increase. And  
22 what I told them, and the public were against it, and I still  
23 stand true to that, is that you really don't really  
24 understand until your loved one or somebody you know needs  
25 their services, or need that room.

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1           And especially with this pandemic, and, you know,  
2 there's been a shortage of services, and people being able  
3 to get the treatment they need. So, for me it's always  
4 better to say more than less.

5           And especially Washington Hospital Center, I wish  
6 we could have done even more at that time. So, whenever it  
7 comes and make sure people, our residents, and people that  
8 need to get care, I'm all for that.

9           So, I really appreciate your comments. And your  
10 comments took me back to that case, which was some years ago.  
11 So, hopefully, Ms. Hansen, you can continue to have a  
12 conversation. We will, as we go, we're looking at it.

13           That's what this is all about, looking for  
14 impacts, especially to the surrounding area. So, with that,  
15 anything else? Commissioners, any other comments?

16           Okay. Let me move right along. And, Ms.  
17 Schellin, I know you're still listening. Let me see what I  
18 have next. That's all we have --

19           VICE CHAIR MILLER: Mr. Chairman --

20           CHAIR HOOD: Yes, Vice Chair.

21           VICE CHAIR MILLER: Just as a follow-up to, it's  
22 probably more appropriate for the next case. But since we're  
23 going to incorporate by reference the record of both cases  
24 together, just as a follow-up, on the WR-9 lodging zone.

25           I wonder if you know, I'm not sure I saw it in the

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1 record, the temporary lodging for, you know, visiting doctors  
2 or family of patients, what the maximum build out is on that  
3 site for, if you know, the number of units, or the number of  
4 people?

5 I think they'll have the parking, more than ample  
6 parking that's being provided on the site for their cars, and  
7 won't be parking in the neighborhood. But, do you know  
8 what's the number of units? Or maybe, Ms. Kinlow, do you  
9 know, or somebody?

10 MS. BATTIES: Commissioner Miller, the zone. So,  
11 there are no buildings that have been designed, right. This  
12 WR-9 zone allows for four story structure and of maximum  
13 height of 45 feet. And I don't see the density on here.

14 But it's a four story structure, 45 feet in  
15 height, maximum height, which is consistent with the  
16 residential development immediately east in the Parks at  
17 Walter Reed.

18 VICE CHAIR MILLER: And it's a relatively narrow  
19 width, narrow site in width. So, there's only so much that  
20 could go there. And I --

21 MS. BATTIES: And it's about .6 acres.

22 VICE CHAIR MILLER: Okay.

23 MS. BATTIES: So, it's a small site.

24 VICE CHAIR MILLER: Yes. Okay. Thank you very  
25 much.

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1 MS. BATTIES: You're welcome.

2 CHAIR HOOD: Okay. Thank you. I think this  
3 concludes our case. I'm not sure if we need anything. Ms.  
4 Schellin, can you still hear me?

5 MS. SCHELLIN: Yes, I can. I just can't, I lost  
6 my internet down here because of the storm. So, I cannot get  
7 back on.

8 CHAIR HOOD: Okay. So --

9 MS. SCHELLIN: But I can hear you.

10 CHAIR HOOD: Okay. So, I guess we can close this  
11 case out, Ms. Schellin. Are there any dates, anything we  
12 need to do? Or we just need to move to the next one?

13 MS. SCHELLIN: You can go ahead and move to the  
14 next one. And then we'll do dates for all, for both cases.

15 CHAIR HOOD: Okay. Ms. Batties, do you all need  
16 five minutes?

17 MS. BATTIES: Yes. We'll take five minutes.

18 CHAIR HOOD: Okay, good. Because I'm going to  
19 take five minutes anyway. Okay.

20 MS. BATTIES: Okay.

21 CHAIR HOOD: So, we'll be back in five minutes.

22 (Whereupon, the above-entitled matter went off the  
23 record at 5:32 p.m. and resumed at 5:56 p.m.)

24 CHAIR HOOD: You've heard the, we heard the case  
25 presented to us and its rulemaking. I think this rule merits

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1 our approval. And I would ask that somebody make a motion  
2 besides me. Vice Chair Miller.

3 VICE CHAIR MILLER: Mr. Chairman.

4 CHAIR HOOD: Yes.

5 VICE CHAIR MILLER: I had asked for a post hearing  
6 submission on 19-24, regarding more explicit identification  
7 of potential adverse impacts, and potential elements of the  
8 Comp Plan. I will retract that.

9 They could do that before final action if they  
10 want to. I don't think I personally, actually need that.  
11 I think our Council in collaboration with us can make sure  
12 that the order reflects appropriately.

13 So, I am pleased to make a motion to, if it's  
14 appropriate, to take proposed action on Case number 19-24,  
15 Children's National, text amendment to Subtitle K at Walter  
16 Reed, and ask for a second.

17 COMMISSIONER MAY: Second.

18 CHAIR HOOD: Okay. It's been moved and properly  
19 second. Ms. Schellin, can we get a roll call vote, please?

20 MS. SCHELLIN: Yes, sir. Commissioner Miller.

21 VICE CHAIR MILLER: Yes.

22 MS. SCHELLIN: Commissioner Shapiro.

23 COMMISSIONER SHAPIRO: Yes.

24 MS. SCHELLIN: Commissioner Hood.

25 CHAIR HOOD: Yes.

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1 MS. SCHELLIN: Commissioner May.

2 COMMISSIONER MAY: Yes.

3 MS. SCHELLIN: Commissioner Turnbull.

4 COMMISSIONER TURNBULL: Yes.

5 MS. SCHELLIN: The vote is five, to zero, to zero  
6 to approve proposed action in Zoning Commission Case number  
7 19-24. We ask the Commission, sorry, the applicant to  
8 provide a draft findings of facts and conclusions of law in  
9 this case by July 9th.

10 And we'll put this on the agenda for, well, we  
11 cannot put it on the agenda for July 27th. It will actually  
12 go on the agenda in September. Our first meeting is  
13 September 14th, for final action since the proposed  
14 rulemaking has to be published.

15 Actually, I don't think I need a draft. Well, we  
16 still need a draft order from them. So, I need, we'll put  
17 this on for 9/14 for final action.

18 CHAIR HOOD: So, I'm, I think we can get that  
19 together. Because I'm thinking, I'm seeing some heads nod.  
20 So, I think I would ask lead counsel to work with Ms.  
21 Schellin and see what we actually need.

22 I think that we may not need that. But let's just  
23 see. We'll leave that open for you guys, ladies and  
24 gentlemen, to figure that out. We appreciate that. Okay.

25 So, I think this is it for this case. I'd like

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1 to close, let me thank everyone for their participation. And  
2 I would like to close 19-24. So, that's closed.

3 (Whereupon, the above-entitled matter went off the  
4 record at 5:59 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing Case No. 19-24

Before: DCZC

Date: 06-25-20

Place: teleconference

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



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Court Reporter

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