

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF:      :
                        :
CQ Metro Land, LLC     : Case No.
Zoning Map Amendment  : 20-22
Square 5860,           :
Lots 1039-1041        :
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MONDAY

SEPTEMBER 27, 2021

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The Public Hearing of Case No. 20-22 by the District of Columbia Zoning Commission convened via videoconference, pursuant to notice at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
 ROBERT MILLER, Vice Chairperson
 PETER SHAPIRO, Commissioner
 PETER MAY, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
 PAUL YOUNG, Zoning Data Specialist

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OFFICE OF PLANNING STAFF PRESENT:

MATTHEW JESICK

D.C. OFFICE OF ATTORNEY GENERAL PRESENT:

HILLARY LOVICK, ESQ.

The transcript constitutes the minutes from the Regular Public Hearing held on Monday, September 27, 2021.

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

OPENING STATEMENT:
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PRESENTATION:
 Case Number: 20-22 - CQ Metro Land, LLC,
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COMMENTS AND QUESTIONS:
 Commissioners 23

VOTE:
 Commissioners 37

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 Anthony Hood 38

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

(4:00 p.m.)

1
2
3 Good afternoon, ladies and gentlemen. Today's date is
4 September 27, 2021, and it is approximately 4:00 p.m. We are
5 convening and broadcasting this public hearing by video
6 conferencing. My name is Anthony Hood, and I'm joined by Vice
7 Chair Miller, Commissioner Shapiro, and soon to be joined by
8 Commissioner May. We are also joined by the Office of Zoning
9 staff, Ms. Sharon Schellin, our secretary, and Mr. Paul Young,
10 who will be handling all of our virtual operations, and our Office
11 of Zoning attorney, Ms. Hillary Lovick. We want to welcome her
12 back to work. She worked with us previously, and we want to
13 welcome her back. We are looking forward to working with her
14 moving forward. Others will introduce themselves at the
15 appropriate time.

16 The virtual public hearing notice is available on the
17 Office of Zoning's website. This proceeding is being recorded
18 by a court reporter, and the platforms used are Webcast Live,
19 Webex, and YouTube Live. The video will be available on the
20 Office of Zoning's website after the hearing.

21 All persons planning to testify should have signed up
22 in advance and will be called by name at the appropriate time.
23 At the time of the sign up, all participants will complete the
24 oath or affirmation required by Subtitle Z, 408.7. Accordingly,
25 all those listening on Webex or by phone will be muted during

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1 the hearing and only those who have signed up to participate or
2 testify will be unmuted at the appropriate time. When called,
3 please state your name and home address before providing your
4 testimony. When you are finished speaking, please mute your
5 audio.

6 If you experience difficulty accessing Webex or with
7 your telephone call-in, or have not signed up, then please call
8 our OZ hotline number at 202-727-5471. If you wish to file
9 written testimony or additional supporting documents during the
10 hearing, then please be prepared to describe and discuss it at
11 the time of your testimony.

12 The hearing will be conducted in accordance with
13 provisions of 11-Z, DCMR, Chapter 4 as follows: preliminary
14 matters; the applicant's case. The applicant has up to 60
15 minutes. I definitely don't believe -- if you do 15 minutes, I
16 think you could do it in 10 actually, but 15 will be allowed, or
17 you can try to keep it to 15. Let me just leave it at that.
18 The report of the Office of Planning and District Department of
19 Transportation, the report of other government agencies, the
20 report of the ANC. In this case, the ANCs are 8C and 8A.
21 Testimony of organizations five minutes and individuals three
22 minutes. And we will hear in the following order from those who
23 are in support, opposition and undeclared. Then we will have
24 rebuttal and closing by the applicant.

25 Again, the OZ hotline number is 727-5471 for any

1 concerns during this proceeding.

2 At this time, the Commission will consider any
3 preliminary matters, but before we go to any preliminary matters,
4 let's see if we can wait and see if we can get Commissioner May
5 on board.

6 MS. SCHELLIN: I did send him the link. I don't see
7 him on yet.

8 CHAIRPERSON HOOD: Let's give him a few moments.

9 MS. SCHELLIN: Yeah, let me contact him.

10 CHAIRPERSON HOOD: He also sent me a message as well.
11 As you said, he's having problems with the link.

12 MS. SCHELLIN: He's on the phone with Paul now, trying
13 to get some technical help.

14 CHAIRPERSON HOOD: One thing we've learned during this
15 period of time, when we've been doing these virtual meetings, is
16 patience. That's one thing we've learned.

17 MR. YOUNG: He should be joining momentarily.

18 CHAIRPERSON HOOD: Thank you, Mr. Young. Thank you for
19 all your assistance.

20 COMMISSIONER MAY: Can you hear me?

21 CHAIRPERSON HOOD: Yes, we can.

22 COMMISSIONER MAY: Can you see me?

23 CHAIRPERSON HOOD: Not yet, but if we can hear you --
24 we'll take that.

25 COMMISSIONER MAY: Yeah. I'm seeing the camera to turn

1 the camera control on.

2 CHAIRPERSON HOOD: Okay.

3 COMMISSIONER MAY: Well, anyway, I'm here. Hi.

4 CHAIRPERSON HOOD: Well, welcome back. I've already
5 read the opening statement. I included you. So since we can
6 hear you, we're going to go ahead and proceed, but welcome back.

7 COMMISSIONER MAY: Okay. Thanks.

8 CHAIRPERSON HOOD: Let's go to -- any preliminary
9 matters, Ms. Schellin?

10 MS. SCHELLIN: Yes, sir, the applicant has filed a
11 waiver for the notarization requirement for the affidavit of
12 posting and the maintenance affidavit. Just ask the Commission
13 if they will prove that waiver request.

14 CHAIRPERSON HOOD: I can see everybody. Any objections?
15 And I'll wait to hear from Commissioner May. No objections?

16 Any objections, Commissioner?

17 COMMISSIONER MAY: No.

18 CHAIRPERSON HOOD: Okay.

19 Anything else, Ms. Schellin?

20 MS. SCHELLIN: One proffered expert witness, Neil
21 Kittredge in Planning, Exhibit 20A.

22 CHAIRPERSON HOOD: Okay. I think I missed that. Exhibit
23 20A?

24 MS. SCHELLIN: Yes.

25 CHAIRPERSON HOOD: Okay.

1 COMMISSIONER SHAPIRO: It looks fine.

2 CHAIRPERSON HOOD: Okay. Commissioner Shapiro is fine.
3 Vice Chair Miller?

4 VICE CHAIR MILLER: (Gestures.)

5 CHAIRPERSON HOOD: Okay. I see thumbs up.

6 VICE CHAIR MILLER: I'm good.

7 CHAIRPERSON HOOD: All right. Everybody is good. So
8 we will give him the status of an expert in planning.

9 MS. SCHELLIN: Yes.

10 CHAIRPERSON HOOD: At one time, we didn't do that, but
11 I guess we did. I get confused sometimes. But anyway. All
12 right.

13 MS. SCHELLIN: So you have John Epting and Meghan
14 Hottel-Cox from Goulston and Storrs as the representatives. They
15 will bring their team on. And you have Matthew Jesick from the
16 Office of Planning presenting for OP. And as you said, you have
17 ANCs 8A. They submitted a report at Exhibit 37 that just came
18 in. And 8C, already submitted their report at Exhibit 11. And
19 other than that, that's all staff has.

20 CHAIRPERSON HOOD: Okay, thank you. And we got an
21 updated report, but when we get to the ANC, we will talk about
22 that. It's addressed to Fred Hill, so I want to make sure. I'm
23 sure it's for this case, because it was titled this case.

24 But anyway, I thank Ms. Hottel-Cox. You are going to be
25 presenting?

1 MS. HOTTEL-COX: Yes.

2 CHAIRPERSON HOOD: All right, you may begin. Good
3 afternoon.

4 MS. HOTTEL-COX: Thank you. Good afternoon,
5 Commissioners.

6 For the record, my name is Meghan Hottel-Cox, and I,
7 along with my colleague, John Epting, are attorneys with the law
8 firm of Goulston and Storrs.

9 We are here today asking the Commission to zone
10 currently unzoned property immediately adjacent to the Anacostia
11 Metro Rail Station to the Northern Howard Road Zone District.

12 This application presents an exciting opportunity to
13 continue the NHR zoning, which is already immediately adjacent
14 to the property, to provide high density development focused on
15 increased affordable housing and sustainability. We are very
16 pleased to be here for this public hearing. As the Commission
17 may recall, we initially submitted this map amendment application
18 in September of 2020, and the Commission set the case down for
19 public hearing in December. Also in December of 2020, both ANCs
20 8A and 8C provided reports in support of the map amendment.
21 However, in January 2021, and an almost entirely new slate of
22 Commissioners began their term in ANC 8A, and they requested the
23 opportunity to re-review the map Amendment application. Thus,
24 we postponed this hearing from its initial April 1st, 2021, date,
25 several times to ensure ANC 8A had the full opportunity to review

1 this application, and we are very pleased to be here this
2 afternoon with their support.

3 As we will discuss in greater detail in our
4 presentation, under the amended comprehensive plan's future land
5 use map, the property is designated for mixed use, high density
6 residential, high density commercial and institutional uses.
7 Importantly, the property is also one of the few areas east of
8 the river that is part of the District's central employment area.
9 These designations in the comprehensive plan show that the
10 property is ideal for high-density, mixed-use development that
11 benefits the District. The property, which was previously owned
12 by WMATA, is unzoned. Therefore, in order to make any use of
13 the property, it must be zoned. The applicant is proposing to
14 zone the property to the NHR Zone District, which will allow high
15 density residential and commercial uses, but will also include
16 many enhancements and protections embedded in the zoning
17 regulations. The map amendment will also permit interim uses on
18 the property prior to full development to allow active use on
19 this un-utilized parcel immediately adjacent to the Metro.

20 The map amendment will make the property subject to a
21 higher affordable housing requirement and increased
22 sustainability requirements, including the inclusion of required
23 three-bedroom affordable units, mandatory solar panels, the
24 requirement to build above the 500-year flood plain and increase
25 stormwater capacity. The map amendment will require a truly

1 exceptional project for future development of the property, and
2 the community, government agencies, and the Commission will
3 continue to have a say in what is developed at the property
4 through the design review process embedded in the NHR Zone.

5 We are pleased to be here with a report in support from
6 the Office of Planning, which included support from the District
7 Department of Transportation, the Department of Energy and
8 Environment, and the Metropolitan Police Department, in addition
9 to the support from ANCs 8A and 8C, which I mentioned. With
10 that, we have two witnesses this afternoon. Britt Snider of
11 Redbrick will testify on behalf of the applicant, and Neil
12 Kittredge is being offered as an expert in planning.

13 And Paul, we submitted a presentation. If you could
14 bring that up, and I will turn it over to Britt.

15 MR. SNIDER: Thank you.

16 Good afternoon, Mr. Chairman, and members of the Zoning
17 Commission. My name is Britt Snider and I'm a principal at
18 Redbrick LMD. Redbrick is a D.C. based real estate investment
19 and development firm with offices located in both downtown D.C.
20 and in historic Anacostia. Thank you for the opportunity to
21 present testimony in support of our NHR zoning of this property.

22 This property is one component of our future multi-
23 building mixed use project that we are calling the Bridge
24 District, given its location along Howard Road in Ward 8, between
25 and with immediate proximity to the new Frederick Douglass

1 Memorial Bridge and the soon to be constructed 11th Street Bridge
2 Park.

3 At Redbrick LMD, we are very focused on bringing
4 economic development and job opportunities to Ward 8, including
5 the Anacostia and Congress Heights neighborhoods. As you may
6 know, we recently began construction on the new Whitman-Walker
7 Health headquarters up at St. Elizabeth's, as well as 88 new
8 townhomes, including significant for sale, affordable housing.
9 And earlier this year, on our Bridge District assemblage, we
10 hired a Ward 8 general contractor, F&L Construction, to demolish
11 the existing vacant buildings and clear the site. We understand
12 the importance of working with community businesses any chance
13 we get.

14 First, a little bit of history on our Bridge District
15 land. Some of you may recall that Redbrick initiated and achieved
16 a PUD that was then appealed and eventually abandoned. Redbrick
17 then submitted to the Zoning Commission, by way of a proposed map
18 and text amendment to the Comprehensive Plan, a new zoning
19 designation for the assemblage called North Howard Road, or NHR,
20 in 2019. This new zoning designation was reviewed and approved
21 by the Zoning Commission, and today we are asking to extend the
22 same zoning to an immediately adjacent parcel that we acquired
23 in 2020 and that is currently unzoned. We believe the NHR zoning
24 is appropriate given NHR zoning of the neighboring parcels and,
25 in addition, this parcel's position next to the northern entrance

1 of the Anacostia Metro Station is entirely consistent with urban
2 planning principles of having higher density, mixed use nodes
3 next to and/or connecting to transit hubs. While this area is
4 currently inactive, and the northern entrance to the Anacostia
5 Metro Station is significantly underutilized, our hope is to
6 create a vibrant and activated mixed use environment where people
7 can live, work and shop with easy access to transit. And the
8 reason for the immediate need to zone this parcel is that no
9 active use of any kind is permitted on unzoned land. And even
10 prior to constructing a permanent building on this parcel, our
11 desire would be to have temporary uses to activate the site,
12 including working with the Anacostia BID to have local businesses
13 participate. Being able to activate this site right next to the
14 Metro entrance sooner rather than later would be highly
15 impactful. And, in addition, we are unable to have meaningful
16 conversations with prospective tenants without having zoning in
17 place.

18 We have worked with both ANC 8A and 8C on this effort
19 and are happy to be here with support from both of them. Both
20 ANCs submitted letters in support last year, but since several
21 new Commissioners of ANC 8A were sworn in earlier this year, we
22 met with them on several occasions, both formally and informally
23 regarding this map amendment, and after a number of constructive
24 conversations and multiple requested delays of this particular
25 hearing, we have a letter of support from the current ANC 8A as

1 well. We're excited to continue to work with the ANCs and the
2 BID on both interim and long term uses that will serve and engage
3 the community.

4 The overall plan for the Bridge District incorporates
5 an appropriate mix of multifamily, office, and curated retail
6 uses that provide for an active daytime and evening population
7 that embraces the community around it. The multi-building
8 development will serve as a leader in sustainability, health and
9 wellness in the District and using thoughtful design and
10 engineering, while also incorporating local businesses into the
11 retail and utilizing local community art and culture.

12 This mixed-use development will also provide hundreds
13 of both construction and permanent jobs, internships,
14 apprenticeships, and other forms of workforce training to enhance
15 the skills of Ward 8 residents.

16 The NHR Zone provides for 12 percent inclusionary
17 zoning units and a minimum threshold of housing where no housing
18 currently exists. It should also be noted that no residents will
19 be displaced by moving forward with the Bridge District project.

20 The NHR Zone has stringent sustainability requirements
21 which we are happy to take on and hopefully exceed.
22 Sustainability sits at the core of Redbrick's business, and we
23 are excited to showcase these buildings in the coming years as
24 they deliver.

25 Finally, all buildings in the NHR Zone require a design

1 review by the Zoning Commission to ensure that each building's
2 design meets the requirements as described in the comprehensive
3 plan for this zoning designation. So the Zoning Commission can
4 take comfort that they will review each individual building
5 submission.

6 In closing, the NHR Zone makes sense for this property
7 because a) it is consistent with the zoning of immediately
8 adjacent parcels; b) the prescribed uses, height and density are
9 consistent with transit-oriented development; c) having zoning
10 in place now allows Redbrick to actively pursue both interim and
11 long-term tenants to activate the site; and d) We have obtained
12 community support for the zoning designation from the two ANCs
13 and the Anacostia BID. We are requesting that the Zoning
14 Commission vote to support the NHR zoning on this parcel, and we
15 appreciate your consideration. Thank you.

16 I think we're going to Neil next.

17 MR. KITTREDGE: Okay. Can everybody hear me?

18 Mr. Chairman?

19 CHAIRPERSON HOOD: Yes, we can hear you.

20 MR. KITTREDGE: Excellent.

21 Mr. Chairman, and members of the Zoning Commission,
22 good afternoon. I'm greatly appreciative of the opportunity to
23 present to you today, along with other members of our team. My
24 name is Neal Kittredge. I'm a partner at Beyer, Blinder, Belle
25 architects and planners based in New York and Washington, D.C.

1 Beyer, Blinder, Belle was founded in 1968 in reaction to the
2 urban renewal that was damaging communities at that time, and our
3 mission was to use planning, architecture, and preservation to
4 restore neighborhood fabric. Today, our firm continues to
5 advance these core values, including through our planning and
6 urban design practice, which I lead at the firm.

7 I've worked on many private and public sector planning
8 efforts in Washington, D.C., including on the Anacostia
9 Waterfront Initiative, specifically the near Southeast and the
10 Southwest waterfront small area plans that would later become the
11 Capitol Riverfront and The Wharf.

12 And if I could please ask to advance to the next slide.
13 Thank you.

14 So for the past 14 months, we've been working with
15 Redbrick LMD to develop a master plan for the Bridge District,
16 which is a series of contiguous properties on Howard Road
17 Southeast. This slide shows the location of the Bridge District
18 in context. The master planned area forms an east- west
19 connection between the Frederick Douglass Memorial Bridge and
20 historic Anacostia via Howard Road, and also to the Anacostia
21 Metro Station entrance, as well as to 20 miles of uninterrupted
22 trails and recreational activities in Anacostia River Park
23 System. The new mixed-use District will be accessible from the
24 Frederick Douglass Bridge, the 11th Street Bridge, and also the
25 planned 11th Street Bridge Park. The subject of today's hearing

1 is referred to in our master plan as Site 7, which is in a little
2 bit of a darker red next to the Metro sign, a pivotal site for
3 both the Bridge District and also the city, which can activate
4 an underutilized Metro station and connect it to the Anacostia
5 community, establishing a safe pedestrian path to the Metro in
6 what is now a vacant and somewhat desolate area and provide new
7 transit-oriented mixed- use development. The site proposed to
8 be zoned is the key to closing the gap between the existing NHR
9 Zone and the Metro. For all these reasons, I support the zoning
10 of Site 7 to match the adjacent NHR District, making it the
11 linchpin of this transit-oriented neighborhood.

12 An interesting historical point of interest is that
13 when the Anacostia Station was first planned and built in 1978,
14 it was intended to be the center of a transit-oriented development
15 which was never built, leaving the station isolated from the
16 surroundings and serving primarily as an underutilized park and
17 ride facility for commuters driving from further away. The
18 proposed zoning would restore the original planning intent from
19 almost 40 years ago for the Anacostia Station as the hub for a
20 mixed-use development.

21 If I could have the next slide, please. So this slide
22 shows the existing conditions of the site a little bit closer up,
23 with Redbrick's ownership indicated by the darker dashed red
24 lines. Site 7 is shown to the right. It is currently occupied
25 by an abandoned access ramp to the upper level of the WMATA

1 parking garage. This ramp would be demolished to enable
2 redevelopment of the site after zoning. Please note that the
3 size of the site is incorrect in this image. Apologies for that.
4 It's actually 1.3 acres.

5 If I could have the next slide, please. This slide
6 shows the master plan for the Bridge District. The first phase
7 of the Bridge District is parcels 3 and 4, which is on the upper
8 left or the northwest corner. This is currently in design as a
9 mixed-use residential building with an urban grocery and other
10 retail and amenities. Future development sites are shown on both
11 the north and south sides of Howard Road, creating a walkable
12 streetscape on Howard Road of about 1,000 feet, or roughly a
13 four-minute walk. The plan includes also a potential pedestrian
14 and bike promenade on the north edge of the development, creating
15 a new car-free connection for all residents of the area from the
16 Frederick Douglass Bridge to the Anacostia Metro and beyond.
17 Site 7 is on the right, creating a pedestrian and bike connection
18 from the Metro entrance at the WMATA northwest corner where the
19 "M" is. The goal is to create a direct path with easy wayfinding
20 from the Bridge District and from historic Anacostia to the Metro
21 entrance. That being said, the specifics of the design and
22 configuration of Site 7, as Britt mentioned, is subject to more
23 detailed process and also to future design reviews by this
24 Commission.

25 Next slide, please. Here's a view, as it appears today,

1 of the north entrance to the Metro from the existing access road
2 with the abandoned ramp visible in the distance. As you can see,
3 there's currently no pedestrian infrastructure really of any kind
4 and very limited access to the Metro, and the area is surrounded
5 by vacant space.

6 Next slide. So here is the same view, but with an
7 artist's depiction of what the future development of this site
8 could look like with the proposed zoning. Based on the zoning,
9 the site would be flexible in use and could contain a mix of
10 housing and/or commercial space, so long as the entire contiguous
11 NHR Zone meets the mixed-use requirements. It would also have
12 ground-floor retail and transparency, which will help activate
13 the walk to the Metro. Equally important as the building, is the
14 actual missing -- is completing the missing link of connectivity
15 of the public realm from Howard Road to the Metro entrance shown
16 here as a walkable and bike-friendly streetscape. We feel this
17 is a key from a planning perspective, a key factor. And as Britt
18 mentioned earlier, zoning this site will enable Redbrick to
19 create interim activation and community programming prior to
20 development to make the public realm connection even in the short
21 term.

22 If I could have the next slide, please. This view
23 shows the Bridge District master plan in context of Anacostia and
24 the city. Howard Road and South Capitol Street will connect the
25 District to Anacostia residents, and Site 7 shown adjacent to the

1 WMATA garage and Metro entrance, will complete the connection to
2 the Metro station, forming a continuity of urban fabric from the
3 station on the east to South Capitol Street and the Frederick
4 Douglass Bridge on the West. The plan is for infill development
5 of a transit station, which is exactly what is needed to meet
6 the District's needs for housing, equity and environmental
7 sustainability and also leveraging major past investments in
8 infrastructure. Infill development creates transit-oriented
9 nodes with city-wide access by Metro and also what are referred
10 to as "15-minute neighborhoods," where a mix of housing,
11 employment, retail and community services are accessible within
12 an easy 15-minute walk of local residents, including residents
13 of Anacostia. Zoning this site is not an isolated step, but
14 actually part of a considered and integrated transit-oriented
15 master plan for the Bridge District that is consistent with the
16 NHR Zoning. I'm also very excited to report that the Bridge
17 District Master Plan has recently been recognized by the 2021
18 Award for Urban Design from the D.C. Chapter of the American
19 Institute of Architects.

20 Next slide, please. This shows the current zoning, and
21 the location of the North Howard Road Zone shown in green, with
22 Site 7 as the gap or missing link between the NHR Zone and the
23 Metro.

24 Next slide. This shows the site in relation to the old
25 future land use map, which was effective when we first submitted

1 this application. As shown in the highlights, there was a mix
2 of designations, including mixed use, high density residential,
3 high density commercial and institutional; mixed use, high
4 density residential, medium density, commercial and
5 institutional; and parks, recreation, and open space.

6 Next slide. This shows the central employment area,
7 which includes the site in the NHR Zone as part of the transit
8 connected core of the District. As you can see, this property
9 is one of the few areas of the CEA east of the Anacostia River.
10 Based on the previous future land use map designation, the Central
11 Employment Area Plan, and other elements of the comprehensive
12 plan, including goals of equity and sustainability and the
13 property's proximity to the Metro, the NHR Zone is appropriate
14 for the property. This was also D.C. OP's conclusion in their
15 reports.

16 And finally to the next slide, the last slide. This
17 shows the amended future land use map, which was effective as of
18 August of this year. As shown on this map, the designation for
19 the entire property is being amended to mixed use, high density,
20 residential; high density commercial and institutional, matching
21 the designation for land currently in the NHR Zone. Therefore,
22 zoning the property as NHR is directly consistent with the goals
23 of the comprehensive plan. So I'd like to thank you all
24 for your time and attention, and our team is happy to take any
25 questions you may have.

1 CHAIRPERSON HOOD: Thank you for the presentation. I
2 really appreciate the succinctness, and I appreciate you all
3 staying within the 14 minutes and 59 seconds.

4 I will say that -- you mentioned the previous case, and
5 I know this was definitely a benefit, it had overwhelming support.
6 And I'm glad that you all came back with this. I think it
7 definitely will be very beneficial to the city, what I see going
8 on here. I know there's some more consultation and more talk, but
9 you all had support previously, and you have similar support
10 from both ANCs, the community now. So hopefully, this time, we
11 can move forward with this, but let me see what others have to
12 say, and I'll come back.

13 Commissioner, May.

14 COMMISSIONER MAY: I have no questions or comments.
15 Thank you.

16 CHAIRPERSON HOOD: Oh, okay.

17 Commissioner Shapiro.

18 COMMISSIONER SHAPIRO: Nothing, Mr. Chair.

19 CHAIRPERSON HOOD: And Vice Chair Miller.

20 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
21 you to the applicant's team for your report and all the work on
22 this case. And I concur with everything that Chairman Hood said,
23 so I won't go any further. Thank you.

24 CHAIRPERSON HOOD: Okay, so let's keep moving.

25 Ms. Schellin, do we have anyone from 8A or 8C here to

1 cross-examine? I know they have letters of support, so there may
2 not be. Ms. Schellin?

3 MS. SCHELLIN: I do not see. Sorry, I lost my connection
4 for a minute.

5 CHAIRPERSON HOOD: Oh, okay.

6 MS. SCHELLIN: I do not see who is -- let me see, who
7 is their representative.

8 CHAIRPERSON HOOD: Commissioner Muhammad and
9 Commissioner --

10 MS. SCHELLIN: I don't see Commissioner Muhammad on
11 here.

12 CHAIRPERSON HOOD: 8C is Commissioner --

13 MS. SCHELLIN: 8C --

14 CHAIRPERSON HOOD: -- Salaam -- Abdul-Salaam. Mustafa
15 Abdul-Salaam, ANC 8C.

16 MS. SCHELLIN: I don't see either of them.

17 CHAIRPERSON HOOD: Okay. Well, we will continue.

18 Let's go to the report of the Office of Planning, Mr. Jesick.
19 And Mr. Jesick, before you come, I really want to commend you
20 again. When I see all the reports from -- especially MPB, I really
21 appreciate the work that went into getting the response. So, Mr.
22 Jesick, you may begin.

23 MR. JESICK: Thank you, Mr. Chairman, and members of
24 the Commission. Again, my name is Matt Jesick, and I will be
25 presenting OP's testimony in this case, 20-22. And OP is

1 recommending approval of the proposed map amendments, and for
2 tonight's hearing can largely rest on the record in support.

3 I did want to note for the record, however, that since
4 our public hearing report was issued, the City Council has
5 approved the updated comprehensive plan, and the Office of
6 Planning continues to find that this map amendment would be
7 consistent with that updated comprehensive plan. Some examples
8 of policies in the plan, which would be furthered by this
9 application, include enhanced inclusionary zoning as well as
10 environmental protections.

11 Next slide, please, Mr. Young. And as the applicant
12 mentioned, the future land use map has been amended for this
13 site. Whereas there were three different designations previously,
14 there is now one designation for the entire area, and that is
15 mixed use, high density residential; high density commercial; and
16 institutional uses. And the Northern Howard Road Zone would be
17 consistent with those uses.

18 So, again, the Office of Planning recommends approval,
19 and I'd be happy to take any questions. Thank you.

20 CHAIRPERSON HOOD: Okay, let's see if we have any
21 questions of Mr. Jesick.

22 Commissioner May.

23 COMMISSIONER MAY: No.

24 CHAIRPERSON HOOD: Okay.

25 Commissioner Shapiro.

1 COMMISSIONER SHAPIRO: No questions, Mr. Chair.

2 CHAIRPERSON HOOD: And Vice Chair Miller.

3 VICE CHAIR MILLER: No questions. Thank you for that
4 report, Mr. Jesick.

5 CHAIRPERSON HOOD: And again, I don't have any
6 questions, Mr. Jesick, but I will respond and thank you for your
7 report and also your diligence as well. We have a support letter
8 from DDOT, a support letter from DOEE, the Department of Energy
9 and Environment. We also have a support letter from the
10 Metropolitan Police Department. So thank you very much. That
11 really gives us a comfort level.

12 Again, let's check and see if we have anyone from the
13 ANC. If not, I do will do their reports, but I want to allow
14 the first line (indiscernible) folks to be able to present. I
15 don't want to ever deny them the chance to present.

16 So Ms. Schellin, please make sure, especially my
17 friend, Commissioner Muhammad, Chairperson Muhammad. I don't
18 want to get in trouble presenting her letter if she is here.

19 MS. SCHELLIN: I do not see her.

20 CHAIRPERSON HOOD: Okay, so again -- actually, I guess
21 I should read -- Ms. Hottel-Cox, I should read the latest letter,
22 even though it is addressed to the BZA. Is that a correct
23 assessment?

24 MS. HOTTEL-COX: Yes.

25 CHAIRPERSON HOOD: Okay. Let me -- well, I'm not going

1 to read the letter. Let me just do this. As already mentioned,
2 we have an exhibit, Exhibit 11, a letter of support. And we have
3 a previous letter from 8A, when Chairperson Prestwood was the
4 chair at that time. We have still a letter of support, but just
5 I think recently, we have a letter from 8A and the Chairperson
6 Muhammad, a letter of support from 8A. So both ANCs, which was
7 -- both ANCs have supported this case in front of us tonight.

8 Now, Ms. Schellin, do we have anyone who is here in
9 support, opposition or undeclared, or anyone who wants to
10 testify? Let me just leave it like that.

11 MS. SCHELLIN: We do. Let me switch back over.

12 Ms. Hottel-Cox, is Larry Greenhill part of your group?

13 MS. HOTTEL-COX: I don't believe so.

14 MS. SCHELLIN: Okay. So I'll have -- and what about
15 Amir Asghari? Is he part of your group? Amir Asghari from F&L
16 Construction?

17 MS. HOTTEL-COX: Yes.

18 MS. SCHELLIN: He's part of your group?

19 MS. HOTTEL-COX: Yes, I believe he signed up to testify
20 in support, yes.

21 MS. SCHELLIN: Okay. But I am asking, is he part of
22 your team?

23 MS. HOTTEL-COX: Oh, no, he's not part of the applicant
24 team.

25 MS. SCHELLIN: Okay. So then let me see -- Paul Young,

1 can you see if the first person would be Larry Greenhill? I did
2 see Amir, I'm pretty sure, Asghari up, and Kristina Noell. I
3 know she is up. They are all three proponents.

4 CHAIRPERSON HOOD: Okay.

5 MS. SCHELLIN: Those are the only three who signed up.

6 CHAIRPERSON HOOD: So we have them signed up. Okay.

7 Let's start off with Mr. Greenhill. Mr. Greenhill, you
8 may begin.

9 MR. GREENHILL: Hello. Can you hear me?

10 CHAIRPERSON HILL: Yes, we can hear you now. Go right
11 ahead.

12 MR. GREENHILL: All right. Thank you very much.

13 Good to see you again, Mr. Hood.

14 CHAIRPERSON HILL: Always good to see you -- or hear
15 from you.

16 MR. GREENHILL: Yes. I appreciate that.

17 My name is Larry Greenhill, Jr. I previously testified
18 here before with Savage Technical Services, which is a Ward 8
19 based CBE minority electrical contracting firm. And I recently
20 was hired by Charles Mann Enterprises, which is a minority owned,
21 women-owned CBE, located on Martin Luther King Avenue in
22 Southeast. And I hired on as their director of construction
23 services.

24 Through my work previously with Savage Technical
25 Services, I partnered with Redbrick in about 2015, and we worked

1 together -- and I am here in support of Mr. Dubin and Redbrick,
2 by the way -- and we worked together with Mr. Dubin to do about
3 350,000 dollars' worth of electrical work, with Redbrick LMD in
4 about 2016/2017, on some of his existing properties in Virginia.

5 Now with our Charles Mann Enterprises, I'm preparing
6 to work with the next phase, which is up and coming with the
7 zoning with Redbrick, which involves a 35,000-dollar contract we
8 have to provide the temporary electrical power for the WillScot
9 trailers at Howard Road Southeast, which is in the Bridge
10 District.

11 Throughout my work with Redbrick, with both companies
12 that I've worked with, Savage Technical in the past and Charles
13 Mann Enterprises now, we have employed Ward 8 residents there.
14 They've gone through and been a part of our electrical
15 apprenticeship. And most of these Ward 8 residents, you know,
16 can walk to the job sites that Redbrick is getting zoning for.

17 As a business owner in this industry, working with
18 Redbrick has really allowed us to expand our workforce and hiring
19 efforts. And so rezoning of these parcels would allow Redbrick
20 to expand its vision for the Bridge District and bring additional
21 benefits to the community. And so I look forward to continuing
22 to work with Redbrick in the years to come. Thank you.

23 CHAIRPERSON HOOD: Thank you, Mr. Greenhill. If you
24 can stay with us, we may have some questions for you after we
25 have finished with the other two witnesses.

1 MR. GREENHILL: Okay, thank you.

2 CHAIRPERSON HOOD: Amir Asghari -- hopefully, I didn't
3 butcher your last name too bad.

4 You're on mute, Mr. Asghari. You're still on mute.
5 Unmute yourself. There you go.

6 MR. ASGHARI: Can you hear me now?

7 CHAIRPERSON HOOD: Yes, we can hear you now.

8 MR. ASGHARI: Thank you, Mr. Chairman, and members of
9 the Zoning Commission. My name is Amir Asghari, and I've been
10 doing business with -- we have -- which we are working for, F&L
11 Construction which is an (indiscernible). It was established in
12 1991, and has been doing business in Ward 8 since 15 years ago.
13 And I've been with F&L since 2010. And I've had the pleasure to
14 work with Freddie Winston, the owner of the company.

15 We have been involved with Redbrick since 2018. At
16 that time, we recommended a young man for an apprenticeship
17 program which (indiscernible) for the summertime. And then since
18 that time, we have been involved in demolition abatement and tree
19 removal of the parcels on either side of Howard Road, which
20 basically is about seven to ten acres. Then the contract value
21 was over 800,000 thousand dollars. We finished it in about six
22 months' time, which was a very great opportunity. We had the
23 pleasure of working with members of the Redbrick team. In
24 addition to that, the (indiscernible), we have been doing more
25 business with Redbrick. Currently, we are demolishing the

1 concrete slabs of (indiscernible) gas stations for them. And
2 they will build (indiscernible) retention ponds. We created some
3 areas for future office building in that area. Rezoning of these
4 parcels would allow not only Redbrick to extend the vision over
5 the District, but also will provide opportunities for companies
6 like F&L to grow in that area. (Indiscernible) the future,
7 contribute to our talks about this project. I'm open to any
8 questions that you might have. Thank you.

9 CHAIRPERSON HOOD: Okay. Thank you. If you can just
10 hold tight, we're going to finish with our other witness, and we
11 may have some questions for you.

12 Kristina Noell.

13 COMMISSIONER SHAPIRO: She's on mute, Mr. Chair.

14 CHAIRPERSON HOOD: Okay. There she comes.

15 MS. NOELL: Can you hear me?

16 CHAIRPERSON HOOD: Yes, we can hear you.

17 MS. HOELL: Can you hear me? Hello?

18 CHAIRPERSON HOOD: Yes, we can hear you. Yes.

19 MS. NOELL: Thank you. Sorry about that.

20 Thank you, Chairman Hood, and fellow council members
21 and Zoning Commissioners.

22 As you are aware, we are living in extraordinary times.
23 The impactful engagement around surrounding inequities and
24 injustice and the ongoing coronavirus pandemic continue to draw
25 acute attention to the economic disparities that

1 disproportionately affect people of color and those at the
2 highest risk in communities across the country. In Washington,
3 D.C., those communities are primarily east of the river
4 communities -- I'm sorry, primarily east of the river, and they
5 are our communities. It is amid this challenging landscape, the
6 Anacostia Business Improvement District continues to prove itself
7 to be bold by recognizing, defining, and responding to needs of
8 our marginalized communities. As a 501(c)(3) nonprofit
9 organization and the only legislative BID east of the river, we
10 are leaders charged to be agile, create opportunities and provide
11 solutions. Therefore, our awareness is heightened and our
12 discernment acute when considering private sector developers work
13 in the Anacostia BID and throughout Ward 8. It is imperative
14 that we bring conscious development to our communities with
15 focused efforts to serve and engage. As the developer of the
16 Bridge District, formerly known as Columbia Quarter, Redbrick LMD
17 has been such a partner -- they've been great -- proactively
18 engaging with not only me as the executive director of the
19 Anacostia BID, but also directly with the community on multiple
20 impactful initiatives. It is in this context that I am pleased
21 to present testimony to highlight the Anacostia BID's ongoing
22 partnership initiatives with Redbrick, LMD, as you consider the
23 NHR zoning.

24 Redbrick has shown itself to be a committed partner in
25 achieving our workforce development goals and has contributed in

1 a very substantive way. Through our Anacostia BID Clean Team and
2 (indiscernible) Team partnerships, together we are employing
3 Anacostia residents, including returning citizens, and equipping
4 them with very new skill sets that supports sustainable
5 employment, such as creating (indiscernible) contracts with
6 developers and entrepreneurship opportunities. We also have been
7 working together on temporary retail and events activation plan
8 for the Bridge District, the Anacostia (indiscernible) in Arts
9 and Entertainment Cultural District, and through our efforts,
10 organically becoming an innovation (indiscernible). The rezoning
11 of these vacant parcels, to include them in the NHR Zone, would
12 allow Redbrick LMD to expand its vision for the Bridge District
13 and bring additional benefit to the community through temporary
14 interim activations around the arts and innovation, as well as
15 incorporate other community serving amenities as part of its
16 exciting future development. In addition to the NHR Zoning,
17 providing requirements for much needed retail activation and
18 affordable housing the -- I'm sorry -- with the approval by the
19 National Park Service, the creation of a public pedestrian and
20 bike promenade would run north of the Bridge District and connect
21 the Anacostia Metro to the Frederick Douglass Memorial Bridge.
22 It is the connectivity that also drives the Anacostia BID to
23 continue to serve beyond our boundaries and connect communities.

24 As you consider including the currently vacant unzoned
25 parcels within the Northern Howard Road, NHR Zone, know that we

1 look forward to continuing this important work with Redbrick LMD
2 and appreciate that this rezoning would help ensure the Bridge
3 District further, and further benefit Anacostia and Ward 8
4 communities as part of the economic development work that we
5 spearhead at the Anacostia BID.

6 And I have one request, if possible. May I please ask
7 for your indulgence and add my testimony to the record. The
8 hearings have been postponed multiple times, and I think that it
9 was submitted previously. I apologize, but I am asking again for
10 your indulgence, and I hope you will be able to grant it.

11 CHAIRPERSON HOOD: I'm sure we don't have a problem
12 submitting your testimony to the record. That was the easiest
13 "ask" I've had in a long time. So I'm sure, we would --

14 MS. NOELL: Thank you, sir.

15 CHAIRPERSON HOOD: Okay. All right. I want to thank
16 the three witnesses.

17 Let me see if we have any questions for either of you.
18 Commissioner May.

19 COMMISSIONER MAY: Nothing. Thank you.

20 CHAIRPERSON HOOD: Okay. Commissioner Shapiro.

21 COMMISSIONER SHAPIRO: No questions. Just thank you
22 all for your testimony.

23 CHAIRPERSON HOOD: I almost looked for Commissioner
24 Turnbull. I mean, you get used to some things.

25 Vice Chair Miller.

1 VICE CHAIR MILLER: Thank you to each of you for your
2 testimony today.

3 CHAIRPERSON HOOD: I, too, want to thank you the three
4 of you for your testimony. Again, this shows some of what we
5 heard before in a previous case with Redbrick, that they
6 definitely reach out to the community, and it shows by the letters
7 of support from the ANCs and also your testimony. And it really
8 shows that they're trying to hire D.C. residents too, as well.
9 So keep up the good work. And I hope that when you come back
10 for the design cases or whatever you have to come back in front
11 of the Commission or the Board of Zoning Adjustment for, I'm sure
12 that will continue because they have a legacy of doing it. So
13 hats off to Redbrick and everyone who has worked along to make
14 this happen and make this for the best interest of the city. So
15 thank you all.

16 Let's go to rebuttal. Ms. Hottel-Cox, I don't know
17 where you can find any rebuttal with all this support. You'd be
18 good if you --

19 MS. HOTTEL-COX: No rebuttal.

20 CHAIRPERSON HOOD: Do you have any closing?

21 MS. HOTTEL-COX: No. Thank you all so much for the
22 time today.

23 CHAIRPERSON HOOD: Okay. So with that, I think
24 everything is in order. I think we don't need to waste a whole
25 lot of time. I think the work has already been done. We just

1 need -- I'm not going to say rubber stamp it, because we don't
2 rubber stamp, but we just need to put the seal of approval because
3 the work has already been done. So let's see what my colleagues
4 have to say. Let me open it up.

5 COMMISSIONER SHAPIRO: I don't have any comments. I
6 think we're ready to move forward to vote in favor.

7 CHAIRPERSON HOOD: Okay.

8 COMMISSIONER MAY: I concur.

9 CHAIRPERSON HOOD: Vice Chair Miller.

10 VICE CHAIR MILLER: Thank you, Mr. Chair. I am fully
11 in support of this. And this is a two-vote process. The
12 Anacostia BID, Ms. Noell's testimony could come in, and we'll see
13 it before a final.

14 CHAIRPERSON HOOD: Right. Okay, so with that, would
15 somebody like to make a motion?

16 VICE CHAIR MILLER: Mr. Chairman, I would move that the
17 Zoning Commission approve Case No. 20-22, CQ Metro Land, LLC,
18 which is part of Redbrick, which has been referred to a lot today,
19 to map amendment at Square 5860, Lots 1039 to 1041, along Howard
20 Road from unzoned -- from an unzoned designated to Northern Howard
21 Road designation and ask for a second.

22 COMMISSIONER SHAPIRO: Second.

23 CHAIRPERSON HOOD: Okay. It's been moved and properly
24 seconded. Any further discussion?

25 Not hearing any. Ms. Schellin, would you do a roll

1 call vote, please?

2 MS. SCHELLIN: Commissioner Miller.

3 VICE CHAIR MILLER: Yes.

4 MS. SCHELLIN: Commissioner Shapiro.

5 COMMISSIONER SHAPIRO: Yes.

6 MS. SCHELLIN: Commissioner Hood.

7 CHAIRPERSON HOOD: Yes.

8 MS. SCHELLIN: Commissioner May.

9 COMMISSIONER MAY: Yes.

10 MS. SCHELLIN: The vote is 4-0-1 to approve the proposed
11 action in Zoning Commission Case No. 20-22. The Architect of the
12 Capitol representative not present and not voting.

13 CHAIRPERSON HOOD: Okay. Ms. Schellin, do we have
14 anything else before us tonight?

15 MS. SCHELLIN: Nothing else other than if Ms. Hottel-
16 Cox would provide us with a draft order within a week. Could you
17 do that?

18 MS. HOTTEL-COX: Absolutely.

19 MS. SCHELLIN: Okay. That would be great.

20 CHAIRPERSON HOOD: Okay. I want to thank everyone for
21 their participation. I appreciate all of the work that has been
22 done through this process. It was greatly appreciated on our end
23 and shows that you all truly have been doing some work along with
24 the community. So great job and thank you.

25 All right. The Zoning Commission will meet again on

1 October the 4th. We will be hearing Zoning Commission Case No.
2 20-12, Westminster Presbyterian Church, Westminster Community
3 Partners, Bozzuto Development Company and Bozzuto Homes, Inc.,
4 and that's October 4th, 4:00 p.m., on these same platforms.

5 So with that, I want to thank everyone for their
6 participation tonight. And this hearing is adjourned. Goodnight.

7 (Whereupon, the above-entitled matter went off the
8 record at 4:55 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

Before: DCZC

Date: 09-27-21

Place: Teleconference

was duly recorded and accurately transcribed under my direction;
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