

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: :
 :
The Douglass, LLC - :
Design Review of :
Buildings and Structures :
in the NHR Zone at 632 :
Howard Road, S.E. :
Square 5860, Lot 97 :
-----:

MONDAY

NOVEMBER 1, 2021

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The Public Hearing of Case No. 21-13 by the District of Columbia Zoning Commission convened via videoconference 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
- JOSEPH IMAMURA, 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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQ.

The transcript constitutes the minutes from the Public Hearing held on November 1, 2021.

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

OPENING STATEMENT:
 Anthony Hood 4

PRESENTATION:
 Case Number: 21-13 - The Douglass, LLC - Design Review
 of Buildings and Structures in the NHR Zone at
 632 Howard Road, S.E. Square 5860, Lot 97, Ward 8. . . . 8

COMMENTS AND QUESTIONS:
 Commissioners 28

ADJOURN:
 Anthony Hood 89

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

2 (4:00 p.m.)

3 CHAIRPERSON HOOD: Good afternoon, ladies and
4 gentlemen. Today's date is November 1st, 2021. We are convening
5 and broadcasting this public hearing by videoconferencing. My
6 name is Anthony Hood, and I'm joined by Vice Chair Robert Miller,
7 Mr. Shapiro, Commissioner May and Commissioner Imamura. We're
8 also joined by the Office of Zoning staff, Ms. Sharon Schellin,
9 and Mr. Paul Young, who will be handling all of our virtual
10 operations, and Ms. Hillary Lovick, who is Office of Zoning legal
11 division counsel. I would ask others to introduce themselves at
12 the appropriate time.

13 The virtual public hearing notice is available on the
14 Office of Zoning's website. This proceeding is being recorded
15 by a court reporter and the platforms used are webcast live,
16 Webex and YouTube Live. The video will be available on the Office
17 of Zoning's website after the hearing. All persons planning to
18 testify should have signed up in advance and will be called by
19 name at the appropriate time.

20 At the time of sign-up all participants will complete
21 the oath or affirmation required by Subtitles Z 408.7.
22 Accordingly, all those listening on Webex or by phone will be
23 muted during the hearing, and only those who have signed up to
24 participate or testify will be unmuted at the appropriate time.
25 When called, please state your name and home address before

1 providing your testimony. When you are finished speaking, please
2 mute your audio. If you experience difficulty accessing Webex
3 or with your telephone call-in, or have not signed up, then please
4 call our OZ hotline number at 202-727-5471. If you wish to file
5 written testimony or additional supporting documents during the
6 hearing, then please be prepared to describe and discuss it at
7 the time of your testimony.

8 The subject of today's Zoning Commission case is Number
9 21-13. Today's topic -- this is a design review and approval of
10 the new construction in the Northern Howard Road Zone District.

11 The hearing will be conducted in accordance with
12 provisions of 11-Z DCMR Chapter 4 as follows: preliminary
13 matters, applicant's case, the applicant has up to 60 minutes,
14 but I believe they can do it in 20 or less; the report of the
15 Office of Planning and Department of Transportation, the report
16 of other government agencies; the report of ANC. In this case,
17 we have ANC 8A and 8C. Testimony of organizations will have five
18 minutes, individuals will have three minutes, and we will hear
19 in the following order from those who are in support, opposition,
20 or undeclared. The rebuttal and closing by the applicant. Again,
21 the OZ hotline number is 202-727-5471 for any concerns during
22 this proceeding.

23 Before I go to Ms. Schellin, I do have two preliminary
24 matters. The first one is, as we know, this morning we received
25 the sad news of loss of former council member here in Ward 5. I

1 think Commissioner Miller has been around a little bit, so I'm
2 sure he remembers Bill Spaulding. So if you could all do me a
3 favor and let's take a moment of silence for the former
4 councilmember, Bill Spaulding. Thank you.

5 Also, we want to recognize we have a new commissioner,
6 Mr. Imamura, who comes with a wealth of knowledge. I've done
7 some of my research on him. I think he has -- he is going to
8 make a major contribution to our discussions and to the activities
9 we have here on the Zoning Commission. So we want to officially
10 welcome you to the Zoning Commission of the District of Columbia.
11 He represents the Architect of the Capitol.

12 I will tell you that you have some big shoes to fill.
13 I've served with Herb Franklin, Peter May, Kevin Hildebrand and
14 Mike Turnbull. I think I've served a number of architects and
15 -- I don't think I left anybody out. Okay. So anyway, but with
16 your credentials, we're looking forward to it. We're looking
17 forward to learning from you. If you have something to say, I'll
18 just give you that time at this moment.

19 COMMISSIONER IMAMURA: Thank you, Chairman Hood. It's
20 a pleasure to join you all, my esteemed colleagues here. As you
21 said, Chairman Hood, a lot of great men have come before me. So
22 I'm eager to step into the role and contribute to the Commission.
23 Thank you.

24 CHAIRPERSON HOOD: Again, on behalf of all of us, glad
25 to have you on board and looking forward to working with you.

1 Okay. At this time, the Commission will consider any
2 preliminary matters. Does the Staff have any preliminary
3 matters?

4 MS. SCHELLIN: Just a couple. The applicant filed a
5 motion to waive having to get an affidavit of posting and
6 maintenance. They've filed these but they've just done a
7 certification. It's difficult to get out and get it notarized,
8 so would just ask, if by consensus, the Commission would waive
9 that requirement.

10 CHAIRPERSON HOOD: Okay. Any objections?

11 Not seeing or hearing any.

12 MS. SCHELLIN: Okay.

13 CHAIRPERSON HOOD: Who's here?

14 MS. SCHELLIN: For proffered expert witnesses, Rob
15 Schiesel has already previously been approved, accepted as an
16 expert, so he's been proffered. He's the easy one since you guys
17 have already previously accepted him. Just ask that you accept
18 him in this case.

19 CHAIRPERSON HOOD: Any objections to continue our
20 status? No objections.

21 MS. SCHELLIN: Okay. Then we have Brian Earle of ZGF
22 Architects. He's being proffered in architecture. His resume
23 is at Exhibit 10B, as in boy.

24 CHAIRPERSON HOOD: Okay. Do we have any objections to
25 Mr. Brian Earle from ZGF Architects? Okay. No objections. Okay.

1 MS. SCHELLIN: All right.

2 CHAIRPERSON HOOD: Anything else, Ms. Schellin?

3 MS. SCHELLIN: Just a real quick. Meghan Hottel-Cox
4 and John Epting are the representatives from Goulston & Storrs.
5 ANC 8A and 8C are the two affected ANCs. We have Matt Jesick
6 from OP and Kimberly Vacca from DDOT this evening to present.
7 That's it.

8 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin.

9 Mr. Young, if we can bring the presenters up. And
10 again, we don't -- I don't think we need to go over 15 or 20
11 minutes. I think the record is pretty straightforward, it speaks
12 for itself. And I don't recall seeing any opposition, but at
13 least I didn't see any. Sometimes, it comes in after I've looked
14 at. Okay.

15 So Ms. Hottel-Cox, we'll turn it over to you and you
16 all may begin.

17 MS. HOTTEL-COX: Thank you very much, Chairman Hood.

18 Good afternoon, Commissioners. My name is Meghan
19 Hottel-Cox and I, along with my colleague, John Epting, are
20 attorneys with Goulston & Storrs.

21 We are here today asking the Commission for design
22 review approval of the first building in the Northern Howard Road
23 zone. The applicant has been working thoroughly since the NHR
24 zone was established in 2019 to create a master plan for the
25 Bridge District, this area along Howard Road, adjacent to the

1 Anacostia Metrorail Station between South Capitol Street and the
2 Anacostia Freeway. We're very excited to be presenting the first
3 building in the NHR zone to the Commission, a highly designed,
4 mixed-use building that will serve as the cornerstone of the
5 Bridge District.

6 The project will provide approximately 748 residential
7 units with significant affordable housing, including three-
8 bedroom affordable units, and approximately 45,000 square feet
9 of retail on the ground floor. The proposed building meets or
10 exceeds all of the zoning requirements in the NHR zone. This
11 includes the 12 percent inclusionary zoning requirement at 60
12 percent and 50 percent of the median family income and the
13 increase in sustainability benefits and solar panels.

14 The applicant has also detailed in the record how the
15 project will achieve the goals and requirements of the NHR zone,
16 including the applicants ongoing internship program for local,
17 high school and college students, current work with local
18 businesses and future commitments to local businesses as part of
19 the project. The project is consistent with the District's
20 Comprehensive Plan including through a racial equity lens. This
21 was addressed by the applicant in the initial filing and in OP's
22 report in significant detail in pages 9 through 11.

23 Specifically, the project provides significant market
24 rate and affordable housing, increase in sustainability,
25 neighborhood-serving retail and does not result in any

1 displacement of existing residents. The project will provide,
2 as I said, approximately 748 residential units where none
3 currently exists, including a significant number of affordable
4 units. Providing additional housing, particularly market rate
5 housing in Ward 8 is a priority of the Comprehensive Plan's racial
6 equity lens and in the mayor's Housing Equity Report.
7 Additionally, given the past concentrations of negative
8 environmental impacts on marginalized populations in D.C., the
9 project's enhanced sustainability also serves these goals.

10 Finally, I would note the preferred use of retail here,
11 along the ground floor, including a planned grocery store in an
12 area where there is a dearth of food stores, serves the goals of
13 equity in the Comprehensive Plan. Therefore, we believe the
14 project is directly consistent with these goals.

15 As I know, the Commission is aware, we have worked
16 closely with ANCs 8A and 8C regarding the NHR zoning plans, the
17 map amendments with all planning for the Bridge District, and now
18 with this design review case. We are pleased to be here with
19 support from both ANC 8A where the property is located and ANC
20 8C, which is across Howard Road. Those support letters are in
21 the record at Exhibits 15 and 16, respectively. The applicant
22 has also worked with the Anacostia BID regarding the Bridge
23 District including the project, which we'll address in more
24 detail.

25 In addition to the community, the applicant has worked

1 | closely with District agencies regarding the project. We
2 | appreciate the Office of Planning organizing an interagency
3 | meeting which allowed us to meet not only with OP, but also DDOT,
4 | DOEE, DHCD, the Department of Public Works, the Department of
5 | Parks and Recreation, and D.C. Water.

6 | We are pleased to be here this afternoon with support
7 | from the Office of Planning, who included comments from DOEE and
8 | DHCD in their report. With respect to OP's comment regarding the
9 | three-bedroom IZ units, we believe the proposed location and
10 | design of these apartments provide the best family sized and
11 | oriented units, which Brian will provide greater detail on.

12 | The applicant has also worked closely with DDOT
13 | throughout this application process, and we are also pleased to
14 | be here today with support from DDOT. We have been in
15 | communication with DDOT regarding the conditions in their report,
16 | and we believe we have come to agreement with them on all of the
17 | outstanding issues. Rob will detail those conclusions in his
18 | testimony.

19 | With that, we have three witnesses this afternoon,
20 | Britt Snider with Redbrick will discuss the project's goals
21 | within the overall master plan and coordination with the
22 | community. Brian Earle with ZGF, the project architect will walk
23 | you through the project design. And Rob Schiesel with Gorove
24 | Slade Associates will detail the project's transportation plan.
25 | Britt.

1 MR. SNIDER: Thank you very much, Meghan. And good
2 afternoon, Mr. Chairman, and members of the Zoning Commission.
3 My name is Britt Snider and I'm a principal at Redbrick LMD.
4 Redbrick is a D.C. based real estate investment and development
5 firm with offices located in both downtown D.C. and in historic
6 Anacostia. Thank you for the opportunity to present testimony
7 in support of the design for our proposed multifamily and retail
8 mixed-use project located in the NHR zone and Ward 8.

9 This proposed development is the first of seven
10 buildings in a multi-parcel project that we are calling the Bridge
11 District, given its location along Howard Road and Ward 8 between
12 and with immediate proximity to the new Frederick Douglass
13 Memorial Bridge, and the soon to be constructed 11th Street Bridge
14 Park.

15 At Redbrick LMD, we are very focused on bringing
16 economic development and job opportunities to Ward 8 including
17 Anacostia and Congress Heights neighborhoods. As I mentioned to
18 this Commission recently on another matter, we began construction
19 on the new Whitman-Walker Health headquarters up at St.
20 Elizabeths a couple of months ago, as well as 88 new townhomes,
21 including significant for sale affordable housing.

22 And earlier this year, on our Bridge District
23 assemblage, we hired Ward 8 general contractor, F & L
24 Construction, to demolish the existing vacant buildings and clear
25 the site. We continue to find ways of working with local

1 businesses any chance we get.

2 First, a little bit of history on our Bridge District
3 land. Some of you may recall that Redbrick initiated and achieved
4 a PUD that was then appealed and eventually abandoned. Redbrick
5 then submitted to the Zoning Commission, by way of proposed map
6 and text amendments, coordinated with the Office of Planning, a
7 new zoning designation for the assemblage called North Howard
8 Road or NHR. This new zoning designation was reviewed and
9 approved by the Zoning Commission in 2019.

10 We're excited to be here today presenting the first
11 design review project in the NHR zone. We're presenting a design
12 to the Zoning Commission that meets or exceeds all of the
13 requirements of the NHR zone and hopefully moves us one step
14 closer to creating an activated, vibrant new neighborhood where
15 no development exists today.

16 Our design team is phenomenal, and you'll hear more
17 about them shortly on the details of this building. In addition
18 to meeting the requirements of the NHR zone, we also feel that
19 this first project and our larger master plan, which I might add
20 won the larger Best Master Plan by the D.C. Chapter of the AIA,
21 is entirely consistent with urban planning principles, allowing
22 higher density and mixed-use nodes located next to and or
23 connecting to transit hubs.

24 While this area is currently inactive, and the northern
25 entrance to the Anacostia Metro Station is significantly

1 underutilized, our hope is to tap into the transit network and
2 other infrastructure already in place here to create a welcoming
3 mixed-use environment that people can easily access from all over
4 the District and the region. We have worked closely with both
5 ANC 8A and 8C on this effort and are happy to be here with support
6 from both of them. Both ANCs submitted letters in support over
7 the weekend, and we have met with them on several occasions both
8 formally and informally regarding the design of this project. We
9 look forward to continuing our work with the ANCs and also the
10 Anacostia BID on this project.

11 The overall plan for the Bridge District incorporates
12 an appropriate mix of multifamily office and curated retail uses
13 that provide for an active daytime and evening population that
14 embraces the community around it. The multi building development
15 will serve as a leader in sustainability of health and wellness
16 in the District using thoughtful design and engineering, while
17 incorporating local businesses, as well as local community art
18 and culture. This mixed-use development will also provide
19 hundreds of both construction and permanent jobs, internships,
20 apprenticeships, and other forms of workforce training to enhance
21 the skills of Ward 8 residents.

22 In addition to the 748 residential units on this
23 project, we're proposing approximately 45,000 square feet of
24 ground floor and mezzanine commercial use. In addition to some
25 inline retail space, we have signed letters of intent for an

1 urban grocer on the west end of the site and a local brewer for
2 a brewery/restaurant on the east end of the building. We're
3 excited about these destination retailers coming to the Bridge
4 District.

5 And as required by the NHR zone, this project
6 incorporates 12 percent Inclusionary Zoning units and significant
7 housing where no housing currently exist, including many three-
8 bedroom affordable units. And I want to reiterate that no
9 residents will be displaced by moving forward with any of the
10 development projects at the Bridge District.

11 The NHR zone also has stringent sustainability
12 requirements, which we are happy to take on, and we'll strive to
13 exceed. Sustainability sits at the core of Redbrick's business,
14 and this first building is no exception as we target the highest
15 levels of sustainability.

16 Finally, all the buildings in the NHR zone require a
17 design review by the Zoning Commission to ensure that each
18 building's design meets the requirements described in the
19 regulations. So the Zoning Commission will be seeing a lot of
20 us in the coming months and years, and we look forward to those
21 discussions to bring this transformational multi building project
22 to reality.

23 In closing, Redbrick is excited about the design of our
24 first proposed project. I believe it meets or exceeds all of
25 the requirements of the NHR zone while also delivering on a number

1 of the District's goals, namely providing both market rate and
2 affordable housing where none exists today, pushing the envelope
3 of sustainability and also engaging the community in a far more
4 meaningful way than most other developers do. We are requesting
5 that the Zoning Commission vote to support our design for this
6 first project at the Bridge District, and appreciate your
7 consideration.

8 And with that, I will turn it over to Brian Earle with
9 ZGF Architects. Thank you.

10 MR. EARLE: Hello. My name is Brian with ZGF Architects
11 in the Washington, D.C. office. I'm a principal.

12 Paul, would you mind pulling up the slide deck that we
13 submitted? And then I will walk you quickly through. We have a
14 lot of slides here, but we'll cover them quickly and can obviously
15 go back and answer any questions you have.

16 So the next slide here, as Britt mentioned, this site
17 is in the -- what is called the Bridge District. Part of the
18 North Howard Road plan is on the south banks of the Anacostia
19 River, right at the foot of the new Frederick Douglass Bridge.

20 The next slide here shows what the site looked like as
21 of a few months ago. It is a vacant site, and it is surrounded
22 on two sides by highways, the Suitland Parkway and the Anacostia
23 Freeway, and really will perform with the completion of Frederick
24 Douglass Bridge, this in a larger Howard Road District will serve
25 as a really important link to the Anacostia neighborhood and the

1 city beyond.

2 The next slide here shows what it looks like from the
3 river. It is highly visible and as such will play a role in the
4 identity of the surrounding neighborhood.

5 And next slide. As Britt noted, it is part of the
6 North Howard Road District, which was approved in 2019 as a
7 special zoning district. That underlying zoning became the
8 foundation of the Bridge District master plan, which Redbrick
9 completed in 2020. That master plan has a series of key
10 principles that we've developed the building around.

11 This next slide here shows those. Really Redbrick is
12 focused and the design team on creating a unique and welcoming
13 place in an urban walkable area that puts nature at the forefront
14 and takes advantage of the, frankly, wealth of outdoor amenities
15 in this part of the city. We want to connect it to the city and
16 to the river. And as we all are, these -- all of these elements
17 really, I think we've all come to appreciate them at a greater
18 level as we -- over this last year and a half that we spent at
19 home. And that's become our real focus as we develop the design
20 of these residential units. This idea of how do we thrive in
21 the new normal. And we'll talk a bit more about that later. But
22 the units in general are larger than typical units in the downtown
23 core. Over 87 percent of them have balconies. And they've also
24 incorporated places -- little nooks and spaces for people to work
25 from home, really trying to adapt to how we're going to be living

1 and working in the coming decades.

2 Next slide here. We'll orient you to the master plan.
3 Again, looking at the city beyond our site is on the northwest
4 corner. It is the closest to the Frederick Douglass Bridge. And
5 when the master plan is complete, will be part of a stitch that
6 connects the Frederick Douglass Bridge to the Anacostia Metro
7 Station.

8 The next slide here, and I'll walk you through briefly
9 the master planning principles. So again, our site is on the
10 northwest corner. We've rotated the camera, so the north is
11 actually to your left and that's where the Frederick Douglass
12 Bridge is. You can see, the parking garage or the metro station
13 on the right and then the main metro station entrance is actually
14 across Anacostia Parkway to the south.

15 This district is really oriented around two-key linear
16 progressions. And this next slide shows that here. The first
17 being Howard Road, which is conceived as an urban walkable street.
18 Highlighted in red is a wealth of retail along that frontage.
19 And then as a counterpoint to that, this kind of urban dense
20 location, the north side is envisioned as a more nature friendly,
21 slower paced pedestrian and bike promenade that Redbrick is
22 working with the National Park Service on that side. And then
23 connecting between those are a series of smaller north-south
24 connections and they alternate in the purple or vehicular in-
25 service connections. And then between them, there's a pair of

1 more pedestrian focused connections. And that's really key as
2 we understand the parcel three, four site that we're here to
3 present to you today.

4 The next slide here, zooms in, we'll show you the ground
5 floor plan of our project. The property -- the full extents of
6 the property are highlighted in red. That is the scope of this
7 proposal. But we've taken the liberty of showing you the future
8 master plan vision, which I think is really important to how this
9 building works. And key to its design was the decision very
10 early on to move the service functions into the middle of the
11 building on a public access way that will eventually -- we're
12 working with DDOT to make sure it enables connections to the
13 future Poplar Point development. And that's important because
14 it frees up the eastern and western ends for two really important
15 anchors to the development; one, the grocery store that Britt
16 mentioned; and two, the food and beverage retailer as it's labeled
17 here, which is the brewery/restaurant. And then stitching
18 between them along Howard Road are the main building entrances,
19 the two building lobbies for residents shown in orange along with
20 inline retail. And really what this does is create a true four-
21 sided development. There is no back, and that's really important
22 to create that rich pedestrian experience that's so important.

23 The other thing that alley did here, and if you flip
24 to the next slide here, you'll see an image of that alley, the
25 public access way, and we've stepped the building back to open

1 | it to the sky and then sheltered the loading docks underneath the
2 | residential tower above the retail wrapping the corners. It
3 | creates this really kind of inviting connection back. But that
4 | also is really important by locating this in the middle of the
5 | building this way, it really frees up the -- what would have
6 | typically been the service access off of -- between this and the
7 | next parcel to be a really rich pedestrian space, which is shown
8 | here in the next slide. It's just something we're very excited
9 | about and this is -- we're calling the pedestrian plaza. We're
10 | working through the development of this, but lots of outdoor
11 | seeding for the brewery here and space for the community to spill
12 | out and really have a place to get outdoors, and connect between
13 | -- that important connection between Howard Road and the future
14 | promenade.

15 | The next slide here will take you up a level. So as
16 | we go up the building, the second -- this is the second floor,
17 | and you can see that the residential component, which makes up
18 | the bulk of the building, 12 stories, is arranged in a similar
19 | barbell fashion as the lower floors. But what enables on these
20 | levels is a rich array of terraces that break down the massing
21 | of the building and provide a variety of outdoor spaces. We have
22 | fitness areas, we have outdoor gathering spaces, we have more
23 | quiet, contemplative spaces. All with different orientations,
24 | better for different seasons. As you move up the building, the
25 | residential footprint continues. We wanted to highlight here for

1 | you, the next slide here shows the typical floor, then all
2 | residential with a distributed core.

3 | The next slide here highlights the location of the IZ
4 | units, which was a subject of discussion. I'm sure you read the
5 | report from OP. And what we have tried to do here is to distribute
6 | those equally throughout the floor plate. Some on Howard Road,
7 | the majority of them, frankly, on the north side to take advantage
8 | of those really fantastic views. And we've nestled the three-
9 | bedroom units in the inside corners, and that's for a couple of
10 | reasons. They're on the north side, again, taking advantage of
11 | that really great view, but also, this is an area that has a
12 | deeper floor plate ability to fit the square footage necessary
13 | for one of those units. And then we've carved back the corners
14 | to open them up, provide daylighting views. They are some of
15 | the few units that don't have balconies. And that really was a
16 | balancing act, you know. What we have seen in the market is that
17 | as you get in these larger family size units, there's a real
18 | premium on indoor space that they're looking for, particularly
19 | when we have other outdoor amenities. So we didn't want to give
20 | up that space to individual balconies, but also to maximize the
21 | light and daylight views in these.

22 | The next slide here shows a rendering from the north
23 | side. And you can see that just, frankly, the wealth of balconies
24 | -- and these aren't tiny postage stamp balconies -- they're
25 | predominantly six feet deep, 8, 12, 15 feet wide that create a

1 rich, you know, allow the people to inhabit the facade of the
2 building, have their own individual outdoor space and also build
3 community. And you can see in the corners there, that's where
4 the IZ units are tucked back and really will have spectacular
5 views of what you see in the foreground here, which is the
6 National Park Service land and, in some cases, the river.

7 The south side of the building on the next slide,
8 similar, again, emphasizing the amount of balconies in this
9 façade. And we've really tried to celebrate those and make those
10 a key part of the architecture, which we'll talk a bit more in a
11 minute.

12 Moving up the building, the next slide here shows the
13 roof deck, which includes an outdoor pool, amenity areas, and
14 then more apartment units, really trying to maximize the amount
15 of usable space in this building.

16 And then the last slide here, to orient you, the last
17 plan here that we will show you before we walk around the
18 architecture, is the rooftop. And this really highlights -- it's
19 a workhorse for sustainability for us. It's doing a lot of
20 things. We have an all-electric HVAC and domestic water system
21 working to eliminate the use of fossil fuels. That's supported
22 by a solar array that's about 13,000 square feet and will provide
23 approximately 226,000 kilowatt hours a year of power for the
24 building. That's actually 70 percent higher than the zoning
25 requirement, so that's a big win we think, both for the project

1 and for the District. In addition, there's over 19,000 square
2 feet of green roof, for almost three quarters of an acre. That's
3 the port stormwater retention and detention, particularly when
4 combined with a large cistern in the garage that will support
5 that as well.

6 So the next slide here shows a few key principles of
7 our design. We have mentioned a couple of them before. This
8 idea of creating a place, and key to that is a livable urban
9 street, bringing nature to the foreground. And then really
10 important, given the length of this block, (indiscernible) just
11 breaking down the scale and creating unique elements and creating
12 that denser urban feel to the neighborhood that's so important
13 to its success. And I want you to keep those in mind. I'm going
14 to take you on a really quick walk around the building. You get
15 a sense of what it's going to feel like for pedestrians.

16 The next slide here shows you're coming off Suitland
17 Parkway. Excuse me, I tipped ahead. And that articulation is
18 really broken down into three distinct facade types. I'll show
19 you this here.

20 So next slide. Shows you what it's going to look like
21 coming across Frederick Douglass Bridge, coming off the Suitland
22 Parkway and turning down Howard Road. This is, what we call
23 facade type one, which is a more vertical expression of super
24 frames that create and push and pull and create a hierarchy of
25 vertical elements that dance across the facade. The primary

1 facade is a cement panel.

2 And then if you zoom in, the next slide here will show
3 the base. You can see that grocery store tenant, so important
4 to the neighborhood, and a series of green walls that go up the
5 building. Contrast it again with the warm natural colors of the
6 building above with exposed cast-in-place concrete columns that
7 really anchor and bring those towers down to the ground.

8 Moving down Howard Road, you'll see the second of the
9 three primary facade types. Facade type two on the next slide.
10 And this is a more frame expression. It's really expressing and
11 celebrating that tight grid of frame. And we've designed it,
12 you'll see here at the top though, it starts to break down towards
13 the sky and create a series of outdoor terraces.

14 And then the next slide here shows the last building,
15 which has a much more horizontal expression. In this case, again,
16 we're playing with these elements of the balconies and expressing
17 them in different ways. And in this case, we're pulling forward
18 that sharp horizontal and really allowing it to slide back and
19 forth across the facade and create some play there as a
20 counterpoint to a tower element on the corner that becomes an
21 orienting element. As you're approaching from the Metro, you can
22 see the brewery at the base there. And then in these renderings,
23 you've seen a lot of signage for the retail. That's something
24 we're still developing.

25 The next slide here shows our signage plan. That breaks

1 down the signage. The short and sweet here is we're complying
2 with the zoning ordinance for signs and sizing them according to
3 both the retail and the residential limits in the code and are
4 proposing a variety of sign types to really celebrate and enhance
5 the retail.

6 The next slide here shows that mix of blade signs and
7 wall signs and the like, and that will support that. So again,
8 much more to come that will be finalized with the retail tenants
9 as they come on board, but really looking for signage to support
10 the wayfinding of the neighborhood.

11 And then lastly, I'm going to walk you now around the
12 north side really quickly, so you get a sense of this future
13 promenade that Redbrick is working so hard on and what it will
14 feel like to be on the back side of these buildings. Again, this
15 is the northeast corner. You're looking at building one in the
16 foreground. You can see building facade type two in the middle.
17 Rich tones of cement panels of varying textures to create warmth
18 along the park there.

19 The next slide zooms in and you can see the base of the
20 second building. And again, that play of these pixilated frames,
21 in this case, they become taller and two- and three-story elements
22 along the base and they stretch out over that public access way
23 just to the left of the tower. That's where the public access
24 way comes through and allows that future connection to Poplar
25 Point. And then there's a little array of building amenities

1 that allow the residents to come out on this side of the building.

2 And then lastly, the last rendering here, and this is
3 where I'll stop and turn it over to Rob, is a view from the
4 northwest corner. This is, again, the most prominent corner
5 facing towards the river and building three, that multistory
6 facade expression of playful elements that dance along the
7 facade.

8 So with that, I'll turn it over to Rob. He's going to
9 tell you -- probably tell you to skip ahead quite a bit because
10 he's going to go real quick.

11 MR. SCHIESEL: Yes. Good evening, Commissioners. My
12 name is Rob Schiesel. I'm a principal at Gorove Slade Associates,
13 and I'll be talking about the project's transportation elements.
14 I believe I did hear Commissioner Hood ask that we keep it short.
15 So with that in mind, let's skip ahead to slide 42. It's also
16 Gorove Slade No. 10. If we need to, we can come back to the
17 other slides. If you have questions and I can -- we'd love to
18 tell you all of the details about the transportation components
19 of the site.

20 So our report is in the record, and during our time
21 working on the project and assembling the report, we had a lot
22 of meetings and discussions with DDOT, including the analysis and
23 summarizing a report, but mainly a lot of talk around the
24 transportation site design elements. Some of that is -- that
25 feedback's been incorporated here and how do you see some of the

1 elements of the master planning that's been done.

2 Since DDOT issued their staff report, we have had
3 further conversations with them. And as Meghan mentioned
4 earlier, we have reached an agreement. We sent DDOT a draft
5 response letter, which they've reviewed and agreed to the
6 language contained within. So we're going to finalize that, have
7 everything on the record and we'll get that into the record.

8 Maybe the three things to clarify is one, the design
9 of the public access easement. The applicant is going to request
10 flexibility on the design of the easement itself. And we'll work
11 through all those details with DDOT during the public space
12 process.

13 We requested a change and one of DDOT's requests about
14 not leasing parking to people outside the building, so that it
15 would allow the applicant to share parking with future Bridge
16 District parcels if it's needed. So if there's extra parking
17 here, they can share it or connect it in a way that is more
18 efficient. And there were some minor tweaks in the TDM plan.
19 Most of them just language and verbiage things. But like I said,
20 we're going to revise the TDM plan to reflect all that and that'll
21 be included in the response memo that we're going to upload.

22 So with that, I'll rest on the record, and we'd be
23 happy to answer any questions you have.

24 MS. HOTTEL-COX: Thank you, Commissioners and that
25 concludes our presentation. And as Rob said, we're happy to

1 answer questions.

2 CHAIRPERSON HOOD: Okay. Thank you all for your
3 presentation. Again, I think the record is very clear that
4 Redbrick has done a fabulous job in working with the community
5 stakeholders. And I want you to continue. As I was listening
6 to the presentation, I'll say this before I forget, I would just
7 encourage, and I think I've done this before, to continue the
8 reach out. The amount of reach you've been doing with all the
9 stakeholders, because I think with the release of this record,
10 what I see, it looks like there's a lot of buy in and people felt
11 like they were heard, and their participation was definitely
12 resourceful and helpful, and it was also taken. So continue to
13 do the great work that I think you all are doing from this record,
14 and I would just ask that you continue that.

15 All right. Let's open it up and see if we have any
16 questions or comments. Commissioners, any comments.

17 Commissioner May?

18 COMMISSIONER MAY: Yes. Thank you.

19 So first question, I guess, would be for Mr. Snider.
20 You know, much of the development is predicated on that and what
21 happens to the north and slightly east, the Poplar Point property,
22 which has been awaiting transfer to the District of Columbia for
23 15, almost 16 years now as authorized by the Congress. And I
24 know that there has been some action lately. I'm aware of the,
25 you know, what some discussions have been with the City of Light

1 | to try to restart the planning process necessary to get that
2 | transferred, but it's not exactly rolling along at this moment.

3 | So I'm wondering, you know, how is that coordination
4 | going from your perspective? Are you confident that what you are
5 | doing here is not going to wind up being in conflict with the
6 | eventual development and plan for that area since the plan hasn't
7 | gone anywhere in like a dozen years?

8 | MR. SNIDER: Thank you, Commissioner May.

9 | It's a good question, and we're certainly not privy to
10 | the conversations occurring at the District on this. But what
11 | we have tried to do is come up with a plan that provides as much
12 | flexibility as we could for whatever could come. And we've
13 | certainly come up with our own plan of what we think could work.
14 | But -- and we've also looked at past plans to -- by us and by
15 | other developers, by the District to try and come up with as much
16 | flexibility as we could here. And in the interim, which is what
17 | we're trying to do with the National Park Service, is to create
18 | this promenade, which really focuses much more on pedestrian and
19 | bike traffic, to create something that will work on its own or
20 | if something is to be constructed on Poplar Point would be a
21 | really great connector no matter what happens from the Metro all
22 | the way to the Frederick Douglass Memorial Bridge. So again, we
23 | think we've put together a plan of flexibility and we have
24 | discussed this with DDOT, Office of Planning and others, and I
25 | think everyone's comfortable with where we are.

1 COMMISSIONER MAY: Okay. All right. Well, I'm longing
2 for more information on that from the city, for reasons that go
3 well beyond this project. There -- and I have not been involved
4 in the discussions on the promenade, I'm aware that there are
5 happening, but my staff is handling that for me directly, so I
6 hope that's all coming along well.

7 There is a portion of the park development that's
8 outside the site here that's to the northwest corner that is
9 actually on land controlled by the District. Can you tell me
10 what the status of that is, because a number of your views show
11 that in the foreground? I'm interested in knowing what the status
12 is.

13 MR. SNIDER: Absolutely. I mean, it's something that
14 we view as a great opportunity to have open space that connects
15 to the bridge and certainly acknowledge the District's control
16 there. The idea would be to -- and there's a number of different
17 avenues we could go. But the simplest avenue appears to be a
18 public access permit that would be granted for some period of
19 time, which I don't want to speak for DDOT, but in our
20 conversations, it was something they seemed comfortable with as
21 long it was as it was open space and that in the future they had
22 the ability to -- potentially (indiscernible) value on that in
23 one form or fashion. But in the meantime, having a temporary
24 public access permit that could be used for open space, which we
25 see as very complementary, especially to our retail spilling out

1 | there, so public access permit is the avenue.

2 | COMMISSIONER MAY: Yeah. I would really love to see
3 | the -- some of the visions of parkland serving these residents
4 | be realized. But the idea of any sort of temporary parkland is,
5 | in light of our most recent experience, not a very good thing
6 | because of how it could complicate any future development at
7 | Poplar Point. So just be careful with that. Although it's
8 | probably not a caution to you, it's more of a caution to the
9 | city.

10 | What is the deal with the -- there are -- in one of
11 | the drawings there are the alleys in the north-south connectors
12 | are projecting into the park, into Poplar Point land, the Park
13 | Service land there? Is that just indicating potential future
14 | connections, or are you actually imagining that that's going to
15 | become part of the promenade or what?

16 | MR. SNIDER: Yes. So it is -- those diagrams are meant
17 | to show future connections. However, the promenade that was
18 | presented by ZGF actually has a 60-foot promenade, which includes
19 | approximately 20 feet on our land and 40 feet on the Park Service
20 | land. So we would love to come up with a, you know a final
21 | agreement that could allow us the 60 foot as we think that's a
22 | very good dimension for retail spill out.

23 | COMMISSIONER MAY: Okay.

24 | MR. SNIDER: So it's (audio interference).

25 | COMMISSIONER MAY: Mr. Snider, we're sort of losing

1 | you.

2 | MR. SNIDER: Sorry.

3 | COMMISSIONER MAY: Or at least I did.

4 | MR. SNIDER: Do you hear me now?

5 | COMMISSIONER MAY: Yeah.

6 | MR. SNIDER: Is that better? Okay.

7 | COMMISSIONER MAY: Yep.

8 | MR. SNIDER: I'm not sure where you lost me, but
9 | approximately 60 feet is what our goal would be, which would be
10 | 20 feet on our property and 40 feet on Park Service. And if for
11 | some reason that didn't work out, we would still have a smaller
12 | promenade all on our property of 20 feet. We think 60 feet is a
13 | great dimension, and we've been really encouraged by the
14 | conversations with your colleagues to date.

15 | COMMISSIONER MAY: Okay. Yeah. I think the biggest
16 | question maybe how does that play into the future development of
17 | Poplar Point and what the city intends there, so that's a really
18 | big question. Because in the long run, I mean, it's all land
19 | the Congress authorized us to transfer to the District and, you
20 | know, we fully intend to do so once we get the other requirements
21 | of the law.

22 | Okay. I guess I have now some architectural questions.
23 | So there -- I saw in a plan somewhere where the silo was going
24 | to be added. Did that actually show up in any of the renderings,
25 | because I didn't see it in the materials we had in advance. Maybe

1 | it was there, and I just missed it.

2 | MR. EARLE: Mr. Snider, it does not show up in the
3 | renderings. That was a placeholder. As Britt mentioned, we are
4 | -- they are in negotiations and discussions with the
5 | (indiscernible), something that they've indicated is important
6 | to their program. And so we wanted to make sure that we let you
7 | guys know that it was something that may be necessary in the
8 | future.

9 | COMMISSIONER MAY: And it would be within the property
10 | line of this particular project, right?

11 | MR. EARLE: Exactly.

12 | COMMISSIONER MAY: Right. So I don't know where we are
13 | going to go with this tonight, but if we are asking for additional
14 | materials, it might be worthwhile seeing at least notionally what
15 | that might look like since it's in a pretty prominent location
16 | right along the street there. It would be in some of the views
17 | that you provided.

18 | CHAIRPERSON HOOD: Let me just interrupt. I'm getting
19 | a lot of hissing, hissing background noise, so I'm going to ask
20 | Mr. Snider, if you can -- I know you're disappearing and going
21 | back and forth. Can you just mute and let me try to identify
22 | where the noise is coming from?

23 | COMMISSIONER MAY: It might be me. Hold on. Is that
24 | it? Is that better?

25 | CHAIRPERSON HOOD: I'm still getting it. A very little

1 bit, but I don't know if others are getting, it maybe -- it might
2 be just me. Okay. It's not just me. All right. I think you're
3 good though Commissioner May, so you go ahead. It sounds like
4 it got quieter.

5 COMMISSIONER MAY: Okay. So the other aspects -- I
6 think generally speaking, the design is very attractive and
7 certainly it's -- you're showing a lot of balconies, I mean, just
8 a whole lot of balconies. So that -- I think it's maybe -- it's
9 almost an unusual thing for us to see that kind of expression
10 and especially, you know, the long horizontal. So I think that's,
11 you know, it's an interesting difference from, again, what we so
12 often see, which is usually much more limited.

13 I will say I have a little bit of concern about color.
14 This is a common theme for me because of the use of very light
15 colors and the tendency in Washington for light colored buildings
16 get discolored by rain and soot and things like that. And, you
17 know, in particular, the very white material of the columns on
18 the building at the southwest corner, so I'm not sure what number
19 building that is, but that's like -- well, anyway, I don't know
20 what you can say to satisfy me on this, but I'm just concerned
21 that it's going to wind up getting discolored over time. Do you
22 have any thoughts on this?

23 MR. SHAPIRO: You're muted, Mr. Earle.

24 MR. EARLE: Sorry about that. I was trying to make
25 sure I wasn't the one hissing. It's a good comment, Commissioner,

1 and I really appreciate it, and we've worked really hard. The
2 color palette we've picked, we are really trying to pull in --
3 one of the best ways we've seen to deal with that issue, right,
4 of dirt appearing, is to use colors are of natural materials and
5 tones. And you see that through the depth of the facade, the
6 reds and the taupes and the kind of copper colors. The other
7 thing that will help is the material selected and we're looking
8 at cementitious panel products through body that would enable it
9 to be washed and cleaned easily, which I think it really important
10 to the success of that as opposed to like a precast where it
11 tends to get -- work its way into the material itself and be hard
12 to get out. So that's two other ways we are addressing that.
13 But a point well taken and --

14 COMMISSIONER MAY: So is it, I mean, if --

15 MR. EARLE: -- looking at closely as we finalize that
16 that -- the lighter colors just to make sure they're not too
17 light that they would show.

18 COMMISSIONER MAY: Yeah. So when you talk about the
19 cementitious material, I mean, you're talking about something
20 almost -- it's like a glazed material, like a Nichiha panel or
21 something like that? Is that what you're talking about?

22 MR. EARLE: Similar to that, an integral color through
23 body. There's a variety of materials, a variety of products
24 similar to that, and some are even denser and more durable than
25 Nichiha that we're looking at.

1 COMMISSIONER MAY: But not very porous, I assume.

2 MR. EARLE: Exactly. That's key.

3 COMMISSIONER MAY: Yeah. Okay. Yeah. I don't know
4 what we have ever seen. Biofilm developing on concrete products
5 in Washington. We certainly have them on natural stone buildings,
6 and we've wrestled with that in the Park Service. So yeah, I'm
7 just -- I'm always concerned about that and certainly the middle
8 building moves away from that. I am intrigued also by this, you
9 know, the frame expression in the buildings. I mean, it's really
10 much more so than, again, what we so often see in Washington.
11 And I think I like it, but it's something -- it's really unusual.
12 Let's see. I have to get back to my notes here. I have to say,
13 I am -- I'm looking at slide 25, I think. You can --

14 Paul, can you pull that up? I have the right number.
15 Looking at the PowerPoint that we received.

16 MR. EARLE: It's the view from the southeast corner.

17 COMMISSIONER MAY: Yeah.

18 MR. EARLE: Looking at the brewery. Yep.

19 COMMISSIONER MAY: You know, Paul, is it possible to
20 show that? Paul, are you there? Oh, there we go.

21 MR. YOUNG: What slide did you want me to show?

22 COMMISSIONER MAY: Yeah. That's the -- sorry, slide
23 25, I think. It should be the rendering of the southeast corner.
24 Yeah.

25 So I think this is the most problematic example of the

1 | sort of the tower element. I mean, I'm not opposed to the idea
2 | of having a tower element where, you know, you project above the
3 | top right at the corner, especially when it's at a corner, I
4 | think it works better than, say, in the building where it's sort
5 | of popping up in the middle but. This just feels really flimsy,
6 | and I'm not saying that it really should be a lot heavier, and I
7 | don't know what all the constraints are when you try to do
8 | something like this. But a tower element, I mean, I'm just not
9 | seeing the value of just doubling the height of those -- that
10 | upper set of columns and having sort of an empty box there.
11 | Again, I'm not suggesting that you have to have heavy it up. I
12 | would even say that there was an earlier version of this, I think
13 | that didn't include that tower element and I thought that would
14 | be better or -- either that, or I am looking at it -- I was
15 | looking at a different angle of the building and I got confused.
16 | But I'm really -- this just feels really awkward. At the opposite
17 | end of the block, there's another one. Let me see if I can see
18 | that one.

19 | MR. EARLE: Slide 22.

20 | COMMISSIONER MAY: Yeah. Slide 22. That one's not as
21 | problematic because it's not as tall and it's not as wide, right.
22 | It just -- I don't -- I can't say that I love this one, but it's
23 | -- at least it works better than the other -- the opposite thing.

24 | MR. EARLE: It's interesting because they are the same
25 | height, so some of it might be the camera angle a little bit,

1 | but I see what you're saying about it. This one is more
2 | substantial, right. It feels more anchored into the building.

3 | COMMISSIONER MAY: Yeah. Well, isn't there -- I mean,
4 | at the same height but this one -- you're talking about overall
5 | height, right, not the height above where it connects to the
6 | building, right?

7 | MR. EARLE: Yeah. Yes.

8 | COMMISSIONER MAY: So this one looks more substantial,
9 | I think, because it connects to the building at the roof, whereas
10 | the other one only connects with one floor down at the other
11 | balcony.

12 | MR. EARLE: I think that would be a very simple
13 | adjustment actually, carrying that balcony, carrying that
14 | expression out on the roof to --

15 | COMMISSIONER MAY: Yeah.

16 | MR. EARLE: -- reduce the height of the tower element.
17 | That's a good observation. It's something we could look at.

18 | COMMISSIONER MAY: Yeah. It needs something because
19 | it's just -- I mean, that one -- I mean, I can't say that I love
20 | these. This kind of expression on office buildings in Washington
21 | or on other apartment buildings in Washington where they just
22 | sort of run one part of it up at the corner or put a hat on it.
23 | That happens a lot where people have, you know, projecting hats
24 | at the top of the building in the corner. I don't really love
25 | that stuff but, you know. The one in the southwest corner is

1 probably okay. The one on the southeast corner just feels really,
2 really awkward.

3 The stacking of the IZ units, so I mean, that really
4 stood out, even before I read the OP report because it's something
5 that often comes up as a concern. And I can understand why the
6 inside corners are good places to put bigger units, but they're
7 clearly not the only place you can put bigger units. I mean, is
8 there some reason why you couldn't make that three bedroom into
9 two one-bedrooms, or one bedroom and a two bedroom, probably two
10 one bedrooms and put some of those three-bedroom units out on the
11 outer edge of the building? I mean, I think there's only one
12 that's on the outer edge of the building.

13 MR. EARLE: You know, it really does get tricky to put
14 those smaller units in those corners for sure because they don't
15 need as much inboard space as that three bedroom does. And what
16 I think is worth noting is that that arrangement of three bedrooms
17 on the inside corner is both affordable and market rate units
18 that were doing that with because they work so well for that and
19 give you that depth that's important to lay them out.

20 COMMISSIONER MAY: How many market rate units are in
21 those inside corners?

22 MR. EARLE: There are three additional market rate
23 three bedrooms, and then there are -- in a couple corners, we
24 don't have three bedrooms. There are nested units that are one-
25 bedroom dens and studios. So in total, there's -- sorry. I'm

1 | trying to do quick math here --

2 | COMMISSIONER MAY: Uh-huh.

3 | MR. EARLE: -- to give you the right number. There's
4 | another about 15 market units in those inside corners.

5 | COMMISSIONER MAY: Oh. Okay. I didn't see that there
6 | were that many. You know, I think -- I mean, there may be a way
7 | for you to explain why it works a lot better with the larger
8 | units to be on the inside corners, but I don't think you've really
9 | made the case so far. And I think you need to really explain
10 | that well, so we understand from a, you know, almost from a
11 | technical perspective why it works best for the three-bedroom
12 | units. I think certainly the rationale for not having balconies
13 | makes sense because if you wind up stacking balconies on the
14 | inside corners, it's just going to really take away the light
15 | that goes into those units, which are already going to be starving
16 | for light because they are on inside corners and they're on north
17 | facing inside corner, right? So I just feel like that's -- that
18 | the balcony aspect of it makes sense. But what doesn't make
19 | sense is why that's really the best or the only place where you
20 | can have these three-bedroom units. So I think some more
21 | attention to that, I mean, I can understand why since you can
22 | look directly into one unit from, you know, one part of that
23 | L-shaped unit into another part, it makes sense that it'd be all
24 | part of the same unit. And that part of the rationale -- but
25 | you've got to explain that better, or you got to come up with

1 | some other options. And maybe you're going to wind up having to
2 | come up with other options anyway, it kind of depends on the rest
3 | of the Commission.

4 | MR. EARLE: Commissioner May, I think you just said it
5 | better than I did, which is when you have smaller units there,
6 | you have -- you create overlook issues because they look into
7 | each other. And so wrapping the corner is important to avoid
8 | those overlook issues in the three bedrooms, other units that are
9 | large enough to do that.

10 | COMMISSIONER MAY: Yeah. Okay. Well, I'm done
11 | answering your -- my questions for you.

12 | That's it for me, Mr. Chairman.

13 | CHAIRPERSON HOOD: Okay. Thank you, Commissioner May.
14 | Commissioner Shapiro, any questions or comments?

15 | COMMISSIONER SHAPIRO: I do, a few.

16 | Similar just to -- I kind of concur with Commissioner
17 | May. I had the same concern about the light color, especially
18 | the cast-in-place columns. They looked really white. And so I
19 | have that same reaction. And I appreciate Commissioner May's
20 | explanation of that with you, and I'm looking forward to seeing
21 | how you come back to us with that.

22 | Also, around the three bedrooms, the thought that I had
23 | and I think from, you know, from the racial equity lens for the
24 | IZ units that have three bedrooms, I think that I'd like to see
25 | you -- another way to do this would be to add a few additional

1 three-bedroom units around the outside, even if they're keeping
2 the three-bedroom units on the corner doesn't makes sense. I
3 understand it shifts the economics a little bit, but I'd like to
4 understand if it -- why it would shift the economics so
5 drastically that you couldn't at least add a few of those three-
6 bedroom units around the outer edge. And again, it's not instead
7 of -- because I'm kind of getting the argument as to why those
8 kind of need to be three-bedroom units in the corners. So that's
9 the way that I would approach it, and I look forward hearing how
10 you can respond to that.

11 The issue around the promenade. So, you know, the
12 promenade looks beautiful, and you pull it off in the National
13 Park Service and it's even (indiscernible), and it's even more
14 beautiful, I get it. But I'm a bit confused about though is what
15 did it look like without the promenade. And even the plans that
16 we have, I think if I'm understanding correctly, the project
17 that's before us has no promenade; is that right?

18 MR. SNIDER: We have about 20 feet, I believe it is,
19 correct me if I'm wrong, the exact dimension --

20 COMMISSIONER SHAPIRO: But is that 20 feet part of
21 what's before us with this design review case?

22 MR. SNIDER: I believe, yeah, we have a -- well, I
23 think we have the promenade -- the future vision of the promenade
24 is what's before you.

25 COMMISSIONER SHAPIRO: Right. That's the future vision

1 of the promenade, and so what I'm trying to figure out is if
2 there's any issue -- so one issue is if it's a smaller promenade,
3 Mr. Snider is one issue and I get it. I mean, I'm with your
4 vision of the larger one, which is wonderful. But I'm not even
5 clear on the timing of the promenade. And so it's not clear to
6 me what's before us for approval, what it would look like with
7 no promenade, which is actually what we're approving. But again,
8 (indiscernible), start (indiscernible) the timing of the
9 promenade as you envision it, even if we're not approving it.

10 MR. SNIDER: Well, I mean, this, you know, this project,
11 it's a large building, right, so it's 30 to 36 months to construct
12 this. And so the idea would be to hopefully during that time be
13 able to go through and get the design and approvals we needed to
14 coincide with the delivery of this building. I mean, that would
15 be the hope. And continue it along to the Metro, and then we
16 would obviously be developing future buildings from the future,
17 but we would just have to protect the promenade.

18 COMMISSIONER SHAPIRO: Right. Because that's --

19 MR. SNIDER: That's the hope.

20 COMMISSIONER SHAPIRO: Yeah. I mean, it's a little
21 complicated, right, because, you know, without that promenade,
22 that side of the building is not right from a pedestrian
23 (indiscernible) perspective.

24 MR. SNIDER: We feel -- and again, just with the future
25 of who knows what happens on Poplar Point, we feel like something

1 | does need to be there, building up to the property line is not a
2 | smart move. And so we can only go so far though to have, you
3 | know, appropriately scaled buildings and all that. So we think
4 | 20 feet is as much as we're willing to go. But it certainly
5 | would be a lot less gracious, and I think a lot less beautiful,
6 | but it's still very functional.

7 | COMMISSIONER SHAPIRO: Okay. All right. Thank you for
8 | that.

9 | I have the same question about the grain silo, and it
10 | would be helpful for us to see some kind of rendering because
11 | it's going to be noticeable. And it feels like it has the
12 | opportunity to be a real amenity, I realize.

13 | MR. SNIDER: The information we've been provided is
14 | about a ten-foot diameter and about 30 to 32 feet in height. But
15 | certainly, we can try and render that to give you a better
16 | perspective.

17 | COMMISSIONER SHAPIRO: Right. Because 32 feet in
18 | height, that's significant. You're going to be seeing it --
19 | you're going to be seeing it from across the river depending on
20 | where it is.

21 | MR. SNIDER: Understood.

22 | COMMISSIONER SHAPIRO: Well, I also had a question
23 | about the loading plan, the promenade, which looks wonderful, but
24 | there's a lot of sort of competing activities along that promenade
25 | in the middle. And I understand that you're looking for

1 flexibility in your work with DDOT, public space, whatever you
2 need to do to sort of get it right. But if you could talk a
3 little bit about at least what the principles are that you're
4 looking to get at and how are you going to balance the competing
5 demands on that space.

6 MR. SNIDER: Yeah.

7 COMMISSIONER SHAPIRO: And this question is for you and
8 Mr. Schiesel.

9 MR. SNIDER: Yeah. I was going to say -- I'll start
10 really quickly and then have Rob take it. So I mean, one of the
11 things is just -- I mean, Howard Road is not a super large street,
12 so we're trying to take some of the traffic.

13 COMMISSIONER SHAPIRO: That's a good move by the way.
14 I mean, I love this idea. It's more, how is it going to function?
15 Like, what principles do you use to make sure that you manage
16 all those competing interests in there?

17 MR. SNIDER: Understood. Rob, do you want to add the
18 technical aspects of this?

19 MR. SCHIESEL: Yeah. Sure.

20 The general thing we tried to do is keep the streets
21 as pedestrian-oriented as possible to have them work for all the
22 modes, while also congregating the large trucks for the grocer.
23 And you've kind of honed right into that being one of the more
24 difficult things on the transportation site plan here. So we've
25 done our studies and there's two changes we made, that we're

1 deciding to try to keep everything as pedestrian-oriented as
2 possible while still getting those trucks. One, there's going
3 to be some areas of Howard Road where you can't have parked cars
4 just to allow the trucks to swing in and out. It doesn't mean
5 you can't have any curbside activity. You could have no parking,
6 loading, unloading zones and other things, but something that we
7 just can't have car storage on. That has to be open.

8 Then, we worked a lot on the geometry of the public
9 easement itself. You kind of see where some of the building and
10 there's a little bit of areas that pop in and pop out. And some
11 of that is just there's some room reserved so those trucks could
12 get back in and out without widening the overall road. The idea
13 is you'll have some curbless elements in there of the design that
14 allow for those trucks to come in and out. So we wanted the
15 whole easement to look and feel like a multimodal, pedestrian-
16 oriented space, but also accommodate these trucks so that when
17 they show up, they could get in and out easily and the road
18 doesn't have to be designed so it doesn't feel inviting.

19 COMMISSIONER SHAPIRO: What's the problem -- what's
20 that funky Dutch word that I never remember?

21 MR. SCHIESEL: Woonerf? Yes.

22 COMMISSIONER SHAPIRO: So it feels like it's moving in
23 that direction, but it's not, or is it, or is that the way you
24 envision it or?

25 MR. SCHIESEL: I wouldn't call it pure like a woonerf

1 style, like shared space where everything's open and nothing's
2 like delineated, like a traditional alley that just has nothing,
3 no markings, just 20 feet, you know, this is wider. You could
4 see some of the design antennas that there'll be different style
5 pavement markings and opportunities for some visual cues that
6 separate the space. So we want it to look very inviting for all
7 the modes, but we want pedestrians to feel fine walking in the
8 middle if they, you know, if they have space. We don't want them
9 crowding to the sides. So but when a truck shows up, there's
10 those visual cues, different types of paving where people then
11 would naturally move over and the kind of truck kind of knows
12 where they're supposed to be. We don't want it to start out
13 with, you know, asphalt and curbs and not feel inviting for those
14 other modes. Those kind of --

15 COMMISSIONER SHAPIRO: So then why not design it as a
16 woonerf?

17 MR. SCHIESEL: I'm not sure that's appropriate for --
18 we have the garage ramp here. I think what we have somewhat
19 discussed is this is a hybrid design. Take as many of those
20 woonerf style elements and bring them in. And that just gives
21 -- just those type of little visual cues help organize the modes
22 when they're all present at once. But when they're not all
23 present at once, it makes it feel more pedestrian friendly if
24 that's the major mode that's going on. So that's kind of the
25 design intent.

1 The pure woonerf would just be like all the same paving,
2 no markings, no nothing. I think that's a little tricky to pull
3 off here for several reasons. One, if this road is going to
4 connect through to a greater Poplar Point, there are going to be
5 other buildings that use it and then higher vehicles, so that was
6 always in the short term. If nothing was going to develop, I
7 think you could pull in more of those. And in fact, because you
8 wouldn't want traffic say on Howard Road just sticking thinking,
9 "Oh, I'm going to turn down here," and then get stuck. You want
10 to be able to work in that short and long term, so that's why
11 we're kind of thinking hybrid style, some elements, but not full
12 shared space.

13 COMMISSIONER SHAPIRO: Yeah. I just think it's going
14 to be tricky because at the end of the day, when this is all
15 built out, there's going to be a lot of bike and pedestrian
16 traffic on that.

17 MR. SCHIESEL: Yeah.

18 COMMISSIONER SHAPIRO: And so you have to favor that,
19 I mean, it has to -- you know, I would err on the side of closer
20 to the woonerf than not (audio interference).

21 MR. SCHIESEL: As we said, we're going to be talking
22 DDOT about it, you know.

23 COMMISSIONER SHAPIRO: Okay. All right. Thank you.

24 MR. SCHIESEL: And try to strike that balance.

25 MS. HOTTEL-COX: And just one other thing to note,

1 Commissioner Shapiro, to that point, there is an additional
2 access point at the east end of the project that is going to,
3 you know, connect to future phases of the Bridge District that's
4 intended to be purely pedestrian and bicycle. So that is another
5 through to the northern side of the project. So that provides
6 another access point that won't have the vehicular conflicts.

7 COMMISSIONER SHAPIRO: That's helpful to hear. Okay.
8 Thank you. Thanks for that.

9 And the other thing is -- this is another Commissioner
10 May point. But when you were talking about the tower element
11 and I agree, it just felt a little insubstantial, but I couldn't
12 tell was that also -- was that designed as a solar canopy or is
13 the solar canopy somewhere else.

14 Maybe that's a question for Mr. Earle. You're on mute.

15 MR. EARLE: It is not designed as a solar canopy. It
16 is just a brise soleil, currently.

17 COMMISSIONER SHAPIRO: There is a solar canopy
18 somewhere on there. I think I saw it.

19 MR. EARLE: Yeah. That's over the pool deck. There's
20 a shady part of the pool deck on the northwest corner.

21 COMMISSIONER SHAPIRO: Okay. I just want to --

22 MR. EARLE: It's not over the pool itself, but it's
23 creating some shade for some of the (audio interference).

24 COMMISSIONER SHAPIRO: Okay. All right. Thank you for
25 that. Thank you for all the answers. And I do want to say, I'm

1 kind of where Commissioner May started as well about the reaction
2 to it. I thought it was really cool, like I thought -- I think
3 it's a beautiful building. And I was trying to figure out in my
4 lack of architectural training, it feels very -- I'm trying to
5 figure out what era the precedent is, you know. And so in my
6 mind, it felt very 1950s in a wonderful way. But I can't figure
7 out if that's the right era that I'm looking at or not. It
8 matters not one wit. I was just sort of curious about, in your
9 mind, if you had to sort of pick an era of what it sort of
10 references. What does it feel like to you?

11 MR. EARLE: I think we really feel like it's of today
12 and of where we see the world going. And we're really trying to
13 embrace those -- it really, it's form follows function, right?
14 Commissioner May mentioned how many balconies and really, we just
15 --

16 COMMISSIONER SHAPIRO: Yeah. Wonderful.

17 MR. EARLE: -- decided to celebrate, how many different
18 ways can we show a balcony and make it amazing and let that be
19 the architecture.

20 COMMISSIONER SHAPIRO: It looks like you had fun
21 designing it, I have to say, Mr. Earle. So I'll leave it at
22 that. And, Mr. Chairman, no more questions.

23 CHAIRPERSON HOOD: Let me just say, Mr. Earle, I'm glad
24 that you said you thought it was architecture of the day because
25 sometime I wonder if we're stuck in the 50s, so -- but I'll bring

1 my comments up as we move along, especially on the trellis piece
2 as (indiscernible).

3 So let me go to Commissioner Imamura. Do you have any
4 questions or comments?

5 COMMISSIONER IMAMURA: Thank you, Chairman Hood. I
6 appreciate it.

7 I do have a few questions. I think that Commissioner
8 May and Commissioner Shapiro had put us on a path and asked a
9 few other questions that I had, starting with the silo, as I
10 think that seems to be a common theme with the size and scale of
11 the silo on the southeast corner there. So certainly, important
12 enough to add or include in future renderings. So I think that'll
13 be important to see. I think Commissioner May had also brought
14 up color of the balcony space, the frame expression, and the
15 stacking of the IZ units. And Commissioner Shapiro, certainly I
16 think -- I had the same feeling you did, and it was really
17 reminiscent of mid-century modern, I think, partly because of the
18 expression perhaps of the balconies and the number of balconies.

19 So a lot of my comments here and questions are for Mr.
20 Earle. I certainly don't want to second-guess any of the design
21 decisions, but this project certainly has a significant physical
22 presence. So I'll start with the same comments left by
23 Commissioner May and Commissioner Shapiro about the stacking of
24 the IZ units inboard, so that was something that I had noticed
25 too, along the spine of the building there. I think Commissioner

1 Shapiro's suggestion about including at least some additional
2 units outboard might be helpful, especially, I think I read
3 somewhere where there was a request for flexibility with about
4 ten percent of the units, so I think that's worth exploring.

5 I certainly understand, Mr. Earle, sort of the
6 logistics, more mechanics of laying out the spaces and why those
7 units are inboard, especially on the north side. As Commissioner
8 May commented, just about the sun and shadow. You see that or
9 you showed that on your perspectives, but I think that would also
10 be helpful on your plan views. You've got some outdoor areas
11 elevated on the second floor there, especially on the north side.
12 Some are going to be in shadow a significant part of the day. I
13 think you can have a trellis, or a pergola designed on the north
14 side there. So I'm not sure if that's just more of an
15 architectural element or if that actually is serving any purpose
16 when most of the time it'll be in shade or shadow. So certainly,
17 something to think about.

18 The frame expression, so you had mentioned I think from
19 the -- my notes here, the super frame on the northwest unit and
20 then the horizontality of the southeast unit. So I understand
21 the design vocabulary. These individual units, I guess, it seems
22 a little incongruent to me and I wanted to ask Mr. Earle if you
23 could describe how these three buildings sort of -- and their
24 expressions, how do they relate to one another? I understand
25 probably the intent was to break up the mass into three separate

1 masses. But can you talk about sort of the relationship of all
2 three and where are those common design vocabulary elements are
3 tied together, because I might be missing it?

4 MR. EARLE: That's a great question. And I think at
5 the heart of it is understanding that this is a 400-foot-long
6 block, and it's considerably longer than most blocks in the
7 District. So to have an appropriate scale to the pedestrian in
8 the neighborhood, it was important for us to make sure that it
9 had a rhythm and scale that was congruent to successful
10 neighborhoods, which is more in that 150 to 200 foot long --
11 length.

12 But you're right, we don't want it to read as three
13 separate buildings. There's a reason why they're labeled as
14 facade types on the documents. And that's that it is one building
15 and it is a coherent identity. And so for us, that is found in
16 both the material palette, the consistent use of cementitious
17 panels throughout, and the fact that the framing elements while
18 different -- on each building, they're expressed differently, the
19 western building emphasizes the vertical, the eastern building
20 emphasizes the horizontal. Those are all the same elements and
21 we're just using them in different ways as a kit-of-parts. So
22 that there's this common language of understanding of how the
23 building goes together. That really was our intent there, to get
24 the best of those both worlds, a coherent building, but a
25 pedestrian scale.

1 COMMISSIONER IMAMURA: Okay. I appreciate that. I
2 think the element on slide 25, the rooftop sort of embellishment
3 in slide 25. What Commissioner May was articulating was that
4 it's really proportionately problematic. And so I think you
5 acknowledged that, Mr. Earle, just to refine and revise that a
6 bit to make it have a little more sense compared to, I think it
7 was on slide 22 that -- proportional design of that, I think it
8 felt a little better. I think Commissioner May described it as
9 awkward, so I would probably agree with that. I think you might
10 too, Mr. Earle.

11 MR. EARLE: Point well taken. I think sometimes you
12 stare at something long enough, it's always good to have a fresh
13 set of eyes. So I appreciate the thought and very happy to look
14 at that.

15 COMMISSIONER IMAMURA: So a couple of things you had
16 mentioned. The 400-foot-long block, so I wanted to ask if you
17 could describe the pedestrian experience for me on the south
18 side. Mr. Shapiro had talked a little bit about it on the north
19 side, sort of this truncated promenade that's only really 20
20 feet. But can you describe and walk me through what that 400-
21 foot-long experience is like along Howard Road, and how we're
22 activating public space, because it feels like we're only
23 activating public space on the west and possibly the east end.

24 MR. EARLE: Yes. And I think what may help to
25 understand that is a street section that we have, which is around

1 | slide -- I believe it's around slide 70.

2 | Paul, if you could pull that up.

3 | And this is a hard thing to explain, right, because
4 | it's 400 feet and part of what gives it that scale is going to
5 | be the variation and the bases of the buildings. And nearly it's
6 | so it's actually would be slide 70, if that's 70. It'd be slide
7 | 73. And I think there's two things that are important to that
8 | pedestrian scale. One is making sure we get the streetscape
9 | right. That's so critical. And then the second is the
10 | architectural articulation of variation down the street, so that
11 | it's not all monolithic.

12 | But first to start with, that street section, and it's
13 | generous. We've actually set the building off the property line
14 | by four feet to create an outdoor loose tables and chairs, we
15 | call it dooryard, against the building, where the doors can swing
16 | out for some of the retailers. But most importantly, we get
17 | activity in the retailers, in the tables and chairs and plantings
18 | against the building. And there's an eight-foot-wide sidewalk,
19 | then the tree pit, and these are bioretention tree pits, so
20 | they're going to be dipped down with curbs and the ability to
21 | cross over them, which we think makes for a really rich
22 | environment, and then having that good step off zone against the
23 | street.

24 | That's the bones of what is going to make it successful,
25 | is giving people places to be both to walk and to pause. And

1 then separate from that is that each of these buildings has a
2 slightly different articulated base. We talked about the
3 horizontality of the concrete expression on the eastern building,
4 we call building 3. And then on building 2, the columns of the
5 frame come down, and those give different points for signage and
6 other building elements of the retail to make it successful. And
7 then the other thing that we did to try to really liven it up
8 and it's on slide -- and I'm going to apologize because I'm going
9 to make you go all the way back to the beginning here. But on
10 slide 11, which really shows that public access easement. But
11 what's really great about this, by sliding the facade in and out
12 or having these breaks, it gives us the opportunity for corners.
13 And that's really great because that's a retail's best friend is
14 to have sight lines on both sides and wrap the corners, so that
15 as people are walking up and down the street, the retail isn't
16 always perpendicular to you, you can be looking at it. So those
17 are those are just a few of the things that we've done. I hope
18 that's helpful, but I'm not sure if I've entirely answered your
19 question.

20 COMMISSIONER IMAMURA: No. I appreciate the
21 explanation. The bioretention tree pits, I think are
22 commendable. Certainly, the section here is helpful. You
23 mentioned moments where you can take pause, but I didn't see that
24 anywhere in the plan.

25 MR. EARLE: Mr. Young, if you go back one slide. Let's

1 say -- Paul, there is a -- two slides. This is a -- and I'm not
2 sure if you can zoom in here, but what you'll see -- and actually,
3 why don't you go back. Sorry, why don't you go -- yeah, if you
4 zoom in, that's fine.

5 So you can see actually that there's a series of in and
6 outs at the base and actually at the lobbies, the building is
7 setback and create these little courts, so that's a place to
8 pause. Alternatively, also along the retail -- again, because
9 the sidewalk doesn't come all the way up to the glass -- we have
10 this table and chairs on it and that's about four feet wide,
11 again, a place to sit and pause. And then the last is actually
12 the space between the tree pits. So you get a nice, clear path
13 and then other places to pause, to stop. Not (audio interference)
14 necessarily, but --

15 COMMISSIONER IMAMURA: Okay. I see the table and
16 chairs, and I guess I was associating that with the retail space,
17 but what you're saying is that's independent of the retail space.
18 So it's really inboard. Those moments of respite or places of
19 respite are inboard and not outboard.

20 MR. EARLE: Exactly. Yep.

21 COMMISSIONER IMAMURA: Okay. All right. I appreciate
22 that.

23 The other, well, we have this plan view here. We know
24 that there may be a future park in the north. And again, I don't
25 want to second-guess any of the design decisions, but if you

1 | could just help me understand better what the design thought
2 | process was to put the grocery store, the 31,000-foot grocery
3 | store on the west end versus the restaurants which are on the
4 | east end. And, you know, this is sort of that gateway, right.
5 | So, I guess why -- I'm trying to understand why the grocery would
6 | be the terminal point along Howard Road here in the future
7 | development. So just sort of curious how that evolved not the
8 | --

9 | MR. EARLE: It's a great question.

10 | COMMISSIONER IMAMURA: -- the design, but just for my
11 | own edification and --

12 | MR. EARLE: It's a really good question. And there's
13 | two reasons. One, if you're at an outdoor restaurant, you don't
14 | want to be sitting next to a highway. It's loud, it's noisy.
15 | And even if we have a park, that end of the block is going to be
16 | a little loud because of Suitland Parkway. And so it was
17 | important to create shelter and respite for the brewery for their
18 | outdoor seating, and that's why it's nestled between two
19 | buildings in (audio interference).

20 | The other reason is really more practical, and that's
21 | for successful retail. And I'm going to use an example that we
22 | probably don't all love, which is malls. Anchors are important
23 | and anchors are what drive people to walk the length of the block,
24 | and to get that activity on Howard Road that's so important. And
25 | a brewery is a good anchor, but it's not as strong an anchor as

1 a grocery store. It's going to really drive traffic down to that
2 end and give people a reason to walk down there.

3 The third and very practical reason is visibility for
4 a grocer tenant is really important. And so being able to be
5 visible from Suitland Parkway is important to the success of the
6 grocer, and we need it to be successful.

7 COMMISSIONER IMAMURA: I appreciate that.

8 MR. SNIDER: If I could just add to that too. I mean,
9 in our initial conversations with a lot of different grocers, it
10 was the west side or nothing from an exposure standpoint. So
11 that really forced this -- forced our hand here in grocery stores.
12 You know, when you're creating your neighborhood, I mean, you got
13 to have one. So that was our first priority. Hearing their
14 preferences, we pushed it to the west.

15 COMMISSIONER IMAMURA: That's helpful. Thank you.
16 Designing by committee is not very easy, so I think what you've
17 all tried to accomplish here is commendable. Your efforts for
18 sustainability are also commendable.

19 I think with that, Mr. Chair, I don't have any further
20 questions.

21 CHAIRPERSON HOOD: Okay. Thank you.

22 Vice Chair Miller.

23 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
24 you to the applicant's team for all of your work and time and
25 effort in bringing this project forward, over I know what's been

1 a long time to get to this point and, you know, the thing about
2 going after my other colleagues, including my new colleague, Joe
3 Imamura, they -- even though the Chairman hasn't spoken yet, but
4 they cover a lot of points that need to be covered and can make
5 my comments more brief. So I'll try to keep them brief and just
6 concur with basically all of their -- all of my colleagues'
7 comments thus far.

8 It's a very attractive project. It's a lot of housing,
9 748 units of housing in a prominent location across the river
10 with great views of the rest of the downtown and the stadiums
11 and the river. 748 units and 76 of which are affordable and a
12 lot of -- and I think half of that square footage of the
13 affordable -- I think correct me if I'm wrong, if I say anything
14 wrong in my comments. Half of the affordable are devoted to
15 three-bedroom units. If you could give a breakdown -- it's
16 probably somewhere in the record, and I missed it, of the 748
17 how many are one bedroom, two-bedroom, three-bedroom? I think
18 it just the -- if there's going to be a post-hearing submission,
19 which it sounds like there's going to be, if we just have that
20 in the record or point me to it, where it already is in the record
21 and then of each of those. And we know that half of the 76 units,
22 I think it's 86,000 square feet or so affordable is three-bedroom.
23 But I think I just would like to see that break down. So that's
24 lot of --

25 MS. HOTTEL-COX: Vice Chair --

1 VICE CHAIR MILLER: Yes?

2 MS. HOTTEL-COX: Vice Chair Miller, I was just going
3 to note that the unit breakdown is at -- in the prehearing
4 submission, which is Exhibit 10A specifically 10A2 in the record
5 at sheet A1.04 has the breakdown of the unit mixes per type on
6 the upper right-hand corner.

7 VICE CHAIR MILLER: Thank you for directing me to that.
8 That was an earlier exhibit. Yeah. And I looked at it earlier
9 and forgot about it, so -- when I was looking at the later
10 exhibits today, so thank you. I will look at that again.

11 And I mean, I agree that with Office of Planning's
12 comments and my colleagues' comments, that if you can get any of
13 the three-bedroom affordable units on the exterior without
14 (indiscernible) realizing all of the challenges that you've
15 stated here, but I think that that would be an important balancing
16 of all of what we're trying to accomplish -- what you're trying
17 to accomplish here. And I thank you for your community engagement
18 with the -- well, your responsiveness to Office of Planning on
19 their comments and department -- District Department of
20 Transportation and your community engagement with ANCs 8A and 8C
21 each of which we have letters of support unanimously supporting
22 it. That's great.

23 Let me just, I guess, confirm with Mr. -- with Ms.
24 Hottel-Cox or Mr. Schiesel, Rob Schiesel, that is the applicant
25 agreeing with all of the additional transportation demand

1 management, strategies and mitigations that DDOT is recommending
2 and the condition that they've attached to their approval on the
3 private easement?

4 MS. HOTTEL-COX: In general, we've agreed to the
5 substance of their conditions. We are tweaking some of the
6 language which DDOT has agreed to. And as part of our post-
7 hearing submission, we'll be submitting that updated memo that
8 DDOT has agreed to.

9 VICE CHAIR MILLER: Okay. That would be helpful just
10 to delineate that.

11 On the grocery store, that's great, I mean, great
12 amenity for this neighborhood, for this part of the city. You
13 have a letter of intent from a grocery store. Are you able to
14 share yet that letter of intent or that might jeopardize coming
15 forward? I don't want to jeopardize anything going forward, but
16 if you are able to share that, now might be an opportunity to do
17 that.

18 MR. SNIDER: At this time, we (indiscernible) a non-
19 disclosure agreement, but it's a locally based grocery store,
20 I'll say that.

21 VICE CHAIR MILLER: Okay. Well, I wish you good luck
22 in your continued negotiations with getting that to become a
23 reality.

24 I agree with my colleagues on the grain silo. That
25 sounds like a very interesting feature. I don't think we have

1 | one in the city, do we, with any of the other breweries or for
2 | any reason? I mean, we have water towers, and I don't know if
3 | it's going to be a tower. You said it's going to be only 32.
4 | Did you say it is only going to be 32 feet in height? Because I
5 | was envisioning something much higher. So you said 10 feet in
6 | diameter and 32 feet in height; is that correct?

7 | MR. SNIDER: No. It was 30 to 35 feet. I think 32 is
8 | what I last saw --

9 | VICE CHAIR MILLER: Yeah.

10 | MR. EARLE: That's the last example --

11 | MR. SNIDER: Correct.

12 | MR. EARLE: -- Commissioner Miller, that you might see
13 | is the Bardo Brewing. I'm not sure if it's still there. It's
14 | come down -- actually just across Frederick Douglass Bridge next
15 | to the ballpark. That's not a permanent installation, but it's
16 | a good example of the scale of one of these --

17 | VICE CHAIR MILLER: What was that that you have
18 | referenced?

19 | MR. EARLE: Bardo Brewing, which is just across the
20 | Frederick Douglass Bridge from our site, next to the ballpark.

21 | VICE CHAIR MILLER: Yeah.

22 | MR. EARLE: Again, that's not a permanent installation,
23 | so it's not an exact one to one.

24 | VICE CHAIR MILLER: Yes. So yeah. I just we --
25 | important since this is a design review case to know what the

1 materials are. I mean, I guess it could be anything -- metallic,
2 it could be concrete, it could be brick, it could be -- I don't
3 know what that Bardo one is. But it just -- I'm sure you want
4 something to be -- if it's going to be permanent to be
5 complementary to the architecture that you put so much time and
6 effort into. So it'd be useful to the extent we can get a
7 rendering or a range of potential renderings to what it might
8 look like, that would be good, and how it relates to the overall
9 building.

10 So the balconies, I got it -- I mean, 85 percent
11 balconies, you know, that -- actually, I should have just started
12 and stopped with that because that's -- I mean balcony -- I am
13 in residential design review heaven when I see all those
14 balconies. I've been pushing for that for a long time. And then
15 I think they're done very attractively, and I think that's what
16 people want. I think it's good for your marketing, and it's what
17 people need now more than ever as we've seen in the last year
18 and a half with the need for private outdoor space, but you've
19 done them very attractively. And the way you've broken up the
20 buildings, I think is very -- it's a big structure and you've
21 broken it up, I think, in a very attractive way that makes the
22 massing not as massive as it might otherwise be.

23 I agree with the comments of my colleagues on the --
24 that white frame vertical color, about the concern about that.
25 I see what you're trying to accomplish there, but as long as that

1 -- maybe you can demonstrate how that's going to wear over time.

2 And I agree also with the comments on the on the
3 architectural rooftop embellishment trellis. It's such a
4 statement building already. I'm not sure what that adds to put
5 that thing on top of those corners. For me, I mean, it's very
6 subjective, I guess. I don't see the added value to it, but
7 that's just me, or maybe it's not just me, maybe a couple of my
8 colleagues as well.

9 And the LEED Gold and the other environmental features
10 are very commendable. And with that, Mr. Chairman, I think I
11 will end my comments and turn it back to you, so thank you very
12 much.

13 CHAIRPERSON HOOD: Okay. Thank you.

14 Let me thank all of my colleagues for their comments.
15 I do want to say the reason I go last to Vice Chair Miller, as
16 you probably already know, watching the city council over the
17 years, Ms. Cropp, and all the chairmen -- I do actually watch
18 the (indiscernible) and the chairmen have always -- I've actually
19 mentioned that to former Mayor Gray -- former Chairman Gray and
20 former -- well, he's still a councilman, but anyway. I watch
21 what they have done and that has been my practice when I became
22 Chair first here on the Zoning Commission in 2000. So hopefully,
23 I've been -- unless something just burning, I have to do it right
24 away, but I usually yield to my colleagues.

25 I think my colleagues have asked some fabulous

1 | questions. Let me just say that the -- I want to associate myself
2 | with Commissioner May as well. And sometimes I don't remember
3 | everything because time does go by. It's quite a bit of time
4 | since we first started this round of questioning. But I do have
5 | an issue with the -- I think it is the west, I believe it is the
6 | west. Yeah. It's the west building materials, the light color.
7 | And I think Commissioner May has expounded upon that previously,
8 | if they could be cleaned. I'm not really sure, but I've always
9 | -- I've joined him over the years in having concerns with light
10 | materials because I've seen some of the buildings that we have
11 | approved. I'm not going to name where they are, but many look
12 | horrendous. So I want to make sure that we don't go into that
13 | because, Mr. Snider, as I've watched over the time, the
14 | commitment. And I believe this is a project -- in community --
15 | has a lot of community engagement, a lot of support behind it.
16 | So I'm not in the operation, in the process of trying to unravel
17 | what a community has put together, so that's kind of where I am
18 | on this.

19 | But as far as the embellishment over the west building
20 | and the east building, I was thinking as I was -- after
21 | Commissioner May had mentioned some of those -- I do -- I didn't
22 | agree at first, but I do kind of agree with the east building.
23 | It looks kind of light, as he stated. I thought that was the
24 | new architecture. I actually liked it.

25 | But let me just ask this, Mr. Earle, what is the purpose

1 of it? What is it doing? I think somebody asked this earlier,
2 but what is this -- especially the east building. The west
3 building, I could -- I think to me is suitable, but the east
4 building, what is the purpose of it?

5 MR. EARLE: You're referring to the architectural
6 embellishment?

7 CHAIRPERSON HOOD: Correct.

8 MR. EARLE: It's creating an anchor to identify the
9 building as you move down Howard from the east. That's what it's
10 doing.

11 CHAIRPERSON HOOD: But it's --

12 MR. EARLE: But it certainly --

13 CHAIRPERSON HOOD: -- an anchor --

14 MR. EARLE: If you're walking from the Metro, it's an
15 orienting element, walk towards the tower, see the tower, that's
16 where the brewery is. That's where the grocery store is, so it
17 becomes a point of direction and an orienting element in the
18 neighborhood.

19 CHAIRPERSON HOOD: Sort of like the big chair over in
20 southeast. It's sort of like the big chair. It's identification.
21 Okay. Okay. All right. I'll take my comments back because I
22 just wanted to understand what the thought behind it, and I think
23 my colleague's kind of got to that. But if you want to revisit
24 that one. I don't necessarily have any (indiscernible)
25 personally, and I know sometimes it's kind of rough when -- as

1 | it was designed by committee, I think it was mentioned by my new
2 | colleague, but I know sometimes that can be kind of rough, but
3 | this is (indiscernible). And, you know, you have to weigh what,
4 | you know, you have to look at both sides. I don't necessarily
5 | have heartburn with that. I'm glad to hear that you said. It's
6 | an identifier, and I think that's important.

7 | Ms. Hottel-Cox, I'm not sure if I would ask this next
8 | question to either you, Ms. Hottel-Cox or Mr. Snider. I did read
9 | in your report, Exhibit 3, page 10 about the racial equity lens.
10 | Just expound upon me -- I've read what you put in there, but just
11 | expound upon me how you think this meets the racial equity lens,
12 | besides the affordable housing, the size of three bedrooms, I
13 | want to hear something different because I actually can help you
14 | with that argument, but I want to hear what you have to say.

15 | MS. HOTTEL-COX: Sure. So I'll take that and then,
16 | Britt feel free to jump in if you have anything else to add.

17 | You know, from our perspective, when we were analyzing
18 | this project with the new Comprehensive Plan, racial equity lens,
19 | I think one of the key pieces is the fact that there is no
20 | displacement either of, you know, existing retail or, you know,
21 | kind of established businesses or any residents, so I think that
22 | is a key part. I think one of the things I mentioned in my
23 | opening, one of the issues that I know the Comprehensive Plan and
24 | then general racial equity reports have addressed is the fact
25 | that black and brown communities within the District and within

1 | the country overall have borne the brunt of environmental
2 | negative impacts through industrial locations, through climate
3 | change and having less protections around the environment. And
4 | so we think that the enhanced environmental and sustainability
5 | requirements that are part of the NHR zoning and also part of
6 | this project from the LEED Gold certification requirements and
7 | the significant renewable energy that is required, as well as one
8 | of the things we didn't touch on but was in OP's report and DOEE's
9 | comments about the fact that this is being, you know, lifted out
10 | of the floodplain, ensuring that the building is not within the
11 | 500-year floodplain and focusing on resiliency. Bringing those
12 | environmental benefits to Ward 8, we think is very important and
13 | is part of that racial equity lens.

14 | I would also just refer to OP's report. They go
15 | through, I think, very -- in a very detail-oriented fashion in
16 | their report, the racial equity lens. In addition to the IZ and
17 | the affordable housing and the three-bedroom units, they also
18 | talk about the job opportunities that this creates. I'm sure the
19 | Commission remembers when we originally did the PUD for this
20 | site, one of the benefits that the Commission was really excited
21 | about, and Chairman Hood, I remember you were very excited about
22 | the internship opportunities that Redbrick was going to create.
23 | And so as part of the zoning and as part of Redbrick's ongoing
24 | commitment to the community, that has continued to be a part of
25 | what they are doing with this project. They've already been

1 hiring, you know, local high school students and college students
2 as interns. Once construction gets underway for these projects,
3 there will be construction internships on top of just the general
4 business and real estate internships that students have been
5 undergoing. And so that job training and that commitment to
6 hiring local individuals, both local existing businesses as well
7 as students, I think is very important and is part of that racial
8 equity lens. So I think those are the kind of the pieces.

9 One other piece I would note, and this is also in OP's
10 report, is the focus on healthy community. And I think in
11 addition to the environmental benefits, the walkability, the
12 pedestrian-oriented nature, the promenade, whether it be the 20
13 feet or the 60 feet, with the focus on safe bicycle
14 infrastructure, all go toward that racial equity lens.

15 MR. SNIDER: Thanks, Meghan. I'll just add just one
16 thing, because you covered most of it there, is that we're really
17 looking to bring in local businesses from Ward 8 and actually
18 offering them discounted rents to be able to come into our
19 project. We think that's really important. And as Meghan talked
20 about, I mean, the amount of, you know, really meaningful
21 workforce training, apprenticeships, seminars, those sorts of
22 things to local residents, we think is extremely important. And
23 we had an amazing high school intern this past summer who was a
24 Ward 8 resident, and he's now gone on to West Virginia University
25 and is studying technology, so he can come back to Redbrick

1 whenever he wants. It's been a great program already, and we
2 look forward to expanding that as we start to put these buildings
3 into production. Thank you, Mr. Chairman.

4 CHAIRPERSON HOOD: Thank you. Thank you both. I really
5 appreciate, Ms. Hottel-Cox and Mr. Snider, your comments. And
6 Ms. Hottel-Cox, I'm still excited. And the reason I'm still
7 excited is because even though the PUD went through that process,
8 which I think, again, was a missed opportunity, and we back here
9 where we are now -- Redbrick has not withdrawn any of what they've
10 offered, even in this situation. To me, that continues to enhance
11 the racial equity lens. So when I look at stuff like that, and
12 I look at what the applicant does, because you didn't have to do
13 it. You didn't have to do it, but you didn't pull anything back.
14 You stayed persistent and you're still helping to level the
15 playing field for some of the people who are disadvantaged in
16 this community. And that's what that racial equity lens is all
17 about, so I appreciate it.

18 I don't necessarily have a whole lot more architectural
19 questions. I don't know if my colleagues left any -- a whole
20 lot more left for me to ask. Commissioner May has another one,
21 but I think that's all I have. And let me do the second round
22 as I see him. But again, I want to say I really appreciate what
23 Redbrick has done. And I probably have said that maybe a hundred
24 times, but I mean it sincerely.

25 Commissioner May.

1 COMMISSIONER MAY: Yeah. I have a couple of other
2 thoughts. The first one is just a question. Who's going to
3 actually rebuild Howard Road there? Is that going to be a part
4 of your development expense, or is DDOT doing a new road structure
5 there, or were you just going to attach your building to the
6 existing Howard Road?

7 MR. SNIDER: That's going to be part of our overall
8 infrastructure cost for the whole Bridge District.

9 COMMISSIONER MAY: Okay.

10 MR. SNIDER: Yea. It's a lot of work to make a --
11 create a neighborhood, and that's certainly one.

12 COMMISSIONER MAY: No kidding. That's why I'm asking
13 it's like, you know, you're going to have this bright, shiny new
14 thing and then like have the existing Howard Road servicing it,
15 you know (indiscernible) at this point.

16 I know we're not reviewing the street section, but I'm
17 not -- I did not see in the drawing rendering that showed it, I
18 didn't see protected bicycle lanes. Is that going to be part of
19 the project in the long run along Howard --

20 MR. SNIDER: The idea is, again, to take some of that
21 stress off of Howard Road and put it onto the promenade, that
22 would be our hope. And again, having -- taking people and bikes
23 toward on the back of the -- of the north side of the buildings
24 is our hope certainly.

25 COMMISSIONER MAY: So let me --

1 MR. SNIDER: -- and either way.

2 COMMISSIONER MAY: Yeah. I would give that a lot of
3 thought and I would talk to some people who ride bikes because,
4 you know, given the choice of going on a promenade or going, you
5 know, straight to the bridge, if that's where I want to go, I'm
6 going to stay on the street. And I think a lot of us cyclists
7 feel the same way. It's just, it's, you know, we -- and we've
8 been through this with the Park Service where we, you know, we
9 built a trail through Georgetown Waterfront Park that we thought
10 the cyclists could use and nobody used it, nobody drove down K
11 Street (indiscernible). And so now, there's a K Street protected
12 bike lane that was added, so lesson learned.

13 MR. SCHIESEL: Commissioner May, I would make a couple
14 points there. The promenade actually connects pretty directly
15 to the oval, the Howard Road connects to Suitland Parkway. So
16 it's actually a really good direct connection. We also envision
17 that there would be a dedicated bicycle facility within the
18 promenade to avoid some of the examples that you just mentioned
19 about in Georgetown. So it would truly have a dedicated facility
20 there that would be a higher quality than just a shared space
21 with like -- what you originally would pop in your head when you
22 think of the word promenade, with pedestrians and bicycles in the
23 same spot.

24 COMMISSIONER MAY: Okay. Again, lessons learned there
25 because the reason why it didn't work so well in Georgetown was

1 | because pedestrians were using it and just sort of strolling
2 | three or four across. And it's also why I think the bike lanes
3 | along The Wharf have not been a -- they're not a great success
4 | from a cyclist's perspective because they're at the same grade.
5 | And I tell you, every time I've ever ridden down there, I'm, you
6 | know, hit my bell and yelling the whole time because there are
7 | people stepping into that bike lane. And I don't blame them
8 | because, you know, the design of the street of that -- of the
9 | section there invites people to do that. I don't blame them for
10 | doing it, but I also, you know, I want to get through there fast,
11 | so.

12 | MR. SCHIESEL: I think one of the reasons is if you
13 | would run into very many of the same issues on Main Avenue at
14 | the (indiscernible) or if we tried to fit them into Howard Road.
15 | So our -- this was our solution is to keep Howard Road nice and
16 | slow, widen the sidewalks, as the bike should feel comfortable
17 | in the narrow travel lanes there, but then create a very high-
18 | quality connection. This just wasn't the room for both, but
19 | that's kind of -- based on how the spacing of everything worked
20 | out that we thought. And when we -- we'll get down to the details
21 | of the promenade, I think we'll have to take what you're --
22 | exactly what you're talking about into account. Keeping the
23 | pedestrians off of that dedicated portion of the promenade would
24 | be key to making it work.

25 | COMMISSIONER MAY: Right. And so within the 20 feet,

1 is that where you're going to put that bicycle infrastructure,
2 or are you counting on the extra 40 from the Park Service?

3 MR. SNIDER: I would put it in the 20 feet if we cannot.

4 COMMISSIONER MAY: You're going to put it in the 20
5 feet?

6 MR. SNIDER: If we cannot get the -- it would be a
7 primarily bicycle-based promenade.

8 COMMISSIONER MAY: All right. Well --

9 MR. SNIDER: If it's only the 20 feet.

10 COMMISSIONER MAY: I'm sure you guys can figure it out,
11 but there are many lessons already learned and many, you know,
12 post -- after good ideas are implemented, then there are other
13 things that wind up, you know, changing because they were maybe
14 not as good as we thought they were. So be careful with that.

15 The second thing is about parking for cars and
16 specifically for grocery stores. And I don't need to get deeply
17 into this, or I don't necessarily need answers. But I would
18 encourage whoever is involved in -- I mean, I would say everybody
19 I can see here, except for the Commissioners, should just like
20 drive around and sample the various parking garages that have
21 been built in connection with grocery stores because within, I
22 would say a mile, maybe a mile and a half, there are half a dozen
23 examples of grocery stores with below grade parking and a couple
24 of them are very good. A couple of them are really bad. And
25 for different reasons, right?

1 One of the reasons and this is one of the things I
2 think you should be concerned about is the path that you have to
3 get -- you have to drive to get to the parking section and close
4 to the elevator that serves the grocery store. Right now, you
5 have people going in, turning right, and then basically reversing
6 themselves and going to the opposite end of the building. That's
7 similar to a grocery store very close to me that that -- it's
8 not only that, but it's also a really contorted route within that
9 parking structure. So it's a lesson in kind of how you don't
10 really want to do it.

11 Another is an example, again, very close to here, where
12 the -- it's just feels very, very crowded and it is -- it's really
13 -- as a result dark, dingy and frankly underutilized. I don't
14 know whether it's underutilized because they just built more
15 parking than they needed, or whether it's because it's so
16 unattractive that people don't even want to go in there. And so
17 I would just -- I would drive around and look at them all and,
18 you know, go in there as if you were doing the shopping and see
19 what it's like.

20 The most -- the one that was built most recently, and
21 I won't name the name, but it's right near Potomac Avenue Metro,
22 not the one closest to Potomac Avenue Metro, one just a little
23 north. It has a really great situation when you drive straight
24 in. You do have to double back, but you're not, you know, there's
25 no conflict or combination with the retail parking. It's a very

1 high ceiling space. It's bright and airy and very attractive.
2 And I say all these things in part because I -- my wife, for her
3 work, has to go to a lot of grocery stores, and I won't explain
4 her business. But I hear it all the time about parking garages.
5 So there are lessons to be learned, and I just hope you will get
6 out there and learn them.

7 MR. EARLE: Point well taken, Commissioner, and
8 something we've spent a lot of time on and will continue to -- I
9 agree with you. It has to work and work well and be bright and
10 inviting or it won't be successful.

11 COMMISSIONER MAY: Okay. That's it. Thank you. Sorry
12 for my little bit of a (indiscernible).

13 CHAIRPERSON HOOD: Thank you. Before I (indiscernible)
14 Commissioner Shapiro, I want to just remark on the comments of
15 Commissioner May. I would agree, Commissioner May. Years ago,
16 I was the one who was pushing for some of those things that
17 happened. And I agree, you have to kind of strike that balance
18 and try to find out the happy medium. But sometime, at that
19 time, I think it's like predicting the future and you don't know
20 what the future is. As far as access and ingress and egress,
21 that's a different story. But as far as how much parking is
22 there. Some of them I think that we might have missed the mark;
23 some are I think that we were on the mark. But again, it's like
24 predicting in the future and nobody knows what the future is. No
25 human knows what the future is.

1 So let me go to Commissioner Shapiro.

2 Oh, and let me just say this, Commissioner May, I didn't
3 know you were that type of classical rider. Blowing the horn
4 and telling people to get out the lane. I haven't seen that.
5 I'll have to see you one day in action.

6 COMMISSIONER MAY: Well, you know, if you stand in the
7 bike lane, you might get a dose of that.

8 CHAIRPERSON HOOD: Well, I had made the mistake
9 crossing Pennsylvania Avenue and stood in the bike lane. They
10 were very courteous. "Could you -- excuse me." They didn't come
11 by blowing the horn mad, as I am standing there. I have to -- I
12 will know who you are if they can do that.

13 COMMISSIONER MAY: I'm ringing a dinky little bell, but
14 I can yell pretty loud if it's a dangerous situation, so.

15 CHAIRPERSON HOOD: I will say though the bicycle riders
16 in the city, I believe, has improved from when we first got really
17 going to bicycle lanes.

18 Commissioner Shapiro, let me let you go before I get
19 in trouble.

20 COMMISSIONER SHAPIRO: No, I was just wondering when
21 you're going to go on a bike ride with Commissioner May that he's
22 invited you to?

23 CHAIRPERSON HOOD: I had a bike and I actually called
24 Commissioner May. I had a bike, and I was getting started, but
25 I got on it and I am not going to say what happened. But let me

1 go to you, Commissioner Shapiro.

2 COMMISSIONER SHAPIRO: So I just -- this is for Ms.
3 Hottel-Cox. I'm just thinking about the discussion around the
4 racial equity lens and the steps, you know, it's not so much
5 about the steps you are taking because it sounds like you've done
6 lots of good work. It's more about how it's presented to us.
7 And even if you were talking about it, you were referring to what
8 OP mentioned in their report. And I just think we, you know,
9 this would be a good example of it, and I think we should be
10 attentive to this with other projects that come before us, is to
11 find ways to have it be much more thoroughly documented and
12 highlighted in your presentation to us. And so, you know, you
13 have it all, right, but we shouldn't have to dig for it, I guess,
14 is the way I would say it. And so perhaps you could put something
15 together that lays out all the things that you've talked about.
16 And again, it's less about commenting on what you have or haven't
17 done -- because it's quite commendable -- and more about having
18 us do our work, not just with you, but with projects that come
19 before us. So I'll leave it at that, Mr. Chair.

20 CHAIRPERSON HOOD: And I would concur with Commissioner
21 Shapiro's comments as well. Make it identifiable because you all
22 have done a lot of work. The only reason we know that because
23 we had a PUD with you. We had people in here -- that's when we
24 were meeting in the hearing room. So we already kind of knew
25 some of the work you've been doing, and the community has told

1 us. So anyway, I would agree with Commissioner Shapiro. We
2 probably want to supplement the record and make it really pop out
3 at us.

4 Any other -- second round, anybody? Okay.

5 Commissioner Imamura.

6 COMMISSIONER IMAMURA: Thank you, Mr. Chair.

7 Just real quick. I echo Commissioner Shapiro's
8 comments. Ms. Hottel-Cox, your comment about environmental
9 justice, I think is really key and essential, so certainly you
10 included that point as well.

11 I think that this has the potential to -- this project
12 has a potential to be a very healthy, vibrant place to work and
13 play. So certainly, a lot of work and effort has gone into this.

14 One thing that I might have missed. So it was clearly
15 evident, a lot of green walls in the project, your effort to add
16 several of those kinds of spaces. I was just curious; did anybody
17 quantify the carbon sequestration?

18 MR. EARLE: It's not something we have at our
19 fingertips, it's something we're really working hard on, and we
20 think it's going to be a key part of the construction story of
21 the building. As it develops, I think it's something we would
22 be excited to share more. So a little too early to say, but
23 something that we're paying a lot of attention to.

24 COMMISSIONER IMAMURA: That's good to hear with all the
25 effort that you have put behind sustainability, I think that

1 | would be an essential element to that story, so I look forward
2 | to hearing more about that, your effort there. That's all I
3 | have, Mr. Chair.

4 | CHAIRPERSON HOOD: Okay. Thank you. Any other follow
5 | ups? Not seeing any.

6 | Ms. Schellin, do we have anyone from ANC 8A or 8C here
7 | for any cross?

8 | MS. SCHELLIN: I looked, and I did not see any of the
9 | names from either ANC.

10 | CHAIRPERSON HOOD: Okay.

11 | Mr. Young, let's bring up -- thank you, Ms. Schellin.

12 | Mr. Young, let's bring up the Office of Planning and
13 | DDOT.

14 | I believe Mr. Jesick and Ms. Vacca. And Mr. Jesick,
15 | when you get ready, you may begin. Right after you finish, Ms.
16 | Vacca, you may begin, and we'll ask our questions after you both
17 | finished.

18 | MR. JESICK: All right. Thank you, Mr. Chairman, and
19 | members of the Commission. Again, my name is Matt Jesick and
20 | I'll be presenting OP's testimony in this case.

21 | The Office of Planning reviewed this application under
22 | the relevant criteria of Subtitle K, Chapter 10 and Subtitle X,
23 | Chapter 6. And OP is very supportive of the overall project both
24 | the architecture and the site planning. The building would help
25 | to achieve many of the goals of the Northern Howard Road zone,

1 maybe the primary being activating Howard Road itself, and we
2 feel that the design would create a very active streetscape.

3 We also appreciate that the design attempts to activate
4 all four sides of the building, both the Howard Road side, the
5 two ends of the building, as well as the rear facing the National
6 Park Service property. We also appreciate that the design
7 concentrates the loading and parking functions in the central
8 alley, or public access easement that goes through the building.
9 And that also helps to protect the pedestrian and bicycle
10 environment.

11 We do, like Commissioner Miller said, we really
12 appreciate the number of balconies on this building. We hope
13 that this would be a new standard for other buildings going
14 forward. We did have the one concern, which the Commission
15 already addressed, regarding the light and air availability to
16 the three-bedroom units, and the three-bedroom IZ units
17 specifically. So we're glad that the applicant will be taking a
18 second look at that. But overall, the project would meet the
19 criteria of the design review regulations, and again, OP is very
20 supportive of the project. And we'll be happy to recommend
21 approval once that last issue has been addressed. And I'd be
22 happy to take any questions. Thank you.

23 CHAIRPERSON HOOD: Thank you, Mr. Jesick. Hold tight.

24 Ms. Vacca, DDOT.

25 MS. VACCA: Hi. Good evening. Thank you, Mr. Chair.

1 For the record, my name is Kimberly Vacca with the District
2 Department of Transportation.

3 DDOT is supportive of the requested approval of the
4 design review application. The proposed development is expected
5 to generate 166 inbound and outbound A.M. peak hour trips and 307
6 P.M. inbound and outbound P.M. peak hour trips. As such, the
7 applicant was required to submit a comprehensive transportation
8 review or CTR study.

9 The applicant is proposing 359 off street vehicle
10 spaces in a below grade parking garage, which is 80 spaces more
11 than DDOT's preferred parking maximum. The study assumed 40 to
12 55 percent of trips would travel by vehicle, with the remainder
13 traveling by walking, biking or transit. Given the high parking
14 ratio, DDOT required the applicant to mitigate the transportation
15 impacts through a transportation demand management or TDM plan.

16 Since DDOT's October 19th report, the applicant and
17 DDOT have met to discuss DDOT's proposed recommendations to
18 modify the applicant's TDM plan. DDOT and the applicant have
19 come to an agreement for a revised TDM plan per the Gorove Slade
20 memo dated October 29th, 2021.

21 The applicant is also proposing a private roadway from
22 Howard Road Southeast to the bike and pedestrian promenade on the
23 northern edge of the site per an easement agreement. The easement
24 was drafted in such a way that the driveway could be extended
25 northward as a more traditional street to provide connectivity

1 | to any development that occurs on the (indiscernible) MPI's land.
2 | DDOT would like the applicant to include DDOT's standard
3 | materials as required by the agreement. And DDOT would like a
4 | more detailed review of the design elements of the public access
5 | easement and recommends that the Zoning Commission allows
6 | flexibility on the design of the private roadway for future
7 | discussion with DDOT.

8 | Finally, the proposed development meets DDOT's
9 | requirements for loading by providing head in and head out
10 | movements from the proposed private driveway off of Howard Road
11 | Southeast. Overall, DDOT supports the project and welcomes any
12 | questions. Thank you.

13 | CHAIRPERSON HOOD: Thank you, Mr. Jesick, and Ms.
14 | Vacca.

15 | Let's see if we have any questions or comments,
16 | Commissioners. Commissioner May?

17 | COMMISSIONER MAY: (No audible response.)

18 | CHAIRPERSON HOOD: Commissioner Shapiro?

19 | COMMISSIONER SHAPIRO: (No audible response.)

20 | CHAIRPERSON HOOD: Commissioner Imamura?

21 | COMMISSIONER IMAMURA: (No audible response.)

22 | CHAIRPERSON HOOD: And Vice Chair Miller?

23 | VICE CHAIR MILLER: I have no question, Mr. Chairman.
24 | Thank you, Mr. Jesick, and Ms. Vacca for your reports.

25 | CHAIRPERSON HOOD: I have no questions as well. I

1 appreciate your reports. Let's see. Does the applicant have any
2 cross or questions? Ms. Hottel-Cox?

3 MS. HOTTEL-COX: No questions.

4 CHAIRPERSON HOOD: Okay. All right.

5 And again, I don't believe we have anyone here from 8A
6 and 8C. They do have letters. I'll be reading those shortly.
7 So thank you both. We appreciate your reports.

8 Okay. Report of other government agencies has already
9 been mentioned. We did have a report from DHCD, and we have
10 reports from DOEE. DOEE actually applauded the sustainability
11 measures incorporated. DHCD noted to OP that it has no
12 objections, and it talks about the -- specifically, the addition
13 of IZ floor area of 50% MFI levels. I think I've got all those.
14 Okay. The report of the ANC.

15 Again, Ms. Schellin anyone calling in from ANC 8A and
16 C, while I pull up their reports?

17 MS. SCHELLIN: They are not on.

18 CHAIRPERSON HOOD: Okay. Let me -- I'm going to ask
19 the Vice Chair if he could do 8C, I will do 8A.

20 Do you have 8C handy? Okay. Let's start.

21 VICE CHAIR MILLER: I was looking at it online because
22 it just ended --

23 CHAIRPERSON HOOD: Right. Okay. That's okay.

24 We do have a letter from Chairperson Muhammad which
25 basically says that the ANC 8A voted unanimously, 7-0-0 to support

1 the application for design review in the NHR zone for Square 5860
2 and Lot 97 and is signed by Chairperson Muhammad. That's from
3 8A, And from 8Cm from Chairperson Adofo. ANC 8C, let me see
4 what the vote was. It says ANC 8C voted unanimously. So they
5 have two unanimous votes from both ANCs -- 8C has a vote of
6 6-0-0, and that's also in our record and our exhibit.

7 Okay. Ms. Schellin, do we have anyone here to testify
8 -- organizations or persons here to testify even in support,
9 opposition, or undeclared?

10 MS. SCHELLIN: There were no witnesses registered to
11 testify in any category.

12 CHAIRPERSON HOOD: Okay. Thank you. It looks like the
13 work has already been done. This is a prime example that shows
14 that the community has definitely been engaged and a lot of
15 stakeholders have been a part of this process, so thank you again.
16 I care to reiterate that. Because a lot of times we don't -- a
17 number of times that doesn't even happen. So this is another
18 model of exemplary application, as far as I'm concerned.

19 Okay. Ms. Hottel-Cox, I know you don't have any
20 rebuttal. But I have to ask, do you have any closing?

21 MS. HOTTEL-COX: No rebuttal, as expected. And in
22 closing, we just want to thank the Commission for the time. We
23 understand what the Commission has asked for as part of our post-
24 hearing submission. So we're happy to put that together and
25 submit it into the record, depending on the timing that the

1 Commission and Ms. Schellin would like.

2 CHAIRPERSON HOOD: Okay. And I believe -- is this a
3 one vote case?

4 MS. SCHELLIN: It is.

5 CHAIRPERSON HOOD: Okay. This is a one vote case.

6 All right. So that rules that out. All right. So
7 let's see.

8 Commissioners, any final comments or questions?
9 Everybody is on board. Ms. Hottel-Cox and Ms. Schellin know what
10 the Commissioners have asked for.

11 And let me ask my colleagues, are there any final
12 comments looking -- just looking to see if anybody has any.

13 Okay. Ms. Schellin, can we come up with some dates?

14 MS. SCHELLIN: Yes. Ms. Hottel-Cox, do you think that
15 you guys could provide everything that's needed in one week, or
16 do you need more time?

17 MS. HOTTEL-COX: I believe we can do one week.

18 MS. SCHELLIN: Okay. I'm just trying to determine if
19 you want -- if we can go for action this month or if we're going
20 to go for action next month, because we only have one meeting
21 this month.

22 MS. HOTTEL-COX: We'd like to target this month, so we
23 can get it in in a week.

24 MS. SCHELLIN: Okay. So if we could have your
25 submissions by 3 o'clock p.m. on November 8th. Sorry. I lost

1 my papers here. That would be 3:00 p.m. on the 8th of November.
2 And the parties would have until 3:00 p.m. on the 15th. If you
3 could let the ANCs know, and then we could put this on the 11/18
4 agenda for consideration. And they -- only you can let them
5 know. They only need to respond if they choose to do so. Since
6 they are in support, they may choose not to respond to the
7 submissions. And if you could provide draft findings of facts
8 and conclusions of law. I know our legal counsel likes to receive
9 that sooner rather than later. So if you could provide that
10 draft in a week also, 3:00 p.m. on the 8th, that would be great.

11 MS. HOTTEL-COX: Yes.

12 MS. SCHELLIN: And we'll put this on, as I said, for
13 4 o'clock p.m. on the 18th. That's all we have.

14 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin.

15 Ms. Hottel-Cox, do we have anything -- any further
16 comments?

17 MS. HOTTEL-COX: (No audible response.)

18 CHAIRPERSON HOOD: All right. The Zoning Commission
19 will be meeting again this coming November the 4th on these same
20 platforms at 4:00 p.m. We have Zoning Commission Case No.
21 12-15C, Gallaudet University. And we have Zoning Commission Case
22 No. 15-24B, JBG/6th Street Associates, LLC and Gallaudet
23 University.

24 I want to thank everyone for their participation
25 tonight. And Mr. Imamura, how did you enjoy your first hearing?

1 COMMISSIONER IMAMURA: Thank you, Mr. Chair. I think
2 it went really well.

3 CHAIRPERSON HOOD: Okay. Good.

4 All right. So again, I want to thank everyone for
5 their participation tonight. This hearing is adjourned. Good
6 night and have a nice evening.

7 MS. SCHELLIN: Thank you.

8 (Whereupon, the above-entitled matter went off the
9 record at 6:06 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: 11-1-21

Place: Teleconference

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

GARY EUELL