

1 GOVERNMENT OF
2 THE DISTRICT OF COLUMBIA

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4 ZONING COMMISSION

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6 REGULAR PUBLIC HEARING

7 + + + + +

8 MONDAY

9 JULY 10, 2023

10 + + + + +

11 The Public Hearing by the District of Columbia Zoning
12 Commission convened via videoconference pursuant to notice at
13 4:00 p.m. EDT, Anthony Hood, Chairperson, presiding.

14 ZONING COMMISSION MEMBERS PRESENT:

15 ANTHONY J. HOOD, Chairperson
16 ROBERT MILLER, Vice Chairperson
17 PETER MAY, Commissioner
18 JOSEPH S. IMAMURA, Commissioner

19 OFFICE OF ZONING STAFF PRESENT:

20 ELLA ACKERMAN, Secretary
21 PAUL YOUNG, Data Specialist

22 OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

23 DENNIS LIU, ESQUIRE

24 The transcript constitutes the minutes from the
25 Public Hearing held on July 10, 2023.

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

Case No. 05-28AC

Parkside Residential, LLC 4

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon ladies and gentlemen. Today's date is July the 10th, 2023. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood and I am joined by Vice Chair Miller, Commissioner May and Commissioner Imamura. We are also joined by the Office of Zoning's Staff Ms. Ella Ackerman and Mr. Paul Young who will be handling all of our virtual operations. Our Office of Zoning Legal Division counsel tonight is Mr. Dennis Liu. I will ask all others to introduce themselves at the appropriate time.

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

At the time of sign-up, all participants will complete the Oath or Affirmation required by Subtitle Z 408.7. Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have signed up to participate or testify will be unmuted at the appropriate time. When called, please state your name before providing your testimony. When you have finished speaking, please mute your

1 audio. If you experience difficulty accessing Webex or with your
2 telephone call-in or have not signed up, then please call our OZ
3 hotline number at 202-727-0789. If you wish to file written
4 testimony or additional supporting documents during the hearing,
5 then please be prepared to describe and discuss it at the time
6 of your testimony.

7 The hearing will be conducted in accordance with
8 provisions of 11 Z DCMR Chapter 4 as follows; we have preliminary
9 matters, the Applicant's case -- they can do that probably in
10 about 15 minutes, I didn't see any opposition but I do miss things
11 -- report of other government agencies, report of the Department
12 of Transportation and Office of Planning, report of the ANC, in
13 this case the ANC is 7D I believe, anyway, and then we'll have
14 rebuttal and closing by the Applicant. Again, the OZ hotline
15 number is 202-727-0789 for any concerns during these proceedings.

16 The subject of this evening's hearing is Zoning
17 Commission Case No. 05-28AC, Parkside Residential, LLC
18 modification of significance of a second stage PUD on parcel 9A
19 at Square 5056, Lots 865, 866 and 867. Again, today's date is
20 July the 10th, 2023 and let me just make sure that I have the
21 ANC right. I think it's 7D. Do I have that right?

22 MS. ACKERMAN: It's 7D.

23 CHAIRPERSON HOOD: 7D. Oh, I got that right. Ms.
24 Ackerman, do we have any preliminary matters?

25 MS. ACKERMAN: Yes. So this case was continued from

1 May 15th to allow the ANC and the Applicant more time to work
2 with the community and the Applicant is proffering two experts.
3 The first is Robert, I believe it's Schiesel, in transportation
4 who has been previously accepted by the Commission as an expert,
5 if you guys want to accept him into this case?

6 CHAIRPERSON HOOD: Unless I hear any objections, we
7 will continue the status with Mr. Schiesel. Okay.

8 MS. ACKERMAN: Also Brian Gafney is being proffered as
9 an, in architecture, if the Commission would accept him in this
10 case as well?

11 CHAIRPERSON HOOD: Any objections? Not seeing any, we
12 will continue that status.

13 MS. ACKERMAN: This is a one vote case for final action
14 and that's all of the preliminary matters.

15 CHAIRPERSON HOOD: Okay. If we can bring counsel and
16 everyone up.

17 MS. ACKERMAN: So Liu, Dennis, he is coming back on.
18 He was having some audio issues but he said that he just needed
19 to sign off and come back on.

20 CHAIRPERSON HOOD: Okay. No, yes, that's fine
21 (indiscernible).

22 MS. ACKERMAN: Yes, just so you know if you guys need
23 him in the next few minutes.

24 CHAIRPERSON HOOD: Okay, if we need him. All right.
25 All right. Mr. Lewis, are you leading this?

1 (Pause.)

2 CHAIRPERSON HOOD: You're on mute.

3 (Pause.)

4 MR. LEWIS: (Indiscernible).

5 CHAIRPERSON HOOD: Say it again?

6 MR. LEWIS: Can you hear us now?

7 CHAIRPERSON HOOD: Yes, we can hear you now. I was
8 about to say not hearing you, but go right ahead, Mr. Lewis.

9 MR. LEWIS: Thank you Chairman Hood and Members of the
10 Commission. For the record, I'm Dave Lewis from the law firm of
11 Goulston Storrs, acting on behalf of the Applicant. Thank you
12 for your time this afternoon and for the opportunity to present
13 to you all.

14 Mr. Young, would you please pull up the presentation?
15 Thank you.

16 With me today is my colleague Lee Templin, our team
17 Peter Farrell, Derick Mitchell, Mike Hodas from City Interests.
18 Mr. Farrell will testify on behalf of the Applicant. Also with
19 us are Brian Gafney and Desmond Grimball on behalf of the
20 architecture team Antunovich, Craig Atkins and Amanda Gaither of
21 Wiles Mensch (indiscernible) architectural team and they'll be
22 available to answer questions. Mr. Schiesel of Gorove Slade will
23 offer transportation comments too.

24 We're going to proceed with a shorter presentation this
25 afternoon but of course we're happy to take any questions you

1 have. At the outset, we just wanted to express our appreciation
2 to the Commission for being accommodating in terms of scheduling.
3 We especially appreciate all of Ms. Schellin's and Ms. Ackerman's
4 assistance in getting to this point today.

5 We're very happy to be presenting to you all this
6 afternoon with support from the Office of Planning, DDOT and most
7 recently ANC 7D. A lot has happened in Parkside in recent years.
8 Several modifications and time extensions have been before the
9 Commission recently but the last time this team actually appeared
10 before you all for a public hearing was in 2017. So it's been a
11 few years and we ask that you indulge us to take a little bit of
12 time this afternoon to share with you all recent updates and
13 provide more detail. In fact, we had a bit of a conversation
14 about what it is that happened, going on at Parkside. There are
15 lot of exciting updates to report.

16 Just to set the stage. Procedurally, this application
17 is a modification of significance of a second stage PUD that was
18 approved in 2017 for parcel 9A which is at the center of Parkside.

19 MR. Young, if you could advance to the next slide? The
20 Commission may recall, and for the benefit of Commissioner
21 Imamura, in 2017 the Commission approved five second stage PUDs
22 at Parkside in the span of a couple of weeks. The second stage
23 PUDs were for parcels 8, 9, 10, 11, and what is shown on the
24 screen as parcel 12H2. Parcels 8, 9D, 10 and 11 were approved
25 for residential uses at the time 9A and 12H2 were approved for

1 offices. The residential buildings have all moved forward and
2 are at various stages of completion. The office buildings have
3 not moved forward as a reflection of the overall office market.

4 This application seeks the modification of the second
5 stage PUD to revert parcel 9A back to residential use and to
6 (indiscernible) the promenade that sits between parcels 9A and
7 9B. The second stage approval for this site in 2017 had changed
8 parcel 9A from residential office, but due to the challenges
9 facing the office market and the unpredictability of how any
10 office work would evolve, the Applicant no longer intends to
11 develop the site for offices.

12 The second stage approval had also changed the
13 promenade from pedestrian to vehicular but we are requesting now
14 that the promenade be reverted to the original intended
15 pedestrian only use. The Applicant is ready to move forward
16 with this parcel containing parcel 9B, already has the building
17 permit pending and the design for parcel 9A is at the advanced
18 stage with the Applicant anticipating filing for a building
19 permit later this year pending approval from the Zoning
20 Commission.

21 Now, Commissioner Miller, I think you raised the
22 question about affordable housing when the hearing opened in May.
23 We provided a written response to that item earlier last month
24 but we're happy to talk through it here as part of our
25 presentation at the end of our conversation, if that would be

1 helpful to you.

2 I'll now turn it over to Mr. Farrell to provide some
3 background on Parkside, specifically to this project as well as
4 talk about the recent community engagement.

5 MR. FARRELL: Good afternoon, Commissioners. Mr.
6 Young, could you advance to the next slide, please? Thank you.

7 My name is Peter Farrell. I'm the managing partner of
8 City Interests Development Partners and we're the master
9 developer of Parkside. I've been with this project since its
10 inception when we acquired it back in late 2004 and my colleague,
11 Mike Hodas and Derick Mitchell have been working on this project
12 as well since then.

13 We're pleased to have the opportunity to present to you
14 our progress, and if I were to hopefully leave you with one
15 impression today that impression would be that the PUD process
16 is working and the PUD itself is a success. We are indeed
17 achieving the goals that we set out for ourselves when we first
18 began this journey. We are developing and building a mixed
19 income, mixed use transit oriented community with three major
20 areas of focus contributing to our success.

21 The first area is a high performing educational Ladder
22 (phonetic). Indeed, a child can attend school from infancy
23 through high school graduation in four schools all achieving good
24 if not great outcomes. There are five-year-olds attending at
25 Educare. Elementary students attending at the Neval Thomas

1 Elementary School and middle and high school students attending
2 at the Cesar Chavez public charter school.

3 The second area of focus that we set out was to have a
4 housing continuum providing housing for people who come to
5 Parkside with choices and options that meet their needs as life
6 presents them one set of circumstances. But as indeed those
7 circumstances change, we wanted to have housing that could meet
8 their needs and allow them to reside in our community for a long
9 term establishing deep roots and creating what we think is a more
10 vibrant energetic active and engaged community membership, and
11 the third area of focus for us was to have access to healthcare,
12 green space, retail and other amenities that most residents in
13 the District of Columbia take for granted but indeed in Ward 7
14 and in Parkside specifically, these amenities and these options
15 just simply did not exist.

16 So while it was perhaps an ambitious but laudable
17 development and goal, to be sure I think we're getting there and
18 I'd like to share with you the progress of this PUD and I hope
19 that you'll agree with me when we're done with our presentation.

20 Could you go to the next slide, please. Are we there?
21 Great. Okay.

22 Community engagement. It's the backbone of what's made
23 the success of Parkside possible. As you'll see on the right
24 hand side of this slide, that is a list of all of the meetings
25 that we've attended just in the last three years and in fact

1 what's outlined in the yellow box there are the number of meetings
2 or letters (phonetic) that we've had in 2023 alone. It may not
3 be a record but it is for us. From 2020 to 2022 we attended 25
4 ANC 7D monthly meetings in a row and I think, you know, it's a
5 testimony to how we got started back in 2004 and 2005, that we've
6 got community engagement. We have a list of all the stakeholders
7 that we've talked to over the years in the middle box that you
8 see there and in fact this effort resulted on Friday night with
9 the ANC 7D Commissioners voting unanimously to support the zoning
10 activity and we think that that (indiscernible) portends greater
11 things going forward.

12 We recently supplemented our CBA, our Community
13 Benefits Agreement, as a direct result of conversations that
14 we've had with the community and we're happy to do so as we've
15 found the consensus of the community after we challenged them to
16 come to us with a cohesive and comprehensive request for their
17 community needs. Security lighting, more investment in the
18 buffer with Pepco and the creation of an oversight committee to
19 talk to us more directly about the construction, development and
20 the process are the results of those requests and, like I said,
21 we're happy to have them and we think that it's going to afford
22 all of us a much more transparent and easier way to communicate.

23 Next slide, please. Other community engagement and
24 things that apply to our PUD requirements but things that we've
25 taken on as a personal commitment to the community. We sponsor

1 movie nights. We sponsor exercise days and play dates for our
2 community younger residents and we do this and pay for this
3 through an association that we created that all of the property
4 owners at Parkside contribute to and it creates what I think is
5 a greater sense of community for these people and greater
6 ownership and it's been a lot of fun to do and I think one of
7 the great benefits that this has done is we have a farmer's market
8 that exists there twice a week bringing fresh food and vegetables
9 to what today is still considered a food desert and that's
10 changing with the introduction of retail, for more retail spaces
11 in the buildings that we are delivering and the one that's the
12 subject of today's meeting.

13 Next slide, please. Okay, if we can go to next slide
14 after this. Okay. So what kind of progress have we made?
15 Everything you see in blue has been built, is under construction
16 or permitted. One building's permitted, two are under
17 construction, the rest have all been constructed and built and
18 are occupied. That's what you see in yellow. It's subject to a
19 stage two PUD approval and that what you see in pink are subject
20 to the underlying stage one PUD that we have in place.

21 Next slide, please. This is a picture of Victory
22 Housing which is a senior affordable facility, 98 units,
23 providing housing for those making 30 percent to 60 percent of
24 AMI.

25 Next slide. This is a picture of Unity Health. This

1 is a primary care clinic that offers primary care, mental
2 wellness, dental services to our community. It was the first
3 primary care clinic built east of the Anacostia River in 40 years
4 and this was done in a joint venture with the D.C. Primary Care
5 Association. In 2014 we also built a community green which is a
6 one acre development of a pedestrian park in the middle of our
7 project. In 2016 we built 100 townhomes in a joint venture with
8 K. Hovnanian and in 2017 we delivered 186 affordable units also
9 at 30 percent and 60 AMI in a joint venture with the Gilbane
10 (phonetic) (indiscernible).

11 Next slide, please. These are the townhomes that we
12 built in 2020.

13 Next slide. This is a picture of the pedestrian bridge
14 that was built and it literally leaves Parkside and lands on the
15 Minnesota Metro stop which is the orange line and we, as the
16 developers, contributed \$3 million to its construction.

17 Next slide, please. More of the pedestrian bridge.

18 Next slide. This is the green buffer that I referenced
19 earlier that we've invested almost \$85,000 in and we will be
20 investing more money into it and augmenting it and supplementing
21 it as a buffer for our community to the Pepco Power plant which
22 is next door.

23 Next slide. This is the Vesta. This is the last
24 building that we delivered. It was delivered a year ago March.
25 I'm happy to report that it's 95 percent occupied and 97 percent

1 leased and I would say bragging a bit that if you didn't know
2 you were in Ward 7 you certainly wouldn't know it if you were
3 standing in the building. It's really a super project. It's
4 been very well received by the rental community and I think it
5 tests a new paradigm to the standard and quality of the projects
6 that we hope to be bringing on at Parkside going forward.

7 Next slide, please. Okay. In re-use (phonetic) as
8 this is titled. This is a temporary park that we have built on
9 parcel 12 that we thought would serve as an excellent amenity for
10 our younger residents at Parkside and their parents as a place
11 to gather and play, and meet as a community. Ultimately this
12 will be relocated somewhere else at Parkside or be integrated
13 into the ultimate designs for parcel 12. But in the interim our
14 community members have a place to play and gather.

15 Next slide, please. This is called Jayde. It is under
16 construction today. It's 118 units of multifamily and retail
17 space. This is really important. It's the first building
18 introducing (indiscernible) more retail space to Parkside. This
19 will deliver in October of 2023.

20 Next slide, please. This is a rendering of parcel 10
21 which is also under construction, also multifamily over retail
22 and this building will deliver in March of 2024.

23 Next slide, please. So in summary, we've delivered 600
24 units, 284 affordable units at 30 percent and 60 percent AMI. We
25 have 230 units under construction and 47 of them are workforce

1 units. We have 84 units in permit but 16 of those have workforce
2 units and we 127 units pending today's outcome with 26 of those
3 as workforce units. We've delivered a 43,000 square foot health
4 clinic. We have 15,000 feet of retail under construction with
5 another 13,000 feet of retail in permitting and pending the
6 outcome of today's hearing.

7 Next slide, please. This is our pipeline. I've gone
8 through most of this but most importantly I would point to parcel
9 12 as our next area of focus and design and pre-development
10 activity will be commencing in 2024 with our hopes to be bringing
11 more projects online in '25 and '26 going forward.

12 Next slide, please. So it's been a long time but I
13 thought this slide would be a gentle reminder of the public
14 benefits that we have contributed to Parkside and the community
15 residents. I've talked about the affordable units. It's also
16 important to note that 125 units are three bedroom or f our
17 bedroom units meeting a need of families that we see as a
18 demographic that's very important for Parkside. We indeed did
19 design and develop a one acre park as the center of the
20 development and that was done through a series of design
21 charrettes involving the community and giving them what they
22 asked for which was a quiet place in the middle of the park where
23 they could gather and relax.

24 We contributed \$3 million to the pedestrian bridge.
25 We've created a \$100,000 scholarship fund for residents of

1 Parkside to use for vocational training, pending high school,
2 college, what have you. We've also contributed \$30,000 to the
3 renovation of a community benefits room, \$25,000 for
4 transportation enhancements, \$15,000 to help mitigate some
5 congestion at the main intersection of Hayes and Kenilworth
6 Terrace and as I noted earlier about \$85,000 in landscaping to
7 the buffer from Pepco.

8 Next slide, please. These are just some images, and
9 I'll go through quickly. These are the images of the affordable,
10 that's the Grove on the right and Victory Housing on the left.

11 Next one, please. These are the 25 townhomes and
12 workforce units.

13 Next. This is a breakdown of those workforce units and
14 in the various spaces that they occupy.

15 Next slide. This is the specific public benefits that
16 are associated with parcel 9A and that is the 26 of the 127 units
17 would be earmarked for workforce. You have 8.5 thousand square
18 feet of retail to which we hope to attract an urban grocer. We
19 have a quarter acre promenade in between parcels 9A and 9B. We
20 have 19 unit Ca-Bi station for bikes. We're building to a LEED
21 gold standard with solar panels and electrical vehicle charging
22 in the building. We have a pronounced pro-active local hiring
23 and job training outreach and we have new ANC and resident
24 requested benefits which I enunciated earlier and are subject to
25 the CBA agreement and the letter of support that we received from

1 our ANC.

2 Next, please. Next slide. This is a rendering of the
3 promenade in between parcel 9A, the subject of today's meeting
4 on the left and 9B which is under permit right now.

5 Next slide. Next slide. I would want to note that we
6 do have to remove five heritage trees from parcel 9 for
7 construction. We're lucky that we are going to be able to
8 relocate them across the street to our community park, not at a
9 small expense but a rather hefty one, \$1.7 million, but we've
10 been working very closely with the D.C. Arborists regarding
11 starting preparing the trees for the relocation and that should
12 take place later this summer and we have a very good place to
13 relocate them.

14 Next, please. Employment at Parkside. Mike or
15 Derrick, do you want to talk about the work that we've been doing
16 with TNB Associates? Mike Hodas?

17 MR. MITCHELL: This is Derick. Can you hear me?

18 MR. FARRELL: Derick?

19 MR. MITCHELL: Yes.

20 MR. FARRELL: Okay.

21 MR. MITCHELL: Yes. Great. Yes, we've been working
22 with TNB Associates. They're a minority small firm that's been
23 doing our work for us outreach and outreach to potential employees
24 as well as potential subcontractors on the project. We've been
25 working with them since 2017 on various projects from Vesta all

1 the way to now parcels 9A and B.

2 With that we hold, on a regular basis, meetings with
3 the subcontractors to evaluate potential contractors for the
4 projects and we have been successful in having local
5 subcontractors working on many of our projects. For example,
6 parcel 11 we have several local subcontractors that have started
7 work on parcel 11 and ventured off and worked on parcel 8 and
8 parcel 10 and they are a part of the process where we're working
9 on parcels 9A and B and they've been involved in the pre-
10 construction aspects of that.

11 So with TNB we've reached out to subcontractors on a
12 regular and it's helpful because what that has done has created
13 a kind of a projection where they start on one project, get more
14 familiar with the job and expand opportunities for their business
15 and businesses surrounding in the community.

16 MR. FARRELL: Thank you, Derick. Next slide, please.

17 So I know that that was a lot of background but I think
18 it's an important context in which to consider the request that
19 we're making of the Commission for parcel 9A. In summary, 9A
20 has a quarter acre promenade, 127 units, eight and a half thousand
21 square feet of commercial space, 52 parking spaces, 3.2 FAR and
22 82.5 feet height and 57.2 percent lot occupancy.

23 Next slide, please. This is a rendering of 9A on the
24 left and 9B on the right.

25 Next slide, please. And this really formulates the

1 summary of the modification that we're requesting for the stage
2 two PUD that was approved in 2017. Most impressive I think is
3 that we're changing the vehicular promenade to a pedestrian only
4 promenade giving our residents more meeting space, more green
5 space, and I think creating a really good opportunity for the
6 retailers who will find it to be able to take advantage and
7 provide a rewarding (phonetic) outdoor experience. We are
8 changing the use from office to residential. There are minor
9 changes in retail square footage, it went down just a bit. We
10 have a reduction in the amount of parking due to the change of
11 use. We have a minor change to the height from 90 feet to 82
12 and a half. We have a minor increase to the footprint from 55
13 percent to 57 percent.

14 Next slide, please. This I think really points out the
15 experience for the pedestrian who will just have a lot more
16 connectivity in the process (phonetic) of the promenade one side
17 to the other and I think it gives the retailers in both buildings
18 an opportunity to feed off of each other and create a better
19 place of gathering and opportunities for them to be successful.

20 And that concludes my comments. I'll turn it over to
21 Brian Gafney, our lead architect from Antunovich & Associates,
22 and thank you very much for your time.

23 MR. GAFNEY: Next slide, please. So back to this, I
24 think what we want and what Peter was also alluding to is that
25 often times the building is the center point placed on axis, the

1 focus, the statement of a particular site and in our case we kind
2 of use that original vehicular lane between 9A and 9B. We
3 actually flipped that on its head and decided to use the absence
4 of a building to actually become the focal point of our project
5 allowing that ground plane really contributing -- the absence of
6 a building actually contributes to the pedestrians, the
7 neighborhood, the community and the City and our building
8 actually acts as a backdrop for this kind of centerpiece.

9 Next slide, please. So as you can see on the bottom
10 you have Kenilworth Terrace. On the top you have Parkside Place
11 and on the left side of that pedestrian promenade is 9A. You
12 can see we kind of flank it so it is actually the crossroads of
13 two major intersections, Kenilworth Terrace being a retail
14 corridor for the community as well as that north/south on the
15 page, the pedestrian access connecting the bridge to the metro
16 to the south and connecting to the park to the north on the page.

17 Next slide. And you can see here this is an example
18 of the original buildings on the left and our new proposed
19 buildings on the right. Previously it was a 90 foot office
20 building, very solid, occupying the entirety of the site where
21 our new building is actually 82 feet tall. We stepped back on
22 the Parkside Place side to start to diminish and scale down the
23 building as we make our way towards the more residential
24 components of the neighborhood.

25 We also stepped back the center of the building. You

1 can see it right in the middle and the lower roofs and the
2 majority of the upper roofs have vegetative roofs as well as the
3 mechanical screen on the roof not only shields the views of all
4 the mechanical equipment on the roof but actually acts as the
5 structure and support for a large PV array on the roof.

6 Next slide, please. So this is the elevation on
7 Kenilworth Terrace and you can see 9A is on your left. We have
8 two big projections on this elevation and what we tried to do is
9 actually start to break the mass of the building down. So we
10 actually introduced a three story and as well as a two story band
11 of masonry to help give some tactility to ground the building to
12 make it a little bit more pedestrian friendly and to the scale
13 of a pedestrian.

14 Next slide. And that brick wraps the corner and we
15 chose to actually, we wanted to step the brick down and slowly
16 try to reduce the scale of the building making these feel like a
17 series of smaller buildings and not so much a great urban wall
18 against that beautiful green pedestrian promenade and we
19 separated the kind of the stepping with what we call the hyphen
20 which is that green piece right in the middle that actually
21 connects the green roof of the recess above with one of the
22 rainwater structures down below.

23 Also, if you can go to the next slide, please. So this
24 is a rendering kind of showing you're standing actually in the
25 community park that Peter referred to looking back at the building

1 and you can see the stepping of the masonry, that rhythmic nature
2 and grounding the building as well as, the reason we wanted to
3 step the masonry was that it actually aligns with the corners of
4 the row houses beyond so we're kind of making a reference to both
5 the existing neighborhood as well as trying to just kind of bring
6 the scale up or down as we make our way through that promenade.

7 Next slide, please. This is a rendering actually
8 looking north across Kenilworth Terrace and this one it shows the
9 alignment all of the buildings along the side of the street are
10 roughly the same height so us bringing it down to 82 foot six
11 actually aligns with 10, 9A as well as 8. I also want to take -
12 - the materials that we've used, it's a very simple yet
13 sophisticated pallet. We use a light warm gray brick masonry
14 base with a series of corrugated metal and EIFS textures above
15 and that corrugated metal and EIFS actually kind of slides down
16 feeling like it comes down behind the masonry and lands at the
17 ground plane. We've accentuated things like the bay projections
18 as well as the residential entry off the promenade with a nice
19 warm exterior gray wood paneling system to accentuate those
20 moments.

21 Next slide, please. And so here's that material
22 pallet. On the left you have that light gray brick. No, 3, 4
23 and 5, 3 is the brick metal, the window colors, the cornices, 4
24 is the corrugated metal and 5 is that EIFS and the idea is that
25 they're actually very similar in color and we actually use the

1 texture to give dynamic and articulate the elevation.

2 Additionally, that No. 2 up there is the wood texture
3 on the exterior. No. 6 is actually below the store fronts and
4 along some of the bioretention and No. 7 is actually a brown
5 faced block that borders the alleyway on the west side.

6 Next slide, please. This is an area rendering. You
7 can our building in the upper right there. You can see the
8 connection to the park, the pedestrian promenade basically dives
9 into the center line of the park and the pedestrian bridge beyond.

10 Next slide, please. And this is looking from the other
11 angle. You can kind of see the masonry turning the corner. We
12 also turn that masonry down the alley so it doesn't feel so paper
13 thin and it really gives kind of a grounding mass to the building.
14 We set back, you can see the setback of the seventh story along
15 the Parkside elevation as well as the small amenity terrace and
16 you can see that the majority of the upper roofs are vegetative
17 and there's the PV panel you can see on the mechanical street.

18 Next slide. And this is the ground floor plan and as
19 Peter alluded to, a main focus for us was actually to create the
20 most amount of retail space on the ground floor of this building
21 as possible and so what we ended up doing was we shifted the
22 entry lobby kind of further into the promenade. We have some
23 small amenity spaces like a fitness center, leasing centers,
24 business centers, mail rooms, things of that nature and we pushed
25 that closer to the Parkside elevation, the more residential, and

1 allowed that retail space to really dominate the Kenilworth
2 Avenue side as well as the promenade and we have all of our
3 loading and mechanics, emergency generators, fire pumps along the
4 alleyway.

5 Next slide, please. And this is a shot of the parking
6 down below. As Peter had said we have 52 parking spaces. We
7 meet the requirement. We have 47 long term bike parking spaces
8 as well down here and it's actually linked with the adjacent
9 garage of 9B.

10 Next slide. This is a snapshot of the workforce housing
11 distribution and we deliberately tried to make sure we weren't
12 stacking any units. We tried to distribute it across unit types
13 as well as locations within the building so that there wasn't a
14 single stack within the building that was considered workforce
15 housing. It is distributed evenly throughout the building.

16 Next slide, please. And so, again, we kind of end at
17 the promenade being the central point, the activity, that
18 generous space to give back to the community and I think if you
19 go to the next slide, I'd like to kind of further dive into the
20 design of the promenade itself.

21 Next slide. And so you can see here Kenilworth Terrace
22 is at the bottom, Parkside Place is at the top. The pedestrian
23 bridge to the metro stop would be to the bottom of the page and
24 we actually did kind of go from a more café-centric urban tree
25 canopy where we have a tree grove surrounded by a series of small

1 benches and potentially some loose seating into the middle
2 portion that is actually a green lawn where you can have movie
3 nights or activities or just sit out there if you want to. It's
4 just kind of a small little relief from the hustle and the bustle
5 of the city, and then as you get towards Parkside Place it is
6 heavily vegetative with rain gardens and the tree canopy.

7 Just also I'd like to point out that we've actually
8 pulled the building back on the Parkside elevation actually to
9 give a little bit more generosity to the sidewalk so we could
10 get the appropriate tree pit size as well as sidewalk width and
11 we've coordinated that with DDOT as well, and on the Kenilworth
12 side as well, other than the retail entrances, we actually have
13 a green buffer between our building, the sidewalk space and we
14 were able to kind of continue the tree pits along Kenilworth
15 Terrace because we all know D.C. in the summertime, we're all
16 looking for a little bit of shade and so, go to the next slide.

17 So these are sections as you're making your way from
18 Kenilworth to the park and Parkside. So you can see this is kind
19 of the more café-centric urban plaza where we have tree planters
20 with small benches flanking them and small decorative trees
21 adding a shade canopy.

22 And then go to the next slide, and then this is that
23 that center long which kind of allows you to open in between the
24 building. This is also where we set back 9A's elevation so it's
25 actually trying to get as much light, a little bit of a warm

1 place in the middle of the site, and then if you go to the net
2 slide. And then this is that more heavily vegetative rain garden
3 that is closer to Parkside.

4 And so now I'd like to turn it over to Rob Schiesel
5 from Gorove Slade to talk a little bit about some of the
6 transportation.

7 MR. SCHIESEL: Good evening, Commissioners. If we
8 could advance to slide 53 of the package. Just two more.

9 In the interest of time I'm going to rest on the record
10 with the traffic statement that's in there. So I'm going to
11 spend my short amount of time today talking about something that's
12 not in the record and that is just an update on something DDOT
13 has been working on over the last, oh, it's been a long time.
14 Many years including back during the first PUD this idea of a
15 connection over Benning Road and Parkside that's been discussed.

16 There's been studies spearheaded by DDOT over the
17 years and then just a few months ago they confirmed to us that
18 they have funding to go ahead and actually go through with this
19 project. It is in the very early planning stages but I thought
20 since this topic has come up in prior Parkside hearings that it
21 was worth an update and with that, I'm going to end my short
22 amount of testimony and happy to answer any questions.

23 CHAIRPERSON HOOD: Thank you very much. Mr. Schiesel,
24 let me go right back to you. Is this about when we talked about
25 a congestion that happens over in that area, is this what DDOT

1 is now had the funding to try to alleviate? Is that what you're
2 referring to?

3 MR. SCHIESEL: Yes. The idea of a connection from
4 Anacostia Avenue over the Benning Road. We've talked about it
5 over the years. There's a road that currently services some
6 District and Federal uses that gets pretty close, a few blocks
7 closer than the Parkside area and, you know, we looked at maps
8 before and thought it would be a good idea to extend this road
9 we all agreed, but because of the various stakeholders and
10 property owners it just took a while for everybody to congeal and
11 the whole project to get going. But I wanted to give an update
12 there.

13 CHAIRPERSON HOOD: Okay. Well, thank you for that
14 update. Let me also thank the team, Mr. Lewis and others, the
15 team that presented and then we'll see if we have any questions
16 or comments. We appreciate it.

17 Let's see if we have any questions or comments.
18 Commissioner May?

19 COMMISSIONER MAY: Yes. The question I have is just
20 there were a whole slew of conditions that came from the ANC from
21 their most recent review. Have you agreed to all of those
22 conditions?

23 MR. LEWIS: Conditions from the ANC.

24 MR. FARRELL: Yes. We ultimately agreed to all of the
25 conditions but one which was ==

1 MR. GAFNEY: (Indiscernible) the letter.

2 MR. FARRELL: Yes, I think we -- yes, everything that's
3 in that letter we've agreed to, correct, and that's why I signed
4 it.

5 COMMISSIONER MAY: Okay. The -- I'm glad to get the
6 update on the Anacostia connection. It's a little vague though,
7 that it's the time line is three to eight years out. So maybe
8 if we have somebody from DDOT they can give us something a little
9 bit more specific than three to eight years because it seems, you
10 know, three, four or five years makes sense or just it's a weird
11 range. So I'd like to know more about that but I guess we're
12 assuming that somebody from DDOT is here and can answer that.

13 I don't really have any questions on the development
14 of the design of the project. It was -- there were some letters
15 in the record having to do with while there's some folks nearby
16 who are opposed to this change and certainly I understand the
17 rationale regarding from them; right? It's good to have a
18 diversity of uses instead of changing it from office use to
19 residential use isn't necessarily a benefit, however, that's
20 current economic conditions. I certainly can understand why an
21 office building might not be a viable option in this circumstance
22 or at least not immediately a viable option.

23 The other concern about had to do with home ownership
24 versus apartments and I'm wondering if you could talk to that and
25 why it's not viable to do condominiums in this circumstance as

1 opposed to just straight up rental apartments.

2 MR. FARRELL: Sure. We tested the market for
3 condominiums. We took a plan for condominiums to the financing
4 market and we also took it to the construction markets and at
5 the end of the day there was no construction financing available
6 and the main reason is that the ultimate pricing of condominiums
7 would have been so expensive that it would have been more
8 expensive to own a condominium than it would be to own a single
9 family home in this location and with the increasing construction
10 costs and the increase in financing expenses, lenders just were
11 not prepared to lend money in order for us to build condominiums.

12 COMMISSIONER MAY: Okay. And so was this a topic of
13 discussion with the ANC as well?

14 MR. FARRELL: Yes. In fact, we -- I believe the first
15 time we told them we were pivoting from condos to apartments was
16 back in 2021 at an ANC meeting and, as you know, it's only gotten
17 more expensive and the financing market's only become crazier
18 since that period of time. But, yes, we talked to the ANC at
19 every meeting about it that it's been raised by them or by us.
20 Yes, sir.

21 COMMISSIONER MAY: Okay. And clearly the ANC has
22 concluded or has agreed with your conclusion at this point because
23 they voted to support unanimously?

24 MR. LEWIS: Yes. Parcel 9B was actually the building
25 that was consequated as condo originally which was residential.

1 Obviously this was office and is now being converted but
2 Commissioner Felder is the ANC Chair for 7D and our Single Member
3 District Representative is available on the hearing here if he
4 needs to speak.

5 But like Peter said, we've sat considerable time at the
6 meetings we've held over the last couple of months talking about
7 the condos and the pricing disparity that we see and I believe
8 some community members who have those concerns. We've had
9 conversations with them about withdrawing that opposition based
10 on the recent additional conversations we've had and support
11 letter that was received. So it is possible that that ultimately
12 may be withdrawn from the record as well.

13 COMMISSIONER MAY: Okay. One last question. In one
14 of the, I can't remember where I read it, but there was an
15 interest in making sure that the "green wall" was maintained and
16 is that, I mean, is that the same as the green buffer area that
17 you refer to?

18 MR. FARRELL: It is.

19 COMMISSIONER MAY: Yes, okay.

20 MR. FARRELL: Yes, sir. It is.

21 COMMISISONER MAY: That's what I thought. All right.
22 Thank you. That's it for me.

23 CHAIRPERSON HOOD: Thank you. Commissioner Imamura?

24 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Just
25 to follow up on Commissioner May's first question about the

1 conditions listed by ANC. I was curious, does that also include,
2 and it sounds like it does, limiting construction during certain
3 hours?

4 MR. LEWIS: (Indiscernible) construction hours?

5 MR. FARRELL: Yes. We agreed that construction would
6 take place between 7 a.m., and 7 p.m., Monday through Friday and
7 7 a.m., to 3 p.m., on Saturdays and we would be able -- and we
8 would provide notice to the community whenever we thought we
9 would be working on Saturdays. Obviously we don't always know
10 right away, weather is finicky. But yes, we agreed to that.

11 COMMISSIONER IMAMURA: Okay. Great. I noticed you also
12 mentioned the relocation of the five heritage trees and I think
13 there was a letter in opposition that actually highlighted that.
14 I'm just curious in terms of like it's the location for those
15 five heritage trees, was that determined by the arborists or who
16 determined the location for those trees?

17 MR. FARRELL: Also we looked at a whole host of
18 alternative locations, none of which ended up being available to
19 us. So the default location ended up being the park across the
20 street. We did in fact present a plan to the D.C. Arborists.
21 The D.C. Arborists loved that plan and we've been working on the
22 relocation and the preparation of those trees with the D.C.
23 Arborists all along that process to relocate them.

24 COMMISSIONER IMAMURA: Okay. Great. And in that same
25 letter by Artilie Wright I think there's some concern about

1 (indiscernible) that comply with the community benefits. Is that
2 a letter in the record that you've read and are familiar with?

3 MR. FARRELL: It is a letter that I'm familiar with and
4 have read and we provided the ANC, and we're happy to provide to
5 you a summary agreement of all of the Parkside community benefits,
6 the progress to date that we've made on them. It's here in my
7 hands. That which is outstanding is only outstanding because
8 didn't achieve it until certain milestones like a certificate of
9 occupancy for the building being completed and the like, and we
10 have since modified and supplemented that Community Benefits
11 Agreement with the agreements that we agreed to, the conditions
12 that we agreed to in the letter that we submitted with the ANC's
13 report for this action.

14 COMMISSIONER IMAMURA: All right. Terrific. That'd
15 be great. And then my last question is that DOEE recommended
16 that you change your LEED rating from version 4 new construction
17 to version 4 multifamily mid-rise. Is that something you'd
18 consider or maybe I missed it in the record?

19 MR. FARRELL: You want to answer that (indiscernible)
20 Brian?

21 MR. LEWIS: Brian Gafney (indiscernible) talk about the
22 LEED.

23 MR. FARRELL: Brian Gafney, can you address that?

24 MR. GAFNEY: I think what we have done is we have
25 aligned with what the LEED requirements have been to the two

1 adjacent buildings. We haven't gone through a full analysis to
2 determine if making that shift from one to the other is
3 problematic. What we were trying to do was maintain consistency
4 across all of the submissions.

5 COMMISSIONER IMAMURA: I certainly appreciate that
6 approach but you said you haven't done that yet so does that mean
7 that you plan to do that, evaluate whether what issues might
8 occur or what it would take to shift to the MMI?

9 MR. GAFNEY: It's absolutely possible for us to do. I
10 don't think it is going to be helpful in any way. Is there any
11 particular benefit that you are looking to achieve with that
12 shift?

13 COMMISSIONER IMAMURA: I was trying to ascertain
14 whether you evaluated that DOEE's recommendation, so I think your
15 answer is what I was looking for. So I think with that, Mr.
16 Chairman, I'm satisfied with the answers that I've received. I
17 certainly would encourage the Applicant to evaluate moving to MMR
18 and then also I did note that the 25 ANC meetings I would just
19 recommend too, in the future and for the general public, that's
20 certainly significant but I'd also include that you make data
21 driven decisions here so include the number of people too, the
22 touchpoints that you had in all 25 meetings.

23 So with that, Mr. Chairman, I give back.

24 CHAIRPERSON HOOD: Thank you. Vice Chair Miller, any
25 questions or comments?

1 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
2 you to the City Interests Applicant team for all of your work on
3 this project for a very long time and I appreciate that we, I
4 didn't realize that we hadn't had a public hearing on the project
5 I think he said in six years maybe or something like that. I
6 know many modifications have come up but not a modification of
7 significance maybe like this one.

8 So that was useful to see pictorially and then for the
9 public all of the progress that has been made in delivering this
10 new community basically for Ward 7 with the healthcare clinic and
11 all the workforce affordable and market rate housing, the retail
12 that's there, all the struggles that this site has had since its
13 inception and it's only gotten more challenging as it has even
14 for the entire world and including our downtown D.C., and let
15 alone downtown Ward 7 which (indiscernible), well.

16 But it was good to see the pedestrian bridge pictorial.
17 Again, it just reminds me of all the conversations I had about
18 that bridge when I was in the Mayor's office and the Council
19 chairman's office. It's good to see it there and the connection
20 that you're now, the other connection that you're trying to
21 establish.

22 And I do appreciate also the response to my question,
23 I guess at setdown -- I can't remember if that's where it was -
24 - about what the affordable housing requirement was and the
25 inclusionary zoning requirements. You provided a lot of

1 information on that in the record, particularly at Exhibit 34
2 dated June 20 and that was a very useful helpful reminder to me
3 and all of us about what the commitments that have been made and
4 the commitments going forward and how this is delivering a truly
5 mixed income community, and seeing the design, the materials, the
6 LEED gold, it's all very commendable.

7 So I don't know if I really have any questions at this
8 time. I appreciate the community engagement and the additional
9 time we gave to that with 7D and your agreement to address the
10 conditions that the ANC in their most recent action asked for.

11 So, no, I don't have any questions, Mr. Chairman. I'm
12 pleased to see this Parkside project with all its fits and starts
13 and changes moving forward in a positive way and I thank my
14 colleagues for their questions which were helpful and the answers
15 that you provided as well.

16 So thank you, Mr. Chairman.

17 CHAIRPERSON HOOD: Thank you. I too want to -- can
18 everybody mute because I, for some reason I hate to hear myself
19 so I know others may hate to hear me as well -- but I do want to
20 join the chorus of those who are giving accolades to this project
21 and I appreciate the actual time that we've spent and I'm trying
22 to rehash some of the things I've heard.

23 So I want to go back to you, I think it was Mr. Gafney,
24 either Mr. Gafney or Mr. Lewis, I can't remember. No, no, it
25 was Mr. Farrell.

1 The letters in opposition, they raised some good points
2 but some of them I think things have changed. I don't know if
3 anyone here is in opposition. I haven't been notified yet, but
4 I'm just curious to ask. I know with Covid, and I don't want to
5 always blame everything on Covid but it's real and failure of
6 government office space, things are done differently now.
7 Incomes are done differently now. Financing is done differently
8 now and I'm not saying anything. We all of them already know
9 whether you're pro, con, in favor, not in favor, whatever, but
10 when I look at some of the comments that were made in May and it
11 goes back to Mr. Imamura, when you mentioned that those letters
12 in opposition, or someone mentioned that, may have changed, we
13 may expect to see a change, what gives you that sense of
14 direction? Is it that you've talked to the folks who were in
15 opposition or (indiscernible) mostly opposed to everything we did
16 over there and so that goes back for years. I know they're very
17 aggressive. I remember when (indiscernible) I just remember the
18 years that we've been working on this and I know we've moved but
19 we knew this would take some time.

20 So could you just elaborate? Just (indiscernible) that
21 question for me. What makes you think that the opposition is
22 going to go away?

23 MR. FARRELL: I'd be happy to.

24 CHAIRPERSON HOOD: Mr. Lewis or Mr. Hodas, somebody,
25 okay.

1 MR. FARRELL: Yes.

2 MR. HODAS: It was me who --

3 MR. FARRELL: Yes. It was my colleague, Mike Hodas,
4 who mentioned it and the reason that we believe that is because
5 we were told that that was in fact going to happen and we have
6 met with anybody who has any opposition or any stake in this game
7 that we could. There was one individual that nobody seems to
8 know and so we haven't been able to track him down but we
9 literally met with one-on-one or in the community membership
10 meetings with everybody who has raised a concern for, and
11 including those who had originally offered opposition but have
12 now agreed that they are not opposed to the site and suggested
13 that they were supportive of what we were doing.

14 MR. LEWIS: Yes. And I'll just (indiscernible) that.
15 I mean, yes, we've done all these public meetings with the
16 community and with the ANC and Commissioner Felder. We've had,
17 you know, a bunch of conversations to make sure that we were
18 heading in the right direction in between the meetings and so
19 that's where that statement comes from.

20 You know, we've been spending a lot of time, you know,
21 trying to make sure that we understood the community's point of
22 view. Obviously, the ANC meetings, you know, are important but,
23 you know, one of the things that is continuing some of the SMD
24 meetings on a monthly basis moving forward just to make that
25 we're touching the residents who may not attend the SMD meetings

1 monthly, and so things like that are the reason. You know, former
2 Commissioner Artilie Wright is one of the opposition letters and,
3 yes, she has been tough but, you know, she's somebody who has
4 been at almost all of these meetings so she's very plugged in.
5 She understands what's going on and so I think we've had a very
6 fair back and forth conversation. I know she's on the call and
7 is available to discuss fully her opposition if she's allowed to
8 be accessed which I'm not exactly sure how this works from the
9 Zoning Commission's perspective, but as we've been saying it's
10 definitely something that we've been spending a lot of time on
11 and very focused on the community outreach lately, so even more
12 so than before.

13 CHAIRPERSON HOOD: Okay. I really appreciate the
14 answers and I'm looking forward to hearing testimony from the
15 public. But one of the things as I read through this case and I
16 read the letters in opposition and I know, one of the things that
17 gave me a comfort level is Chairperson Felder. I know he's not
18 here in this case but I know his work across the City. I've
19 always said about that young man and he's up and coming, so he's,
20 I know he's working with their community and I know he dealt with
21 both pros and cons. This is not something that I'm just saying
22 because he may be listening, I've seen him in operation and when
23 you see young people do so much encouraging now, and if he's
24 listening I want him to continue doing what he's doing and work
25 with the community, and I know he took both sides and when I saw

1 this letter and I saw I was glad to hear the Applicant took the
2 seven conditions or whatever.

3 But let me just ask this though since I'm saying this.
4 The one about limiting construction. Isn't that D.C., line,
5 isn't it seven to seven? Anybody?

6 MR. LEWIS: Yes. We had (indiscernible) instances on
7 parcels 8 and 10 where we started early. We coordinated with
8 Commissioner Felder on that. Most we did was a couple of days
9 when we had concrete pours that needed to get, you know, the
10 truck needed to get in early to get started. But, yes, other
11 than that the seven to seven is --

12 MR. FARRELL: Typically the norm.

13 MR. LEWIS: Yes (indiscernible).

14 MR. FARRELL: And seven through to seven.

15 CHAIRPERSON HOOD: Seven through to seven. And when
16 you do holidays you've got to get a special permit and all that,
17 so okay. All right. So that's what gives me a comfort level.
18 I will wait to hear from others but I thank Commissioner Felder
19 and his team. Like I said, I know his work. I'm not sure who
20 the other Commissioners are but I know of his work in other
21 issues, not zoning, across the City and I can tell you he's up
22 and coming and I'll leave it at that. So continue to work with
23 him. Don't disappoint 7D because if you do that's going to
24 disappoint me. So anyway. Let's see if we have, and I'm waiting
25 to hear from others as well.

1 Let's see if we have any further follow-up questions
2 or comments. Okay. Not seeing any, Ms. Ackerman, is Chairperson
3 Felder or anyone from the ANC here to do cross-examination only
4 at this time?

5 MS. ACKERMAN: The, let me see how (indiscernible).
6 Wendell Felder I believe his name was just on.

7 CHAIRPERSON HOOD: Okay.

8 MS. ACKERMAN: I do not see him anymore. Oh, here he
9 is.

10 CHAIRPERSON HOOD: Okay.

11 ANC CHAIRPERSON FELDER: Good evening everyone. Mr.
12 Chairman, thank you for those kind words.

13 CHAIRPERSON HOOD: Let me ask you this? Do you need
14 anything?

15 ANC CHAIRPERSON FELDER: No. I'm all good to go
16 (indiscernible).

17 CHAIRPERSON HOOD: All right.

18 ANC CHAIRPERSON FELDER: (Indiscernible).

19 CHAIRPERSON HOOD: Do you have any cross, Chairman
20 Felder? Any cross of the Applicant?

21 ANC CHAIRPERSON FELDER: No. I will say, and I won't
22 be before you all long because I'm a little under the weather,
23 but I will say that, you know, I appreciate the work of City
24 Interests. I know Peter, Mike and Derick have gone above and
25 beyond recently to try to meet with the community to make sure

1 the residents are satisfied with the work that City Interests is
2 still doing.

3 You know, when we talk about communities across the
4 District that are diverse, that have neighborhood-serving
5 amenities, that have schools, that has the healthcare facility,
6 I think Parkside exemplifies that. So I do appreciate the work
7 of City Interests and I appreciate the many residents that have
8 run with their sleeves up and provided comments and feedback
9 during this process. We know that this is a difficult process,
10 especially when we're trying to, we see a community has change
11 in it but also taking into consideration the many residents who've
12 lived there for decades. So once again I appreciate all the work
13 both from the community and from City Interests to get us to the
14 kind of space that we are right now.

15 So with that, Mr. Chairman, I just wanted to go on the
16 record for saying that but I have no other comments, I mean, no
17 further comments, unless there's any questions for me.

18 CHAIRPERSON HOOD: Okay. Thank you, Chairman Felder.
19 Let me see if there are any questions and I allow that, I know
20 that was just time for him to do questions and I'm saying this
21 for the record, I allowed that. He said he was not feeling well,
22 not that I knew (indiscernible) but I allowed that because he
23 probably is going to go off and take care of his health. So I'll
24 leave it at that.

25 Any questions or comments. Commissioner May?

1 Commissioner Imamura?

2 COMMISSIONER IMAMURA: No.

3 CHAIRPERSON HOOD: And Vice Chair Miller?

4 VICE CHAIR MILELR: No. Thank you Chair Felder for all
5 your work in the community.

6 CHAIRPERSON HOOD: Let me ask you, Mr. Chair, are you
7 going to stay or do you want me to just read the letter, because
8 I know you said you weren't feeling well?

9 ANC CHAIRPERSON FELDER: I mean, if you need me to stay
10 on I'll stay on, but if not then I will hop off.

11 CHAIRPERSON HOOD: Okay. I'm going to read your letter
12 and we heard your comments, and I think that's fine. Let me see
13 if we have any cross from the Applicant? Mr. Lewis?

14 MR. LEWIS: No. Thank you.

15 CHAIRPESRON HOOD: No comments. Okay. Chairman
16 Felder, thank you for coming down and I will read your letter
17 and hope you feel better. Thank you.

18 ANC CHAIRPERSON FELDER: appreciate it. Thank you
19 everyone on the call.

20 CHAIRPESRON HOOD: All right. Let's go to, let me pull
21 him up. Okay. Ms. Ackerman, do we have anyone from other
22 government agencies like OAG or anybody?

23 MS. ACKERMAN: Let me check. Jennifer Steingasser is
24 here from OP.

25 CHAIRPERSON HOOD: Yes. I'm going to call for them.

1 I just wondered about other agencies besides DDOT and OP?

2 MS. ACKERMAN: No, no.

3 CHAIRPERSON HOOD: Okay. So do we have anyone from
4 DDOT? We do have a letter, as Commissioner Imamura already
5 alluded to, from -- mentioned some things from DOEE which I think
6 he's covered adequately. Do we have anyone from the Department
7 of Transportation?

8 MS. ACKERMAN: No, I do not see anyone.

9 CHAIRPERSON HOOD: Okay. And let's go to the Office
10 of Planning. Not sure if it's Ms. Steingasser or Mr. Lawson.

11 MS. ACKERMAN: It's Ms. Steingasser.

12 CHAIRPERSON HOOD: Okay.

13 MR. LAWSON: Hi. I'm sorry. Hi. This is Joel Lawson
14 with the Office of Planning. I'll be representing us at this
15 one.

16 I'm going to keep this very brief. OP recommends that
17 the Commission approve this application for a modification of
18 consequence to an improved second stage PUD. This would allow
19 residential use at approximately 8,500 square feet of ground
20 floor retail space. As you know, the course of modification
21 would revert the permitted use and development of the subject
22 site back to the use that it was originally proposed to be.

23 On balance, the proposal is not inconsistent with the
24 comprehensive plan including when viewed through a racial equity
25 lens and with that, I'll be available for questions.

1 Our two reports are in the record of course. Our
2 hearing report and our setdown report, and those certainly
3 provide a lot more detail on our analysis. But as a summary, I
4 think I'm done and I'll be available for questions. Thank you.

5 CHAIRPERSON HOOD: Thank you, Mr. Lawson. Any
6 questions of Office of Planning? Commissioner May?

7 COMMISSIONER MAY: No. Thank you.

8 CHAIRPERSON HOOD: Commissioner Imamura?

9 COMMISSIONER IMAMURA: Just one, Mr. Lawson. Thank
10 you, Mr. Chairman.

11 I just wanted to confirm the position of OP on whether
12 IZ should or should not apply to the modification of significance?

13 MR. LAWSON: I'm sorry. My audio cut out for a second.
14 Once again?

15 COMMISSIONER IMAMURA: My question is OP's position on
16 whether IZ should or should not apply?

17 MR. LAWSON: Well, in this case there's a comprehensive
18 PUD that was approved and so the conditions that were associated
19 with that original PUD are still in place. So our position would
20 be that typically it would not apply but the conditions of the
21 original PUD would.

22 COMMISSIONER IMAMURA: Very good. Thank you, Mr.
23 Lawson. Just wanted that on the record.

24 CHAIRPERSON HOOD: Thank you. Vice Chair Miller?

25 VICE CHAIR MILLER: Thank you, Mr. Chairman. Thank

1 you, Mr. Lawson for the Office of Planning report in the case.

2 CHAIRPERSON HOOD: Okay. And, Mr. Lewis, do you have
3 any cross of the Office of Planning? Questions?

4 MR. LEWIS: No, sir.

5 CHAIRPERSON HOOD: Okay. All right. And, Chairman
6 Felder has left. Thank you, Mr. Lawson. We appreciate your
7 report as always.

8 MR. LAWSON: Thank you.

9 CHAIRPERSON HOOD: All right. Now, the DDOT report,
10 excuse me, DDOT basically says, and I'll just read the
11 recommendation. "DDOT has no objection to approve this
12 application with the revised TDM and Loading Management Plans,"
13 and I'll read this for my good friend Chairman May, "and prior
14 Bikeshare Station condition included, as proposed in the draft
15 conditions (Exhibit 21A4)."

16 So any questions of DDOT? Commissioner May?

17 COMMISSIONER MAY: Well, Mr. Chairman, since you're
18 representing DDOT I'd like to know if you can give us some more
19 precise timeline on the Anacostia Avenue and that connection
20 because three to eight years is very strange and broad? Can you
21 tighten that up for us?

22 CHAIRPERSON HOOD: That's a question I think we need
23 to ask them at our next meeting. So when we meet Thursday, that
24 would be a good question. I actually agree with you though,
25 seriously. Three to eight years.

1 COMMISSIONER MAY: Yes.

2 CHAIRPERSON HOOD: In any terms that would be
3 (indiscernible) years.

4 COMMISSIONER MAY: Yes. I mean, I do know because the
5 Parks Service's interest in that area; right? I mean, we've got
6 road serves our facility that are near the trash transfer station.
7 You know, I know that there has been action on it because it's,
8 you know, we've worked on some projects with DDOT that I mean
9 they started like before I got to the Parks Service and so, and
10 now 15 years later they still haven't broken ground on it.

11 So, you know, this is a pretty important one. We know
12 from our history of this PUD and other developments that have
13 gone on in this particular section of the City where it's, there
14 are very few ways in and out for vehicles and so it's a very
15 important thing to do and so I would like it to have some urgency.

16 So that's why I'm asking about it.

17 CHAIRPERSON HOOD: So let's, Ms. Ackerman, if we could
18 reach out to Mr. Zimmerman and tell him Commissioner May, if this
19 would hold up anything we're doing here. Tell him we want some
20 -- we would like a little finite more information, a little more
21 detail as Commissioner May has mentioned. Something a little
22 more definite, a better time frame three to eight, eight to twelve
23 or sixteen, we need something more and as you mentioned, with
24 more urgency. We can send him a letter. WE may ask him that
25 on, I think we have a meeting Thursday right, this coming

1 Thursday? Okay. If you can do that for us, Ms. Ackerman.

2 MS. ACKERMAN: Yes. So do you want to put this on the
3 next meeting because we were -- is that what you want to do?

4 CHAIRPERSON HOOD: NO. I want him to give us, if he
5 shows up I want him to give us an answer but we're going to send
6 it in writing, Commissioner May.

7 MS. ACKERMAN: Okay.

8 COMMISSIONER MAY: I think it would be helpful to have
9 something in writing for, hear from us on this project. I mean,
10 it's not a commitment; right? This is not where they commit to
11 specific time lines. But I think it's important for the
12 understanding of this case to have something a little bit more
13 specific. So I would be satisfied if you just simply ask DDOT
14 to, you know, send us an email with an update on what's happening
15 with that project and then it can be included in the record.

16 CHAIRPERSON HOOD: And may we move right ahead through
17 the eight years. So that was not the answer we were looking, we
18 were looking for something a little better than that.

19 COMMISSIONER MAY: Yes.

20 CHAIRPERSON HOOD: Yes. All right. Where am I?
21 Anything else? Any other questions for DDOT or for me? All
22 right.

23 Let's move right on. Let's go to, Ms. Ackerman, do we
24 have anyone here who's -- oh, let me do the ANC. Well, we know
25 what the ANC said. Their letter came in and they voted, let me

1 see here. Well, they had some conditions and their support was
2 on those conditions, but we heard from Chairman Felder. I will
3 not reiterate but they supported with those conditions and the
4 Applicant has agreed to al of them.

5 All right. Ms. Ackerman, can we go and see who we
6 have, so let's do support. I guess in this case is support,
7 opposition or undeclared and we can bring them all up at the same
8 time.

9 MS. ACKERMAN: Okay. First we have Artilie Wright. I
10 think that's how you pronounce it.

11 CHAIRPERSON HOOD: Okay. That's fine. Let's bring her
12 up.

13 MS. ACKERMAN: She is on right now.

14 CHAIRPERSON HOOD: I don't see her yet.

15 MS. WRIGHT: Hi. Good afternoon, good evening. Can
16 you hear me?

17 CHAIRPERSON HOOD: Yes, we can. Good afternoon. You
18 may begin whenever you're ready.

19 MS. WRIGHT: Thank you. Good afternoon. I'm Artilie
20 Wright. I previously submitted a letter of opposition for the
21 mater that is being discussed today but I would like to now modify
22 that position and that position has changed as a result of Mr.
23 Farrell's, and his team's, recent engagement with the community,
24 especially in regards to the CBA status and deliverables
25 associated with prior commitments and also two additions to the

1 CBA including improvements in the lighting to support public
2 safety.

3 I did want make out though while my position has changed
4 I, along with other members of the community, are still concerned
5 about the impact of parking that the retail and the apartments
6 might have on the community, just because we're landlocked if you
7 guys are familiar with the PUD. Just, you know, if you talk to
8 anyone that lives in the neighborhood a lot of the reasons that
9 folks come here is because it's adjacent to the highway. So
10 while, yes, you know, Vision Zero want people to be more green
11 and ride bikes and take the metro, people do move here because
12 it's directly connected to 295.

13 However, all that said I am confident that Mr. Farrell
14 and his team and the community are in a good place and that a
15 positive working relationship will continue in the months ahead,
16 supplying an amicable solution that would assuage these concerns,
17 and I also just wanted to put it out there because it was brought
18 up regarding the Anacostia extension.

19 As former ANC I am aware of this but the three to eight
20 year time period, that's outdated. That is what DDOT suggested
21 as when they might be able to start thinking about it as an
22 outcome of the DDOT and community's transportation study.
23 However, as of March, 2023 there is funding and the rendering and
24 design timeline that was presented to the community suggests that
25 that extension should be completed at 2025. So two years as

1 opposed to the three to eight but I will let DDOT provide you
2 guys with the material confirming that.

3 Thank you.

4 CHAIRPERSON HOOD: Thank you, former Commissioner
5 Wright. We appreciate your, I really appreciate your letter
6 highlighting the issues and also being on top of things.
7 Commissioner or not, I really appreciate it because it was very
8 enlightening for me and thank you for at least giving us a sense
9 of taking some of the weight away, but like you say we're still
10 going to ask DDOT but I know you're engaged so we appreciate you
11 bringing that to us.

12 Let's see if we have any questions or comments.
13 Commissioner May? Okay. He's saying no. Commissioner Imamura?

14 COMMISSIOENR IMAMURA: I do not.

15 CHAIRPERSON HOOD: Great. And Vice Chair Miller?

16 VICE CHAIR MILLER: No questions. Thank you, Ms.
17 Wright, for your testimony today.

18 MS. WRIGHT: Thank you.

19 CHAIRPERSON HOOD: Mr. Lewis, do you have any questions
20 for Ms. Wright?

21 MR. LEWIS: No, sir.

22 CHAIRPERSON HOOD: And again the chairperson of the ANC
23 has left. So thank you, Ms. Wright. We really appreciate it.

24 MS. WRIGHT: Thank you all.

25 CHAIRPERSON HOOD: All right. Thank you. Ms. Ackerman,

1 do we have somebody else, anyone else?

2 MS. ACKERMAN: No, we don't, sir. No one else is here
3 that signed up to testify.

4 CHAIRPERSON HOOD: No one else? Okay. All right. So,
5 Mr. Lewis, we'll do rebuttal which I don't think you have any so
6 we'll do closing.

7 MR. LEWIS: That's right. No rebuttal. Closing is
8 very short. Just to conclude that we think the modification is
9 an increase, an important increase in standard adjacent housing,
10 neighborhood retail, green space and really just overall positive
11 contribution that Parkside as MR. Farrell (indiscernible) and
12 we're excited about the fact that Parkside (indiscernible) the
13 Commission now feels the same and with that we thank you for your
14 time this afternoon.

15 CHAIRPERSON HOOD: Okay. Thank you. We appreciate
16 you. Let's see where my Commissioners are, where we are, it's
17 not like they're my commissioners, but where we are. We do have
18 a meeting if we can get that information, Commissioner May, or
19 did we want to hold this up until we get that information, or
20 can we, and this is where I get messed up, but can we, I get it's
21 significant but, Commissioner May, for the record can we go ahead
22 and deal with this tonight and can they put it in after we vote
23 or they say they can't? I get all confused. It changes from
24 week to week. I don't even know who I'm asking. I'm asking
25 everybody if my Commissioners want to.

1 MR. LIU: Mr. Chair, I can try to answer --

2 CHAIRPERSON HOOD: Yes.

3 MR. LIU: -- that.

4 CHAIRPERSON HOOD: Okay.

5 MR. LIU: It sounds like --

6 CHAIRPERSON HOOD: Please, Mr. Liu, what is it this
7 week?

8 MR. LIU: It sounds like if you wanted to move forward
9 you could tonight and this letter would just be sort of to
10 supplement the record, it wouldn't really have an impact on your
11 decision if you just want more information about this connection
12 as a general concern.

13 CHAIRPERSON HOOD: Thank you. I'm not including you
14 in the week to week stuff, so thank you. I appreciate that.
15 Let's see. Colleagues, you heard that. If we could decide to
16 vote tonight, and I want to hear from Commissioner May and others,
17 if we decide to vote then we can still have that added to the
18 record.

19 But let me hear from Commissioner May first.

20 COMMISSIONER MAY: Yes. I mean, my interest with what's
21 happening with Anacostia Avenue does not affect how I would vote
22 on this case so I'm prepared to move forward with it tonight
23 particularly since the folks who had, I mean, the little bit of
24 opposition that we had seen seems to have gone away or at least
25 in some ways it changed in support.

1 So I'm perfectly comfortable moving ahead and I'll be
2 interested to find out what the word is on Anacostia Avenue from
3 DDOT, but we can just add that to the record later on.

4 CHAIRPERSON HOOD: Thank you. Commissioner Imamura?

5 COMMISSIOENR IMAMURA: I'm prepared to move forward
6 tonight. I'm in support, Mr. Chairman, I think of the
7 modification of significance here and I'm satisfied.

8 CHAIRPERSON HOOD: Okay. And Vice Chair Miller?

9 VICE CHAIR MILLER: Thank you, Mr. Chairman. Ready to
10 move forward.

11 CHAIRPERSON HOOD: It sounds good. I too am ready to
12 move forward. I think the work has been done which makes our
13 job a lot easier.

14 So, would somebody like to make a motion?

15 VICE CHAIR MILLER: I'd like to make a motion.

16 CHAIRPERSON HOOD: Yes.

17 VICE CHAIR MILLER: For the Zoning Commission to
18 approve and take action, one and only action I guess, to approve
19 case No. 05-28AC application of Parkside Residential, LLC for a
20 modification of significance of a second stage PUD for the
21 Parkside parcel 9A that's at Square 5056, Lots 865, 867 and ask
22 for a second, and we expect that we will get further an email
23 for the record supplementing the record about the timeline on
24 that Anacostia connection that Commissioner May asked about.

25 So I would ask for a second on my motion?

1 COMMISSIONER MAY: Second.

2 CHAIRPERSON HOOD: Okay. It's been moved and properly
3 second. Any further discussion? Ms. Ackerman, can we do a roll
4 call vote, please?

5 MS. ACKERMAN: Yes. Commissioner Miller?

6 VICE CHAIR MILLER: Yes.

7 MS. ACKERMAN: Commissioner May?

8 COMMISSIONER MAY: Yes.

9 MS. ACKERMAN: Commissioner Hood?

10 CHAIRPERSON HOOD: Yes.

11 MS. ACKERMAN: Commissioner Imamura?

12 COMMISSIONER IMAMURA: Yes.

13 MS. ACKERMAN: Then this case is approved four to zero
14 to one for final action.

15 CHAIRPERSON HOOD: Okay. Ms. Ackerman, do we have
16 anything else before us this evening?

17 MS. ACKERMAN: No, we do not, no.

18 CHAIRPERSON HOOD: So I want to encourage everyone
19 whatever you're doing on July the 31st to join the Zoning
20 Commission for about an hour or so. It's just something you
21 don't want to miss. So, again, I'm making an announcement. I'm
22 going to keep making it, but July the 31st please join us and
23 you will, not going to tell you what it is, but you will want to
24 be there. Don't miss it. I'll leave it at that.

25 The Zoning Commission, you may miss this, but the

1 Zoning Commission will be meeting July the 13th. We have a number
2 of agenda items. We'll be meeting at the same time on these same
3 platforms, but I want to thank everyone who participated tonight,
4 especially the community an the Applicant, the ANC and everyone
5 who has worked together and all the reports, and with that this
6 hearing is adjourned.

7 Good night everyone.

8 (Whereupon the above-entitled hearing was adjourned.)
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C E R T I F I C A T I O N

This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: DCZC

Date: 07-10-2023

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