

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

VIRTUAL PUBLIC MEETING

VIA WEBEX

Thursday, November 16, 2023

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
TAMMY STIDHAM, Commissioner
JOSEPH S. IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, Esquire

This transcript serves as the minutes from the Public Meeting held on November 16, 2023.

C O N T E N T S

Case No. 23-18	
1800 Hamlin Street, NE, Voluntary Design Review	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 November 16, 2023. Let me say good afternoon. We are convening, broadcasting this public hearing by video conferencing.

My name is Anthony Hood. And I am joined by Vice Chair Miller, Commissioner Stidham, and Commissioner Imamura. Also, the Office of Zoning Staff, Ms. Sharon Schellin and Mr. Paul Young, who will be handling all of our virtual operations. And Office of Zoning Legal Division, our counsel, Ms. Hillary Lovick.

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 signup, all participants will complete the oath or affirmation required by Subtitle Z48.7.

Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have signed

1 up to participate or testify will be unmuted at the
2 appropriate time.

3 When called, please state your name before
4 providing your testimony. When you are finished speaking,
5 please mute your audio.

6 If you experience any difficulty accessing Webex
7 or if you are telephone call-in, or have not signed up, then
8 please call our OZ hotline number at 202-727-0789.

9 If you wish to file written testimony or
10 additional supporting documents during the hearing, then
11 please be prepared to describe and discuss it at the time of
12 your testimony.

13 CHAIRPERSON HOOD: The subject of this evening's
14 hearing is Zoning Commission Case Number 23-18. It is the
15 Cubed Partners, LLC design review at Square 4208, Lot 831 --
16 I'm sorry. Again, today's date is November 16, 2023. And
17 the ANC in this case is ANC 5B.

18 The hearing will be conducted in accordance with
19 provisions of 11 Z DCMR Chapter 4, as follows. Preliminary
20 matters. We will have the applicant's case.

21 I would ask the applicant to hit the highlights
22 and also anything outstanding, and also respond or mention
23 or tell us how you are dealing with the letters in
24 opposition.

25 Then we will have report of other government

1 agency, report of the Department of Transportation and the
2 Office of Planning, report of the ANC, as I mentioned. This
3 is ANC 5B. Testimony of organizations and individuals.
4 Organizations, five minutes; individuals, three minutes.
5 And we will hear in the following order. Those who are in
6 support, opposition, or undeclared. And then we will have
7 rebuttal and closing by the applicant.

8 Again, the OZ hotline number is 202-727-0789 for
9 any concerns during this proceeding.

10 At this time, the Commission will consider any
11 preliminary matters. Does the Staff have any preliminary
12 matters?

13 MS. SCHELLIN: Just a couple. The three proffered
14 expert witnesses have all been previously accepted, if the
15 Commission would consider accepting them in this case. Sean
16 Pichon in architecture, William Zeid in transportation, and
17 Shane Dettman in land use -- zoning and land use planning.

18 CHAIRPERSON HOOD: Okay, thank you, Ms. Schellin.

19 Any objections to continuing the status of those
20 three expert witnesses?

21 Not seeing any objections, we will continue --

22 COMMISSIONER IMAMURA: Mr. Chairman?

23 CHAIRPERSON HOOD: Yes.

24 COMMISSIONER IMAMURA: No objections. But I think
25 there needs to be a clarification on the record with Mr.

1 Pichon, whether he is representing his firm or Michael
2 Graves & Associates. So there seems to be a conflict there.

3 CHAIRPERSON HOOD: Okay, let's bring Mr. Pichon
4 up, or the counsel, and address that issue.

5 Thank you for catching that.

6 Mr. Utz, we'll let you respond before we go to
7 Mr. Pichon, if we need to go to there.

8 MR. PICHON: Yeah, this is Sean Pichon. We are
9 currently Michael Graves. There is still a transition
10 between our former PGN status and Michael Graves. But right
11 now, we have -- Michael Graves is our name brand, if that
12 helps.

13 COMMISSIONER IMAMURA: I'm satisfied with that,
14 Mr. Pichon.

15 Mr. Chairman, I have no objections.

16 CHAIRPERSON HOOD: Okay, all right, thank you.
17 And good luck with the transition.

18 Anything else?

19 MS. SCHELLIN: Just very quickly, as you already
20 know, Jeff Utz and Derick Wallace are representing the
21 applicant. We have Nathan Hagen representing DDOT. For OP,
22 we have Jonathan Kirschenbaum and Jennifer Steingasser. And
23 there are no other government agency reports that I've seen.

24 This is a one-vote case. And I believe that's --
25 oh, the ANC, their report listed -- I'm sure I am going to

1 mess this name up -- Prita Piekara to represent them. They
2 submitted a report at Exhibit 17 and with some conditions,
3 and I don't see her on at this point, but she may be on
4 later.

5 So that's all I have. Thank you.

6 CHAIRPERSON HOOD: Thank you.

7 Mr. Utz, we will turn it over to you and you may
8 begin. And remember what I said earlier, if you could hit
9 the highlights, what the major issues are, and respond to
10 the opposition, I think that will be sufficient. Thank you.

11 MR. UTZ: Thank you so much, Chairman, and
12 Commissioners. Can you hear me? We're in a conference room
13 -- thank you.

14 So good afternoon. My name is Jeff Utz for
15 Goulston and Storrs, as the Chairman has mentioned. I am
16 here with Derick Wallace and Shane Dettman, also of
17 Goulston. Today, we are here to present the voluntary
18 design review application for Cubed Partners, LLC, at 1800
19 Hamlin Street, Northeast. Cubed is working with Pleasant
20 Grove Baptist Church to reimagine their current sanctuary
21 space and add 70 affordable housing dwelling units to the
22 site. Together, they have created a plan to meet the
23 church's need for a new, updated space, and offer affordable
24 housing units to District seniors.

25 Can we pull up the presentation, please.

1 Great. Thank you, Mr. Young. You can go on to
2 the next page if you could, please. Thank you.

3 As you can see, the property is surrounded by four
4 streets, Irving Street, Queens Chapel Road, Hamilin, and
5 18th Street, Northeast. It is an MU-4 zone and has
6 approximately 16,618 square feet of lot area. It currently
7 has a one story small building and the surface parking lot.

8 We are bringing this project to you today through
9 the voluntary design review process, which will achieve
10 additional building and mechanical penthouse heights under
11 Subtitle X, Section 603.3. Additionally, we are seeking
12 special exception relief from the vehicular parking
13 requirements under Subtitle C, Section 703.2, and loading
14 requirements pursuant to Subtitle C, Section 909.2(b).

15 The project is proposed to be a maximum height of
16 approximately 60 feet. And the mechanical penthouse height
17 will have the maximum height of 18 and a half feet.

18 Skipping ahead quickly, the project meets the
19 voluntary design review standards and the standards for
20 special exception relief from the parking and loading
21 requirements. Otherwise, the project meets all of the
22 zoning requirements in the MU-4 zone. We believe that the
23 record makes clear that the project design is superior,
24 including through attractive façade, high-quality material,
25 and streetscape improvements. And it does not create

1 adverse impacts on context or neighboring properties. Most
2 critically, it contains 70 new affordable units and a new
3 home for Pleasant Grove Baptist Church.

4 We are pleased to be here today with the support
5 of the Office of Planning in ANC 5B, and no objections from
6 DDOT. I would note that we are in agreement with the two
7 conditions in DDOT's report and will detail those in the
8 testimony. Additionally, we greatly appreciate ANC 5B's
9 time and support for the project.

10 With that, we have five witnesses today and we
11 will go quickly. Those folks are Manny Egoegonwa of the
12 applicant, who will testify on behalf of the development
13 team regarding the project; Sean Pichon, the project
14 architect who has already spoken a bit; Will Zeid with
15 Gorove Slade, the project's transportation consultants; and
16 lastly, Shane Dettman, an expert in land use planning with
17 Goulston, who will outline some of the standards, but more
18 importantly focus on the open items that the Chairman noted.

19 Again, we will strive to keep those short and
20 we're happy to answer any questions.

21 With that, I will hand it over to Manny to speak
22 on behalf of the applicant.

23 Meanwhile, Mr. Young, I think you can go ahead two
24 slides. Can you unmute Manny as well, please? Thank you.

25 Manny, can you year us?

1 What we can do is we can move ahead to Sean to
2 quickly run through some of the architectural pages and then
3 we can bring Manny back up after we figure out connectivity.

4 Sean, are you on?

5 MR. PICHON: I am here. And if you could move
6 ahead, I believe it was two slides.

7 Good afternoon, Commission. My name is Sean
8 Pichon. I am a principal here at Michael Graves --

9 MR. EGOEGONWA: Can everyone hear me?

10 MR. PICHON: Now we can.

11 CHAIRPERSON HOOD: Yeah, we can hear you. Can you
12 say something again? Mr. Pichon, hold on one second.

13 Mr. Manny, can you say something again?

14 MR. EGOEGONWA: Yeah, can you guys hear me?

15 CHAIRPERSON HOOD: Yeah, so you all can go in
16 order, if you don't mind. Go right ahead.

17 MR. EGOEGONWA: Okay, apologies. I'm not sure
18 what happened to my audio there.

19 But thank you all for having us. I am Manny
20 Egoegonwa with Cubed Partners. We're a small, minority-
21 owned real estate firm in the District. You know, we've
22 been fortunate to be in front of you all recently and glad
23 to be here again. And we are focused on equitable and
24 inclusive communities. We are excited to be part of the
25 Pleasant Grove Baptist Church in the delivery of this mixed

1 use, all-senior affordable deal with the church in place.
2 And I just want to note, before the team takes and presents,
3 just want to note that we are excited that there isn't a
4 displacement of a church, an established place of worship in
5 the Brookland community. We are excited for the delivery of
6 senior affordable at this location, which meets the mission
7 of the church and what they've always hoped to do here, so
8 we are pretty jazzed to be a part of that.

9 We are also very excited about the improvement of
10 the public space that we've made and we will be doing right
11 at this -- call it not just intersection but this block.
12 And also, you know, in working with the community, excited
13 about improvements to pedestrian safety and traffic
14 circulation around. We will, you know, discuss the timeline
15 of this project and obviously we will talk about a summary
16 of our community engagement.

17 We've met with the ANCs, we've met with neighbors,
18 we've met with the civic associations. And you will see
19 this in the presentation as we go forward. But we've been
20 pretty engaged since we've been on here, and we're excited
21 for how this has progressed today, and look forward to
22 sharing the rest with you all.

23 So I'll stop there, since I know we want to be
24 brief.

25 MR. PICHON: Thank you, Manny. If we could go

1 another slide forward. I'll jump in here.

2 Again, my name is Sean Pichon. I am a principal
3 here at Michael Graves Architecture. We're the architect of
4 record for this project.

5 Just starting off, I'm going to go through this
6 pretty quickly. So any questions, you guys can ask as a
7 follow-up on anything I may rush through.

8 So these are existing context photos of the
9 surrounding area, showing the existing structures that
10 occupy the site currently. And to note that the current
11 church has an art deco styling of ribbon bands of brick
12 bands along it. So that's something that you'll see later
13 in the presentation, I just wanted to point out.

14 You can skip ahead slowly through the next three
15 slides. Again, these are existing context photos. Next
16 slide. Next slide. And next slide.

17 We are situated just a block off of Rhode Island
18 Avenue. That's a major bus thoroughfare of one of the major
19 bus routes along Rhode Island Avenue that connects to the
20 Rhode Island Avenue Metro, just several blocks down towards
21 the city center.

22 Next slide.

23 Our property has on it two BRLs, building
24 restriction lines, one along Hamlin Street, 15 feet, and one
25 along 18th Street of 15 feet. So our building is restricted

1 to fit within those two building restriction lines and we're
2 pushing our building towards the Queens Chapel Road side
3 property line.

4 Next slide.

5 So the previous slide has a partial basement, and
6 that's just for the church area up at the top of the site at
7 18th and Irving. The -- so partial basement there. Both
8 the residential building and the church building are entered
9 off of 18th Street. There is a bus route that -- bus line,
10 bus stop that happens at the corner of 18th and Hamlin,
11 which is shown there in the rectangle. Our entry points to
12 the building are just north of those -- of that bus stop to
13 help to prevent any stopping of cars within the bus line.

14 The service areas are all accessed from the Queens
15 Chapel Road side, which currently is a narrow street and
16 houses the neighboring backs of buildings, so we are
17 treating that as a -- more of the back side of the building
18 for our purposes as well, matching up with the neighboring
19 properties.

20 You can go up to the next slide.

21 As we go up the building, the church building has
22 a two-story sanctuary with some office spaces above on the
23 second floor. And then on the residential building, we
24 start our typical floor plate which goes up for several
25 stories of the building.

1 Next slide.

2 We have a total of 70 units in the building, all
3 senior affordable housing, which was mentioned earlier.
4 Some two-bedroom units at the corners, but mostly one-
5 bedroom and one-bedroom-den units.

6 Next slide.

7 And then we finish off with a penthouse, which has
8 additional units and an amenity area with outdoor space
9 adjacent to each of the units and an amenity space.

10 Next slide.

11 The penthouse roof houses our solar and some
12 mechanical areas on the penthouse level, roof level.

13 Next slide.

14 So the elevations. These -- our ground floor
15 level of a masonry base. We do have a gray brick that we're
16 using there, and an inlay of brown masonry that creates the
17 striping, the striations of the horizontal bands that
18 harkens back to the original church structure. The church
19 building which sits adjacent to the residential building,
20 we're looking to make that an iconic gesture to really give
21 the church a home, an iconic home. And that building is a
22 simple masonry box, which then has a glass wedge that
23 accentuates the corner of the building.

24 Next slide.

25 This is the Hamlin Street elevation. We are using

1 a couple of what would be bay projections, but they are
2 within our property line, but over the building restriction
3 line. So we do have some bays on the Hamlin side to give
4 some interest and undulation to this façade.

5 Next slide.

6 And then along the Queens Chapel side, the ground
7 level is really our service entry points. We -- as you go
8 up the building, from the second floor up, we decorated this
9 side of the building with a lot of the balcony treatments to
10 really give the interest on this façade and break up the
11 mass. And it also plays into the fact that this façade is
12 the angled side of the building, so we were able to create
13 wedges in the façade treatment naturally that we just filled
14 in with balconies.

15 And the church again, as it turns the corner, the
16 wedge comes back down and meets back to the transition
17 point, the transition between the church and the residential
18 building.

19 Next slide.

20 This is an image looking from the Irving Street
21 side. It's a little distorted, understandably because of
22 the angled street that Queens Chapel has. So you're seeing
23 the façade of the Queens Chapel going away from you. It's a
24 little distorted, so it's not the best image. But it gives
25 you a realistic view of what you would see from Irving

1 Street looking down toward Hamlin.

2 Next slide.

3 And this building section shows the structure, how
4 the two -- the church structure with the partial basement
5 sits adjacent to the residential structure as it goes up,
6 with the penthouse setbacks on the roof level.

7 Next slide.

8 And as mentioned before, our building materials
9 are mainly masonry with the striation of the two different
10 colors. There's a panel, metal panel system that's used to
11 create the grid above the ground floor level, so on the
12 second floor up, and then the church building has a Roman,
13 Roman-style masonry unit, so it's a little bit more
14 elongated, gives it a little bit more of an elegant look to
15 the mass of the church.

16 Next slide.

17 This gives you a better image of the Roman brick
18 that's being used on the church, and we're creating some
19 similar striations that they had in the original church
20 building. But in this case, we're doing it in the same
21 color but creating recesses to create the shadowing of that
22 masonry material, as opposed to changing colors.

23 Next slide.

24 And then at the pedestrian level, we took care
25 into making sure we're addressing the pedestrian feel. The

1 entry point to the building, you'll see more in the
2 landscape drawings, where we have entry points and benches
3 at the entry, and landscaping within the building
4 restriction line before we get to the public sidewalks and
5 the tree boxes at the curbside.

6 This gives you -- this street section gives you a
7 feel for how the building sits within that space and how the
8 pedestrian would feel adjacent to the building.

9 Next slide.

10 We do the same thing as we go around the building.
11 The Hamlin Street side, there is a larger public realm space
12 here. We have a larger planting area, larger sidewalk, and
13 as part of the transportation work, we are doing extended
14 curbs for walkways you can see at the streetside to extend
15 the pedestrian safety.

16 Next slide.

17 And then the last one is along Queens Chapel,
18 where you can see that we are setting back the ground floor.
19 There is a minimum amount of public space or sidewalk area
20 on Queens Chapel, so we're expanding that by setting back
21 our ground floor and then projecting back out at the second
22 floor close to the property line. And we've done that again
23 to expand on the pedestrian -- the increased pedestrian use
24 that we will have with this building being along Queens
25 Chapel.

1 Next slide.

2 And these are some quick views to show
3 photorealistic renderings of the view looking from Irving
4 Street looking towards the building.

5 Next slide.

6 And this again is a view looking from 18th and
7 Hamlin at the building corner, and as it goes up towards
8 Irving Street.

9 And I believe -- next slide -- I believe that
10 concludes my -- oh, this is an aerial view so you can get a
11 better picture of what the overall building looks like
12 within the site.

13 That should conclude my presentation. Maybe not.
14 There we go. Closeup of the church.

15 Turn it over back to you Jeff or --

16 MR. UTZ: Turn it over to Will to run through the
17 transportation slides.

18 MR. ZEID: For the record, Will Zeid with Gorove
19 Slade. We prepared the transportation analysis for the
20 project. I'll just run through these quickly. Happy to
21 come back to stuff later.

22 So just an overview of the site real quick. You
23 can see the bus lines. We're right in the middle. There's
24 a bus line that runs right across the front of the site on
25 18th Street. There's a bus stop on the block that we're on,

1 actually, on the same side of the road.

2 So, next slide.

3 Okay, just a breakdown showing everything we're
4 proposing on the plan here, which is a little difficult to
5 see, but I'll go through a little bit of this.

6 There is no parking proposed on site or internal
7 loading facilities, based on the building constraints. We
8 met with DDOT early on and DDOT was supportive of that.
9 They did ask us to look at a few things, which we did. In
10 the end, their DDOT report is in support of the project, in
11 that we implement our proposed TDM plan, transportation
12 demand management, and our loading management plan.

13 Loading is proposed to occur -- if you see the
14 sort of red box there at the bottom underneath the building
15 here, that would be on Queens Chapel Road. There will just
16 be a surface loading area there next to the building. So
17 the intent would be move in, move out, vehicles would park
18 there. Trash pickup will occur there. And for trash, all
19 trash will be stored internal to the building. And as part
20 of our loading management plan, the trash will be wheeled
21 out, you know, just before, a little bit before trash
22 pickup. And then those cans will be brought back inside
23 promptly after trash pickup so that trash is not lingering
24 on the curb for this development. And trash will never be
25 stored outside of the building.

1 We are proposing long and short-term parking.
2 There will be an internal bike room, as well as racks around
3 the building. And we are proposing a nice feature along
4 Hamlin Street. It's a pretty wide road for the area. It
5 has parking on both sides of the road, as well as two-way
6 traffic. So what we are proposing and DDOT has agreed
7 sounds like a good idea is that we are going to frame in
8 that parking, if you will, on our side of the road. So we
9 are going to do curb extensions at 18th Street and at Queens
10 Chapel Road to bring the sidewalk and pedestrian streetscape
11 out to where sort of the edge of the parking is today. that
12 will shorten the cross -- of Hamlin for pedestrians, and it
13 will provide a nice pickup, drop-off area right there in
14 front of the building.

15 We had discussed doing that on 18th Street with
16 DDOT, as that seemed like at first glance maybe the more
17 logical place, however there are protected bike lanes
18 planned along 18th Street, so DDOT said we could not use
19 that frontage for any sort of pickup, drop-off area as it
20 will be framed in for bike lanes in the future.

21 We can go ahead and jump to the next slide.

22 So we did prepare the full report. We were under
23 25 peak hour trips or peak direction, so we did not have to
24 do vehicle analyses. We met with DDOT to develop the TDM
25 plan and the LMP -- over improvements for the pickup, drop-

1 off area, and I mentioned the separated bike lanes.

2 So we can go ahead and go on to the next slide.

3 Okay, parking relief. So we are not providing
4 internal parking. We did sort of look at some different
5 layouts in the beginning and showed those to DDOT and we
6 essentially needed an entire floor template just to make
7 turns to get in the building. And even then, we can't make
8 the U-turns if you will inside the building to like go
9 around ramps and circulate inside the footprint of the
10 building. So structured parking inside the building was not
11 feasible. So the required 27 spaces breaks down as 12
12 spaces associated with senior affordable and then 15 spaces
13 for the church. So 15 of that 27 is really right for maybe
14 one day a week is when that is really in demand for use.

15 For senior buildings we see, based on different
16 studies we've looked at, we've presented to this Zoning
17 Commission in other cases, senior and affordable, that
18 combination, basically has the lowest parking demand of all
19 multifamily residential uses, both the senior aspect drives
20 a lower demand, and affordable housing in general has lower
21 auto ownership rates and lower parking demand. So when you
22 combine those, we're in actually the best situation to
23 provide a lower parking rate and no parking rate, and we do
24 have transit service right across the front of the site.

25 Another sort of feature of this is, you know, we

1 come in with buildings of all shapes and sizes and all
2 different types of parking supplies, to over-zoning
3 recommendations to below zoning recommendations. Generally,
4 auto ownership within a building is driven by the amount of
5 parking supplied, in what we have seen. People generally
6 don't lease a unit in a building with the expectation that
7 every single time they park they will be searching for an
8 unreserved parking space. It's just not generally the case.

9 Go on through here. The TDM plan and the pickup,
10 drop-off zone will provide space for those to occur along
11 the front of the site, for those that do need to take Ubers
12 or, you know, transit, ADA access shuttles, those types of
13 things can still service the site.

14 Next slide.

15 A little bit closer a picture here, you can see
16 this a little bit better. There is a yellow shaded area on
17 the right side on Queens Chapel Road underneath the building
18 below that -- Sunday-only, church pickup, drop-off zone. So
19 you can park there for the whole week, but it will be signed
20 no parking for Sundays, so folks that do need to get a ride
21 to the site can get picked up and dropped off right in front
22 of the building.

23 Next slide.

24 So as I mentioned, DDOT issued their report with
25 conditional support of the project, those conditions just

1 being to implement the TDM plan, the LMP, the loading
2 management plan. And then they would also like a
3 nonrestrictive easement for a portion of Queens Chapel Road.
4 It's a funny little thing. There was an alignment plan for
5 Queens Chapel Road, and so the property line, I believe, is
6 out into the street right now. And if that -- the applicant
7 is fine doing that nonsrestrictive easement. We just need
8 to come up with some language to accomplish that. And
9 that's basically in the event that that road ever does get
10 realigned from the original DDOT plan, then that easement
11 would revert back. And we will work with DDOT to get that
12 figured out after this hearing.

13 And I believe that is all I have, so I can hand it
14 back.

15 MR. DETTMAN: Thanks, Will. And, Mr. Young, can
16 you just go to the next slide? Thank you.

17 Commissioners, just in the interest of time, my
18 testimony this afternoon, while the record does have a full
19 evaluation of the special exception relief from parking and
20 loading requirements, and then I'll follow by a full
21 evaluation of the design review criteria, including
22 consistency with the comprehensive plan. I'll limit my
23 testimony this afternoon to the special exception relief
24 from parking and loading, as it builds upon Will's testimony
25 that he just provided. It also goes directly to some of the

1 concerns that were expressed in the two letters in
2 opposition to the case that are in the record.

3 So next slide, please. And next slide. I'll
4 touch upon these bullets on the next slide, please. Thank
5 you.

6 So, Commissioners, as Mr. Zeid testified, as well
7 as Mr. Pichon, the site has a number of constraints that
8 make it impracticable to be able to provide on-site parking
9 and loading. And with respect to the special exception from
10 the parking requirements, the criteria under Subtitle C,
11 Section 703, if you apply those criteria and look at the
12 constraints of the property, I think a full parking
13 reduction is warranted due to some of the circumstances that
14 are laid out in the regulations.

15 First, as has been mentioned, the property is very
16 small in size. It is only about 16,000 square feet. But
17 when you factor in the two building restriction lines that
18 you can't put any buildable area there, it's even smaller
19 than that. It's also, again, encumbered by two building
20 restriction lines.

21 It also has limited street frontage for curb cuts
22 that prevent access points for onsite parking and loading,
23 especially when you look at DDOT requirements for curb cuts
24 having to be greater than -- or a minimum of 60 feet away
25 from any kind of intersection, it really does push any kind

1 of access that might be possible to the site for parking and
2 loading onto a very narrow Queens Chapel Road.

3 So the applicant is unable to identify -- or
4 identify any offsite parking spaces that are within 600 feet
5 of the property, which is another circumstance which is set
6 forth in the regulations.

7 And finally, a full parking reduction is warranted
8 in this situation as, under the zoning regulations, it
9 allows for that type of relief when all the proposed rental
10 units in the building are going to be dedicated to
11 affordable senior housing units.

12 The full parking reduction is proportionate to the
13 expected parking demand that was discussed by Mr. Zeid. And
14 it has been demonstrated in the applicant's comprehensive
15 transportation review. The limited number -- and also the
16 reduction is also limited to the number of parking spaces
17 that can be reasonably provided on the property which,
18 because of the constraints, we're not able to provide any.

19 Finally, the project does include a DDOT-approved
20 transportation demand management plan, which is identified
21 in the DDOT report at Exhibit 12, which will help even
22 further drive down any kind of parking demand that there
23 might be generated by the proposed building program.

24 Mr. Young, can we go ahead two slides?

25 I'll just touch upon the loading relief. Here

1 again, another series of diagrams showing the existing
2 building, the proposed ground floor plan, and as Mr. Zeid
3 mentioned, we did provide -- we did conduct an evaluation of
4 what it would -- what impact would occur to the ground floor
5 of the building if onsite parking and loading were provided.
6 You can see in that third image there coming from the left,
7 that is -- that is showing some onsite loading facilities
8 accessible along Queens Chapel Road. And then the final
9 image on the right is an overlay of the proposed ground
10 floor with that loading access. You can see how detrimental
11 that would be to the ground floor of the building.

12 And so in terms of taking that into consideration
13 and applying the special exception standard of review for
14 the loading relief, again the small size and irregular
15 shape, the existence of the building restriction lines, and
16 the limited street frontage make it nearly impossible to
17 provide any kind of onsite loading.

18 The senior affordable program will generate a
19 lower loading demand that's required, due to the lower
20 average unit turnover that is expected with this project.

21 The church program does not require any loading
22 facilities, given its small size. And the applicant's CGR
23 does demonstrate that that curbside loading area along
24 Queens Chapel Road cannot -- the curbside loading can
25 accommodate the expected loading demand, that designated

1 loading space right along Queens Chapel Road.

2 Finally, also the project does include a DDOT-
3 approved loading management plan that, when applied, will be
4 more than adequate to satisfy the loading demand expected
5 from this property.

6 So, Commissioners, I'll leave it there. Again, I
7 do have a full evaluation of the design review criteria,
8 including comprehensive plan consistency. And I'm happy to
9 answer any questions that you might have at the conclusion
10 of the presentation.

11 But at this point, I'll hand it back to Jeff.

12 MR. UTZ: Great, thank you so much, Shane.

13 We do have an individual who is going to join from
14 the church, although they are not available quite yet. So
15 we would really appreciate the opportunity to reserve some
16 time at the end of the hearing during the close, a couple
17 minutes for them to speak about the project and just kind of
18 put an end note on our entire presentation, if that is
19 possible.

20 Otherwise, I just would like to quickly reiterate
21 that we believe that the record is full. This project is a
22 fantastic candidate for voluntary design review approval.
23 It meets the standards for voluntary design review and the
24 standards for the relevant relief. It is highly consistent
25 with the comprehensive plan, including -- which is all, as

1 Shane mentioned, documented in great detail on the record.
2 The project has also -- support and reported no opposition
3 from DDOT. And as mentioned, the team has agreed to DDOT's
4 two conditions.

5 I believe that the team also provided testimony
6 and further evidence responding to the two letters of
7 opposition in the record. We're happy to answer more
8 questions about those kind of primarily transportation and
9 use issues that were raised in those letters if the
10 Commission would like us to do so.

11 With that, that would bring our primary
12 presentation to a close. We greatly appreciate your time
13 and your review of this project. Thank you so much.

14 CHAIRPERSON HOOD: Thank you to the team for your
15 presentation. I am going to go in this order. Commissioner
16 Hood first, Stidham second, Imamura third, and Miller last.
17 The best for last.

18 So what I'm going to do -- I do that so you can
19 get your thoughts together and questions you may want to
20 ask.

21 Let me just first of all say this is a difficult
22 site. I am aware of the site and I think that the
23 programmatic part of it, I think you all have done an
24 excellent job.

25 Now, let me back up with my problem. I have one

1 major problem with this whole application. And Mister -- I
2 think I pronounce your name wrong all the time. Is it okay
3 if I call -- how do you pronounce your last name?

4 Mr. Manny?

5 MR. EGOEGONWA: Egoegonwa. Egoegonwa.

6 CHAIRPERSON HOOD: Did I mess your name up before,
7 previously?

8 MR. EGOEGONWA: I don't believe so.

9 CHAIRPERSON HOOD: Oh, okay. Well, that must have
10 been somebody else.

11 Well, anyway -- do you mind if I call you
12 Mr. Manny? You can call me Mr. Anthony or whatever.

13 MR. EGOEGONWA: That's fine.

14 CHAIRPERSON HOOD: Do you know what my biggest
15 problem is with this project? You went to the Brookland
16 Civic Association and it's in Woodridge. Did anybody ever
17 tell you that? I mean, I'm fine with Brookland, I'm fine
18 with it. But did anybody ever tell you that?

19 MR. EGOEGONWA: I don't mean to -- so, well,
20 that's interesting. I think one other party had brought
21 this up, I believe, former Commissioner Montague.

22 CHAIRPERSON HOOD: And he told you it's in
23 Woodridge, right?

24 MR. EGOEGONWA: He did state that. But, you know,
25 we were -- we at least reached out to the Woodridge

1 community to make sure that we were engaging them in our
2 process, regardless of us believing that we are in
3 Brookland. We did reach out to the Woodridge community. As
4 a matter of fact, the ANC commission is in the Woodridge
5 side, is an active supporter of this deal. So I would say
6 that, despite how we have believed the designation is, we
7 have definitely made a lot of effort to connect with the
8 Woodridge community on this deal.

9 CHAIRPERSON HOOD: Now, the other part of that is
10 you're talking to the former president emeritus of the
11 Woodridge Civic Association. So you know, I really had a
12 problem when I see you didn't come to a neighborhood I
13 represented for over 20 years. I'm just in this seat now.
14 I did both at one time.

15 So I'm going to leave that alone. You know why?
16 Because you're right. What you said is right. I see the
17 single member district commissioner was involved, I have no
18 problems. I know his work ethic, I know what he does. And
19 what I appreciate about it is the church.

20 When I look at our regulations about racial
21 equity, and I'm not even sure if that's in the design but
22 I'm going to put it there. This church needs a lot of help.
23 And I can't remember. Last time I was in it, it had some
24 problems. And I'm glad to see that you are coming to the
25 community of color and doing some of the things that I see

1 being done now to the waterfront. So that's why you got a
2 pass for not coming to Woodridge. So I'll it at that.

3 But I really appreciate the way you all have made
4 this fit. But I do have some questions for Mr. Pichon.

5 I'm just curious, and I'm sure -- you know, I
6 asked some of these kind of questions when we did the ball
7 stadium years ago. I'm just curious why the church is on
8 the Hamlin Street side as opposed to the -- no, it looks
9 like the church is on the Irving Street side as opposed to
10 the Hamlin Street side; is that correct, Mr. Pichon? Or is
11 my orientation off?

12 MR. PICHON: You're right, you're correct. That
13 is correct, it's on the Irving Street side of the site.

14 CHAIRPERSON HOOD: And that was probably because
15 of the envelope -- I'm asking, because I don't know. You
16 all decided to put the church in the back on the Irving
17 Street side because of the envelope or because of the
18 topography of the land? Is that a correct assessment? Or
19 tell me why. Tell me why.

20 MR. PICHON: Okay, well, it's not the back, for
21 starters. It's the top. The topography goes up towards
22 Irving Street. Queens Chapel is the actual back of the
23 property.

24 But we decided to put it at the pinnacle of the
25 site for a number of reasons. It is -- the use of the

1 church, the sanctuary, has a lot more flexibility to operate
2 within a culmination of the two property lines coming
3 together. That is far more difficult to have residential
4 uses in that space. So it made more sense for the church to
5 operate at the pinnacle of the site and the residential
6 taking the side of the site that had widths that could
7 accommodate the residential bars.

8 CHAIRPERSON HOOD: So let me ask you this then.
9 Mr. Zeid may be able to weigh in. If I'm looking for the
10 church now, because you can understand why I think it's the
11 back, if you look at how it exists now. So, you know, from
12 a person who's just in the street and I'm looking for this
13 church and here we're going to have a residential building
14 in front of it. And I do like the design of the church.
15 But to me, I still say it's in the back. So we don't have
16 to go through that.

17 But from a community standpoint, if I go north on
18 18th Street, I'm going to get to the residential before I
19 even see the church on the other side of it. Is that a
20 correct assessment?

21 MR. PICHON: Yes. From that vantage point, yes,
22 you would -- you would see the residential building
23 prominently before you -- before the church is exposed to
24 you, yes.

25 CHAIRPERSON HOOD: And I'm going to verify,

1 because as soon as this hearing is over, I'm going up that
2 way. I'm on my way somewhere else, but I'm going up that
3 way. And I'm going to think about you as I'm going up
4 there.

5 But let me just say this, though. All jokes
6 aside, I think that this is a tough spot. I'm glad to see
7 -- Mr. Manny, is the church getting a new -- it's going to
8 be a new church. Are they having to pay for -- how is that
9 working?

10 MR. EGOEGONWA: Good question. So and the beauty
11 of what we've structured with the church is that -- and also
12 going through -- we're able to finance a good portion of the
13 church cushion as part of the affordable development.
14 Right? And then the other proceeds that will come in to
15 assist the church in fitting out the interior. So this is
16 -- the idea behind this is a no cost to the church while
17 modernizing it.

18 CHAIRPERSON HOOD: I have to say this. Excellent.
19 Because I know -- and I'm not trying to put the church down.
20 Churches, and especially Black churches in this city now are
21 having tough times. And I've said this many times. They're
22 trying to offset their tithes and offerings by doing exactly
23 what you all are doing. And I'm glad to see Pleasant Grove
24 is getting a new facility, like they do down on the
25 waterfront.

1 So the only other thing is, on Queens Chapel, I
2 understand the concern of the loading. And I think it was
3 stated by Mr. Zeid as well as Mr. Pichon, to me, I know that
4 they actually load back there now. I know what's going on
5 back there now.

6 I do understand the neighbors' concerns. There
7 were concerns that the building is to your west which is on
8 the Brookland Civic Association side of 18th Street. They
9 had some of those same issues. But they worked it out and
10 that seems to be going well.

11 I don't have any other questions. I think this is
12 a tough site as far as design review. My other colleagues
13 may get into more specific design stuff. But I think this
14 is a tough site and I'm just -- I'm just so ecstatic about
15 seeing Pleasant Grove get a new church, maybe I'm leaving
16 out something else. But thank you all for what you do. I
17 am definitely going to be supportive once we deal with all
18 the issues. All right, so thank you.

19 Let me go to Commissioner Stidham.

20 COMMISSIONER STIDHAM: Thank you, Chair Hood.

21 It is really a nice building and I like how you've
22 laid it out. My question is really about the parking. And
23 I understand the residential portion.

24 And I may have missed it in the materials and in
25 the presentation, but I wasn't understanding the parking for

1 on Sunday. So can you help, walk me through that?

2 MR. ZEID: Sure. So we did -- so as part of -- we
3 talked to DDOT early on in the process. Whenever you're
4 requesting relief for more than five parking spaces, DDOT
5 has sort of a blanket requirement that you do a parking
6 occupancy study to verify that there's parking available in
7 the area. So since we are doing a church, we did look at
8 that. And there are -- we looked at Sundays, and there are
9 parking spaces available, curbside parking, if you will.

10 There's parking, plenty of parking, if you will,
11 available in the area surrounding the building. The
12 occupancy rates were rather low. So there will be spaces,
13 just as there is today, for people to park nearby to the
14 church if they do wish to drive.

15 COMMISSIONER STIDHAM: So I think the new
16 sanctuary will house 113 seats; is that correct?

17 MR. ZEID: Yes, and I believe -- Manny can confirm
18 this -- my understanding is that it's actually a decrease
19 in --

20 MR. EGOEGONWA: That is correct. That's correct.

21 MR. ZEID: So if anything, there will be fewer
22 vehicles needing to park with the new church than there are
23 with the existing church.

24 COMMISSIONER STIDHAM: Okay, and there was enough
25 curbside parking that if every parishioner were to drive,

1 that it wouldn't be a problem for them to find a parking
2 place, or be a problem for the community to which they're
3 trying to park?

4 MR. ZEID: I believe -- I believe the church is
5 still in operation, correct, Manny? So that when we
6 collected our Sunday traffic counts, they were parked --
7 whoever was parking for the church today was parked that
8 Sunday in the area, and there was still parking available.
9 So --

10 MR. EGOEGONWA: The church is very much active.

11 MR. ZEID: So they would have been using whatever
12 parking they're utilizing with their current sanctuary, they
13 were utilizing when we did our parking occupancy counts.
14 And those counts showed that there was available parking
15 still.

16 COMMISSIONER STIDHAM: Okay. Does the church not
17 currently have parking? I thought that I --

18 MR. ZEID: There are a few surface spaces in the
19 corner, I believe, in that little corner triangle.

20 COMMISSIONER STIDHAM: Right.

21 I think that's it. Thank you for your
22 presentation and the time for the questions.

23 Back to you, Chair Hood.

24 CHAIRPERSON HOOD: Thank you, Commissioner
25 Stidham.

1 Commissioner Imamura.

2 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

3 I have a couple comments, have a couple questions.

4 Architecturally, I think this is pretty good. So
5 Mr. Pichon, I actually like the fact that you've located the
6 chapel at the top of the site, as you call it. That just
7 seems the most appropriate location for it. And it actually
8 kind of anchors the site in a way, which I think is really
9 nice. And I like the design of the chapel. I think the way
10 you've designed it with the wrap-around glass will offer
11 incredible light into the chapel. I think it's going to be
12 beautiful. I like the Roman brick and the Roman details. I
13 also appreciate the balconies that you've included on the
14 residential side, as well as the recessed balconies. I
15 though TT was pretty great along Queens Chapel Road there,
16 so that was a nice addition there.

17 As you know, I often comment on the landscape
18 design in these design reviews. There's not a lot to work
19 with here. But conceptually, sheet A-98, I thought, was
20 quite nice. And your plant and tree selection seemed
21 reasonable to me.

22 I do have -- oh, and I do want to also comment,
23 another positive, the size of the trash and the recycling at
24 the ground floor is sizeable, which isn't always the case
25 with projects like these. So I really appreciate that.

1 As Chair Hood noted, it is a difficult site, and I
2 think you've done a tremendous job fitting the program
3 within the site. I also want to compliment Mr. Zeid on the
4 illustrations for Slide 39 and Slide 41 to illustrate what
5 parking and -- or perhaps this might have been a partnership
6 between Mr. Zeid and you, Mr. Pichon, why parking and
7 loading doesn't work. So that was very helpful.

8 I often ask, you know, how did we arrive here?
9 Because the public doesn't get a chance to see that or
10 understand all the iterations that you've gone through to
11 arrive at this. They that this final design and don't
12 consider anything else. And so showing and demonstrating
13 what doesn't work is very helpful, too.

14 So I do have two questions. I think on a previous
15 project, Mr. Pichon, I had asked you about access to the
16 green room. And so I'm going to ask this also. How do we
17 get access to the mechanical units, as well as the solar
18 panels?

19 MR. PICHON: On the very roof of the building,
20 there will be an access panel through the -- through the
21 stairwell, which is required by code. So one of the
22 stairwells will have a roof hatch access to the very top.
23 At the penthouse level, there will be access through the
24 amenities space.

25 COMMISSIONER IMAMURA: Thank you. Just wanted

1 that on the record as well.

2 And then also your comment acknowledging that the
3 public sidewalk along Queens Chapel Road isn't very big,
4 that no trash will be left on the sidewalk, which is great
5 to hear. Again, I applaud the layout and design of the
6 trash and recycling room as being sizeable.

7 What do the logistics look like for trash pickup
8 if no trash is going to be left on the sidewalk? How does
9 that work, and pickups there?

10 MR. EGOEGONWA: I'm sorry, if I may, this is Manny
11 with Cubed Partners. Our plan ultimately is to have a
12 professional property management firm here, and you would
13 know some of the notable names that do manage properties of
14 this nature in the city. And I worked for one of them, so
15 I'm pretty confident when I -- and the company is Bozzuto.
16 That's one that we've considered, and you've heard of these.
17 Our plan -- and they take, you know, property conditions
18 very seriously.

19 We have designed this -- as you noted, the size of
20 the trash room is intended for the containers to remain in
21 the unit until trash day. Facilities is always and fully
22 responsible for taking out the trash cans and taking them
23 back in. And, you know, if we have trash cans sitting out,
24 the city does have programs that fine you for keeping your
25 trash cans, containers out anyway. So we don't want to be

1 fined. We want to be good citizens.

2 So working with the right property management firm
3 and the right facilities team is how we will get there. and
4 this is an operational issue that is further down the road.
5 But that's how we intend to take care of it.

6 COMMISSIONER IMAMURA: Perfect. I appreciate that
7 response. It is an operational issue. Glad to hear that
8 recycling bins and trash bins will be kept inside.

9 That said, Mr. Pichon, any special way that you're
10 handling the exhaust and the odors from that room at all?

11 MR. PICHON: So, yeah, we have not delved into the
12 mechanical ventilation of that space, but it will be
13 mechanically ventilated. And I'm pretty sure we're going to
14 be running -- any kind of exhaust would be running through
15 the building and up through the roof, as well as with all
16 the other building exhaust.

17 COMMISSIONER IMAMURA: I think this is going to be
18 a really nice chapel as well as senior living facility, and
19 I applaud the project team for working through site
20 challenges, and what I think is actually a rather nice
21 design. So, Mr. Pichon, nicely done.

22 MR. PICHON: Thank you.

23 COMMISSIONER IMAMURA: And I don't say that very
24 often with some of the projects that come before us. But I
25 think this one, I like it.

1 That's all I have, Mr. Chairman.

2 CHAIRPERSON HOOD: Thank you.

3 Vice Chair Miller.

4 VICE CHAIR MILLER: Thank you, Mr. Chairman, and
5 thank you to the applicant's team on behalf of Pleasant
6 Grove Baptist Church and Cubed Partners for bringing this
7 forward. This is right in line with the faith-based housing
8 initiative that the Mayor has emphasized and it's in the
9 comprehensive plan, as you've indicated in the materials
10 you've provided. And I agree with the comments of my
11 colleagues that this is an exciting project to provide a
12 quality new facility for the church and the senior
13 affordable housing, the 70 units, affordable housing.

14 Obviously, the senior affordable -- all
15 affordable, senior affordable housing, more than satisfies
16 our inclusionary zoning requirements. Is there going to be
17 something in the draft order or the -- that provides a
18 condition that ensures that the senior affordable housing
19 will be there for the life of the project?

20 MR. EGOEGONWA: I'll take this one. This is
21 Manny.

22 So our approach to finance, and this is to go
23 through DHCD's -- program, as you're aware. That program
24 requires a very long -- call it 40 years of commitment to
25 affordability, whether it's senior or whether it's just, you

1 know, regular affordable housing. So that commitment is
2 usually there and we're committed to it and, given the
3 church's partnership in this, and their commitment to, you
4 know, affordability in perpetuity, this will remain
5 affordable.

6 You know, I just want to use this moment to
7 mention the church has been a cornerstone, and this is their
8 mission. And, you know, beyond Cubed Partners, this will
9 continue.

10 VICE CHAIR MILLER: So there will be a -- as part
11 of the financing, I guess, that you're getting through DHCD,
12 which is low income housing tax advantage?

13 MR. EGOEGONWA: That's correct.

14 VICE CHAIR MILLER: And I don't know if there's
15 additional subsidies that you're getting. There probably
16 are, but --

17 MR. EGOEGONWA: Yes.

18 VICE CHAIR MILLER: But with DHCD's part of it, so
19 there will be some kind of covenant with them for that 40-
20 year commitment, and there also would be for the set aside,
21 the inclusionary zoning set aside, would be for the life of
22 the project, for the portion of the -- the minimum portion
23 that's required for IZ in perpetuity, as opposed to just 40
24 years, even though you said the church is committed for the
25 life -- in perpetuity.

1 So there will be, Mr. Manny or Mr. Utz, that kind
2 of a condition ensuring the inclusionary zoning for the life
3 of the project, and the affordable housing covenant that
4 DHCD will require as part of the tax credit and any other
5 subsidy program? Can you confirm that?

6 MR. EGOEGONWA: Yes, that's right. And we're
7 happy to -- and the only other thing I will note for you is
8 the church actually owns the land under, so it holds a
9 ground lease. And that's another -- call it another measure
10 to ensure that this remains affordable. So when the ground
11 lease does end, the church does take control of the building
12 ultimately. So beyond DHCD's financing requirements and
13 even any inclusionary zoning commitments that we're happy to
14 make as part of this, the church ultimately controls the
15 affordability long term.

16 VICE CHAIR MILLER: Okay. And I agree with my
17 colleagues that it's a very attractive design, both the
18 church and the residential portions of the project. All the
19 bays and balconies and the material is -- and the different
20 variations in color I think are very attractive and I
21 applaud you for that effort that's made there.

22 On the back side, Queens Chapel, which you're
23 calling Queens Chapel side, I don't think we have a -- do we
24 have a rendering that shows that? I think there's a
25 reference, I think maybe in the Office of Planning report

1 that it's somewhat of a blank façade. You've said it's the
2 back of the house, I think, so that it didn't have to be --
3 and that there are other properties along that area that are
4 back of the house, so it didn't need to be maybe as
5 attractive. I don't know. But the blank façade, I wonder
6 if there's anything that shows what the façade looks like
7 back there? Because one of the design review criteria for
8 the voluntary design review is to minimize or prevent blank
9 façades. So I'm just wondering what it looks like. Is
10 there anything in the record?

11 MR. PICHON: Yes, we have elevations of that side
12 of the building, rendered elevation of that side of the
13 building.

14 VICE CHAIR MILLER: Is it possible just to pull it
15 up. I guess I missed it or I breezed through it.

16 MR. PICHON: It would be Slide 19, yeah,
17 PowerPoint Slide 19. Yes, there you go.

18 VICE CHAIR MILLER: Okay, well, that's not so
19 blank.

20 MR. PICHON: Yes, it's the ground floor, where we
21 have our services, is --

22 VICE CHAIR MILLER: That must have been the part,
23 I guess, that Office of Planning's report was referring to.
24 I'll ask them about that further maybe, if they have any
25 further concerns about that.

1 Let me just ask a couple -- I'm hearing an echo.
2 I don't know if people are muting when they're not speaking.
3 I need to remind myself to do that, too, when I'm listening
4 to your answer. So if we all can just remember to mute when
5 we're not speaking? I just was hearing echoes during part
6 of that.

7 If we can go through some of the ANC 5B issue at
8 Exhibit 17? Their letter of support, and they had
9 conditions, which I think you're complying with, in terms of
10 they wanted to make sure the TMP, the transportation
11 management plan, the loading plan, were part of -- that
12 you've agreed to that and that's part of the application.
13 And you've said that today and it's in the record.

14 But the other specific issues I donder, or their
15 recommendations on their last page of their report, I wonder
16 if you could just briefly react or comment on each of them?
17 The first was -- so they have sort of five recommendations
18 as follows, reflecting the conditions above, focusing on
19 safety, transportation, community benefits.

20 The first one was under pedestrian and bicycle
21 safety heading, endorsement of a one-way transformation on
22 Queens Chapel and the implementation of an enhanced
23 pedestrian infrastructure. Is that part of the TMP? Or a
24 part of --

25 MR. PICHON: Will, do you want to speak to this?

1 MR. ZEID: Yeah, so we are -- we're changing --
2 we're improving the sidewalk along Queens Chapel Road.
3 We're improving the streetscape along 18th Street. We are
4 increasing the streetscape on Hamlin with the curb
5 extensions and the reduced pedestrian crossing. So I
6 believe that is -- we are meeting that with the plan.

7 VICE CHAIR MILLER: But the one way is not in
8 the --

9 MR. ZEID: So we have discussed this with DDOT
10 that, right, there could be a great opportunity to do some
11 one way conversions, which would further improve pedestrian
12 safety surrounding the building. Now, everything works
13 without that. So that's where we're sort of baseline is --
14 right? It works today, it will work in the future. We
15 think it could be a great feature.

16 However, to do that now, we can't really do that
17 now because that is a public space decision. So we've told
18 DDOT we're going to look at that during public space. It
19 will likely require some additional traffic analyses and
20 those types of things.

21 But since everything works without it, it's not
22 part of the request right now, if you will. But we will
23 work with DDOT to analyze that during the public space
24 process.

25 VICE CHAIR MILLER: Well, that makes sense and

1 that may be the same answer that you apply to the next
2 bullet point of the ANC, which support the establishment of
3 all-way stops at critical intersections. So that will be an
4 ongoing discussion as well.

5 MR. ZEID: Same thing.

6 MR. PICHON: Correct.

7 MR. ZEID: It will require analyses, so --

8 MR. EGOEGONWA: I would note -- yeah. I would
9 note that we have broached these matters with DDOT in a
10 preliminary fashion and they expressed support for all of
11 these items.

12 VICE CHAIR MILLER: Okay, thank you. And just
13 going through a couple more of them, the addition of bus
14 shelters in the area. Is that part of the ongoing
15 discussion as well?

16 MR. EGOEGONWA: Yeah, we did note for the ANC that
17 our -- to help with that request, that's a WMATA discussion
18 because it's their bus stop and providing a shelter, that I
19 believe is within WMATA's purview. But we've committed to
20 supporting the ask as far as that is concerned.

21 VICE CHAIR MILLER: And just going through, the
22 green space enhancement, I think you touched on that today
23 with the landscaping. But I just wanted to make the point,
24 the ANC's point, emphasis of integration of green spaces
25 into the development plan. I think you have done that.

1 And the last one was affordable housing, that the
2 additional height provided for the building should be
3 allocated for the affordable housing units only. And I
4 think that's clear in the record, that the height, the 65 --
5 is it 65 or 60 foot height -- the additional height that's
6 being -- the flexibility for the additional height is for
7 the residential portion. It's not -- the church is at a
8 much lower height that's more in line with what the adjacent
9 housing is in the neighborhood. Is that correct?

10 MR. PICHON: That is correct.

11 VICE CHAIR MILLER: I think that's all the points
12 I really wanted to go through, Mr. Chairman. I think it's a
13 very exciting project. I'm happy to see it come forward.
14 And I hope it works. Thank you. Thank you, Mr. Chairman.

15 CHAIRPERSON HOOD: Thank you, Vice Chair.

16 And as I've had time to think about it, again,
17 Mr. Pichon, I think you all have the best programmatic way,
18 because you're pushing more of the density towards Rhode
19 Island Avenue. So I think this is, again, like I stated,
20 it's very well done.

21 I'm going to pull back my comments. I'm glad you
22 all didn't do it my way because we'd probably have had a
23 bigger hearing.

24 So anyway, let me ask, before I leave, Mr. Manny,
25 I don't get defeated easy. I'm going to try to pronounce

1 your last name one more time. I'm not picking on you, but I
2 want to give you the respect. Let me try it one more time,
3 if you don't mind, if you could help me. If you could help
4 me again how to pronounce it.

5 MR. EGOEGONWA: It's Egoegonwa.

6 CHAIRPERSON HOOD: Egoegonwa. That's not too bad.
7 All I've got to do is try. Mr. Egoegonwa. Okay.

8 MR. EGOEGONWA: That's right.

9 CHAIRPERSON HOOD: You're just making me feel
10 good, because you probably say, he's still pronouncing it
11 wrong.

12 Okay, Ms. Schellin, do we have anyone here from
13 the ANC 5B?

14 MS. SCHELLIN: There is still no one here from the
15 ANC, but --

16 MS. LOVICK: Hi, it's Hillary --

17 CHAIRPERSON HOOD: Hold on one second, Ms. Lovick.
18 Hold on one second. Hold on one second.

19 MS. LOVICK: Sorry, I just wanted to clarify
20 something. I didn't --

21 CHAIRPERSON HOOD: Ms. Lovick, hold on one second.
22 Just hold on one second.

23 Now, what were you saying, Ms. Schellin?

24 MS. SCHELLIN: I do not see the person listed
25 that's been permitted to testify listed.

1 CHAIRPERSON HOOD: Okay, Ms. Lovick.

2 MS. LOVICK: I just wanted to clarify that because
3 this is a voluntary design review, we would not typically
4 have any conditions with regard to the affordability as a
5 part of the order. And so I just wanted to clarify that.

6 CHAIRPERSON HOOD: Okay, thank you.

7 Ms. Schellin, do we have any other government
8 agencies?

9 MS. SCHELLIN: No, sir.

10 CHAIRPERSON HOOD: Okay. So we don't have any
11 other government agencies. Let's go to Mr. Hagen from DDOT.

12 Okay, Mr. Hagen.

13 MR. HAGEN: Good evening, Chairman Hood, members
14 of the Commission. For the record, I'm Noah Hagen with
15 District Department of Transportation.

16 DDOT is supportive of the applicant's proposal to
17 redevelop the property at 1800 Hamlin Street. In our
18 November 6 report, which is in the record as Exhibit Number
19 12, we recommended approval with two conditions, one of
20 which is provision of a nonrestrictive easement for the
21 portion of Queens Chapel Road, Northeast, diverting across
22 the applicant's property. And the second is the
23 implementation of a transportation demand management plan
24 and a loading demand management plan -- loading management
25 plan, excuse me.

1 I heard in the applicant's presentation they've
2 agreed to both of our requested conditions. And with those
3 included in the zoning order, DDOT has no objection to the
4 approval of this voluntary design review application.

5 We look forward to continuing to work with the
6 applicant on the easement as well as the design of the
7 streetscape and the curbs and management plan as they go
8 through public space permitting.

9 Thank you so much, and I'd be happy to answer any
10 questions you might have.

11 CHAIRPERSON HOOD: Okay, thank you, Mr. Hagen.
12 Commissioners, any questions or comments?

13 Okay, not seeing any, Mr. Utz, do you have any
14 questions or comments of DDOT?

15 You're on mute. I believe you're saying no.

16 You're still on mute. Okay.

17 All right, let the record reflect the applicant
18 has no questions, cross exam, of DDOT.

19 Thank you, Mr. Hagen. We appreciate you.

20 Thank you, Mr. Hagen.

21 Ms. Schellin, let's go to Office of Planning.

22 MS. SCHELLIN: That will be Mr. Kirschenbaum

23 and --

24 CHAIRPERSON HOOD: Mr. Kirschenbaum. Okay, thank
25 you.

1 MR. KIRSCHENBAUM: Good evening, Chair Hood and
2 members of the Zoning Commission. I am Jonathan
3 Kirschenbaum with the Office of Planning. I recommend
4 approval of the proposed design review application to build
5 a new mixed use building containing all affordable apartment
6 house in one segment and a church in another segment.

7 And just to recap, the MU-4 zone has a matter of
8 height limit of 50 feet and the applicant is requesting
9 design flexibility to increase the building height to 60
10 feet, and they are also requesting penthouse height
11 flexibility as well.

12 Faith-based institutions represent a significant
13 opportunity for the development of affordable housing, which
14 is often within their charitable missions. As part of the
15 District's faith-based housing initiative, OP is committed
16 to removing zoning barriers that prevent the development of
17 new housing, particularly affordable housing, on land owned
18 by faith-based organizations.

19 Next slide, please.

20 We found the application meets the design review
21 criteria of Subtitle X and has -- and the applicant has used
22 the process to effectively shift the bulk it could have
23 built over the church segment of the building to the
24 residential segment of the building. But in doing so, this
25 necessitated the need to increase the total height of the

1 building from a matter of right height limit of 50 feet to
2 60 feet.

3 We are very supportive of the architecture and use
4 of different building materials to differentiate the
5 residential segment of the building from the church segment
6 of the building. This results in a superior design because
7 it allows two very different uses to be integrated into one
8 cohesive building design.

9 Next slide, please.

10 Other design features we found compelling include
11 closing multiple curb cuts and widening the sidewalk to
12 approximately eight feet along Queens Chapel Road.

13 Next slide, please.

14 There will also be rooftop solar energy and
15 substantial new landscaping and seating areas within public
16 space.

17 Next slide, please.

18 And lastly, we also support how the proposed
19 design and materials relate well to both the existing church
20 and surrounding buildings.

21 Next slide, please.

22 So the voluntary design review process does
23 require us to evaluate the project's consistency with the
24 comprehensive plan and through a racial equity lens. The
25 FLUM indicates that the property is generally appropriate

1 for low-density commercial uses and the policy map indicates
2 that the property is designated main street mixed use
3 corridor. Again, the design review process does not allow
4 any change to zoning or maximum permitted density. So the
5 existing MU-4 zone is not proposed to be changed, and the
6 proposed overall density would not exceed matter of rate.
7 So therefore, the proposal is not inconsistent with the
8 comprehensive plan --

9 Next slide, please.

10 Our full racial equity analysis can be found
11 beginning on page 11 of our report. But to summarize, the
12 project would further a number of policies related to equity
13 for housing. The project would provide 70 new housing units
14 where none currently exist, and all of them would be
15 affordable to senior households earning no more than 50
16 percent MFI. And this -- these units would particularly
17 help meet the Mayor's housing goal for the Upper Northeast
18 Planning Area.

19 Regarding displacement, the proposal would not
20 result in displacement, as there are currently no
21 residential uses at the property, and the existing church is
22 part of this application.

23 Regarding physical impact, the project would close
24 a number of curb cuts on the site, making it much safer for
25 pedestrians. The proposal would also improve the

1 environmental performance through new landscaping, solar
2 energy, and stormwater management.

3 And lastly, with regard to access opportunity, a
4 new place of worship would be provided for the community and
5 the building would be located within proximity to retail and
6 some transit opportunities on Rhode Island Avenue.

7 So in summary, when evaluated through a racial
8 equity lens, the project would not be inconsistent with the
9 comprehensive plan. And again, there is no rezoning of this
10 property, so the existing MU-4 zone will remain the same.

11 This concludes my presentation. Please let me
12 know if you have any questions. Thank you.

13 CHAIRPERSON HOOD: Thank you, Mr. Kirschenbaum.
14 Let's see if we have any questions or comments.

15 Commissioner Stidham, any questions of OP?

16 COMMISSIONER STIDHAM: Thank you,
17 Mr. Kirschenbaum, for your report. I appreciate that.

18 No comments or questions from me, Chair Hood.

19 CHAIRPERSON HOOD: Okay. Commissioner Imamura,
20 any questions of OP?

21 COMMISSIONER IMAMURA: No questions.

22 CHAIRPERSON HOOD: All right, and Vice Chair
23 Miller, any questions?

24 VICE CHAIR MILLER: No questions. Thank you,
25 Mr. Kirschenbaum, for your work on this case.

1 CHAIRPERSON HOOD: I don't have any questions as
2 well, Mr. Kirschenbaum. Thank you, as has already been
3 said, for your work on this case.

4 Let's see if we can go to Mr. Utz. Do you have
5 any questions?

6 MR. UTZ: No questions, thank you.

7 CHAIRPERSON HOOD: All right, Mr. Kirschenbaum.
8 Light night tonight. Don't get used to it. I probably
9 shouldn't have said that. But don't get used to it.

10 All right. Thank you again for your report.

11 Ms. Schellin, do we have anyone here in support,
12 opposition, or undeclared?

13 MS. SCHELLIN: I believe we just have -- actually,
14 let me look. I think I've got one in support and two in
15 opposition. Just give me one second.

16 CHAIRPERSON HOOD: Is the church member here, too?
17 Mr. Utz, is the church member here?

18 MR. UTZ: Yes, David Lloyd from the church is in
19 attendance now. And so we would love to -- we could speak
20 at the end as part of the close, we could wrap it all
21 together, if you would like. Or he could speak now --

22 CHAIRPERSON HOOD: I want to bring the church
23 member up now. And I know people in opposition had
24 something. But I want to thank this church some years ago
25 -- and not just some years ago, but they always -- I know

1 when people in this community could not afford funerals,
2 this church opened its doors. That was the last time I was
3 in that church. So I just want to say the contributions
4 they made to families in this neighborhood who could not
5 afford it.

6 So sometimes, and I know there's opposition.
7 Sometimes, it's a give and take. And I have been doing this
8 stuff for a long time around this city. And sometimes we
9 have to make sure that we all have a good neighbor policy.
10 There are some issues that I believe that can be mitigated
11 or should be mitigated. We can discuss that when we get
12 there.

13 But I wanted to say this while the church member
14 is here. I thank this church for what they have been doing
15 over the years, especially for families who may not be able
16 to have proper funerals. And this church has filled that
17 void.

18 So let me go to the church member. I'm not sure
19 who it is. Mr. Lloyd, go right ahead. And if you have a
20 few comments, the floor is yours.

21 MR. LLOYD: Yes, sir. Thank you, Chairman Hood.
22 Good afternoon again to you and to other Commissioners
23 assembled.

24 First, thank you for this opportunity to testify
25 to testify at this Zoning Commission hearing. As stated, my

1 name is David Lloyd and I serve as the chairman of the
2 Deacon Board of Pleasant Grove Baptist Church, a position
3 I've held for approximately six years.

4 I've called Pleasant Grove my spiritual home for
5 approximately 10 years. However, many of my fellow
6 congregants and hundreds if not thousands before us called
7 Pleasant Grove their spiritual home.

8 Pleasant Grove acquired the property in about the
9 late 1970s. Prior to the property transitioning to a
10 church, it served as a grocery store. I've met a number of
11 people throughout my time at PGBC that remember when it was
12 a grocery store. In contrast to meeting their needs with
13 physical food, Pleasant Grove has since met theirs and
14 others' needs with spiritual food.

15 Ironically enough, many of our neighbors have
16 returned to Pleasant Grove for physical food as well, when
17 we have distributed food during community events or sold
18 dinners to fundraise and distributed Thanksgiving baskets,
19 among many other things.

20 Our connection to the community extends beyond
21 food. Pleasant Grove has willingly opened its doors to the
22 community to hold funerals, as Commissioner Hood stated.
23 We've hosted gospel concerts and extended our building to
24 other congregations in need of a church home. Pleasant
25 Grove has a history of engaging community and prides itself

1 on being part of a growing and evolving community. This
2 development project provides a great opportunity to do just
3 that.

4 Our goals for this development are twofold. First
5 and foremost, we seek to create a new edifice that will
6 allow Pleasant Grove to continue being a pillar in the
7 community. A new building represents sustainability and
8 creates a path forward for Pleasant Grove to continue being
9 a beacon of inclusiveness, fellowship, love, and service to
10 our community. Ultimately, we desire to continue our
11 ministry work in the community we call home.

12 And in the simplest terms, ministry is meeting the
13 needs of people. The housing aspect of the development
14 project does that in a major way. Outside of spreading the
15 gospel, providing a physical home for someone is one of the
16 most impactful things that someone can do for another. The
17 fact that the housing will be provided to seniors means so
18 much to us because it gives us an opportunity to honor those
19 that came before us while providing dignified housing
20 accommodations.

21 The Bible speaks to honoring thy father and
22 mother. Though we are unlikely to have a biological
23 relationship to the residents, we believe that we will honor
24 and live out God's word by providing senior affordable
25 housing.

1 Beyond housing, we aim to offer additional church
2 programming. In addition to continuing to host community
3 events, disseminate school supplies for children, and
4 distribute food, we seek to expand our offerings. We
5 haven't yet received the vision from God on what to do.
6 However, rest assured that our desire will be to meet the
7 needs of the building residents and larger community. A
8 part of that process we undertake to build additional
9 programming will include incorporating feedback from the
10 community.

11 This project and all that it has a promise of
12 delivering has a special meaning to Pleasant Grove because
13 it was the vision of our former pastor, Lloyd F. Petty, Jr.,
14 who transitioned in 2021. When many churches in D.C. were
15 selling their properties and, in a sense, leaving the
16 community void of a pillar, Pastor Petty sought to reimagine
17 what we could do to create impact while continuing our
18 ministry work.

19 Our partnership with Cubed Partners has presented
20 us with a unique opportunity to bring Pastor Petty's vision
21 to life, and we are thankful to collaborate with them. To
22 support the process of envisioning a new edifice, we are
23 also working with a high school student at Archbishop
24 Carroll High School to design the interior of the church.
25 Like the church body, we recognize the many moving parts

1 must work on one accord to achieve a common goal.

2 Though brief, I hope my testimony today has given
3 you insight into who Pleasant Grove Baptist Church is, what
4 we represent, and our sincere aspirations. Thank you again
5 for an opportunity to testify.

6 CHAIRPERSON HOOD: Thank you. Let's see if
7 anybody has any questions of you. Commissioner Stidham, any
8 questions? Commissioner Imamura, any questions?

9 COMMISSIONER IMAMURA: No questions.

10 CHAIRPERSON HOOD: And Vice Chair Miller, any
11 questions?

12 VICE CHAIR MILLER: No questions. Thank you for
13 your participation today, and for all of your work in the
14 community.

15 CHAIRPERSON HOOD: And thank you as well, Deacon
16 Lloyd. Are you the youngest deacon on the board or the
17 oldest?

18 MR. LLOYD: The youngest, by a good margin in
19 fact.

20 CHAIRPERSON HOOD: Okay. When you went over, were
21 you nervous? Did you miss any questions?

22 MR. LLOYD: Absolutely. Probably, I'm sure of it.
23 I can't remember because I probably blacked out half way
24 through. But I'm positive. But certainly thankful to be in
25 a position to serve. I feel like that's a continuum in my

1 life. I work at Martha's Table, which is where I'm taking
2 this hearing from. And service is a continuum. I'm also in
3 a fraternity which, as one of its objectives, is to conduct
4 service. So again, I think it's -- I'm in the right the
5 right place at the right time. I didn't envision it this
6 way, needless to say, but I believe that I'm in the right
7 place at the right time.

8 CHAIRPERSON HOOD: All right, well, keep up the
9 good work, as my colleagues said, because you never know
10 where you're going to end up. Keep up the good work.

11 MR. LLOYD: Yes, sir. I receive that. Thank you.

12 CHAIRPERSON HOOD: Ms. Schellin, let's go to the
13 party in support, opposition, or undeclared.

14 MS. SCHELLIN: Okay, let me -- you want them all
15 at the same time or --

16 CHAIRPERSON HOOD: Yeah, let's do the persons in
17 support --

18 MS. SCHELLIN: It's not that many, so --

19 CHAIRPERSON HOOD: Yeah, let's do them all at the
20 same time.

21 MS. SCHELLIN: Okay. So the one in support is
22 going to be -- I'm sorry, let me get there. Just had David
23 Lloyd. So it will be V.J. Kapur or Kapur. this is an SMD
24 from 5C 07.

25 CHAIRPERSON HOOD: Let's bring Commissioner Kapur.

1 That's who I was speaking about earlier. He's in Woodridge,
2 Mr. Manny. So that's why you got a reprieve.

3 MR. YOUNG: I saw him on earlier, but I don't see
4 him on anymore.

5 MS. SCHELLIN: He's not on anymore?

6 MR. YOUNG: I do not see him, no.

7 MS. SCHELLIN: Okay. Then we have Aaron and
8 Lauren Eastlack in opposition.

9 CHAIRPERSON HOOD: Ms. Eastlack, let's bring her
10 up. And I know we have your letter. But, Ms. Eastlack, the
11 floor is yours. You may begin.

12 MS. EASTLACK: Can you guys hear me?

13 CHAIRPERSON HOOD: Yes, we can hear you.

14 MS. EASTLACK: Yeah. You have my letter in the
15 record. I guess I would just like to reiterate some of the
16 concerns that we have that, in addition to them not adding
17 parking, they will be taking away some parking. And I know
18 in the transportation management plan, it said that there
19 was no problem with parking.

20 Personally, I see on Sunday where there is no
21 parking enforcement, there's people parking illegally from
22 the Grace Covenant and the Pleasant Grove Baptist Church, so
23 that's a concern for us.

24 The other issue is with the loading zone and the
25 management zone. In the management plan, it said it was

1 coming off an alley. Well, the alley is the access to our
2 house. But Queens Chapel right now is a two-way street. So
3 we do have concerns, when Manny mentioned that the trash
4 would be put out that day versus in the management plan it
5 said it would be put out in accordance when they were going
6 to be picked up and then brought back expeditiously.

7 It sounds like the other concerns about the
8 traffic or the stop signs and the one way street need to be
9 addressed at the public space in the future.

10 I guess I just would like the record to reflect
11 that, you know, I would like that there would be some
12 accountability so when they see some of the issues that we
13 imagine happening, that there is a way that they get
14 reinforced that these behaviors won't be repeated.
15 Particularly with the Hamlin Street layby, where there is no
16 entrance to the building, I can just envision that just
17 being a parking lot for people.

18 So I guess the record can just reflect our
19 opposition based on those reasons.

20 CHAIRPERSON HOOD: Thank you, Ms. Eastlack.

21 Ms. Schellin -- hold tight, we may have some
22 questions.

23 Ms. Schellin, do we have anybody else?

24 MS. SCHELLIN: I believe it was her partner, Aaron
25 Eastlack. Is he going to testify?

1 MR. EASTLACK: Are you guys able to hear me?

2 CHAIRPERSON HOOD: Yes, we can.

3 MR. EASTLACK: I would just summarize my
4 opposition as simply as there is an amazing property that
5 was built, what is it, 1735 Rhode Island Avenue, literally
6 across the street. They have parking. And, more
7 importantly, they have accommodations for the loading and
8 unloading zone, not on the busy 18th Street. And in my
9 opposition, simply boiling down to they followed the plan,
10 they followed the rules, and there's no opposition for that
11 property. Why do we have to make an exception here? That's
12 -- right, that's really my only opposition in summary there.

13 CHAIRPERSON HOOD: Okay, thank you very much.

14 We've actually had opposition for just about
15 everything that's been up there, including the library
16 across the street, Mr. Eastlack. But more than that, we're
17 talking about this case.

18 What I would like to do, to the applicant, because
19 I think some of the development standards, as far as I'm
20 concerned, they meet the test. But Mr. and Mrs. Eastlack,
21 hopefully I got that correct, they feel it. They're real.
22 It affects them. And to me, that has a lot to do with how
23 we do things.

24 So I am going to ask this applicant, since they
25 are mostly affected -- and I see the little one too, I think

1 -- what I am going to ask is that you all continue to have a
2 conversation, see how we can work those things, as
3 Ms. Eastlack said, which I think is very important.
4 Accountability.

5 I believe, Deacon Lloyd, I'm a deacon myself. So
6 believe, and I always have said this, when I have to swear
7 in priests and ministers in the hearing room, I'm always
8 like okay, do I really need to do this? But it's part of
9 the procedure.

10 So the same thing here. I would be in support of
11 this application because of the church, and I'm letting the
12 Eastlacks know where I am. But I also want to make sure
13 that we are supportive and that we work along with them.
14 Because probably what they just mentioned, they are probably
15 one of the few that are most affected, with the exception of
16 some of the people on Irving Street. So we want to make
17 sure that we want to do all we can to mitigate.

18 And I think this was all about -- even in the
19 design process -- mitigate adverse impacts on that family
20 and other families as well. So I'm going to put it out
21 there. I think you all would do that. And I have every bit
22 of confidence in the church making that happen.

23 So let me see what my other colleagues may have to
24 say or any questions you may have for Mr. and Mrs. Eastlack.

25 Commissioner Stidham?

1 COMMISSIONER STIDHAM: No comments. Just thank
2 you for your participation.

3 CHAIRPERSON HOOD: Commissioner Imamura?

4 COMMISSIONER IMAMURA: No questions, Mr. Chairman.
5 But I echo Commissioner Stidham's comments about really
6 appreciate you all participating in the process, public
7 process here. That's important. And I hope you can feel
8 that your concerns have been heard and will be addressed.

9 CHAIRPERSON HOOD: And Vice Chair Miller?

10 VICE CHAIR MILLER: No questions. Thank you for
11 being here and I appreciate my colleague's -- the Chairman's
12 comments in reaction to them, and the church's commitment
13 and the applicant's commitment to try to make this work
14 properly for the neighbors, as good neighbors.

15 CHAIRPERSON HOOD: One of the things I've always
16 said -- thank you, Vice Chair -- I've always promoted a good
17 neighbor policy. And hopefully, that policy is invoked here
18 as well.

19 All right, Ms. Schellin, do we have anybody else?

20 MS. SCHELLIN: No, sir. That's it.

21 CHAIRPERSON HOOD: Okay, Mr. Utz, let's do a -- I
22 guess, if you have any rebuttal and then closing. But
23 Mr. Utz, I want you to make sure that your applicant -- and
24 I'm sure they will, Deacon Lloyd and others, will work with
25 the Eastlack family and others that may really get the

1 hardest impact of what may happen in this point, and
2 continue to try to fine tune to ease impacts on them.

3 So, Mr. Utz, the floor is yours.

4 MR. UTZ: Thank you, Chairman. We do absolutely
5 hear that. The applicant and the whole team does intend to
6 continue working with the neighborhood, working with the
7 Eastlacks, working with the ANC. There will be a public
8 space journey that is undertaken here, as we were talking
9 about before with Commissioner Miller that will be part of
10 the permit review and the process this takes. So that is
11 the direction that it has gone and will continue to go.

12 I would say, from a kind of more global
13 perspective about this application, you know, we are excited
14 about this application as well. We really think this is a
15 great implementation of the voluntary design review concept
16 and it meets the standards. It also meets the standards for
17 the relief relating to parking and loading in this case. It
18 might not always -- other projects, other properties might
19 not always meet those standards. But in this case, we think
20 that the property and the use certainly does. The project
21 also meets the comprehensive plan consistency analysis,
22 through the racial equity lens, as is detailed on the
23 record.

24 As mentioned, we think that the concepts, the two
25 conditions that DDOT has requested that the applicant is

1 agreeing to will help with some of the issues that were just
2 discussed. There is the nonrestrictive easement for the
3 portion of Queens Chapel that actually runs over the
4 property right now, and there is also the implementation of
5 the transportation demand management plan, the loading
6 management plan, both of which are in the record, which are
7 highly detailed and speak to exactly these sorts of
8 operational concerns that are intended to mitigate those
9 adverse impacts.

10 So regarding some of the issues, some of the
11 concerns about loading relief, parking relief, there is a
12 very targeted loading management plan and transportation
13 demand management plan to mitigate the operations and to
14 really craft behaviors to ensure that the adverse impacts
15 won't happen.

16 There was a concern in one of the letters, too --
17 we just wanted to be kind of complete as we're closing out
18 our presentation -- about the lack of diversity of building
19 types and the use, being across the street from a church and
20 senior affordable housing. In this case, you know, we are
21 confident that this use is not only kind of appropriate but
22 needed by the city. This use, senior affordable housing, is
23 something that DHCD has indicated is an area of focus for
24 the city. And there are market studies that underscore that
25 concept as well. So we think this is actually an ideal

1 location for it and we agree that the way that the program
2 and the way that the kind of building form and design has
3 been matched with the site and relates to the surrounding
4 community and the neighborhood is really quite elegant at
5 this point due to the work of the team, particularly Sean
6 and his team.

7 We do hear the questions and the issues from the
8 neighbors. And, as I said, the team will continue working
9 with them throughout the process and we're, frankly, excited
10 to do so.

11 So in conclusion, we really appreciate your time
12 tonight and your focus on this application. We would
13 request a vote in approval. We are happy to answer any
14 other questions that you might have about the project.
15 Otherwise, thank you so much.

16 CHAIRPERSON HOOD: All right, thank you, Mr. Utz,
17 and to the team, Mr. Manny and Deacon Lloyd. And I'm not
18 going to -- let me leave well enough alone.

19 All right, let's see, what do we want to do,
20 Commissioners? Colleagues, tell me, what do we want to do?

21 VICE CHAIR MILLER: I'm ready to move forward,
22 Mr. Chairman.

23 CHAIRPERSON HOOD: Okay. Everybody ready to move
24 forward?

25 COMMISSIONER IMAMURA: I'm ready to move forward,

1 Mr. Chairman.

2 CHAIRPERSON HOOD: Okay. And, Commissioner
3 Stidham, are you ready to move forward?

4 COMMISSIONER STIDHAM: Yes, sir.

5 CHAIRPERSON HOOD: Okay. I'm ready to move
6 forward. Let's make sure, as already stated by Mr. Utz,
7 they will continue to work with those who were in
8 opposition. And they're going to make this a win-win for
9 everybody.

10 Okay, somebody like to make a motion?

11 VICE CHAIR MILLER: I will move, Mr. Chairman,
12 that the Zoning Commission take -- it's a one-vote case,
13 right?

14 CHAIRPERSON HOOD: Yes, yes.

15 VICE CHAIR MILLER: -- that we take final action
16 on Zoning Commission Case Number 23-18, Cubed Partners, LLC,
17 design, and Pleasant Grove Baptist Church, design review at
18 Square 4208, Lot 831, and ask for a second.

19 COMMISSIONER IMAMURA: Second.

20 CHAIRPERSON HOOD: It has been moved and properly
21 seconded. Any further discussion? Not hearing any,
22 Ms. Schellin, would you do a roll call vote, please?

23 MS. SCHELLIN: Commissioner Miller?

24 VICE CHAIR MILLER: Yes.

25 MS. SCHELLIN: Commissioner Imamura?

1 COMMISSIONER IMAMURA: Yes.

2 MS. SCHELLIN: Commissioner Hood?

3 CHAIRPERSON HOOD: Yes.

4 MS. SCHELLIN: Commissioner Stidham?

5 COMMISSIONER STIDHAM: Yes.

6 MS. SCHELLIN: The vote is four to zero to one to
7 approve final action in Zoning Commission Case Number 23-18,
8 the minus one being the third mayoral appointee seat, which
9 is vacant.

10 If we could have the applicant provide us with
11 draft findings of facts, conclusions of law within I'm going
12 to say three weeks, since we have a holiday in there, that
13 would be great.

14 MR. UTZ: Sure, thank you. Happy to. Thank you
15 so much.

16 CHAIRPERSON HOOD: Okay. Before I close this
17 hearing, I think we have another hearing before -- yeah, we
18 do, before the holiday. But let me wish this group, because
19 I probably won't see you all next week unless you just like
20 what we do so much you're coming back -- happy Thanksgiving
21 and a great holiday with your family.

22 The Zoning Commission will meet again Monday,
23 November 20. This is Zoning Commission Case Number 23-02.
24 This is from the Office of Planning. And we will meet on
25 this same platform, same time.

1 I want to thank everyone for -- unless my
2 colleagues have any other statements? I want to thank
3 everyone for their participation tonight. Job well done.
4 Let's make it work.

5 And with that, this hearing is adjourned. Good
6 night, everyone.

7 (Whereupon, the meeting was adjourned at 5:40
8 p.m.)

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REPORTER CERTIFICATE

This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: D.C. Zoning Commission

Date: 11-16-2023

Place: Teleconference

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



Christopher Cutchall