

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

VIRTUAL PUBLIC MEETING

VIA WEBEX

MONDAY, NOVEMBER 27, 2023

The Public Meeting by 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
JOSEPH S. IMAMURA, Commissioner
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS LIU, Esquire

The transcript constitutes the minutes from the Public Meeting held on November 27, 2023.

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C O N T E N T S

Case No. 09-03H Skyland Holdings, LLC	4
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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 27, 2023. We're convening and broadcasting this public hearing by video conferencing. My name is Anthony Hood and I'm joined by Vice Chair Miller, Commissioner Imamura soon to be joined by Commissioner Stidham; also joined by the Office of Zoning Staff, Ms. Sharon Schellin and Mr. Paul Young, who will be handling all of our virtual operations. And our Office of Zoning Legal Division, Mr. Dennis Liu.

I will ask others to introduce themselves at the appropriate time. And let me just pause, and I'm hoping everyone enjoyed their Thanksgiving, their holiday with their family and enjoyed themselves and didn't eat too much, so maybe I could've left that last part out.

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've 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 of

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

5 When called on, please state your name before
6 providing your testimony. When you are finished speaking,
7 please mute your audio. If you experience difficulty
8 accessing WebEx or with your telephone call-in or have not
9 signed up, then please call our OZ hotline number at 202-
10 727-0789. If you wish to file written testimony or
11 additional supporting documents during the hearing, then
12 please be prepared to describe and discuss it at the time of
13 your testimony. The subject of this evening's hearing is
14 Zoning Commission Case No. 09-03H, Skyland Holdings, LLC,
15 modification of significance of a first stage and
16 consolidated PUD at Square 5633, Lot 22. Again, today's
17 date is November 27, 2023.

18 The hearing will be conducted in accordance with
19 provisions of 11Z, DCMR, Chapter 4 as follows: preliminary
20 matters, Applicant's case. The Applicant has up to 60
21 minutes. I believe we can do it in a shorter time than
22 that. I didn't see any opposition. Reports of other
23 government agencies, report of the Department of
24 Transportation and Officer Planning, Report of the ANC, in
25 this case, we have ANC 7B, 8A and 8B. And then we will have

1 testimony of organizations of five minutes and
2 individuals -- testimony of organization of individuals,
3 organizations five minutes, individuals three minutes. And
4 we will hear in the following order from those are in
5 support, opposition and undeclared.

6 Then we'll have rebuttal and closing by the
7 Applicant. Again, the OZ hotline number is 202-727-0789 for
8 any concerns during this proceeding. And as I mentioned
9 earlier, Commissioner Stidham will be joining us, and she
10 has joined. At this time, the Commission will consider any
11 preliminary matters. Does the staff have any preliminary
12 matters?

13 COMMISSIONER STIDHAM: Just very quickly, a couple
14 of proffered expert witnesses. Two have previously been
15 accepted and that is Lawrence Antoine with Torti Gallas and
16 Architecture and William Zeid in Transportation. If the
17 Commission would accept both of them in this case, that
18 would be great.

19 CHAIRMAN HOOD: Okay. Any objections? Not seeing
20 any, we will continue that status.

21 COMMISSIONER STIDHAM: And then one new one, this
22 is for project planner, which is a different category.
23 Brian -- I'm not sure I'm going to get this one right, but
24 Tomaino at Torti Gallas. I don't know if maybe he's also an
25 architect.

1 CHAIRMAN HOOD: Is he being proffered as a project
2 planner?

3 COMMISSIONER STIDHAM: That's what it says. We
4 may need to bring Mr. Tummonds up for that one.

5 CHAIRMAN HOOD: Let's bring Mr. Tummonds up. But
6 typically, if I remember correctly, in the past, the
7 Commission has not made project planners experts.

8 COMMISSIONER STIDHAM: Right. Exactly. That is
9 true.

10 MR. TUMMONDS: Good afternoon, Mr. Chairman, Paul
11 Tummonds on behalf of the Applicant.

12 CHAIRMAN HOOD: Mr. Tummonds, you heard the
13 discussion. I think it was Tomaino.

14 MR. TUMMONDS: Mr. Tomaino, yes.

15 CHAIRMAN HOOD: Mr. Tomaino, okay. You wanted to
16 proffer him as a project planner?

17 MR. TUMMONDS: That's correct.

18 CHAIRMAN HOOD: I don't think the Commission has
19 done that. Maybe you could help me --

20 MR. TUMMONDS: I mean I -- Mr. Tomaino is, in
21 fact, an architect. He is the planner for that topic. We
22 can just --

23 COMMISSIONER IMAMURA: I would -- Mr. Chairman,
24 I'm sorry to jump in here. Mr. Tomaino is not an architect
25 by his --

1 MR. TUMMONDS: Oh, I'm sorry. That is my mistake
2 Commissioner Imamura I apologize for that.

3 CHAIRMAN HOOD: Okay. Thank you. So we will just
4 hear his testimony. It looks like, from what I have in
5 front of me, that if he was going to be proffered, it would
6 be a project planner and we typically don't do that.

7 MR. TUMMONDS: That's fine.

8 CHAIRMAN HOOD: Okay. All right. Commissioner
9 Imamura, do you have anything else to add on that or --

10 COMMISSIONER IMAMURA: No. Thank you for your
11 indulgence, Mr. Chairman.

12 CHAIRMAN HOOD: Okay. All right. Thank you.
13 Okay.

14 Mr. Tummonds, I don't know if we need 60 minutes
15 so we'll --

16 MR. TUMMONDS: Yes. We have 30 minutes on the
17 clock and I think we can do it in 20.

18 CHAIRMAN HOOD: Okay. So I'll turn it over to
19 you, you may begin.

20 MR. TUMMONDS: Great. Maybe we can have -- see
21 all of our team come up because then if Mr. Young could put
22 up our PowerPoint presentation. Perfect. Thank you, Mr.
23 Young. Let's see here. I think we're waiting to see if Mr.
24 Fennell -- is he on? Do you see him?

25 FEMALE SPEAKER: No.

1 MALE SPEAKER: The WC Smith is present and
2 available.

3 MR. TUMMONDS: Okay, perfect. Then we'll get
4 started. Good afternoon, Commissioners, I am Paul Tummonds
5 of Goulston & Storrs, Lee Templin, also with the Goulston &
6 Storrs is with me here as well. Our witnesses this
7 afternoon will be Brad Fennell and Brian Strott on behalf of
8 the Applicant. Brian Tomaino and Lawrence Antoine on behalf
9 of the design team and Will Zeid on behalf of Gorove Slade.
10 Other members of the development team are here to answer any
11 questions that you may have. We are pleased to be here to
12 present Zoning Commission Application 09-03H, which will
13 complete the development of the Skyland Town Center, a
14 development process that first came before the Zoning
15 Commission way back in 2009.

16 With that, I'll have our first witness, Brad
17 Fennell, present his testimony.

18 MR. FENNELL: Thank you, Paul. Good afternoon,
19 Chair Hood, members of the Commission. My name is Brad
20 Fennell. I'm the chief operating officer for WC Smith. I
21 want to thank you for the opportunity to present our
22 application. We're excited for this final phase to complete
23 the vision of the Skyland Town Center and look forward to
24 sharing the project with you today. I'd like to give a
25 brief overview of the history of Skyland.

1 The Skyland Development Team is a longstanding
2 partnership between the Rappaport Company, WC Smith,
3 Washington East Foundation, Marshall Heights Community
4 Development and Harrison Malone Development. Together, we
5 are committed to delivering on what we started decades ago.
6 As you may recall, the initial PUD was approved in 2010.
7 Those plans provided for a town center with a mix of uses
8 and anchor retail tenants. Despite the loss of the anchor
9 tenant, the team pushed ahead and by late spring of 2021,
10 the Crest Residential and Retail Building opened.

11 Last year, the second phase of the project hit a
12 momentous occasion when Lidl opened for business. It was
13 the first and only full-service grocery store that has been
14 opened east of the Anacostia River since WC Smith delivered
15 a 65,000 square foot giant supermarket along Alabama Avenue
16 in the Parklands neighborhood in 2007. Today, the Skyland
17 Town Center is operating with the Lidl Grocery Store, a
18 drive-thru Starbucks, a CVS pharmacy, two banks and numerous
19 food options and other retailers providing goods and
20 services, as well as a fully occupied Crest Apartment
21 Building.

22 We're pleased to propose this third and final
23 phase of the Skyland Town Center that will provide 126 new
24 townhomes, a fully affordable senior living building and a
25 central green space. Thank you. And that concludes my

1 remarks for now.

2 MR. TUMMONDS: Thank you, Brad.

3 Our next witness, Lawrence Antoine -- Murphy.

4 MR. ANTOINE: Hey, can everybody hear me?

5 MR. TUMMONDS: Yes.

6 MR. ANTOINE: Murphy Antoine here. I'd like to do
7 the design presentation for the Skyland Town Center and the
8 PUD significant modification and here you can see an
9 illustrative site plan of that.

10 If we could go to the next slide, you can see
11 Skyland Town Center in the context of the surrounding
12 neighborhoods. The red boundaries, the Skyland Town Center.
13 You also see Blocks 1 and Blocks 4 to the top of the page in
14 the context of the completed Block 2 at the Crest that Brad
15 was mentioning and the Block 3 Lidl to the right of that,
16 this site plan just north up on the page.

17 If we go to the next slide, we'll slightly adjust
18 the orientation to get a larger scale and you can see zoomed
19 in, the Crest there at Block 2 in the lower right; the Lidl,
20 the Inline retail and the Starbucks in the upper right and
21 then the area that we're focused on today to the left, which
22 includes the U-shaped senior building that you see with the
23 green rooftop there and the townhome fabric of 126
24 townhomes, 16 feet and 20 feet wide alley loaded, meaning
25 the parking for those happens to the rear off of the alley

1 and the MUs spaces and park spaces and continuation of Town
2 Center Drive that really forms the site plan here. So we
3 have town homes fronting streets and fronting MUs and
4 fronting a major park space at the intersection, if you'd
5 call it that, of Town Center Drive and Town Center Drive,
6 feeding off of the plaza at the existing crest and the major
7 open space that fronts both the senior building to the right
8 of that space and the townhome fabric to the left of that
9 space.

10 If we go to the next slide, you can start to see
11 that site plan in its three-dimensions. In this first
12 spectral rendering, you see the senior building in the
13 background with its raised terrace above the ground floor
14 retail level signified by those awnings that you see as the
15 continuation of that ground floor retail character of Town
16 Center Drive and the Skyland Town Center. You see the open
17 space in the middle ground and then to the left of that, the
18 townhome fabric that starts to frame that. And the plaza in
19 the middle that ties together the built-out portions of the
20 Crest and the Lidl at the town center with the proposed
21 pieces that we're talking about today.

22 If you go to the next slide, we'll reverse the
23 orientation of that view and look back across the proposed
24 green, so you see the trellis in the foreground and then the
25 playground space and open green, hardscape and then, again,

1 the townhomes to the right, three stories at their right.
2 The fourth story loft and bedroom space is off to the right
3 and then a private terrace of 150 to almost 190 square feet
4 on that top level of the townhome. You also see the terrace
5 at the senior building on the left, above the retail at the
6 second level and at the base of that three-story of 75-unit
7 all affordable senior housing, one and two-bedroom. And
8 then in the background, you see the Crest -- the existing
9 building at Skyland Town Center.

10 If we go to the next slide, we'll start to zoom in
11 a little bit on some of the townhome character. These are
12 the townhomes facing Naylor Road. You see the distinction
13 and the individual character of each of those signified by
14 different brick colors, by the different architectural
15 articulations of the bays and the colors applied to those
16 bays. You also see the fabric of the Crest building in the
17 background.

18 And then if we go to the next slide, you see,
19 looking down the street back towards Town Center Drive, the
20 more residential portion of that with the townhomes facing -
21 - front facing to the right, and then you see the sides of
22 those and the residential uses to the left. You can also
23 get a sense of that four-story mass of the townhome and then
24 the three-story mass at the front and the terrace above and
25 then back in the background, looking back across the park,

1 you see the senior building.

2 And if we go to the next slide, we wanted to talk
3 a bit about the open space and the landscape character of
4 the several different elements in this portion of Block 1
5 and Block 4, which include the major park, some gateway
6 parks, some pocket parks and an overlook garden and the MUs
7 in between the fronts of the townhomes. And I'll just -- if
8 we go to the next slide, we can just go through a sequence
9 of those. Here's kind of a character and precedent collage
10 of images that were inspiring and informing some of the
11 landscape design. If we go to the next slide, we'll get
12 into the series of details of those. So this is the gateway
13 park at Naylor Road and Town Center Drive with ornamental
14 trees and fencing and the masonry monument sign at the --
15 and you can see to the right, across from the Crest with the
16 townhomes forming the edges of the -- the built edges of
17 that gateway garden.

18 On the next slide, we'll take a look at some of
19 the pocket park or one of the pocket parks in between the
20 sides of the townhomes. Again, landscaped to orient into
21 the MUs at the inner part of the block, but also landscaped
22 with ground cover or ornamental trees and paving access to
23 the sidewalk network.

24 On the next slide, we'll see that overlook park in
25 the upper left corner of the plan in this orientation and

1 that overlook looking down the topography to some of the
2 tree saves and bio retention. You can also see some of the
3 streetscape elements and then to the right of this image,
4 you see some of the detail of the MUs character with the
5 lead walks into the townhomes, the door yards in front of
6 those townhomes, wing walls at the streetside to distinguish
7 between the semiprivate space of the MUs and the streetscape
8 and then the more significant walls blocking the alley from
9 the streetscape there that you see in the lower right.

10 On the next landscape slide, you'll see some of
11 that detail at the major open space at the town center core
12 that we talked about. Again, the trellis up at the top of
13 that space, the playground, the open lawn area and the
14 hardscape for chairs and tables. You also see how that
15 aligns in plan with the plaza at the crest, at the corner of
16 the crest and feeds on -- and responds to that at the
17 intersection and makes the open space carry across the
18 street and reinforced with the raised intersection. You
19 also see another corner park that opens up the open space at
20 this corner. And you'll see some of the other streetscape
21 details here.

22 You also see the second floor plaza in the U-shape
23 of the courtyard senior building and that open space. And
24 with that, I think that concludes the kind of site plan and
25 landscape portion of the presentation. And I'll turn it

1 over to Will from Gorove Slade to talk through some of the
2 transportation plan.

3 MR. ZEID: Hi. For the record, Will Zeid with
4 Gorove Slade and prepared the comprehensive transportation
5 review for the project. If you want to go onto the next
6 slide, I should be able to get through these pretty quickly.
7 As mentioned, this application includes Block 1 and Block 4,
8 which were previously slated for medical office use, which
9 was significantly more intensive traffic-wise compared to
10 the current plan of townhouses and the senior building.

11 You want to go onto the next slide. Okay. So as
12 before, we have ground floor retail that'll be in the senior
13 building at the top right here, 126 townhomes. Each
14 townhome will have parking at the rear and all of the
15 loading activity, trash, et cetera will occur from those
16 alleys marked Alleys 2, 4, 5, et cetera, here on the plan.

17 Each townhouse will have parking. There will be a
18 few parking spaces within the senior building as well. We
19 can go onto the next slide. Okay. And this just shows the
20 loading and vehicular circulation throughout the project. A
21 little green arrow at the top left of the senior building,
22 you can see the entrance into that small garage and it's
23 also where the loading will occur for that building.

24 Next slide. Okay. Just a brief comparison. So
25 where there are 250 multifamily units and 130,000 square

1 feet of medical office with the previously approved plan,
2 that had, along with it, 628 parking spaces. So those 628
3 parking spaces and associated uses generated a little over
4 300 AM and a little 400 PM vehicle trips. So we are going
5 down to 126 townhomes and 75 senior units. That takes us
6 all the way down to under 50 AM and about 60 PM vehicle
7 trips. So we're taking a significant reduction overall with
8 nearly 300 AM and nearly 355 fewer peak hour trips during
9 the AM and PM.

10 So because of that, there was a full CTR analysis
11 done with that 2020 Amendment F and that took a look at
12 literally everything from, you know, vehicle capacity on the
13 streets, intersections, traffic signal timings, all of that.
14 Since we are going significantly down in traffic, we only
15 had to do a more limited comprehensive transportation review
16 for this project, which was scoped and approved by DDOT.

17 Next slide. Okay. DDOT issued their report with
18 no objection with two conditions. The first condition is to
19 implement the TDM plan with some minor modifications, which
20 we agreed to. The second is to construct -- and it was on
21 one of the earlier slides, it was an image of the
22 intersection with Naylor Road and Town Center Drive, it's a
23 T-intersection on the hill. And DDOT has asked that we
24 construct the third crosswalk to that intersection. And
25 while that intersection does have some challenges with

1 existing grade, we've worked with DDOT to identify an
2 approach to providing the improvement that they want.

3 We will do that with the understanding that it
4 will be done with the existing grades, basically, we will
5 strike the crosswalk; we will build the ADA ramps and add
6 the little signal pedestrian heads that you see, but we
7 won't be regrading the intersection or major changes to the
8 infrastructure with that. So through that, we'll work with
9 DDOT on the final design, but long story short is we agree
10 to DDOT's conditions and we're all on the same page for
11 moving forward. And I believe that is it for me.

12 MR. TUMMONDS: Thank you, Will. And our last
13 witness will be Brian Strott on behalf of the Applicant.

14 MR. STROTT: Thanks, Paul. My name is Brian
15 Strott, Vice President of WC Smith. Thank you to the
16 Commission for your time today and for the opportunity to
17 present this project. I'd like to briefly go over the
18 community dialogue process as well as our vision for the
19 timing of construction. First, I'd like to thank ANC 7B for
20 their support both for this application and throughout the
21 life of the Skyland PUD. We are also pleased to come here
22 today with the support of the Skyland Task Force and
23 Pennsylvania Avenue East Main Street.

24 The Skyland Task Force has existed since its
25 initial PUD application was approved and we have met with

1 them regularly for many years. Community dialogue has been
2 an essential part of the Skyland PUD. The many benefits and
3 amenities provided by the PUD thus far amounts to over
4 \$1,583,000 and included site work and transportation
5 infrastructure improvements and essential job training and
6 employment opportunities provided by the Skyland Workforce
7 Center. Since 2014, the Skyland Workforce Center has placed
8 over 1,000 people in jobs and has served over 15,000
9 clients, the majority of which were residents of Wards 7 and
10 8.

11 We are proud of all that the PUD has accomplished
12 and we look forward to delivering this final phase of the
13 development. Given the wide breadth of the project,
14 construction phasing is a necessity. In terms of
15 construction timing, we want to make the Zoning Commission
16 aware of the significant amount of site work that will be
17 necessary to make Blocks 1 and 4 ready for the construction
18 of the townhomes and the multifamily senior building. And
19 we would diligently move forward with the site work as soon
20 as the application is approved. In order to invest the
21 approval of this final modification application, we will
22 file the initial applications for building permits for the
23 townhomes within two years of the effective date of this
24 order. We request that the final building permit
25 applications, most likely the multifamily senior building,

1 be filed within five years of the effective date of the
2 order.

3 That concludes our presentation today. The full
4 team is on-hand to answer any questions. Thank you for your
5 time and attention.

6 MR. TUMMONDS: Thank you, Brian. And as Brian
7 said, we're available to answer any questions that you may
8 have.

9 CHAIRMAN HOOD: Thank you very much for your
10 presentation, the Skyland team and the community, we
11 appreciate it. Every time I hear Skyland, I always think
12 about -- I think we said this in 2010, I was trying to
13 figure out which project was the longest. Was it McMillan
14 or was it Skyland? And I know we came up with what it was
15 then, but that's been 13 years ago, so I don't remember
16 that, so maybe somebody can inform me when I get to my
17 questions. That'll be one of my questions.

18 So let me start, as I've stated earlier,
19 Commissioner Imamura, any questions or comments?

20 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
21 do have a few questions and a couple comments. In general,
22 this project has everything I like to talk about:
23 architecture, landscape design, urban planning and even
24 engineering, so I have a few questions and even
25 transportation. So Mr. Zeid, I might have a few for you.

1 Building off of your comments, Mr. Zeid, about DDOT, just
2 wanted to confirm, too, about the removal of reference to
3 Metro Check as well as the one-year annual capital bike
4 share membership.

5 Mr. Zeid, you or Mr. Tummonds or someone from the
6 project team might be able to answer that.

7 MR. ZEID: Yeah, sure. So the Metro Check is just
8 something that -- so what we did was is we tried -- we
9 carried over TDM conditions from the previous approval, so
10 it wasn't like we were taking stuff away that was already
11 committed to, if you will, and that Metro Check is a
12 leftover from previous commitments that used to be made,
13 which was -- used to be made with this project and DDOT
14 asked us to take that off because it's not something that
15 you can even get anymore. You can't even get those checks,
16 those Metro Checks, so that's fine. We'll take those off.

17 So that was like a \$20 per resident commitment.
18 So in lieu of that, for the initial lease of the building,
19 DDOT asked that we provide annual capital bikeshare
20 memberships, which that is essentially a \$195 commitment.
21 And so the Applicant is going to -- WC Smith will do that.
22 So it's a net increase in some metro-ish subsidy, if you
23 will, switching from Metro Check to bike share.

24 COMMISSIONER IMAMURA: Okay. Terrific. Thank
25 you. It was conspicuous that we haven't had any responses

1 from ANC, Mr. Tummonds. Can you update us on any progress -
2 -

3 MR. TUMMONDS: Sure.

4 COMMISSIONER IMAMURA: -- or communication you've
5 had with all three ANCs?

6 MR. TUMMONDS: Sure. So with regards to -- I'll
7 start with the affected ANCs, the ANCs, the ANCs, for lack
8 of a better term, across the street. We presented to ANC 8A
9 in November. I think they listened to our presentation.
10 They didn't really have any questions or concerns. They
11 determined -- they decided not to take any action, I think
12 because -- specifically ANC 8A was an ANC that was recently
13 created. It was previously not included and so we made the
14 presentation. They didn't really have any concerns with us.
15 ANC 8B, we had reached out -- so they have a little bit of a
16 sliver across the street from us, not much. We've reached
17 out to them many times and they didn't get back to us, but
18 truthfully, they have not participated in this case in a
19 while. They did not participate the last time, I think,
20 even or the time before that, for lack of a better term.

21 And then ANC 7B, we made a full presentation to
22 ANC 7B at their regularly scheduled public meeting on
23 November 16th. It is my understanding that our SMD
24 commissioner, Commissioner Jamaal Pearsall, is here this
25 evening/afternoon to present testimony with regards to that

1 presentation. And there was no opposition, no concerns. It
2 went very well, I would say, but I'll let Commissioner
3 Pearsall testify to that this afternoon.

4 COMMISSIONER IMAMURA: Sure thing. Thank you, Mr.
5 Tummonds, appreciate the thorough response there.

6 Mr. Antoine, I have a few questions I think that
7 might be in your area of expertise and in general. If you
8 could confirm that the portions of the site designated for
9 low density on the FLUM and the neighborhood conservation
10 area are going to remain as open space?

11 MR. ANTOINE: Yes. Those are the areas, you know,
12 to -- down the hill on the other side of the retaining wall,
13 so yes, they remain open.

14 COMMISSIONER IMAMURA: Okay. So that's the north
15 by northeast and north by northwest escarpment.

16 MR. ANTOINE: Correct. Correct.

17 COMMISSIONER IMAMURA: Okay. Speaking of that
18 retaining wall --

19 MR. TUMMONDS: I'm sorry. I may add, there are a
20 portion of the low density residential -- that includes a
21 little of the townhouses and a portion of the -- and a
22 sliver of the -- like just a portion of the townhouses in
23 the upper right corner, but a very small portion.
24 Obviously, the future land use map doesn't track with our
25 lot lines so but the vast majority of the neighborhood

1 conservation area is in the tree save area and as Mr.
2 Antoine said.

3 COMMISSIONER IMAMURA: Okay. I understand portion
4 is difficult to quantify, but I take it at face value, a
5 small portion of the townhomes, which I want to get to here
6 in a minute.

7 Mr. Antoine, about the retaining walls and
8 escarpment, I noticed that there was a difference in the
9 number of retaining walls that are being used now versus
10 what was approved by DCRA. I think there was three
11 retaining walls; now you've gone to two retaining walls at
12 the northeast -- north by northeast location, I think, is
13 where I saw it. Can you just explain sort of the
14 engineering behind why the decision to go from two to three
15 in terms of the terraces?

16 MR. ANTOINE: Well, there have been a few
17 adjustments at the request of DOEE. We have brought the
18 stormwater management approach up to a current standard as
19 opposed to the earlier versions, so in order to create the
20 areas for the stormwater management that as we terrace,
21 there was some adjustment to those walls, but it's really
22 for the benefit of the stormwater management and the rain
23 gardens and bioswales that make that portion up.

24 COMMISSIONER IMAMURA: All right. Thank you. I'm
25 pleased to hear that. Also, I'm curious if your landscape

1 architect is present tonight?

2 MR. ANTOINE: Do we have Travis On and folks from
3 Bohler?

4 MR. TUMMONDS: Yes. Yes, we do. Travis Frank on
5 behalf of Bohler is able to answer any questions that you
6 may have.

7 COMMISSIONER IMAMURA: Okay. Thank you, Mr.
8 Tummonds. I may have a few, but I just -- it was
9 conspicuous to me that the landscape architect was not part
10 of the presentation here. I do want to talk a little bit
11 about the townhomes. Obviously, this project has gone
12 through a number of iterations, all the way from 2010, from
13 \$174,000 square feet of retail space and 81 residential
14 units, a lot of parking, right, 122. And then in 2021, sort
15 of switched uses, saw 252 residential units and a drawdown
16 on the parking spaces and then now, we're at, I guess, 165
17 townhomes and then 75 units for the senior affordable
18 housing.

19 And I'm curious how we arrived or how you arrived
20 at this formula between more townhomes and units, the 75
21 units. Although, I do want to compliment you on the deep
22 affordability of all of the properties that -- units that
23 you're proffering. I think it's pretty substantial at 30
24 percent, 50 percent and 80 percent and all senior units
25 being at 30 to 50 percent and (inaudible) I think it's

1 substantial.

2 I'm just curious where, at one point, we were at
3 252 residential units. Now, we're at only 75 senior units
4 and 190 -- whatever it is, 165 townhomes. So I'm curious
5 what sort of drove those two decisions to arrive at that?

6 MR. TUMMONDS: Sure. And I think, you know, I'll
7 start with Mr. Fennell might be the person to start with
8 this discussion.

9 MR. FENNELL: So the -- you know, the pursuit of
10 the medical office really was the driver of this second
11 phase of the reincarnation of this part of the site plan,
12 you know, and after we had lost the original anchor tenant
13 which occupied that whole area, we were trying to figure out
14 what was the best use that fulfilled the mission as we heard
15 it from the community way back in the beginning of the
16 planning phases. And when you look at an arc from South
17 Capitol Street and East Capitol Street and you drive out to
18 the suburbs, you look at how little bit of that area is
19 covered by medical uses.

20 We thought that that was really an important
21 element that was missing from the plan, and we felt that
22 that was a great driver for the town center. We went all
23 the way through the rezoning effort and the residual ground
24 that was remaining at that time afforded us the ability to
25 think big and to have a 252-unit placeholder for a

1 residential building. But, you know, after spending that
2 time in the market, I think we proved to ourself, in part
3 maybe because of pandemic and in part, maybe, because of
4 just general uncertainty and in part, perhaps because the
5 hospital got located at St. Elizabeth's and there's now a
6 tremendous amount of energy bringing medical to that
7 neighborhood, we realized we weren't going to be able to
8 support that much medical office, even though the general
9 neighborhood certainly could have benefited from that.

10 And so we took a step back and really studied hard
11 how we were going to then address sort of completing the
12 town center. What was the essence of town center? And so
13 we went back to our original notes and, you know, the
14 original application, we had 24 for sale units. And I think
15 what drove us was to say bringing homeownership in a more
16 complete and full application for this land seemed to make a
17 lot of sense. And so we also knew that we had to tie off to
18 the backside of Lidl, which is just a blank wall and we
19 wanted open space. And so, you know, if you look at the
20 demographics of the Hillcrest community, there's also an
21 aging population. And many of those people aging in place
22 would prefer to be able to continue to live within the
23 Hillcrest community.

24 And so there was no magic formula. It was more
25 just looking at the land, thinking about those uses and

1 laying out open space, laying out, you know, a right size
2 senior building and then looking at homeownership and that's
3 what we came up with.

4 MR. TUMMONDS: And Brad, could you just remind us
5 how many units are in the Crest and the occupancy rate of
6 the Crest?

7 MR. FENNELL: So it's 263. We opened the building
8 in April of 2021. We are 97 percent leased and about 93
9 percent occupied right now.

10 MR. TUMMONDS: Thank you, Brad.

11 COMMISSIONER IMAMURA: Thank you very much for
12 that response. I was interested in sort of what that
13 formula was, why it was 126 townhomes versus, you know,
14 maybe fewer townhomes, more apartment complexes, but I do
15 like the garden-style townhomes that you've proffered here.
16 I do have a couple of questions about the open space and
17 going back to the escarpment a little bit, if that's what
18 you're referring to as the open space, I noted you have sort
19 of a park there at Town Center Drive and Lane A with the
20 trellis sort of bookending it. I do recognize that as one
21 aspect of your open space there. And while we're on that,
22 there the open lawn, I wasn't sure, it was shaded a little
23 differently. Is that synthetic turf or is that going to be
24 real turf?

25 MR. ANTOINE: Is Travis on?

1 MR. TUMMONDS: Yes. We can pull Travis. So
2 Travis Frank, on behalf of Bohler, is the landscape
3 architect. Here's Travis.

4 MR. FRANK: Yes. Can everyone hear me?

5 MR. TUMMONDS: Yes.

6 MR. FRANK: Okay. Yeah, fantastic. So I believe
7 the question was about the promenade park and the lawn space
8 there, the long linear park at the end of the entrance onto
9 Town Center Drive. That would be a natural turf. That
10 would not be artificial turf. So the primary promenade park
11 would be made up of natural grass, and then there is a
12 playground behind that, which I believe is colored green in
13 our rendering. And that would be made up of a softer,
14 poured in place, rubber safety surface for the playground.

15 COMMISSIONER IMAMURA: Okay. All right. Pleased
16 to hear that. Glad that it's a natural turf.

17 MR. FRANK: Yes.

18 COMMISSIONER IMAMURA: The entry garden, Mr.
19 Frank, Naylor Road and Town Center Drive, at that
20 intersection there, I guess it is an entry garden, but it
21 didn't seem as if it could be -- it's occupiable space or
22 that there's any seating or anything there; is that right?

23 MR. FRANK: That would be correct. And the
24 primary reason for that would be stormwater related, so that
25 would be more of a visual amenity space that introduces a

1 vibrant plant palette into the entrance feature.

2 COMMISSIONER IMAMURA: Okay. I'm glad to hear
3 that you were involved in the stormwater management plan for
4 this.

5 MR. FRANK: Yes, heavily involved.

6 COMMISSIONER IMAMURA: Very good. All right.
7 Glad to hear that. Don't always hear that. Often times,
8 civil engineers like to take the lead on it, but I'm glad to
9 hear that. I guess while you're here, Mr. Frank, I do have
10 a question about -- I do recall somebody mentioning that,
11 you know, the urgency to get started on the sitework. I'm
12 curious, when I saw the retaining walls and the escarpment
13 there, it made sense to me at that moment, the significant
14 slope that you're dealing with. So I'm curious how you're
15 balancing your cut and fill?

16 MR. FRANK: So I, unfortunately, probably would
17 not be the best person to answer in terms of the cut fill
18 analysis. We do have our civil engineer onboard, but we did
19 look to reduce the height of the wall by occupying a portion
20 of it using the slope, so creating more of a naturalistic
21 slope to meet the height of the wall and the slope of the
22 natural grade. So I can -- that's about as much as I can
23 speak to the actual cut fill analysis of that.

24 COMMISSIONER IMAMURA: All right. I understand.
25 Thank you, Mr. Frank. I do have one more question for you.

1 In terms of sort of the hardscape and flat work, it seems
2 rather -- and, you know, this really isn't part of the PUD,
3 but more of sort of design and aesthetics, architecturally,
4 I think, in general, the bays, the materiality, I think, I
5 was fine with, it just seems in the flat work and the
6 hardscape, there seems to be a lot of creative freedom, I
7 suppose. It seems very busy, but just wanted to ask if you
8 could kind of walk me through some of those decision points
9 with some of the paving work and stonework that you guys are
10 proposing.

11 MR. FRANK: Certainly, yeah. And so this is the
12 continuation of the Town Center Drive. So we were the
13 landscape architects involved with the retail portion or the
14 Phase 2 or Phase B as it was called. And so the streetscape
15 was a continuation of the streetscape from further up in the
16 retail side. Now, I do want to say we did put a more
17 residential spin, if you will, on the hardscape, so we do
18 eliminate some of -- we tried to eliminate some of the
19 busyness of the patterns and tried to simplify it into more
20 of just brick banding and in terms of making it a little
21 more elegant and just more simplistic as it transitions from
22 the retail into the actual residential side. So we do kind
23 of take that step down and a little bit more of a scale and
24 make it more of like the family scale.

25 So we're carrying a lot of that same materiality

1 through and a lot of the same textures through in terms of
2 the brick and then the brick paving pattern. And then, of
3 course, the color as well. We're carrying that through from
4 the same paving material. At certain points along the way,
5 we do transition from materials to make it more of a private
6 feel in terms of stepping off of the sidewalk on to
7 private/public, to help kind of delineate those two spaces
8 and then really creating some focal point using a little bit
9 more massing of the brick textures into various kind of
10 herringbone patterns and also some more framing elements of
11 the brick borders as well.

12 So in the entirety of it, we are striving to match
13 the same materiality from the brick façade to help create a
14 cohesive design between both the brick from the building as
15 well as the brick on the walking surface, as well as some of
16 these brick elements in terms of some of the wing walls that
17 Murphy mentioned and some of the signage as well onsite.

18 COMMISSIONER IMAMURA: All right, terrific. And
19 then can you discuss -- I noticed the MUs that you designed
20 and the connection of various spaces with the MUs, the nodes
21 that are connected by the MUs. Can you talk a little bit
22 about the lighting there in terms of security and safety,
23 what your plans are for that?

24 MR. FRANK: Sure, yeah. So coming off of the
25 street, we're using the Washington Globe fixture as standard

1 here in DC, so that'll have some light spillage into the MUs
2 themselves. Primarily, the MUs will be lit using more
3 pedestrian scale bollard lighting to help kind of soften the
4 field scale of the lighting and not create too much light,
5 trespass into people's windows. Often times, that's the
6 best method to help light the walking surface but not give
7 too much upward light to kind of centrally locate those foot
8 candles, those lighting towards the walking path and not so
9 much vertical.

10 COMMISSIONER IMAMURA: All right. Very good.
11 Thank you, Mr. Frank. Appreciate your work on this project.
12 I would like to have seen a little more open space, but I
13 think with the way it's been laid out and designed, I'm
14 satisfied with your contributions to improve the landscape
15 design of this project, so thank you.

16 Mr. Antoine, I haven't forgotten about my cut and
17 fill question, but I do want to get back to the design of
18 the senior facility and the loading dock there and perhaps,
19 I guess, either you, Mr. Antoine or Mr. Zeid might be able
20 to answer this question. I noticed at least it looks or
21 appears as if the truck will have to back into the garage
22 for the loading dock; is that right? Is that how that
23 works?

24 MR. ANTOINE: Back in or back out, right.

25 COMMISSIONER IMAMURA: Okay. So is it head in or

1 I guess will the truck head in first or will they back in to
2 offload it?

3 MR. ANTOINE: I think so generally, it would be a
4 back-in maneuver so they could back up to the dock and then
5 they would be head out from the garage.

6 COMMISSIONER IMAMURA: Okay. That seemed to make
7 sense to me. It just seemed like a little bit of a distance
8 to be back backing into the garage. But it was probably due
9 to the layout of the facility itself. Otherwise, I
10 certainly don't have any issues or concern with the design
11 itself. But yes, lastly, if we can, my last question really
12 does go back to balancing your cut and fill and your urgency
13 for sitework, I'm curious if you're --

14 MR. TUMMONDS: Yeah. Mr. Strott will be able to
15 answer that question.

16 Brian?

17 COMMISSIONER IMAMURA: Sure.

18 MR. STROTT: Yeah. Thanks. Brian Strott, for the
19 record. So yes, there is an extensive amount of importing
20 operations that need to take place for this site to bring up
21 the grade and, in fact, under DOE approval, we've been
22 already scouring sites around the district to begin that
23 importing operation because of the length and duration
24 associated with how many trucks we need to bring here for
25 the site, but we are creating more useable land area

1 associated with this development and also, again, going back
2 to the retaining wall design, able to minimize the height of
3 the retaining wall by creating more usable land in that
4 northeast corner of the site as well.

5 COMMISSIONER IMAMURA: Okay. That's significant
6 work there to be done to import your fill so I wish you the
7 best of luck with that.

8 I guess Mr. Frank, I've got one more question
9 actually about the Urban Forestry Division and any heritage
10 or special trees on the site that are going to need to be
11 relocated or tree protection plans put in place. Can you
12 talk a little bit about that?

13 MR. FRANK: Yeah, certainly. So there are no
14 heritage trees onsite. And, as a matter of fact, we've
15 already started to work with DDOT's Urban Forestry
16 Department and started to pull some preliminary permits with
17 regards to the potential tree clearing onsite. And so we've
18 worked through that and we've actually gotten their blessing
19 on a number of the tree -- the disturbance areas within the
20 tree, the areas that'll be disturbed within the forested
21 area. So with that, there are a number of special trees,
22 but most of the trees that were identified in this wooded
23 area were noted to be nondesireable, mostly invasive species
24 that were not really slated to be preserved.

25 There are trees to be preserved, but there is not

1 any kind of notable characteristics that would set them
2 aside to be preserved, so as I mentioned, we have started
3 that process and we already have conducted the tree
4 inventory to identify all of the special trees onsite as
5 well.

6 COMMISSIONER IMAMURA: Terrific. Thank you, Mr.
7 Frank for that response as well. I appreciate that.
8 Lastly, Mr. Antoine, I want to thank you and your design
9 team for the perspectives and renderings provided. I
10 thought it was incredibly helpful to provide duplicative
11 images with one being ghosted so that way, you can
12 articulate some of the features and materiality and Mr.
13 Tomaino, I also see you nodding your head as well, so I'm
14 certain that you were probably part of that effort. So
15 thank you, I thought that was very effective. And I think
16 with that, I don't believe, Mr. Chairman, that I have any
17 further questions. I'm interested to hear what my fellow
18 commissioners have to say and their set of questions as
19 well.

20 I want to thank the entire team and the Applicant
21 for your hard work. There's a lot more work to be done on
22 this. I wish you the best of luck if we move forward with
23 the favorable review here.

24 MR. TUMMONDS: If I might just add one thing to
25 follow-up, Commissioner Imamura. Exhibit 11, Figures 2.1

1 and 2.2 have the maps of the residential area of the FLUM
2 and the neighborhood conservation areas, so you can look
3 graphically more than just a portion.

4 COMMISSIONER IMAMURA: All right. Very good.
5 Thank you, Mr. Tummonds. I do actually want to give Mr.
6 Antoine and the Applicant team. Sorry, Mr. Chairman, just
7 if I beg your indulgence for one more question. If you
8 could just highlight, Mr. Antoine, the sustainability
9 features of this. I did note that you're, I think, pursuing
10 LEED Gold and wondered if you might to address some of the
11 highlights for your sustainability efforts.

12 MR. ANTOINE: So we're tackling it in the most
13 appropriate ways, right? So there's a site plan approach to
14 this for the -- we've mentioned the stormwater. We've
15 mentioned the trees. The townhomes themselves are a LEED
16 approach and the senior building is an enterprise green
17 communities plus approach, which we feel is more appropriate
18 to the affordable nature and in line with the city
19 standards. So we've tried to tailor the metrics to the
20 program pieces. At the senior building itself, it's set up
21 with green roof. It's set up with photo voltaic. The
22 townhomes are set up to be photo voltaic read, again, as a
23 homeownership project or product, as well.

24 And then in the affordable senior world, we're
25 trying to pay very close attention, are paying very close

1 attention to building envelope and systems, to reduce the
2 utility burden, which is even more important in an
3 affordable as well as indoor air quality. So that's kind of
4 the high-level version of it. We did, I believe, submit
5 both our EGC and LEED preliminary scorecards as part of the
6 application as well.

7 COMMISSIONER IMAMURA: I did notice that. Thank
8 you, Mr. Antoine. And you did pique my interest about your
9 building envelope, but given that I've taken up enough air
10 time, I'll refrain from asking any further questions about
11 the building envelope. But I'm glad to hear that that's a
12 focus of your efforts. So Mr. Chairman, I yield back.

13 CHAIRMAN HOOD: All right. Thank you.
14 Commissioner Stidham, any questions or comments?

15 COMMISSIONER STIDHAM: Well, let's see what
16 Commissioner Imamura may have left to question on actually.
17 Many of the questions that he already asked were questions
18 that I had related to the ANC. And I do agree with my
19 fellow commissioner that I do appreciate the open space that
20 you've incorporated, but I'd like a little bit more
21 information about the spaces because much of the flexibility
22 that you're requesting is you're saying that you're
23 providing -- it gives you the ability to provide that space.

24 So of the spaces, I think I counted there are five
25 spaces that you're calling park spaces, but I'm not clear on

1 which of those actually have space for people to use for
2 park space. I get that that main large park space, which I
3 think you called -- oh shoot, I closed it -- with the
4 trellis and the playground, that is --

5 MR. TUMMONDS: Town Center Park.

6 COMMISSIONER STIDHAM: Thank you, Mr. Tummonds.
7 And I gather that the two corner parks are not occupiable.
8 One has a good bit of vegetation and that's with the sign
9 that's located on the corner of Town Center Drive -- yeah,
10 where Town Center Drive and Town Center Drive come together.
11 That doesn't seem like it has any public amenities or space
12 for people to use it. Is that correct? And does the other
13 corner space have any useable space?

14 MR. FRANK: I think Travis answered both -- if we
15 were talking about the Gateway Park, again, that is mostly -
16 - that is stormwater management and not occupiable and it is
17 similar for the other corner park, call it cattycorner to
18 the Town Center Park. And the overlook or the escarpment,
19 there's a really steep grade there, but the intention is to
20 have the LEED walk at the top, that at least you can walk
21 along and get the views over that location. So you'd be
22 correct in identifying that the major occupiable space is
23 the Town Center Park and then the other occupiable spaces
24 start to layer more towards private is how I would describe
25 it.

1 So the MUs, that really belongs to the townhome
2 and the immediate neighbors, that's the feel there, but it
3 is occupiable. And then the courtyard space for the seniors
4 that is raised one level above the park and the street but
5 it is open to all the seniors in that building and then each
6 of the townhomes with their own private terrace space that
7 starts to overlook the other spaces and engage with those
8 spaces and section that they become a more layered kind of
9 degree of privacy with those spaces.

10 COMMISSIONER STIDHAM: My concern is that, you
11 know, this will really attract families and the need to have
12 some outdoor space to be able to recreate or just, you know,
13 throw a frisbee. And it doesn't seem that there is any of
14 those spaces really for that to take place, so I do like the
15 layout. I do approve of that. And I do like the design of
16 each of the townhomes and the way that you sought to
17 differentiate themselves from one and other, but it just
18 seems that there is just not enough open space for families
19 who are going to be moving into this area and wanting to
20 stay.

21 MR. STROTT: This is Brian Strott. So to speak to
22 the open space and the activation of these spaces, so in
23 years past when we've had events at Skyland Town Center, the
24 fall block party, we've hosted Porch Fest there before in
25 the past, we've had to have those --

1 MR. TUMMONDS: Brian -- Mr. Young, could you pull
2 up Slide 8? That might be helpful for us to kind of --

3 MR. STROTT: Yes.

4 (Pause.)

5 COMMISSIONER STIDHAM: So I pulled up Slide 8 on
6 my own --

7 MR. TUMMONDS: Okay. Perfect. And we can talk to
8 it. So Brian, if you want to talk to Slide 8.

9 COMMISSIONER STIDHAM: Please go from there.

10 MR. TUMMONDS: Brian, do you just want to talk to
11 Slide 8 and then hopefully, it'll come as we're talking?
12 Brian, we cannot hear you if you're --

13 MR. STROTT: Can you guys hear us?

14 MR. TUMMONDS: Now we can.

15 COMMISSIONER STIDHAM: Now we can.

16 MR. TUMMONDS: Brian, are you talking?

17 MR. STROTT: Are you guys able to hear us?

18 MR. TUMMONDS: Now we can.

19 MR. STROTT: Okay.

20 MR. TUMMONDS: Keep talking.

21 MR. STROTT: Apologize for that interruption. So
22 I'll restart. So in the past at Skyland Town Center, we've
23 had large community events. We've hosted Porch Fest and
24 we've had fall block parties as well.

25 Those events in the past have, unfortunately, been

1 held in Lidl's parking lot and in the parking lot and in the
2 paved section of Skyland Town Center Drive. There hasn't
3 been an area for large community gathering and events at
4 Skyland. And with this central Town Center Park area, as
5 it's laid out and connected to the corners of the Block 2
6 building, which is the Crest, as well as spillage and
7 connection to the town center -- I'm sorry to the townhome
8 residents. The vision there is that those future community
9 gatherings and events are held at the Town Center Park and
10 that's kind of the reason why we have the hybrid of the art
11 scape's expansive space, connecting to the street and how
12 the articulation and design of that hardscape design is very
13 cohesive in appearance and as well as we have the actual
14 grass lawn space as well for the more passive, you know,
15 events as well and leisure recreational activities that's
16 also tying into its connection with the playground
17 activation space as well.

18 So that's the vision for the town center core and
19 those large central gatherings. The senior building itself
20 also on the second floor exterior courtyard area has its own
21 private gathering space for the senior residents that may
22 desire more tranquil or passive outdoor recreation usage.
23 So we have that separate program identified for the senior
24 residents on the second floor terrace. The homes of -- the
25 towns themselves have the rooftop decks and the rear decks

1 off of the kitchens as well. So there are, again, locations
2 by the design of the townhomes themselves for families to
3 congregate and have outdoor functions within their
4 residences as well.

5 So we've kind of taken a look at all of the
6 different potential uses based on the various residences of
7 this remaining phase of Skyland Town Center and tried to
8 identify how each of them could and would be able to utilize
9 various outdoor spaces with this final program.

10 MR. ANTOINE: And I'd just also point out that
11 some of the imagery on Page 9 that came after that site plan
12 on Page 8 actually features some of those block parties that
13 have been hosted out at Skyland. And you can see lots of
14 activity and lots of family activity. So this would only
15 add to that in a way that the space is already being used
16 and a software space with the lawn areas as well, including
17 the dedicated playground, certainly intended for children
18 and families.

19 COMMISSIONER STIDHAM: Okay. Thank you for that.
20 What is the size of the Town Center Park?

21 MR. ANTOINE: Travis or Brian Tomaino, do you have
22 the acreage at hand? I do not.

23 MR. FRANK: I do not have the acreage. I can
24 measure that real quick and chime back in.

25 MR. STROTT: Yeah. It was just under an acre in

1 total land -- in total open space areas.

2 COMMISSIONER STIDHAM: Okay. Just under an acre
3 for Town Center Park itself of all of the spaces combined?

4 MR. ANTOINE: The total.

5 MR. STROTT: That was for the total open spaces.
6 So it's inclusive of the corner parks and the overlook parks
7 as well. Basically, the usable land of the site that was
8 programmed for open spaces was just under an acre.

9 COMMISSIONER STIDHAM: Okay. All right. It's not
10 a whole lot. I guess I was envisioning Town Center Park
11 being larger than that based on the renderings. So I think
12 it was mentioned that each household is going to get a one-
13 year membership to the bikeshare. Are there bikeshare
14 stations going to be put in within the community and is it -
15 - are they going to be widely distributed enough so that
16 residents can actually get a bike from their community to
17 take it elsewhere.

18 MR. TUMMONDS: Will, do you want to address the
19 current location of the bikeshare as proposed?

20 MR. ZEID: Yes. There is an existing -- so
21 there's no new Capitol Bikeshare stations proposed with this
22 phase of development, but there have been previous Capital
23 Bikeshare stations installed in the area, so we can -- I
24 don't know that we have that on a slide, though, Paul, but I
25 can --

1 MR. TUMMONDS: Okay.

2 MR. ZEID: -- pull up to describe it, if you give
3 me a minute.

4 COMMISSIONER STIDHAM: So there's none -- you're
5 not planning any with this new development of the entire
6 development. Are there any within the areas that you've
7 already developed or outside of the area you've already
8 developed?

9 MR. ZEID: Yes, I believe there is one. One
10 second, I'm pulling it up. We do have in our CTR that we've
11 prepared, we have a figure and I can pull that up. And that
12 is in the record, too, if we need to pull it up. But let me
13 see if I can just describe it to you, one second. So
14 there's a Capital Bikeshare station on Naylor Road next to
15 the multifamily building, I believe, approaching Good Hope
16 Road, on the east side of the road. So that's pretty --
17 it's pretty close to the -- I mean it's basically the
18 southern corner where the townhomes are. There's one along
19 Naylor Road.

20 COMMISSIONER STIDHAM: Well, that's not a very big
21 one to have 126 units coming in, plus the 75 senior, it
22 seems to me that you need more of those within the community
23 if you're offering that as an amenity to the people living
24 there. One station is probably going to be empty 90 percent
25 of the time for folks to be able to access it and use it.

1 And with that, I think that's all the questions, comments I
2 have, Chairman.

3 CHAIRMAN HOOD: Okay. Thank you.

4 Vice Chair Miller, any questions or comments?

5 VICE CHAIR MILLER: Thank you, Mr. Chairman. And
6 thank you to my colleagues, Commissioners Imamura and
7 Stidham, you covered a lot of ground. And I appreciate
8 that. And I appreciate the responses that the Applicant's
9 team has given, which seem to be thorough as well. I want
10 to thank the Applicant's team for trying to bring forward
11 this final phase of the Skyland Town Center Project, which
12 has been a labor for a lot of people, including yourselves
13 and the community. And I appreciate your sticktoitiveness
14 throughout the entire process and finding new ways or
15 different ways when other ways fall by the wayside due to
16 really circumstances that are beyond your control.

17 But just trying to fulfill the original vision
18 that the community and the city and the development team had
19 for this site. It's a very attractively designed senior
20 all-affordable building, including deeply affordable at 30
21 percent and below and then you've got the townhomes as well.
22 I think the materials, the colors, the projections, the
23 setbacks, the courtyard on the senior building, the terraces
24 on the townhomes, it's all very well designed, I think. And
25 with the public open spaces, the playground, the Town Center

1 Park, I really think you are trying to fulfill the vision of
2 that mixed use, mixed income community that we all had.

3 And the Environmental Gold, LEED Gold and the
4 sustainable for the townhomes makes sense and is certainly -
5 - let me -- I guess -- so I really don't have any probing
6 questions. I think it's a great project and I appreciate
7 the ANC outreach and we've got the 7B support. I don't know
8 if we have the written support or if we can get it as to
9 make the record complete, but we have the letter from
10 Pennsylvania Avenue East Main Street and you have the
11 Skyland Task Force support as well. So I do appreciate all
12 of the work on this very important project.

13 I guess the only questions that haven't -- well, I
14 don't know if they're the only questions that I haven't been
15 asked -- the only questions I can think of that haven't
16 already been asked or addressed in one way or the other, I
17 think I heard you say that in terms of effective timing of
18 building permit issuance, you were asking for five years --
19 that the building permit be issued five years after the
20 effective date of the order in one situation and two years
21 after the effective date of the order in the other
22 situation, and I just -- if you can just go over that again
23 just quickly and --

24 MR. TUMMONDS: Sure.

25 VICE CHAIR MILLER: -- why the five years. I mean

1 everybody's been waiting a long time, including yourselves
2 for this project to come to fruition.

3 MR. TUMMONDS: Sure. I would say -- I'll start --
4 I can start and then have the Applicant jump in. So
5 typically, in any PUD, we're required to file for building
6 permits within two years -- we are going -- we are going to
7 meet that and most likely just based on the development
8 scheme, we'll file for building permits for the townhouses
9 within the two-year requirements. And then it becomes the
10 question typically of so in these kind of phased
11 construction projects, what would be -- so there is, for
12 lack of a better term, an end date so that the Zoning
13 Commission and the Zoning Administrator's Office has an
14 ability to check what is the end date filing.

15 So we will file the last building permit within
16 five years. And we envision that just based on the funding
17 mechanisms that are necessary for that, we think five years
18 would probably be appropriate, and that would be, most
19 likely, the senior building. But it is also to give a sense
20 of timing so that the Zoning Commissioner's Office can see
21 that this is moving forward and that when they issue that
22 building permit, it is tied to a date certain.

23 VICE CHAIR MILLER: And the five years is the
24 earliest you think -- you think it would it last --

25 MR. TUMMONDS: Oh, yes.

1 VICE CHAIR MILLER: -- unrealistic if it was less
2 than that?

3 MR. TUMMONDS: Maybe I'd go to the WC Smith team
4 kind of based on the -- maybe if you can give a little bit
5 of discussion of the funding mechanisms that have to be
6 achieved in order to make that building a reality.

7 VICE CHAIR MILLER: And that's okay.

8 MR. TUMMONDS: Okay.

9 VICE CHAIR MILLER: I don't need the detail. I
10 just wanted to know you've considered it and that's fine
11 with me. But the last question or the only other question I
12 had, you may have addressed this, there was one DDOT
13 condition, I think, that your slide presentation indicated
14 that you disagreed with and that was the missing -- the
15 recommendation to fund and construct missing crosswalk curb
16 ramps in the southern leg of the intersection of Naylor Road
17 and Town Center. And I think you said you disagreed because
18 it wouldn't meet ADA compliance because of the topography or
19 something like that. Can you just explain that again?

20 MR. TUMMONDS: Yeah. So Brian, do you want to
21 jump on in that? I'll let Brian jump in on that. Brian?
22 Brian, we can't hear you again. You know what? I'll
23 address it. So last week, when we submitted the PowerPoint,
24 we said that would be a problem to address DDOT's condition.
25 We've had subsequent discussions with DDOT today. We will

1 satisfy DDOT's condition. You know, I think we can make the
2 -- we can construct those final legs, and I think there, the
3 main thing is we want to make sure we can do that without
4 having to do significant regarding of Naylor Road up and
5 down the street. And I think that we have come to an
6 agreement with DDOT that we can make it work with the
7 existing grades and then addressing, I think, the real goal
8 there of having those missing crosswalks be constructed and
9 we can do that.

10 Will, is that generally correct?

11 MR. ZEID: Yes, that's correct.

12 VICE CHAIR MILLER: Okay. Well, thank you for
13 that explanation. And that's really it, Mr. Chairman. I
14 appreciate all of the work of everybody to bring this
15 project to fruition, so thank you very much.

16 CHAIRMAN HOOD: Okay. Thank you, Vice Chair
17 Miller and also my other colleagues who've asked their
18 questions. Let me just -- I'm trying to recap Skyland and
19 I'd like to do this to know where we've come and now where
20 we are. I noticed that I don't see the 30th Street
21 Neighbors. I don't see -- I can't think of the name of the
22 street, I had it up earlier, right behind, they had a --
23 they were party status, I think, in 2010. I don't see --

24 MALE SPEAKER: Fort Baker Drive.

25 CHAIRMAN HOOD: What was it?

1 MALE SPEAKER: Fort Baker Drive.

2 CHAIRMAN HOOD: Fort Baker Drive. That's it.
3 That's it. Fort Baker Drive. And they were very well
4 organized. And I think what I'm seeing here -- let me back
5 up. Mr. Tummonds, this is the last phase, correct? This is
6 what I think I've heard previously.

7 MR. TUMMONDS: This is it.

8 CHAIRMAN HOOD: Do you know how long this has --
9 and this has been a collaboration of this team, the
10 community, and I'm going to throw in the Office of Planning,
11 DDOT, the Zoning Commission? Because when I looked at the
12 orders and I want to thank the Applicant. I believe the
13 Applicant supplied the orders for the record. And I think I
14 saw about five or six of them. And that just tells you how
15 long it's been -- how long we've been building this. And
16 even before it got started, I think Vice Chair Miller was in
17 another capacity when they started talking about Skyland.
18 And I actually think McMillan was longer, but I think this
19 has been a work in progress. It's been a community-led
20 effort because when I don't see Fort Baker Drive and 30th
21 Street and some of the other parties who really -- who
22 actually helped shape this, then I know there has been
23 progress made. There's been collaboration. And I know
24 there may be still some people out there that still have
25 some issues, but I'm sure that if I go over there, I'll see

1 them over there utilizing the facilities that I see all in
2 the city as well or even the Costco in my neighborhood,
3 people were against it, but I can't -- and I say this all
4 the time, I can't get in there because they're there.

5 But I will tell you that I think this is a long
6 time coming, while we still may have some questions, I agree
7 with Commissioner Stidham. I'm not sure if her question was
8 answered about some of the recreation, but I'm sure that
9 this -- when this went out, this modification of
10 significance, I believe that DPR would've weighed in. I'm
11 sure our school system weighed in, I believe. Now, I may be
12 wrong. Would they have weighed in, Mr. Tummonds?

13 MR. TUMMONDS: Yeah. Ms. Brown-Roberts is here,
14 but I've got a revision that she sent out like OP does in
15 all of these cases, sent out to all of those entities and if
16 they have an issue, they would weigh in.

17 COMMISSIONER IMAMURA: Okay. I know that we have
18 things in place to take care of this. I don't necessarily
19 have any questions. I just think back to how far we've
20 come. I was glad to hear that this is the last piece of
21 this puzzle. I do like -- I noticed nobody invited us to
22 the grand opening of Lidl's. Everybody was all excited and
23 it's all on the news. The Commission, I know we can't go, I
24 say that jokingly, but it seems like when the good things
25 happen, we don't get invited to those, but when it's rough,

1 we get invited to that. But we can take care of our --
2 we'll do our due diligence.

3 But I just -- my hat's off to you, waiting to hear
4 from others, but I do have one or two questions. And the
5 first one, I think Commissioner Imamura may have started, I
6 wasn't sure what the answer is, so that's been a while since
7 I've heard the response if I did get an answer, the ANC 8A,
8 8B and 7B, I keep hearing 7B. And I can understand maybe
9 why 8B may not be responding, but I'm not sure why 8A and
10 7B, but let me just ask all of them. What's the status of
11 all of these?

12 MR. TUMMONDS: Right. So we presented to 8A in
13 November and they, you know, listened to our presentation,
14 had a couple of questions. And I think then they said thank
15 you. They didn't have any concerns, questions. They took
16 it upon themselves. They didn't - they did not decide to
17 take a vote on this case. 7B, the ANC which we are located,
18 we presented to them on November 16th and yeah, 16th, right,
19 Thursday before last. And I believe that the ANC 7B
20 Commissioner Pearsall is here this afternoon or now evening
21 to talk about the ANC's views on this case.

22 CHAIRMAN HOOD: Okay. And again, 8B --

23 MR. TUMMONDS: And 8B, yeah, we sent numerous
24 inquiries to them about presenting and truly, we just never
25 heard back.

1 CHAIRMAN HOOD: Okay.

2 MR. TUMMONDS: They are across the street and
3 truthfully, they are -- the portion of 8B that's across the
4 street isn't really related to Blocks 1 and 4 where this
5 project is. The sliver that is 8B faces the Crest, Block 2.

6 CHAIRMAN HOOD: Okay. And that's why I thought
7 maybe why they may not have responded --

8 MR. TUMMONDS: Me, too.

9 CHAIRMAN HOOD: -- leave it up to 8A and 7B. Let
10 me ask you, the Main Street, I think -- hold on, let me pull
11 that letter up and you can tell me, who was on the
12 Pennsylvania Avenue -- was it Main Street, who's on there?
13 I saw the letter of support, but it didn't tell me who the
14 members were, and not that that's the criteria, but I just
15 want to know are they longstanding members who've basically
16 been involved in this case since 2010, are they new or --
17 because when you're new, some of the issues change. I'm
18 just curious. Does anybody know right off?

19 I guess Mr. Tummonds disappeared on me. Give him
20 a moment to come back, should give me a moment to find out
21 what I'm looking for.

22 MR. STROTT: Chairman Hood, can you hear us?

23 CHAIRMAN HOOD: Yes, I can.

24 MR. STROTT: Okay, great. This is Brian Strott.
25 To answer your question, no, we are not sure of the duration

1 which Pennsylvania Main Street has been active and the
2 director was the individual who signed the letter, though,
3 in regards to the letter of support.

4 CHAIRMAN HOOD: Okay. That was Dr. -- I think it
5 was Latisha Atkins.

6 MR. STROTT: Correct.

7 CHAIRMAN HOOD: Okay. And Mr. Tummonds, can you
8 help me with Mr. Williams, who was a part of that group, the
9 task force? Did the task force start in 2010?

10 MR. TUMMONDS: Yes, it did. And maybe Mr. Fennel
11 and Mr. Strott have been dealing with the task force and Mr.
12 Williams for a long time. So Brad, do you maybe want to
13 talk about the role of the task force and what it's been
14 doing this past weekend?

15 MR. FENNELL: Sure. So this is Brad Fennell, the
16 Applicant. And back in the 2010 timeframe, you know, we
17 were out in the community. Thank you for remembering all of
18 those meetings and all of the interactions we had with Fort
19 Baker and 30th Street. Obviously, there were hundreds of
20 meetings, you know, over the years, dating all the way back
21 to 2001 when the award was first made.

22 And, you know, the task force was really
23 initialized as a way for the Hillcrest Civic Association,
24 the ANC 7B and, you know, members of the community to be
25 able to have sort of a centralized voice in terms of helping

1 steer, guide, you know, and advise on the overall plans that
2 had come together because, as you can imagine, we're going
3 to all of these different community meetings, hearing a lot
4 of different voices at the time. And so I think that it was
5 really borne from that notion of wanting to have, you know,
6 a clearinghouse, if you will of community concerns.

7 And the task force, Earl Williams has led that
8 from its inception and he is still very active today. He's
9 been a huge supporter. I know that in the lease up of the
10 retail that has happened to date, his involvement has been
11 very instrumental in helping the Gary Rappaport team on the
12 leasing side and so I think that, you know, we owe that team
13 a debt of gratitude for the effort and the time that they've
14 put into helping us manage the overall community effort,
15 community benefits, community input on these projects and
16 goals.

17 CHAIRMAN HOOD: All right. Appreciate that. And,
18 again, I have to reiterate, my wife says I'm always
19 repeating myself, but I have to reiterate what a big
20 difference this hearing is compared to the four and five --
21 five and six-time hearings that we had when we first
22 started, so when you've been around a while, you appreciate
23 this. There may be still a few concerns around there, but
24 also, I think this Commission, the members of past and some
25 of us that are still here, helped shape some of this. And

1 the ones here are going to help shape this project, along
2 with the community and the Applicant.

3 So I don't really have any questions. Let me see
4 if my colleagues have any follow-ups. I shouldn't have any.
5 After 13 years, it's -- and I know Vice Chair Miller has
6 probably been around longer than I have on Skyland. I want
7 to say I heard about it when I was younger, but I don't
8 think it's been 40 or 50 years, I can't remember.

9 Okay. Ms. Schellin, do we have anyone here from
10 the ANC for cross-examination only?

11 MS. SCHELLIN: I see Commissioner Pearsall from
12 7B02. We don't have anything in the record authorizing Mr.
13 Pearsall, but --

14 CHAIRMAN HOOD: Let's bring Mr. Pearsall. If I
15 get in trouble, I just --

16 MS. SCHELLIN: Yeah.

17 CHAIRMAN HOOD: -- it won't be the first time.

18 MS. SCHELLIN: Right. I don't know if it's a he
19 or a she because I don't see a first name, but they can let
20 us know if they're the chairperson or vice chair.

21 CHAIRMAN HOOD: Right --

22 VICE CHAIR PEARSALL: Good evening, everyone. I
23 am Jamaal Pearsall, Commissioner Jamaal Pearsall. I am the
24 vice chair of ANC 7B. And I am the chair -- excuse me, not
25 the chair, but I am the commissioner for 7B02 in which

1 Skyland is located.

2 CHAIRMAN HOOD: Okay. Thank you, Commissioner
3 Pearsall. Right now, do you have any questions of -- and
4 you're the vice chair, correct?

5 VICE CHAIR PEARSALL: Yes.

6 CHAIRMAN HOOD: Okay. Good. Do you have any
7 questions of what you've heard so far? I'm going to call
8 you back up and I'm going to figure out a way to give you
9 your -- because we don't have anything written, but I'm
10 going to find a way to give you -- be able to give us your
11 ANC report.

12 VICE CHAIR PEARSALL: We appreciate that.

13 CHAIRMAN HOOD: Do you have any questions of the
14 Applicant you see right now? Do you have any right now of
15 the Applicant?

16 VICE CHAIR PEARSALL: No, no questions.

17 CHAIRMAN HOOD: Okay. Sounds good. We'll come
18 back to you shortly. Thank you.

19 VICE CHAIR PEARSALL: Thank you.

20 CHAIRMAN HOOD: Again, Ms. Schellin, we have no
21 one from 8A or 8B, correct? Ms. Schellin?

22 MS. SCHELLIN: I'm sorry. I had a call from
23 somebody who was watching, a call back from someone I spoke
24 to earlier about this hearing. What was your question? I'm
25 sorry.

1 CHAIRMAN HOOD: Oh, I was just asking to make sure
2 we didn't have anyone from 8A or 8B?

3 MS. SCHELLIN: I don't -- Mr. Tummonds, do you
4 have a name from the people you were dealing with since we
5 don't have any?

6 MR. TUMMONDS: Yes. I don't anticipate that there
7 will be anyone from 8B.

8 MS. SCHELLIN: Yeah. I don't see anybody that
9 appears to be from the ANC, so I'm going to say no.

10 CHAIRMAN HOOD: Okay, okay. That's fine. I'm
11 just calling for the record.

12 MS. SCHELLIN: Yes. If there is someone on that's
13 listening, they can always email me.

14 CHAIRMAN HOOD: Let us know.

15 MS. SCHELLIN: Yeah.

16 CHAIRMAN HOOD: Ms. Schellin, do we have any other
17 government reports, like -- do we have any other government
18 reports besides DDOT and the Office of Planning?

19 MS. SCHELLIN: There was one attached to the
20 Office of Planning's Set Down Report from the Department of
21 Environment and Energy at Exhibit 22 at Page 33 that was,
22 again, with the OP Set Down Report.

23 CHAIRMAN HOOD: Okay. I mean, do we have anyone
24 here?

25 MS. SCHELLIN: Oh, no one is here to testify. No,

1 sir. Sorry.

2 CHAIRMAN HOOD: No, good. Because I want to make
3 sure I call because, you know, I got in trouble before --

4 MS. SCHELLIN: Yes.

5 CHAIRMAN HOOD: -- by my colleagues, so --

6 MS. SCHELLIN: Right.

7 CHAIRMAN HOOD: -- all right. Let's go to the
8 Department of Transportation first, Mr. Hagen.

9 MR. HAGEN: Good evening, Chairman Hood and
10 members of the Commission. For the record, I'm Noah Hagen
11 with the District Department of Transportation. DDOT is
12 supportive of the Applicant's proposed PUD modification to
13 develop the property at the corner of Naylor Road and Town
14 Center Drive Southeast. In our November 17th report, which
15 is in the record as Exhibit 21, we recommended approval with
16 two conditions. The first one is implementation of a
17 transportation demand management plan, and the second, which
18 is the funding and construction of the missing crosswalk and
19 curb ramps on the southern leg at the intersection of Naylor
20 Road and Town Center Drive, subject to DDOT approval.

21 And as you heard in the Applicant's presentation,
22 they've agreed to both of our conditions and with those
23 included in the zoning order, DDOT has no objection to the
24 approval of this PUD modification of significance --
25 application. We look forward to continuing to work with the

1 Applicant on the design of this intersection as well as the
2 streetscape and curbside management plan as they go through
3 public space permitting. Thank you, and I'd be happy to
4 answer any questions.

5 CHAIRMAN HOOD: Thank you. Mr. Hagen, thank you
6 for the report. Let's see if we have any questions or
7 comments. Commissioner Imamura?

8 COMMISSIONER IMAMURA: No questions or comments.
9 Thank you, Mr. Hagen.

10 CHAIRMAN HOOD: Okay. Commissioner Stidham?

11 COMMISSIONER STIDHAM: No questions or comments
12 from me, either.

13 CHAIRMAN HOOD: And Vice Chair Miller?

14 VICE CHAIR MILLER: I have no questions. Thank
15 you, Mr. Hagen.

16 CHAIRMAN HOOD: Okay. Mr. Tummonds, do you have
17 any questions or comments?

18 MR. TUMMONDS: No questions.

19 CHAIRMAN HOOD: And Mr. Pearsall -- Commissioner
20 Pearsall, do you have any questions or comments?

21 VICE CHAIR PEARSALL: No questions.

22 CHAIRMAN HOOD: Okay. Thank you. Thank you, Mr.
23 Hagen.

24 Ms. Schellin, let's go to the Office of Planning,
25 Ms. Brown-Roberts.

1 MS. BROWN-ROBERTS: Just a second here. Okay.
2 Good evening. In the meantime, good evening, Mr. Chairman
3 and members of the Commission. This is Maxine Brown-Roberts
4 representing the Office of Planning on Zoning Commission
5 Case 09-03H. And I'm waiting on the presentation to come
6 up. I will move along and then we can catch up with the
7 presentation. So the Skyland Town Center Proposal has been
8 under development for a number of years and the original
9 proposal has been through several modifications to be
10 responsive to the market and also to community needs.

11 OP is supportive of the proposal to replace the
12 approved medical center on Block 1 and multifamily units on
13 Block 4 with 126 road dwellings and a 75-unit all affordable
14 senior apartment building and 10,000 square feet of ground
15 floor retail. The road dwellings with their three and four
16 bedrooms would address the need for family units in the
17 area, would offer homeownership opportunities, seven of
18 which would be affordable at 50 and 80 percent of MFI. The
19 75 senior one and two-bedroom units would be all affordable
20 at 30 percent and 50 percent MFI.
21 The area surrounding the buildings have been interspersed
22 with extensive passive and active open space areas which are
23 incorporated into the town center.

24 Regarding the comprehensive plan, the requested
25 modification and the overall development would continue to

1 be not inconsistent with the FLUM recommendation for
2 moderate density commercial with small areas of the site
3 designated as moderate and low density residential, while
4 the generalized policy map recommends a multi neighborhood
5 center and neighborhood conservation areas for the site.

6 As detailed in our report, the proposal is not
7 inconsistent with the recommendation for low and moderate
8 density residential and neighborhood conservation areas on
9 portions of the site. When taken together with the policy
10 recommendations of the framework element, the citywide
11 element and specific recommendations of the far northeast,
12 southeast area, the Skyland provides a mix of uses in a
13 multi neighborhood center.

14 The Applicant provided a full racial equity
15 analysis and this is also provided in the OP report. The
16 Mayor's January 2023 DC Comeback Plan indicates that the far
17 northeast, southwest planning area is on track to exceed the
18 2025 affordable housing goal. However, though the area is
19 on track to exceed affordable housing needs, a variety of
20 housing choices are not being provided. The proposed
21 homeownership opportunities and affordable senior housing,
22 along with apartments currently at Skyland, would help in
23 addressing the needs for a variety of housing types in the
24 area.

25 In general, the analysis of the data shows that

1 the planning area is behind that of the District in most
2 categories, such as homeownership, median household income
3 and unemployment proposed development could further a number
4 of planned policies related to equity. There would be no
5 direct or indirect displacement and, in fact, the
6 development would be a positive impact on housing and
7 particularly homeownership and senior housing needs in the
8 planning area. There would be significant open spaces and
9 the promotion of culture and arts in the development.

10 And it would also provide access to job
11 opportunities, both within and outside of the town center.
12 Regarding the PUD, the proposal would continue to meet the
13 requirements and have already provided the proffered
14 amenities in the community. The Office of Planning,
15 therefore, recommends approval of the requested modification
16 of the consolidated PUD on Block 1 and modification of Stage
17 1 PUD on Block 4 to a consolidated PUD. And approval, also
18 of the request and flexibility to rear yard, side yard and
19 retained parking requirements. Thank you, Mr. Chairman, and
20 I'm available for questions.

21 I'd also like to address a question by the
22 Chairman regarding the context with other DC agencies. This
23 was done, however, we only had a response from DDOE, and
24 that report is attached to our hearing report. Thank you,
25 Mr. Chairman.

1 CHAIRMAN HOOD: Thank you, Ms. Brown-Roberts, as
2 always, a great report. And I appreciate you adding that
3 second part about the response. I'm glad that we did reach
4 out to other agencies, which I know we do all the time, as
5 stated by Mr. Tummonds and yourself, so thank you.

6 Let's see if we have any questions or comments for
7 Office of Planning. Let me ask this, Mr. Brown-Roberts,
8 were you on this case the whole time, since 2010?

9 MS. BROWN-ROBERTS: Yes, Mr. Chairman, I have
10 been. (Laughter.)

11 CHAIRMAN HOOD: So would you agree --

12 MS. BROWN-ROBERTS: This was one of my first
13 projects. This was one of my first big projects at the
14 Office of Planning.

15 CHAIRMAN HOOD: Okay. I'm not going -- I was
16 going to ask you some more questions, but I'm going to leave
17 it at that, so thank you. Thank you for your
18 sticktoitiveness as well. Let's see if we have any
19 questions or comments.

20 Commissioner Imamura?

21 COMMISSIONER IMAMURA: No questions, Mr. Chairman.
22 I second your comment about Ms. Brown-Roberts'
23 sticktoitiveness. Thank you, Ms. Brown-Roberts.

24 MS. BROWN-ROBERTS: You're welcome.

25 CHAIRMAN HOOD: Okay. Commissioner Stidham, do

1 you have any questions?

2 MS. SCHELLIN: No, just thank you to Ms. Roberts
3 for her work.

4 MS. BROWN-ROBERTS: Thank you.

5 CHAIRMAN HOOD: And Vice Chair Miller, do you have
6 any questions?

7 VICE CHAIR MILLER: No, no questions. Thank you,
8 Ms. Brown Roberts for your comprehensive report, as always.

9 MS. BROWN-ROBERTS: You're welcome.

10 CHAIRMAN HOOD: And Mr. Tummonds, do you have any
11 questions?

12 MR. TUMMONDS: No questions.

13 CHAIRMAN HOOD: And Commissioner Pearsall, do you
14 have any questions?

15 VICE CHAIR PEARSALL: No questions.

16 CHAIRMAN HOOD: Okay. Vice Chair Pearsall, excuse
17 me. I want to make sure the record -- he's the vice chair
18 and I think our regulations say either the chair or the vice
19 chair. Hopefully I got that right. All right. Thank you,
20 Ms. Brown-Roberts.

21 VICE CHAIR PEARSALL: Vice chair.

22 CHAIRMAN HOOD: Vice chair, yeah, yeah. No, I
23 mean I hope I got it right for the record, because it either
24 has to be the chair or the vice chair and you're the vice
25 chair, so I'm perfectly in line. All right.

1 Ms. Schellin, let's see if we have any -- let's go
2 to the ANC. Vice Chair Pearsall, it's time for the ANC 7B.

3 VICE CHAIR PEARSALL: Appreciate it. Thank you
4 for allowing me to be here this evening. Again, I am
5 Commissioner Jamaal Pearsall and I represent the
6 constituents of single-member district 7B02, which is
7 inclusive of Ford Davis Drive, 30th Street, Alabama Avenue,
8 Branch Avenue and Pennsylvania Avenue. Just here to let you
9 all know that we are in full support and complete support of
10 Phase 3 of the Skyland Development Project and that since
11 the opening of the Crest in 2021, Skyland has served as an
12 anchor institution within the historical Hillcrest
13 community.

14 We are also excited that in this final phase, we
15 will have an addition 126 townhomes, greenspace and
16 affordable living for seniors. This is really an effort to
17 expand access to premium housing, not just for young
18 families, but inclusive of housing for our seniors, which
19 was stated earlier, which allows them to age in place,
20 knowing that many of the seniors in Hillcrest are the
21 seniors that built the black middle class in Washington, DC
22 and deserve to have access to quality housing in a safe and
23 culturally reflective community.

24 Lastly, the green space provided in Phase 3 will
25 afford the community a safe and modern and well-curated

1 space to host community-based events that will continue to
2 feed the soul of Hillcrest. And, again, I keep saying it
3 again, we are excited and we look forward to this final
4 phase and we look forward to our timely completion.

5 And more importantly and lastly, in productive
6 relationship with our development partners, we ask that you
7 be on the lookout for a support letter from ANC 7B. We
8 apologize for the delay. However, things were held up due
9 to the holiday public meeting calendar, so as we say in
10 Hillcrest, onward and upward, together we go as a community
11 and thank you.

12 CHAIRMAN HOOD: Very well stated and very well
13 done, Vice Chair Pearsall. Let me -- so you all do have a
14 letter coming?

15 VICE CHAIR PEARSALL: Yes, we do have a letter
16 coming. Our calendar was off. We had some procedural
17 issues on our end that held things up and we have to go
18 through our internal committee within the ANC and then
19 brought to the full body. So we will have that letter out
20 shortly after our next ANC meeting.

21 CHAIRMAN HOOD: And I'd also like a copy of your
22 testimony for the record, even though I know you're the
23 (inaudible) District or was that just coming off the top of
24 your head or do you have --

25 VICE CHAIR PEARSALL: No, no. I wrote that down.

1 CHAIRMAN HOOD: Okay, good. I would like for you
2 to submit that. I'd like for you to submit that, too. And
3 I think normally, this is a one-vote case, so I'm letting my
4 colleagues know and everyone know now, I want to make sure
5 that ANC 7B gets a great weight. They are frontline workers
6 and they work hard for their constituents. And I'm inclined
7 to leave this -- I want to leave this open, whatever you
8 need to do, not take a vote -- we will plan to take a vote,
9 not take a vote tonight, just for their letter. I want
10 their letter in the record and I'd like for Vice Chair
11 Pearsall's letter in the record as well. Let's see if we
12 have any questions for you Vice Chair.

13 Commissioner Imamura?

14 COMMISSIONER IMAMURA: No, thank you, Vice Chair
15 Pearsall for your service to your community and for your
16 testimony tonight and the time it took to prepare that
17 statement. We really appreciate it. Thank you.

18 VICE CHAIR PEARSALL: Thank you all.

19 CHAIRMAN HOOD: Commissioner Stidham, any
20 questions?

21 COMMISSIONER STIDHAM: No questions or comments.
22 Thank you for your presence here tonight, Mr. Pearsall.

23 VICE CHAIR PEARSALL: Appreciate it.

24 CHAIRMAN HOOD: And Vice Chair Miller, any
25 questions of Vice Chair Pearsall?

1 VICE CHAIR MILLER: Well, just from one vice chair
2 to another, I can say you really stepped up to the plate and
3 appreciate your thoughtful comments and all of your work and
4 service in the community. Thank you very much.

5 VICE CHAIR PEARSALL: Thank you and same to you
6 all.

7 CHAIRMAN HOOD: Let's see -- a few more and then
8 we'll let you go Vice Chair.

9 Mr. Tummonds, do you have any questions?

10 MR. TUMMONDS: No questions.

11 CHAIRMAN HOOD: Okay. All right. Vice Chair
12 Pearsall, again, thank you and we're looking forward to
13 getting that letter, so thank you. Have a great evening.

14 VICE CHAIR PEARSALL: Thank you. Be well.

15 CHAIRMAN HOOD: All right. Thanks. You, too.

16 Ms. Schellin, let's go to parties -- I mean not
17 parties, persons in support, opposition or undeclared.

18 MS. SCHELLIN: Okay. Mr. Tummonds, is Justin
19 Valdez part of your team?

20 MR. TUMMONDS: Yes, he is.

21 MS. SCHELLIN: Okay.

22 MR. TUMMONDS: He will not be presenting
23 testimony.

24 MS. SCHELLIN: Okay. How about Lisa McCulley?

25 MR. TUMMONDS: She is also -- Ms. McCulley and Mr.

1 Valdez are both with MVR, the townhouse the developer, so
2 they are there to answer any questions that we may have.

3 MS. SCHELLIN: Okay. All right. Then the only
4 person we have is Mr. Johnson, Villareal Johnson.

5 CHAIRMAN HOOD: Thank you. Let's bring Mr.
6 Johnson up.

7 MS. SCHELLIN: And he is in the category of
8 undeclared.

9 CHAIRMAN HOOD: Let's bring Mr. Johnson up.

10 MS. SCHELLIN: And that's our only witness.

11 CHAIRMAN HOOD: Okay. Is he representing an
12 organization or himself?

13 MS. SCHELLIN: It says BBGP Leadership, LLC.

14 CHAIRMAN HOOD: Okay. Let's bring him up and
15 let's see what's going on.

16 Mr. Johnson, you may begin.

17 MR. JOHNSON: Hey, good evening, Commissioner
18 Hood. I'm having some technical difficulties. Let me see
19 if I can start the video, if I can be seen. I'm not sure if
20 I can be seen. I cannot see myself, but am I being heard
21 clearly?

22 CHAIRMAN HOOD: You're being heard and you're
23 being seen, so you're good to go.

24 MR. JOHNSON: All right. awesome. Just wanted to
25 step in here and echo the sentiments that have been shared

1 in general. It is a great opportunity to finally land this
2 plane. For those who may or may not know me, I am currently
3 the president of the Hillcrest Community Civic Association,
4 which historically has been the driving force and visionary
5 group for this project, this project and it's vision of
6 three decades, maybe -- two decades of working to bring the
7 team together, and I wanted to commend the Skyland
8 Development Team, which I have been on in different
9 capacities and I'm currently a board member of the
10 Washington East Foundation as secretary and treasurer.

11 So historically, Commissioner Hood, like you, I
12 have been around and involved in various aspects of this
13 project, once, serving as a commissioner of maybe a decade
14 in Hillcrest and the Pennsylvania Avenue corridor area. The
15 Hillcrest Community Civic Association suffers pretty much
16 the same internal delays as the ANC, the Skyland Development
17 team, this whole team, Washington East Foundation, Harris
18 and Malone, Marshall Heights, Rappaport Williams, CW Smith,
19 all came to the Hillcrest Community Civic Association
20 meeting on November 4th and presented about Zone 3 or Phase
21 3.

22 Everybody was excited about the homeownership
23 opportunities. Everybody was excited about the senior
24 living opportunities. And there's generally full support
25 because everybody's excited to see the completion of this

1 two-decade project. We would be remiss and I would ask the
2 Commission to give the Hillcrest Community Civic Association
3 an opportunity to put something in writing formally that
4 could be, would be supportive but we just didn't have time
5 to take it to the membership. And we boast upwards of 200
6 paid members, so we do represent and had been accepted as
7 the voice of the Hillcrest Community. So we would like to
8 put something in the record, but similar to the ANC, we
9 needed a little bit more time to do so.

10 I am also asking if I could submit this testimony
11 into the record, put it on paper and submit it into the
12 record. I do think that there are some aspects of this that
13 we need to talk to the developers about. In the Hillcrest
14 Community Civic Association meeting, there were some things
15 that came up around the site and the development and
16 opportunities to increase the quality of life aspect of the
17 project with the retailers, with safety security.

18 We did talk about those things in the community
19 meeting and we would like to further those conversations.
20 And one of the things and this is my personal opinion, being
21 a part of this for so long and watching it from several
22 different angles over the years, this has always been a
23 community-driven project. And it always has been a
24 collaborative project. And the development team and the
25 various partners, there's always been conversation, right?

1 And community has always been a part of this. And I guess
2 at this point, we are also excited to land the plane that
3 there may have been some missed opportunities to have
4 crucial conversations at this final stage. And I think
5 there is an opportunity to do that, but I understand there's
6 the stress of the time.

7 But I think I heard you say that you want the
8 community's voice to be on record; you want the ANC's voice
9 to be giving great weight and you're offering time for that
10 to happen and if that is true, the Civic Association would
11 like to also finish those conversations and look to kind of
12 impact the project a little differently, as the Civic
13 Association has been the voice of Hillcrest for 35 years and
14 the mission of the Civic Association is to enhance the
15 quality of life and prosperity of its members and residents.
16 And this project is a big deal. And it is an example of how
17 community and residents can team and partner with government
18 and private entities to do something marvelous for a
19 neighborhood.

20 So with that being said, we need the time to go
21 back to the membership. We want the time to go back to the
22 membership to continue the conversations, to be on record as
23 the Association has been a part of this since the beginning
24 and the Association is definitely looking forward to seeing
25 the finality of this two-decade, three-decade project.

1 CHAIRMAN HOOD: All right. Well, thank you, Mr.
2 Johnson, we appreciate you and the work that Hillcrest has
3 always done and they continue to do. So what we could do,
4 we will leave the record open for you all to be able to make
5 sure you continue your conversation, even after the Zoning
6 Commission does their job, still continue your conversation
7 with some of the issues that Hillcrest has had with the
8 Applicant, regardless of what we want to do because that
9 should always happen.

10 And I'm sure Mr. Tummonds and the team over there
11 will continue to do that. I've worked with Mr. Tummonds on
12 other cases and I'm sure that Mr. Strott and others will
13 continue to do that work with the community as they go along
14 because I always call it the good neighbor policy, and
15 that's the way they want to be good neighbors and I'm sure
16 Ward 7 and the city has shown that we want to be good
17 neighbors. That's why it's been a collaboration.

18 We haven't always been this close together, as I
19 remember those long hearings that we had, but we've gotten a
20 lot closer. This one right now has only been about an hour-
21 and-a-half or maybe two hours, lose time, two hours -- but
22 it's sure not those four and five hours and 11:30 where
23 Commissioner May is looking at me all mad at about 11:15 and
24 he's ready to go to sleep and we've been in there for about
25 seven hours. So Commissioner Stidham, tell him I said that.

1 So anyway, seriously though, yeah, we will afford the
2 opportunity as well for Hillcrest. I think Hillcrest has
3 always been an upstanding association, well-respect in this
4 city, especially out of Ward 7.

5 And Hillcrest is really responsible, and I
6 probably should -- it's too much information, but they were
7 really responsible in Hillcrest for Mayor Anthony Williams,
8 who I think has done this city just well as being the mayor.
9 They really got that started and all of us got onboard.

10 Let me see. Commissioner Imamura, you have any
11 questions of Mr. Johnson?

12 MR. JOHNSON: Commissioner Hood, let me do this
13 real quick. I just want to give praises to Skyland Holdings
14 and this team, Paul, he has been very transparent and
15 forthcoming with information, the team has been great in
16 communication and engagement. I don't want my -- I don't
17 want this presentation to be misinterpreted any other kind
18 of way. It is just an opportunity for the community to
19 interject a voice and I want it to be known as that's what's
20 happening. We're interjecting voice because
21 this is an opportunity to do that. But the team has been
22 engaged and historically have been engaging and we want to
23 just make sure that we can continue that conversation moving
24 forward as the excitement builds up, as we finally look to
25 land the plane, right? That's all.

1 CHAIRMAN HOOD: All right. It sounds good.

2 Commissioner Imamura, any questions of Mr. Johnson?

3 COMMISSIONER IMAMURA: Thank you, Mr. Chairman, no
4 questions.

5 Thank you, Mr. Johnson for participating in the
6 public process here and for your leadership in the
7 community.

8 CHAIRMAN HOOD: Commissioner Stidham, any
9 questions of Mr. Johnson?

10 COMMISSIONER STIDHAM: No, no, none at all, but
11 thank you very much for being here this evening.

12 CHAIRMAN HOOD: And Vice Chair Miller, any
13 questions of Mr. Johnson?

14 VICE CHAIR MILLER: No questions. Thank you, Mr.
15 Johnson, for all of your work and the Hillcrest Community
16 Association's work and dedication over the years, appreciate
17 it.

18 CHAIRMAN HOOD: And Mr. Tummonds, any questions of
19 Mr. Johnson? Did you say no or -- oh, okay. You're on
20 mute, but I can hear -- I know that --

21 MR. TUMMONDS: No questions.

22 CHAIRMAN HOOD: Okay. Thank you. And did the
23 Vice Chair leave, Vice Chair Pearsall? Oh, okay.

24 VICE CHAIR PEARSALL: I lost the connection, so I
25 just got back on, literally.

1 CHAIRMAN HOOD: Oh, okay. Well, I was going to
2 ask you, did you have any questions of Mr. Johnson and his
3 testimony?

4 VICE CHAIR PEARSALL: I missed it. My apologies.

5 CHAIRMAN HOOD: Okay. It pretty much captures
6 that he would like to do the same thing that ANC is doing,
7 Hillcrest would like to weigh in and they did have some --
8 not necessarily -- well, I think some still outstanding
9 issues. They will be working with the Applicant about and I
10 don't think it's anything, so I'll just leave it at that.
11 So you didn't have any questions for him? I guess you all
12 can -- you all are neighbors, so you all can talk about that
13 at another time.

14 All right. Ms. Schellin, anybody else?

15 MS. SCHELLIN: No, sir.

16 CHAIRMAN HOOD: Okay. All right. So what we're
17 going to do is you've hear the request, we're going to leave
18 the record open. We will vote for this, I think, at our
19 very next -- I'll be ready to move forward with this at our
20 very next hearing.

21 Mr. Tummonds, is there a time constrain on
22 anything? Can it wait until our next meeting? You really
23 are exercising my being able to read lips, so I'm working on
24 it.

25 MR. TUMMONDS: I apologize. I apologize. We'd

1 love to be able to get this done in December, so before the
2 end of the year and mostly because I think that would be a
3 great milestone for us to be able to say that we've done
4 this, so yes, if we could still have the record -- the
5 information that's been in the record and record closed so
6 that we can have a decision in December, that would be
7 wonderful.

8 CHAIRMAN HOOD: Okay. All right. Sounds good.
9 Any other questions, Commissioners?

10 Mr. Tummonds, do you have a closing or --

11 MR. TUMMONDS: Only we thank everyone for their
12 time this evening. I think, you know, for someone who has
13 also been working on this since the very beginning, it is, I
14 think, very exciting and, you know, we're going to get
15 through this hearing without saying the word of the name of
16 the retailer that was such a big focus of this case at one
17 point in time. And I think that what we're really proud of
18 is that I think that we are creatin a true town center
19 community here with this last phase. I know that the team
20 is very proud of the work they've done to bring this to the
21 Commission today, to the community and we thank you for your
22 time and we look forward to your ultimate decision on this
23 case.

24 CHAIRMAN HOOD: Okay. Thank you, Mr. Tummonds.
25 And again, my colleagues and I, unless I hear an objection,

1 we'll be ready to move with this in December. I would not
2 like to carry this over to 2024, so I'm hoping that the ANC
3 and the Hillcrest will get their letters in so they can be
4 in for the record. I think this record is complete and I
5 will say that Mr. Tummonds, it's always good sometimes when
6 you don't -- we don't bring up retailers because it seems
7 like whenever we bring them up, it always causes a problem
8 and the retailer disappears, so let's just keep on tracking
9 how you're doing and hopefully the best to achieving
10 whatever the Applicant is trying to achieve.

11 All right. Do my colleagues have any closing, any
12 comments? All right. Ms. Schellin, do we have any dates?

13 MS. SCHELLIN: Yes, sir. In order to give the ANC
14 and the association group the most time possible to get
15 their letters in, that would -- we would give them until
16 3:00 p.m. on December 11th, which is two weeks from today
17 and typically, the parties have a week to respond. However,
18 I'm sure if Mr. Tummonds has a response, he will get one in
19 like that day or the next day so that we can keep this for
20 the agenda on 12/14, that same week.

21 MR. TUMMONDS: Absolutely.

22 MS. SCHELLIN: So that's the best we can do in
23 order -- because we only have one meeting next month. So I
24 see that Mr. Pearsall is still on and Mr. Johnson are both
25 still on. They have until 3:00 p.m., December 11th to get

1 those letters in. And if they have any questions --

2 CHAIRMAN HOOD: All right. We all on the same
3 page?

4 MS. SCHELLIN: -- they can call me.

5 CHAIRMAN HOOD: Okay. Anybody have any questions,
6 you can call Ms. Schellin. Okay. We all on the same page?
7 All right. With that, let me just say the Zoning Commission
8 will meet again November the 30th and it's our regular
9 monthly meeting. We have different agenda items on the
10 agenda. I want to thank everyone for their participation
11 tonight and their great work, and that's everybody. I'm not
12 going to call names, but that's everybody who had a hand on
13 anything to do with this case, thank you. With that, this
14 hearing is adjourned. Good night, everyone.

15 (Whereupon, the above-entitled meeting was
16 adjourned.)

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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: 11-27-2023

Place: Teleconference

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

A handwritten signature in dark ink, appearing to read "Gary Euell". The signature is written in a cursive, flowing style.

Gary Euell