

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 04-14H

+ + + + +

THURSDAY

JANUARY 23, 2025

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT E. MILLER, Vice Chair
JOSEPH IMAMURA, Commissioner
TAMMY STIDHAM, Commissioner
GWEN WRIGHT, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, ESQUIRE

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ALSO PRESENT:

KAREN THOMAS, Office of Planning
PRESTON JUTTE, DDOT
CHRISTINE A. RODDY, ESQUIRE, Goulston and Storrs
FREDERICK ROTHMEIJER, MRP Realty
CHRIS HUFFER, SKI Architecture
LIAM BUTT, OCULUS
ERWIN ANDRES, PE, Grove/Slade Associates
BRIAN STREGE, ANC 6/8F Chairman

The transcript constitutes the minutes from the
Regular Public Hearing held on January 23, 2025.

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

Case No. 04-14H

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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. We are convening and broadcasting this public hearing by video conferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller -- I was going to say something, but let me keep going -- and Commissioners Wright, Imamura, and Stidham. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as Mr. Paul Young, who will be handling all of our virtual operations. We're also joined by our Office of Zoning Legal Division, Mr. Ritting. I will ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. The proceeding is being recorded by a court reporter and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have signed up to testify will be unmuted at the appropriate time. When called, please state your name before providing your testimony. When you are finished speaking, please mute your audio.

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1 | if you have not signed up to testify. All persons planning to
2 | testify must sign up in advance and will be called by name at
3 | the appropriate time. At the time of sign-up, all participants
4 | will complete the oath or affirmation required by Subtitle Z-
5 | 408.7. If you wish to file written testimony or additional
6 | supporting documents during the hearing, then please be prepared
7 | to describe and discuss it at the time of your request when
8 | submitting.

9 | The hearing will be conducted in accordance with the
10 | provision of 11-Z DCMR, Chapter 4, as follows. We will hearing
11 | preliminary matters, the applicant's case -- the applicant has
12 | up to 60 minutes; I think this record's pretty complete; I think
13 | we can do it in probably about 25 minutes or less -- report of
14 | the Office of Planning, report of other government agencies,
15 | report of the ANC, and I think we have two ANCs that are of
16 | interest. It's ANC 8F and the other ANC -- one second -- I think
17 | it's -- it's in 8F, but I think the other ANC is 6D. Thank you.
18 | Sometimes these files don't move like I want.

19 | Let's see what I was saying. Okay. And then we'll
20 | have testimony of organizations and individuals, each having --
21 | organizations having five minutes and individuals three minutes,
22 | respectively, and we'll hear in the order from those who are in
23 | support, opposition, and undeclared. And then we'll have
24 | rebuttal and closing by the applicant. At this time, the
25 | Commission will consider any preliminary matters, but before I

1 do that, the subject of this evening's case is Zoning Commission
2 Case Number 04-14H, Florida Rock Properties, Incorporated,
3 Modification with Hearing to a First-Stage PUD at Square 708, Lot
4 16, Potomac Avenue Southeast, January 23rd, 2025. Florida Rock
5 and I go way back. But, anyway, Ms. Schellin, do we have any
6 preliminary matters?

7 MS. SCHELLIN: Just briefly. So Ms. Roddy is --
8 Christine Roddy from Goulston and Storrs is representing the
9 applicant, and so she'll be coming up. And I believe they're
10 going to try to stick to about 30 to 35 minutes for their
11 presentation. And you have -- the 6D representative is Fredrica
12 Kramer, although I don't see her on here, but she's the authorized
13 representative for 6D, unless that has changed. For 6/8F, that
14 is now Brian -- and I'm sure I'm going to mess this up -- Strege,
15 and he can correct that when he comes forward. They have not
16 filed a report yet, but he will let you know about that when he
17 comes forward.

18 And you have a report from OP and DDOT. And other than
19 that, let's see, proffered expert witnesses, we have Chris Huffer
20 at Exhibit 20B, as in boy. He's previously been accepted in
21 design, if the Commission would accept him. And also Don Hoover
22 in landscape architecture, Exhibit 20C, previously accepted; and
23 Erwin Andres in transportation, previously accepted at 20D, as
24 in David.

25 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin. And

1 let's see -- let's just do this in block. We previously accepted
2 Chris Huffer in design, previously accepted. And I think
3 architecture and urban design, Mr. Hoover, as well as Mr. Andres,
4 previously accepted. All of them previously accepted. Any
5 objections? Any questions?

6 (No response.)

7 CHAIRPERSON HOOD: So we will continue that status, Ms.
8 Schellin. Anything else?

9 MS. SCHELLIN: And then there's one waiver request.
10 They filed their CTR less than 30 days prior to the hearing, so
11 they have asked for a waiver at Exhibit 21, if the Commission
12 would consider that request. That's a waiver from Subtitle Z,
13 Section 401.5.

14 CHAIRPERSON HOOD: Any objections to waiving that --

15 MS. SCHELLIN:: Actually, it should be 401.6.

16 CHAIRPERSON HOOD: 401.6. Okay. Any -- yeah, I see
17 it. Any objections to a waiver of Subtitle X, 401.6. It says
18 five and six. Do we know which one it is? Just waiver both of
19 them, 'cause it says -- I'm looking here, and it says five and
20 six. So, Mr. Ritting, is it five or is it six? You're on mute,
21 so that's not -- that's -- I don't know which it is.

22 MR. RITTING: It's 5. The rule that you're waiving is
23 401.5, and the authority to grant the waiver is in 401.6, and
24 that says, "For good cause shown, the Commission may elect to
25 waive 401.5 and permit modification of the application at the

1 public hearing," and the reason for the late submission is they
2 were working with DDOT and they wanted to submit the updated CTR.

3 CHAIRPERSON HOOD: Okay. Thank you, Mr. Ritting. So
4 any objections to waiving 401.5?

5 (No response.)

6 CHAIRPERSON HOOD: No objections, so the Commission
7 will grant the waiver request, as asked, for 401.5. Anything
8 else, Ms. Schellin?

9 MS. SCHELLIN: Nothing else.

10 CHAIRPERSON HOOD: All right. Let's bring Ms. Roddy up.
11 And Happy New Year, Ms. Roddy and team. When you're ready, you
12 may begin. Rob, you're really rubbing it in, brother. Oh, we
13 stuck. I should have said Happy New Year. I said that too fast.

14 MS. RODDY: Are you able to hear us? (Audio feedback
15 on their end.)

16 CHAIRPERSON HOOD: I've heard you about five times.

17 MS. RODDY: Okay. Sorry. I think we've got it squared
18 away.

19 CHAIRPERSON HOOD: Okay. Good. You may begin.

20 MS. RODDY: All right. We did have -- we did have one
21 additional preliminary matter. Unfortunately, Mr. Hoover was not
22 able to join us this evening, so we have his colleague, Mr. Liam
23 Butt, who is here. He has been accepted by an expert previously
24 in Case Number 21-20, and his resume is included. It's the last
25 exhibit in the record.

1 CHAIRPERSON HOOD: Okay. So we have the addition or --
2 so we had accepted him -- I saw that in there, so we have accepted
3 him previously?

4 MS. RODDY: Yes.

5 CHAIRPERSON HOOD: Okay. So --

6 MS. RODDY: In landscape architecture.

7 CHAIRPERSON HOOD: Okay. We've done that, and on what
8 Ms. Roddy said. I'm not going to look it up. Any objections,
9 Commissioners?

10 COMMISSIONER IMAMURA: I'd like to take a look just
11 real quick, Mr. Chairman, if you give me a minute.

12 CHAIRPERSON HOOD: Go right ahead.

13 COMMISSIONER IMAMURA: So, Ms. Roddy, I know that you
14 had mentioned that we had previously accepted Mr. Butt as an
15 expert witness. I don't see on his resume -- Mr. Butt, are you
16 licensed in any of the states?

17 MR. BUTT: I'm -- this is Liam Butt. I'm currently not
18 licensed. I'm working on the process of doing that, but I'm
19 currently not, but I have been working in the DC area for 12
20 years now and in the profession for about 15.

21 COMMISSIONER IMAMURA: All right. Thank you, Mr. Butt.
22 Typically, I know -- you know, Mr. Chairman, we refer to it as
23 the Peter May rule regarding licensure, be it in the District or
24 any of the 50 states or U.S. territories, but I would agree that
25 Mr. Butt has some substantial experience in the District as a

1 design professional, so, with that, I know that the Commission
2 has accepted him before. On those grounds, I'm willing to accept
3 him.

4 CHAIRPERSON HOOD: Okay. I'm kind of curious, because
5 while Peter May has gotten recent credit for that, it actually
6 started with Herb Franklin and John Parsons. I would -- and I
7 thought that if we accepted before that -- you're right,
8 Commissioner Imamura, that was one of the rules and one of the
9 things that we've always looked at, whether you were licensed or
10 not, and I was wondering how that -- so that -- I don't know --
11 how long ago, Mr. Butt, did we recognize you as an expert; do
12 you remember? Or, Ms. Roddy, can you tell me?

13 MS. SCHELLIN: It was 2021.

14 MS. RODDY: I did just verify he was accepted.

15 CHAIRPERSON HOOD: Okay. Do you know when that was?

16 MS. RODDY: Let me look. It was 2022 I believe was
17 our hearing -- (indiscernible) in 2021.

18 CHAIRPERSON HOOD: Okay. So 2021 is when we did it,
19 right? Okay. Okay. All right. All right. We will continue
20 that status. Thank you, Commissioner Imamura.

21 MS. SCHELLIN: January 2022 is when it was uploaded,
22 yes.

23 CHAIRPERSON HOOD: Okay. And I'm just curious, was
24 Commissioner May still here then?

25 COMMISSIONER IMAMURA: He was.

1 CHAIRPERSON HOOD: That's all I need to know. All
2 right.

3 MS. SCHELLIN: He equated it to they had to have over
4 so many years' experience.

5 COMMISSIONER IMAMURA: Over ten I think was the
6 threshold that Commissioner May had set.

7 MS. SCHELLIN: Yeah, or license -- and/or license.

8 COMMISSIONER IMAMURA: Well, certainly, Mr. Butt does
9 have that, and I think for any other -- in the public, that I
10 think in order -- as an example, Mr. Butt has had substantial and
11 extensive experience that would certainly support overlooking the
12 requirement of licensure in the District or elsewhere.

13 CHAIRPERSON HOOD: Okay. Sounds good. We'll continue
14 that status. I was just curious if we missed that, but obviously
15 we didn't, but I'm looking at the resume and it definitely -- as
16 mentioned, he has experience, so thank you for bringing that up.
17 All right. Mr. Butt, you're still an expert in our book. Let's
18 go ahead and begin, Ms. Roddy.

19 MS. RODDY: All right. Thank you very much. Good
20 evening, Chairman Hood and members of the Commission. I am --
21 my name's Christine Roddy, and I'm an attorney with Goulston and
22 Storrs, and we are here this evening to present Florida Rock's
23 and MRP's vision for the final two parcels that make up the
24 Riverfront PUD. And this PUD is located just south of Nats Park
25 and north of the Anacostia River. And there's a long history,

1 and I know that we are trying to keep this abbreviated, so I will
2 now go into the long history of this PUD, but, suffice it to say,
3 it actually predates the Stadium, so there have been a lot of
4 changes in the area. The site was initially used as an industrial
5 property, and if we could pull up the slideshow, we can just skip
6 through the first few slides, but you can get a sense of what
7 the neighborhood -- next. And so you can see here that it was
8 an industrially-zoned area where residential uses weren't even
9 allowed. We can go to the next slide.

10 So in 2011, a new application was filed for the
11 PUD -- or a PUD application was filed for a first-stage for
12 three phases and a consolidated or one phase, and so it was a
13 four-phase project. And you can see that when the ballpark was
14 built in 2011, when the application was filed, it was still an
15 active construction for industrial area, and then in 2024, today,
16 you can see that same one, which is known as Dock 79, as a
17 residential building is built. Next to it is Phase Two, and that
18 is known as Maren, and that is also a residential building. And
19 we are here tonight to talk about the Phases Three and Four to
20 the west of Maren that you can see here.

21 One of the biggest differences that you'll see between
22 2011 and 2024 is also the construction of the Oval, as well as
23 the Frederick Douglass Bridge. Phases Three and Four could not
24 progress until those pieces of infrastructure were constructed.
25 DDOT knew in 2011, when we went through this first stage, that

1 they were going to need some portions of the property to construct
2 those pieces, and so they did not want those phases moving forward
3 until the PUD site could be confirmed. It obviously has been,
4 so we're excited to be here tonight, and we'll give a little bit
5 more detail on that.

6 So we are very excited that we are here with the support
7 and a recommendation of approval from the Office of Planning,
8 with no objection from DDOT, and the support of ANC 6D. And we
9 will testify momentarily in some more detail, but we have accepted
10 the conditions that DDOT has put forward, and so we can give that
11 information. So we appreciate your time and we are excited to
12 be here to round out a project that has been a long time in the
13 making. So I will turn it now to Mr. Rothmeijer with Mr.
14 Palowitch.

15 MR. ROTHMEIJER: Yeah. We can go to the next slide.
16 My name is Frederick Rothmeijer. I'm one of the founding partners
17 of MRP Realty. We have been a development partner with FRP from
18 the start, so we were the developer for Dock 79 and Maren. We
19 did the PUD originally. When we did the -- these phases, Phases
20 Three and Four, in the prior approved PUD, we basically had an
21 understanding with DDOT that there would be a land swap. That
22 land swap predated sort of the design -- the final design for the
23 Oval and the Bridge, and obviously then the construction. So
24 where we ended up was not a land swap. We actually had a taking
25 on the north side of the page, the green piece that you see on

1 the north of the page, and then we had a dedication. We basically
2 granted land to DDOT at no cost, so we did not get any
3 compensation for the green parcel on the bottom left side of the
4 page, and then we had a release of an easement of the old bridge,
5 which is in blue. So net-net, we ended up with less space to
6 build on.

7 Through the change from office and hotel to
8 residential, we actually shrunk the footprints of both Phases
9 Three and Four and ended up with more open space than we had
10 before. Not only did we end up with more open space on the plans;
11 we also added -- ended up with a better quality open space. So
12 the open space uses that we actually now have in the PUD are --
13 provide more variety and more benefit I think to the public. We
14 integrated a communal dog park, in addition to the Riverwalk, and
15 then also have a more usable green space in the center, close to
16 Phase Three.

17 So through the PUD -- the current PUD, we're not
18 gaining density; we're gaining height. And that height basically
19 supports the ability to provide the better and the greater open
20 space. So I would say that is basically the punch line of the
21 plan, which Liam and Chris will guide you through.

22 So if we go to the next slide, we can see that the open
23 space that we currently have in Phases Three and Four are
24 approximately 62,000 square feet in total. If you add Phases One
25 and Two that already are developed, the total open space is just

1 shy of four acres, which is, you know, very significant in a
2 development of this nature. We have the public dog park in there,
3 created waterfront experience, included bike and pedestrian
4 circulation, and a green space on the interior of the open space.
5 In addition, we provided an \$800,000 contribution early on,
6 before any development happened that went towards the Diamond
7 Teague Park construction.

8 On the next slide, if you can go there too, you can
9 see the affordable housing in Phases Three and Four now are a
10 set-aside of ten percent. In the prior PUD, we had none. On
11 the sustainability front, our goal is to have LEED Gold buildings
12 for both, certified by the project architect. And then on the
13 jobs front, we are basically following what we had done before
14 with Dock and Maren as well, where we have the goal for the local
15 business development and CBEs and First Source.

16 MS. RODDY: And now we will turn it to Mr. Butt to walk
17 through the project.

18 MR. BUTT: I think we can skip ahead a couple of slides
19 in the interest of time. Starting here with this plan, this the
20 previously-approved plan showing the office to the northwest and
21 the hotel, building four, to the southwest. As you can see,
22 there's an extensive amount of vehicular circulation with loading
23 docks fronting onto the South Capitol Street Oval

24 If you go to the next slide, showing the proposed
25 changes to the plan, where everything to the left of the red line

1 is what we're proposing with this plan, and we have significantly
2 reduced the kind of vehicular circulation and capped over the top
3 of that loading area to create a community dog park, and as Fred
4 had mentioned, a sequence of spaces, the green spaces within the
5 center Central closet area and really bolstered the -- and
6 further activated the waterfront trail connections to the bridge,
7 which previously had been -- still been undefined.

8 If we skip ahead to the next slide, we're going to go
9 through a visual fly-through of the project, and we're starting
10 here over the Oval, and you can see the Frederick Douglass
11 Memorial Bridge off to our right. And I think it's possible to
12 start this video clip. We're going to fly through. We have
13 building three on the left and building four on the right. We're
14 going to fly in over this community dog park, about approximately
15 eight-and-a-half thousand square feet that will be publicly
16 accessible to both the residents of the project and the greater
17 community, accessing it here from the South Capitol Street Oval.
18 And, as you can see, it does fold up over that loading dock, with
19 the -- which is slipped underneath and concealed from the public
20 realm.

21 There's a pedestrian connection back down between the
22 two buildings into that central space. You have the existing
23 Maren building directly ahead of us, and off to our left you see
24 that there's a public garden set for -- adjacent to building
25 three. Panning to our right, towards the Anacostia River, seeing

1 the bridge in the background, and illustrating the sequence of
2 spaces along the Promenade, along the connection -- connecting
3 through and under the bridge to the future trails southwest of --
4 towards Buzzard Point. These spaces and rooms along the river's
5 edge and the potential for an informal connection down to the
6 actual water's edge in front of the buildings here, adjacent to
7 an existing bulkhead. And then we will pan back up and over,
8 looking back towards Potomac Avenue. You can see a glimpse of
9 Nats Park in the background, showing that completion of the
10 Anacostia Riverfront Trail in connection to the bridge.

11 And then the next slide. In the interest of time, we
12 can just quickly go over these. We're illustrating how the 75-
13 foot waterfront setback is maintained for public access and
14 public realm, but in this slide and the next shows the character
15 of that waterfront.

16 Next slide. This is our vision. And then I believe
17 we can skip through the next -- I can speak to the other slides,
18 but, in the interest of time, we can move ahead to the
19 architectural component of the project, the quality of the
20 existing building phases.

21 Next slide. The seasonality of the garden spaces for
22 year-round interest. Next slide. So the dog park -- community
23 dog park is a hub of social interaction for the greater community
24 as well. Next slide. And then just a view of the completed
25 project from the existing Dock 79 on the right, the Maren, and

1 then Phases Three and Four on the left. Next slide, and I'll
2 pass it over to Chris Huffer to talk through the architectural
3 component.

4 MR. HUFFER: All right. Good afternoon. My name's
5 Chris Huffer with SKI Architecture. We're the architects for
6 this project. As we had mentioned, our building layout and site
7 plan have been influenced by our goal of creating open spaces
8 around the site and to create a plan that was cohesive and respond
9 to those spaces in a thoughtful way. Both buildings are designed
10 to sit promptly on the street and the oval and the bridge side
11 of the building and then opinion up towards the open spaces and
12 the river to the south.

13 Phase Three, which is on the north side of the page
14 here, in the areas closest to the oval and the street, we're
15 looking at our primary amenity spaces that will include coworking
16 clubrooms, gym, et cetera, with the goal of activating the ground
17 level from the public-facing side of the building. On the inside
18 courtyard that is adjacent to the public gardens, we're putting
19 ground-floor residential units that will activate the space in a
20 calmer way that better respond to the softer feeling of the public
21 garden.

22 Moving south through the site, as Liam mentioned, we
23 have focused all of our vehicular uses for both phases into two
24 entrances for the underground garage and loading that are located
25 below the dog park, which is bridging above, by limiting the

1 areas of vehicular travel and integrating them into the design
2 promote a safer and better pedestrian experience through the
3 site.

4 Moving down to Phase Four on the south part of the
5 site, like Phase Three, along the public edge on the river facing
6 the south, we've placed our amenities and retail spaces to respond
7 to those locations and activate the -- and promote a vibrant
8 pedestrian experience along the Riverwalk. On the west side, we
9 utilize the grade difference between the Oval and the Riverwalk
10 to place our backpass functions that are hidden below grade and
11 activate all the available ground-floor (indiscernible).

12 As we discussed earlier, the buildings are very similar
13 in size, shape, and massing -- we felt that because of its
14 prominent location on the corner of Potomac Avenue, the Oval, and
15 the Frederick Douglass Memorial Bridge, that creating two
16 different buildings and two different architectures wouldn't be
17 substantial enough to anchor the site for this location. Instead,
18 our goal is to create two buildings with an architecture that was
19 appropriate to the site but can also be shared between the
20 buildings in different ways, not identical buildings, per se, but
21 sisters that speak to the same language and style, buildings that
22 can respond to the urban edge and act as a gateway into the city,
23 and then respond to and frame the open space all around the site.
24 During each phase of this development, it's been important to us
25 to address our two main frontages, the formal urban street

1 frontage and the informal water's edge. On the end of the site,
2 as has been mentioned, is Dock 79, which is Phase One, which is
3 the anchor on the east side of our development, and it has a
4 traditional formality on the three sides that face the street and
5 that opens up towards the water in a more fun, playful way with
6 use of large extended balconies and frames.

7 In the middle, Maren utilizes more of the playfulness
8 the Dock 79 employs on the water by utilizing lots of balconies
9 that echo the movement of the water. And for Phase Three and
10 Four, we strive to kind of be a combination of the two. These
11 phases bookend the west side of the site and front both Potomac
12 Avenue and the Oval and the Bridge, which dictates that we should
13 utilize a rigorous and more formal facade on these elevations,
14 and then in addition to responding to the water on the inside.

15 As you've seen through the fly-through and images so
16 far, these buildings share a lot of similar elements, but they're
17 experienced in different ways as you go around the buildings.
18 They're unified using a white formal grid that catches your eye
19 and sets the rigor to the building, while also playing off the
20 white of the Frederick Douglass Bridge. The north building
21 utilizes an emerald green background color that further helps
22 distinguish the two buildings as sisters. In addition to creating
23 great open spaces around the site, we also wanted to create great
24 private outdoor spaces utilizing lots of integrated balconies
25 throughout the building. Our goal was to integrate the balconies

1 | into the formal grid of the façade, but also create spaces that
2 | felt like a natural extension of the design. By placing the
3 | balconies behind the grid and covering them and extending them
4 | the length of the façade, it creates a feeling of an outdoor
5 | room.

6 | Next slide please. In an effort to create areas of
7 | interest on the formal urban façade, we've identified spots
8 | playfully, like the grid which you've seen on the previous images
9 | and on here -- this image here. Within these breaks, large
10 | balconies are provided and highlighted by using different color
11 | slabs that make the balcony jump out and adds excitement to the
12 | facade. As you move around the building, by utilizing similar
13 | moves, but locating them on different facade planes, it adds a
14 | level of excitement to the elevation, as it's always changing
15 | while also continuing the formal rigor that helps tie them
16 | together and anchor the site to the Oval.

17 | Next slide. As you move around to the inside of these
18 | buildings, we've continued the formality of the grid to the inside
19 | to emphasize there is a bookend aspect of this site, but we
20 | simplified and changed the scale of the detailing of this grid
21 | to create a hierarchy between the inside and the outside. Within
22 | this grid, the balconies are inserted in a less rigorous way, but
23 | also in ways to maximize the views from the building. Within
24 | the courtyard of Phase Four, you can see the small retail
25 | pavilion. Our goal is to create an eye-catching element that

1 anchors the water and the plaza at the ground plane. We are
2 incorporating similar proportions into this pavilion, so that
3 there's something that ties all these pieces together.

4 Next slide. This is the view from the bridge. I think
5 we said for the interest of time we'll kind of quickly go through
6 these next images. Next please. This view provides a good
7 example of how the cutouts help break down the length of the
8 façade and add a playfulness to it, but also how the similar
9 elements on each building are not seen in the same way. You can
10 see here the center of these buildings is Phase Three, kind of
11 fading into the background is Phase Four, but you can kind of
12 see the transition from one facade, which is mainly glass with
13 those breaks in the grids for those larger balconies, and then
14 turning to face the Oval we have the side with the breaks, but
15 also the addition to all these recessed balconies. And then when
16 you move on to Phase Four, you see we have another glass façade
17 again, so it's not a lot of the same; it's all changing as you
18 experience these two buildings around the site.

19 Next slide. This is just a view of Phase Three and
20 those large balconies. Next slide. This is a view from the
21 Riverwalk looking towards Potomac Avenue, so you can kind of see
22 the space in between Phases Three and Four and Maren on the right,
23 how everything is opening up towards the water, making, you know,
24 these buildings feel less imposing on the open space on the I
25 inside.

1 Next slide. This is an image from Potomac Avenue
2 looking in between Phase Three -- or Phase Two of Maren and Phase
3 Three. You can see the small arch of the Frederick Douglass
4 Bridge in the background and the public, you know, green space
5 that extends from the street all the way down through there. You
6 can kind of see the muted formality of Maren's street façade
7 anchored by the Phase Three façade. Utilizing the white grid not
8 only ties the bridge to our building, but also the elements of
9 Maren as well. Here, you can also see the continuation of the
10 base, in terms of the height, that extends from Dock 79, Maren,
11 and Phase Three that is also activated by placing our ground
12 floor amenities at the ground level. Next slide. This is a view
13 of Phase Four from the Oval, so you can see the break in between
14 the buildings down across the dog park to the Maren with the
15 Frederick Douglass Bridge on the right.

16 Next slide. This a view kind of coming around, so if
17 you're driving through the Oval on South Capitol all the way
18 around towards the Frederick Douglass Bridge, this is that
19 experience you have. So, again, you can kind of see, with those
20 differences in the façade, how it really breaks up the size of
21 the building and anchors the whole site together. Next slide.
22 And as we are crossing the bridge here, so this is a good view,
23 as well as those breaks in the grid, of those larger balconies
24 where we're adding that pop of color that I mentioned earlier to
25 the underside of the balconies here.

1 Next slide. And this would be on the pedestrian path
2 walking into the city on the Frederick Douglass Bridge. You can
3 start seeing how all these buildings are starting to tie together
4 with the facade. That's acting as a gateway for Phase Four, how
5 it responds to the facades of -- you know, the interior facades
6 of Phase Three and Four, but also how it relates to the Maren on
7 the right here and how that -- the shape and size of the buildings
8 opens up to that open space that we previously mentioned. Now
9 it kind of feels like it's a generous green space in the middle
10 of this project.

11 Next slide. Another view from the Anacostia River.
12 Next slide. And then a view from -- this is from kind of the --
13 where there's an undercut within the Maren that acts as another
14 vehicular and pedestrian access, so this is basically a view from
15 there looking through, how you can see that it starts to visually
16 connect from that area through to the Oval, but also you have
17 the areas to the left, towards the Frederick Douglass Bridge and
18 the Riverwalk.

19 Next slide. And then, finally, this is looking down
20 the Riverwalk on the west side looking east, so you can kind of
21 see how every building addresses that Riverwalk in that same
22 informal manner that kind of creates the very nice articulated
23 experience that's emphasized and anchored by the open space
24 design to the Riverwalk. Next slide. And I believe in the
25 interest of time, we can -- there's a few items on materials,

1 | which we can come back to if we need to, but I think we can skip
2 | a few slides and discuss the traffic. One more.

3 | MR. ANDRES: Great. Thank you, Chris. For the record,
4 | Erwin Andres with Grove/Slade Associates. Good afternoon,
5 | Chairman Hood, members of the Commission. I'll go through these
6 | slides relatively quickly, considering that DDOT has provided
7 | their report -- their comprehensive report on our analysis. So
8 | the first slide just goes through the different transportation
9 | elements. This site is very well situated to be supported by
10 | transit and major vehicular roadways.

11 | Next slide. There is sufficient circulation to provide
12 | for all the modes serving the site, including cyclists,
13 | pedestrian, and vehicular, as well as trash and loading, and
14 | Chris had provided an extensive review of this. So next slide
15 | please. This slide just essentially summarizes the fact that
16 | this proposed project is -- significantly has less impact,
17 | relative to traffic and parking, compared to the previously
18 | approved Stage One PUD, in the range of approximately 300 less
19 | parking spaces, which almost equates to the peak hour traffic
20 | generation of close to 300 less trips with this proposed
21 | development.

22 | Next slide. In coordinating with DDOT, DDOT had
23 | identified a few conditions that I just want to be able to
24 | clarify. We do accept those conditions with some clarifications.
25 | The first is DDOT had recommended that we install a Capital

1 Bikeshare station in or near the development, so we are planning
2 to do that. Some of the clarifications that we've added in the
3 language include the ability to cap the expenses to \$90,000, and
4 the ability to revisit this condition and evaluate the cost, if
5 the application is extended.

6 Next slide. This slide, relative to the long-term
7 bicycle requirements, is geared to address the fact that there
8 is a discrepancy between D.C. law and D.C. Zoning. And just a
9 quick context relative to the history of this. Councilman Wells,
10 back in the day, had identified the need for new projects to
11 provide bike parking. And in that law, which is cited as DCMR
12 1214, we are -- the requirement is to provide one parking -- one
13 bike parking space for every three units. Subsequent to that,
14 the zoning requirements were rewritten in 2016, which took that
15 DCMR 1214 law, but it also provided a credit for any additional
16 parking spaces required after the first 50. So, in essence, what
17 this condition is doing is that it's essentially saying we will
18 comply with D.C. Zoning up until the point of the -- when the
19 CFO is issued. In the event that the CFO is ready to be issued
20 and D.C. law has not been changed to reflect the -- this
21 discrepancy, we will essentially comply with the D.C. law.

22 As additional background, our firm, as well -- as well
23 as DCIA, are looking to, essentially, clean up some of the
24 discrepancies in the ZR-16, and this discrepancy is one of those
25 things that we're looking to address with the Office of Zoning

1 moving forward, as well as DCMR code. And then the last condition
2 is a condition to comply with providing the TDM, as proposed, and
3 we agreed to the condition. So we're available for questions.
4 Thank you.

5 MS. RODDY: And, actually, if we could just go to the
6 next slide. And I'll jump in and say that we did discuss those --
7 that language with DDOT, and DDOT agreed to the language that we
8 had proposed.

9 So I did want to include a slide on the racial equity
10 analysis that we undertook as part of the application. We are
11 aware that ANC 8F has not participated in this application. We
12 have engaged them. We started -- we met with them and reached
13 out two -- nearly two years ago. In February of 2023, we met
14 with the Chair and the SMD at that time to talk over what was
15 being proposed. We continued discussions, and I believe the last
16 time we spoke was in June of 2024. It may have been July of
17 2024, before -- right before we filed. We did reach out. We
18 continued to reach out during the fall, but we did not hear back.
19 I do understand that the Chair is here this evening to testify,
20 so we spoke earlier today, and we are happy to continue our
21 conversations about the project, but we didn't want to overlook
22 the fact that community engagement is a key component of the
23 racial equity analysis. And in our conversations with ANC 8F,
24 as well as ANC 6D, one of the key things that we heard was how
25 important the dog park was to the community. There is a dog park

1 | there now, and they didn't want to lose that dog park when the
2 | buildings were built. And so a key component of this was making
3 | sure that we found a way to make that a permanent part of the
4 | project. And so what we did -- we wanted to make sure that we
5 | could it, because part of that dog park is in public space --
6 | we've gone through the Public Space Committee concept review
7 | process, and we have received approval for it, so we are in a
8 | position to commit to it. We have that commitment from the Public
9 | Space Committee and concept that they are okay with the dog park
10 | So all this to say that the community outreach did influence the
11 | proposal that we are presenting here this evening.

12 | The other piece of the racial equity analysis is,
13 | obviously, looking at the impacts of the zoning action, and that's
14 | what's presented here on the slide, so I don't need to walk
15 | through all of it. But you can see on the slide that there will
16 | be a positive impact, and we believe that the project supports
17 | the racial equity goals of the Comprehensive Plan. We do provide
18 | a more in-depth analysis in Exhibit D of our initial submission.
19 | We just didn't want to overlook it, given the fact that there is
20 | no letter from ANC 8F. And so that is our presentation this
21 | evening, and we are happy to answer any questions.

22 | CHAIRPERSON HOOD: Okay. Thank you very much, Ms.
23 | Roddy and to the team. I think that was an excellent
24 | presentation, and you hit a lot of the highlights, at least for
25 | me. Let me hear what others may have. Let's go to Commissioner

1 Stidham first.

2 COMMISSIONER STIDHAM: Thank you for the presentation.
3 It was really helpful to walk through the entire development. So
4 I have -- I don't think I have any questions; I have more
5 comments. First, on the 75-foot setback, thank you for looking
6 at that in more detail. And I think that you have successfully
7 achieved the ability to design the structure in such a way as to
8 provide for the 70-foot setback of usable space. The fact that
9 there -- the parking garage is underneath and the third floor
10 hangs over a little bit I don't think is a problem, because the
11 space is still fully utilized at the 75-foot distance, so that
12 looks great, so thank you for that.

13 I really appreciate the way that you are arranging the
14 development to be respectful of the river and not only the
15 presence of the river, but access to the river not only from the
16 development, but for public that aren't part of the development
17 to access the river. I think that is a really important part,
18 as parcels along the river are developed, and a need for those
19 spaces to be used by more than just the people that live there.
20 And I think that the amount of open space and the way that you
21 have arranged it and the way that you've arranged the buildings
22 is quite successful in that manner and being to be welcoming of
23 people who don't live there, that may be shopping there and want
24 to gain access to the river, so that is greatly appreciated.

25 And then I think the last thing, like sort of a minor

1 | thing, but something that we don't see a lot of are the number
2 | of balconies that you have as part of this development is quite
3 | appreciated. Sometimes it's hard to even get a few per floor,
4 | and the number that you have here works out nicely. So, really,
5 | that's the -- I really just had comments on what you provided,
6 | and turn it back to you, Chair.

7 | CHAIRPERSON HOOD: Thank you, Commissioner Stidham.
8 | Commissioner Imamura, any questions or comments?

9 | COMMISSIONER IMAMURA: Thank you, Mr. Chairman. A few
10 | questions; a few comments. Appreciate Commissioner Stidham
11 | touching on a number of -- a number of the same questions that I
12 | had. Appreciate the address of the 75-foot setback. I'll try
13 | work backwards. I've got a number of sticky notes here.

14 | I agree with Commissioner Stidham on the number of
15 | balconies. I thought what was really successful is the fact that
16 | you integrated those balconies into the façade. And I'm curious,
17 | what are the number of balconies? What's the total number that
18 | you have?

19 | MR. HUFFER: It's about 70 percent overall, averaged
20 | between the two buildings.

21 | COMMISSIONER IMAMURA: That's pretty significant. So,
22 | certainly, I think that was successful there. I also agree with
23 | Commissioner Stidham about your siting, as well as providing
24 | access to the river and the open space, which is generous. I
25 | think for 163,000 square feet, if I've read that somewhere, or

1 62,000 square feet for Phases Three and Four, so almost four
2 acres total, which is pretty significant, so -- and, again,
3 access to the river, not just for residents, but for the public
4 too. I think the landscape design here is pretty successful.
5 So, Mr. Butt, I know that you probably felt that I might have
6 given you a little bit of a hard time at the outset here, but I
7 was delighted to see the landscape design, and I feel like you
8 and Mr. Huffer, at the request of the Chairman, and Mr. Andres
9 too, rushed through some of the best parts of this project, right,
10 talking about the design.

11 So, with that, if the Chair would indulge me a bit, Mr.
12 Butt, if you could walk us through -- one, I appreciate the video
13 fly-through. For those in the public that are watching or perhaps
14 interested and other applicants in the future, that was pretty
15 effective I think, so I would certainly like to see more of that.
16 So as you all kind of challenge other developers to up their
17 game, I certainly hope to see that. But, Mr. Butt, if you could
18 please describe a little bit more about -- if I can find my notes
19 here, a little bit more about the public gardens. So I know we
20 kind of rushed through that. That's kind of a central design
21 element there. It looked as if there was some topographic change
22 there, different elements in there. I'd like -- we saw images,
23 obviously, of just one season. If you could also describe a
24 little bit what the seasonality would be like in that particular
25 space. And then the other part of this too, I'm interested to

1 | hear a little bit more about how the landscape is contributing
2 | to your stormwater management strategy and what you're doing, in
3 | partnership with your civil engineer, to not just meet the
4 | requirements, but to exceed those. What innovative ideas are you
5 | bringing to this particular project for stormwater management and
6 | sustainability and resiliency.

7 | MR. BUTT: Certainly. Thank you for the comments and
8 | the -- particularly on the fly-through. I think we, as a team,
9 | have worked extensively on that to use that as a tool to better
10 | illustrate the space, and we felt that was the most effective way
11 | to do it, especially in a quite complicated space with
12 | topographies and spatial rooms.

13 | True to your question regarding the public gardens, you
14 | know, we see that space, in particular, as a collection of smaller
15 | rooms set within -- amongst the diverse kind of native and
16 | adaptive plant species -- garden bed area. We have integrated
17 | in that area stormwater management by filtration gardens, which
18 | do collect from building three and do provide actually a bit of
19 | separation.

20 | There are some private terraces tucked in behind those
21 | that separate the private terraces from the public spaces, and
22 | we envision those as, you know, a collection of either seating,
23 | informal gathering areas, kind of a bit of a sort of sheltered
24 | oasis kind of tucked back from the river's edge. We know from
25 | the experience of Phase One and Phase Two at Dock, that the

1 river's edge can get pretty windswept and exposed, which has its
2 benefits, but then also offering that quite a different
3 experience of the gardens in the -- tucked into the kind of
4 building three space.

5 And regarding seasonality, we always work across all
6 of the planting to consider how the spaces are going to feel
7 year-round, be that, you know, in the dead of winter, when they're
8 covered in snow and, structurally, what is the planting doing and
9 what are the other architectural elements that we're
10 incorporating into the spaces. How do they feel throughout the
11 year. Lighting is a major component of that, particularly in the
12 darker seasons. So they all, you know, do play into how we
13 articulate and orchestrate the spaces. You did touch on the
14 topography within the space. We do -- we are dropping sort of
15 several feet from Potomac down to the river's edge. We're taking
16 advantage of that, where, you know, we're creating sort of
17 terraces and garden spaces to create different experiences
18 throughout the site, as you while maintaining that viewshed --
19 that view from the Potomac down to the Riverfront. With that,
20 did I address all of your comments or questions there?

21 COMMISSIONER IMAMURA: Thank you, Mr. Butt. You did.
22 It's I think going to be a very dynamic public space, and so I
23 think -- I'm looking forward to seeing this materialize. As I
24 transition to Mr. Huffer -- either Mr. Butt or Mr. Huffer, you
25 can answer this -- but I just want to make sure that, for the

1 green roofs, that we have access to those for any maintenance
2 issues.

3 MR. HUFFER: Yes, correct.

4 COMMISSIONER IMAMURA: Okay. Terrific. All right.
5 Surprisingly or not, you know, that's a question I ask. Some
6 people haven't thought that through. All right. Mr. Butt, thank
7 you very much. I think the -- again, the landscape design is
8 very successful, and so I wanted you to have an opportunity to
9 share a bit more about that with the public here. It is rather
10 exciting, so -- as is the architecture.

11 So, Mr. Huffer, you read through your presentation
12 rather quickly, and so there are a number of things that I wanted
13 to at least touch on a little bit and give you an opportunity to
14 reiterate or re-emphasize a bit. Specifically, I wanted to ask,
15 just starting more broadly, really how the surrounding
16 neighborhood informed some of your design decisions. And,
17 secondly, certainly, there's a number of things that -- again,
18 I've got a number of sticky notes here, so -- but I wanted you
19 to just re-emphasize, if you wouldn't mind -- talk a little bit
20 more about where the rhythm of the white grid came from. You
21 had mentioned, which I thought, which was very successful, the
22 pavilion with the similar proportions there, really getting to
23 the architectural vocabulary of both buildings. I think, again,
24 it's successful, but I just wanted you to have an opportunity to
25 talk at a more even pace here to describe this to the public a

1 little bit. You described a little bit about how the buildings
2 are responsive to the urban edge, but I'd like for you to go into
3 a little more detail about how, and then just again commenting
4 on those recessed balconies, which I think are pretty successful.
5 And I think that's for the architecture. And then we also rushed
6 through rather quickly the materiality, so if you could touch on
7 that. I know you touched on the underside of the balconies
8 providing a little bit of a variation in color, but I think those
9 are some important elements that I'd like to hear more about.

10 MR. HUFFER: Yeah, of course. Thanks for the comments.
11 In terms of the color palette responding to the neighborhood, I
12 think if you look at a lot of the surrounding buildings and just
13 the context, right with the Frederick -- the brand new Frederick
14 Douglass Bridge, baseball stadium, obviously our neighbors onsite
15 of Dock 79 and Maren, but also as you kind of go across the Oval,
16 but also up South Capitol Street, there are a lot of buildings
17 that utilize a -- you know, a whitish tone. And I think
18 especially with our location right next to the bridge and next
19 to the ballpark, we felt that having, you know, kind of our main
20 element, that's really what you see being that white color to
21 kind of tie all these pieces and have it feel all kind of
22 connected, especially while you're driving around the Oval, was
23 very important. And not only does the kind of light color help
24 pop on the building; you know, I think it will respond well to
25 the context and just the -- you know, the overall site itself.

1 I think, as I mentioned on -- I guess this will kind of touch on
2 that and the materiality a little bit, on Phase Three, you know,
3 I mentioned the background color has this emerald green tone, and
4 we felt -- you know, we looked at several different colors, you
5 know, ranging from very bright -- you know, bright colors to more
6 muted darker reds and browns, but we ended up on this emerald
7 green, because it really had a great contrast still with the
8 white, but also, you know, it really responds to the open space
9 and the green that we're trying to really promote through this
10 site. So having, you know, another color on the building to kind
11 of talk to and respond to what's going on at the ground level
12 was important to us here.

13 In terms of the formality and how we kind of came up
14 with the grid, I mean, I think -- you know, one thing was, as I
15 mentioned, on -- you know, the building sits on basically three
16 prominent streets, right? We have the Oval and South Capitol
17 Street, Potomac Avenue, and, you know, the extension with the
18 Frederick Douglass Bridge. And as you go from the intersection
19 at the Oval and Potomac, the buildings kind of start stepping
20 away from the site, and as you start stepping away and turning
21 away from the site, you know, that's where we starting to, you
22 know, peel back some of the architecture. So on, you know,
23 Potomac Avenue, that's kind of our most formal edge, that's where
24 we have a lot of balconies, we have a little bit of pop, but then
25 as you step back, which, you know, if you look at the plan, on

1 the Oval it turns the corner and it does step back, so we're kind
2 of creating our self -- own self-imposed step-backs as we kind
3 of get closer and closer to the Oval and open spaces to kind of
4 open that up between the buildings and, also, you know, how we
5 provide that area from the Oval for that pedestrian path between
6 our building and the bridge, so everything kind of just stepping
7 back, stepping back. And that's where we start, you know,
8 integrating those balconies.

9 In terms of the grid, you know, the grid is a -- you
10 know, a three-story rhythm. You know, with buildings of this
11 nature and building, you know, around D.C. with the height limit,
12 there's always a struggle to find good ways to break down the
13 building without making them look too horizontal. So, you know,
14 looking at our unit design and looking at the building, we
15 developed this 12-foot grid and, you know, broke it up at that --
16 every three stories. And what it -- what we think it does is,
17 with the size of the building, it helps promote some verticality
18 to the building without feeling too overwhelming, but also, you
19 know, integrating it with those balconies, it really helps kind
20 of break up the horizontality as well, because you have these
21 deep recesses with the balconies there. Let's see, Joe, you had
22 one more question that I've forgotten.

23 COMMISSIONER IMAMURA: I think you answered it, Mr.
24 Huffer, between you and Mr. Butt.

25 MR. HUFFER: Okay.

1 COMMISSIONER IMAMURA: I just wanted to emphasize, you
2 know, the superior urban design here and that aspect of it.
3 What -- one thing I would like, that is very relevant I think,
4 is the affordable units and the dispersion of those. So I
5 understand there's 29, at least what it looked like in the set,
6 out of 281. And if you could just speak a little bit to how
7 those are dispersed throughout both buildings?

8 MR. HUFFER: So there's actually -- I believe my --

9 COMMISSIONER IMAMURA: Or are there more?

10 MR. HUFFER: There's more. So that is what -- we have
11 29 for Phase Three, which is 281 units, and then we have 308
12 units on Phase Four, which we're providing 30, so a total of 59
13 total units. And, you know, following all of the recommendations
14 for the inclusionary zoning, unit design and layout and spots in
15 the building, they're kind of proportioned or spaced out
16 throughout the building through all the proportional unit types,
17 but as well as in locations where they also can utilize, you
18 know, balconies as well, so everything kind of equally around the
19 building for both phases in the same manner.

20 MS. RODDY: We had a sheet in the presentation, if we
21 wanted to pull the presentation back up, to show how they're
22 distributed through the buildings. I don't know if that's
23 helpful.

24 COMMISSIONER IMAMURA: Yeah, that would be great.
25 Thank you, Ms. Roddy. That would be terrific. I'd like that on

1 the public record.

2 MS. RODDY: If you work backwards, it's at the end of
3 Mr. Huffer's presentation, so you don't have too many slides to
4 go.

5 MR. HUFFER: Yeah, slide 36.

6 MS. RODDY: But, as Mr. Huffer said, we are following
7 all of the requirements that they are evenly distributed and they
8 would be delivered at the same time as the market rate.

9 COMMISSIONER IMAMURA: Okay. Great. Well, as Paul
10 finds slide 36 for us --

11 (Whereupon, the requested slide was shared on the
12 screen.)

13 COMMISSIONER IMAMURA: There it is. All right. Very
14 good. I just wanted to make sure that these units have equal
15 access to views and are evenly distributed across both units,
16 both vertically, as well as horizontally. All right. Very good.

17 Lastly, I guess I have two more comments -- or two more
18 questions, and I think this is for both Mr. Huffer and Mr. Butt
19 and then Mr. Andres -- I don't want to leave you out, so
20 transportation just doesn't get enough focus I know, so -- but
21 Mr. Huffer and Mr. Butt, as designers here on this, I think what
22 works really well is the fact that the architecture and the
23 landscape design are well integrated here. It's not the leftover
24 space for the landscape. So I think that was -- that's what
25 makes, in part, this project -- this project potentially

1 successful here. But more than that, we focus obviously -- many
2 of my questions were sort of detail-oriented, but what is it that
3 you both see, from your perspective -- your design perspective,
4 that this is going to bring to the community?

5 MR. HUFFER: So I think, in my opinion, what it brings
6 to the community, obviously, is that -- is the dog park and the
7 interrelationship of the open spaces really promoting the -- you
8 know, the ability to have private -- large private open spaces
9 in the building with the larger balconies. I think the size of
10 the balconies here will be very unique, especially to the area,
11 because they are -- we have provided almost entirely, except for
12 a few spots, kind of the length of their interior unit. So, you
13 know, creating these outdoor rooms for people on the inside, I
14 think it's going to promote them utilizing those spaces more,
15 which will then activate, you know, the space outside as well.
16 Yeah, I think those two elements.

17 COMMISSIONER IMAMURA: Mr. Butt.

18 MR. BUTT: From our perspective, the project being, you
19 know, such a unique location and site, both as a gateway as you
20 come across the river and also being on the Anacostia River,
21 itself, where really -- you know, the public realm really did
22 drive the development of these future -- of these last two
23 buildings and how we are completing this river experience and
24 providing an experience, as has been already mentioned, for the
25 greater D.C. community and not just for the residents of these

1 buildings. And we are piecing together -- you know, it's
2 incremental, but piecing together the grand vision of the
3 Anacostia Riverwalk Trail, as it, you know, provides both a
4 destination, but also a means of transportation and recreation.

5 COMMISSIONER IMAMURA: Thank you, Mr. Butt. That
6 was -- both of you together was -- that's a great answer, so --

7 MR. ROTHMEIJER: As the developer, as people might know
8 or might not know, you know, we -- we're not only working on this
9 side of the bridge and its connection of the Riverwalk; we also
10 have a developed Verge that sits just east of the Audio Stadium,
11 and we have in the works several more phases to sort of fill in
12 the gaps between the Oval and the Verge, and we think that this
13 Riverwalk connection will be, you know, a critical link towards
14 the other side and us building -- you know, and building more
15 development on the other side back to here. So we're really
16 excited about it and hoping that over the next several years that
17 construction will occur and then, you know, keep rolling.

18 COMMISSIONER IMAMURA: Terrific. That's what I wanted
19 to hear, sort of the broader -- higher level thinking of what
20 this brings to the city. So, all right, bringing it back down
21 to a microscale -- Mr. Andres, I promise I haven't forgotten you
22 and wanted to give you a little bit of an opportunity. We were
23 talking about -- you had mentioned long-term bike parking, some
24 discrepancies there. I wanted to ask you about the delta there.
25 It looked as if there's what's being proffered as 150 long-term

1 biking spaces, and what DDOT had asked essentially would be 198.
2 So is that right, about a delta 48, 50 spaces, somewhere around
3 there?

4 MR. ANDRES: Yes. So the requirement is 150 long-term
5 spaces. We're actually providing 151, so the delta is close to
6 40.

7 COMMISSIONER IMAMURA: Okay. And you said you were
8 providing how much?

9 MR. ANDRES: We're providing -- so we're providing --
10 the requirement is 150 long-term, but we're actually providing
11 151.

12 COMMISSIONER IMAMURA: Okay.

13 MR. ANDRES: So the delta is 47.

14 COMMISSIONER IMAMURA: Okay. Got you. All right.
15 That's -- but you've gone out -- at least maybe my earbuds have
16 gone out. So, all right, the delta is -- yeah, so not so far to
17 bridge there -- bridge that gap, so --

18 MR. ANDREWS: Yes, that's correct.

19 COMMISSIONER IMAMURA: All right. Terrific. Mr.
20 Chairman, thank you for your indulgence to the applicant and the
21 project team. I was pleased to see what you had shown today and
22 look forward to seeing more as the project moves forward. So,
23 Mr. Chairman, thank you.

24 CHAIRPERSON HOOD: Thank you. Commissioner Wright, any
25 questions or comments.

1 COMMISSIONER WRIGHT: Thanks. Yes. The project I
2 think has many, many good attributes. I think the breaking up
3 into buildings -- you know, to very distinct buildings is great,
4 and I think the public open space you're providing is great. My
5 main questions have to do with the phasing of the project, because
6 I understand that the dog park is essentially built on top of
7 your loading dock, and the loading dock, you know, is serving
8 both buildings. So how will you handle that and when will each
9 building come online? Are you going to build them sequentially,
10 simultaneously? And what is the plan for how you'll bring on
11 things like the dog park, which have to be sort of done as part
12 of a piece of the building that connects the two -- the two
13 towers?

14 MR. ROTHMEIJER: That's a good question, Gwen. So
15 we're going to work our way out of the site, so we're going to
16 start at Phase Four - most logical way - interim dog park - larger
17 community - envisioned to stay while we construct Phase Four, at
18 the river's edge -- that's the most logical way -- and then build
19 Phase Three. Currently, there is an interim dog park that is
20 serving not only the residents, but also the larger community,
21 so that dog park is envisioned -- that temporary dog park that's
22 up and running now is envisioned to stay while we construct Phase
23 Four. Then once Phase Four is finished, we might augment Phase
24 Four with a dog park. If that's not possible, we'll keep the
25 temporary dog park until we start Phase Three, and then finalize

1 the dog park. So some of the -- we anticipate that there will
2 be very little downtime when there's no dog park, but, listen,
3 we have -- I think 60 percent of our tenants in Dock and Maren
4 are -- have dogs, so we know that the buildings attract tenants
5 with pets, so we need to cater to them and also to the community
6 at large, so it's a very big aspect for us, and we will make sure
7 that there's minimal impact and downtime to that feature and
8 amenity.

9 COMMISSIONER WRIGHT: And how about the loading?
10 Because, again, what you're showing is sort of an integrated
11 loading dock that serves both buildings.

12 MR. ROTHMEIJER: Correct.

13 COMMISSIONER WRIGHT: Would you do an interim --

14 MR. ROTHMEIJER: So Phase Four will have the loading
15 dock.

16 COMMISSIONER WRIGHT: Okay.

17 MR. ROTHMEIJER: No. The loading dock will be built
18 with Phase Four, and then completed with Phase Three. So the
19 bulk -- I would say probably 80 percent or more of the loading
20 dock will be built with Phase Four, so the first phase, and it
21 can stand alone and function without Phase Three being
22 constructed. It will just be augmented with Phase Three -- to
23 add Phase Three on. So in the prior PUD that was approved, both
24 had sort of separate loading docks that was all open and both
25 had separate garage entrances. We decided to combine that into

1 one garage entrance that serves both buildings and one loading
2 dock entrance that serves both buildings, but we have thought
3 through how that all works and that should all work well, starting
4 with Phase Four.

5 COMMISSIONER WRIGHT: Great. And, again, when does
6 some of the sort of on-the-ground landscape improvement happen?
7 Will you do the walkway along the river early? Will that be
8 later? Just what's the -- what's the overall phasing?

9 MR. ROTHMEIJER: So with the river -- with Phase Four,
10 we will finish the riverwalk. We will finish the drive up to,
11 you know, the Phase Four, and we'll have the loading dock
12 constructed and the garage entrance constructed. So the bulk of
13 all the infrastructure will begin with Phase Four, and then Phase
14 Three will sort of finish it out. I hope that answers your
15 question, Gwen. Otherwise, maybe we go to the plan.

16 COMMISSIONER WRIGHT: Yeah.

17 MR. ROTHMEIJER: I think that, you know, the site plan
18 might be helpful to pull up.

19 COMMISSIONER WRIGHT: I can visualize it, but if --
20 other Commissioners may want to see the site plan. I sort of
21 understand what you're saying, but it may be helpful in terms of
22 understanding the phasing and for this particular --

23 MR. ROTHMEIJER: Yeah. What slide is it? What slide
24 number is it on?

25 MR. BUTT: Slide number eight is the landscape master

1 plan, the proposed plan.

2 (Whereupon, the requested slide was shared on the
3 screen.)

4 MR. BUTT: So you can see, there's a horizontal --
5 there's a blue dashed line that kind of cuts through the dog park
6 there.

7 COMMISSIONER WRIGHT: Uh-huh.

8 MR. BUTT: And that lies north of the parking garage
9 entrance. So the parking garage entrance and then the loading
10 entrance planned south of that would all be built with Phase
11 Four, everything down to the Riverwalk. And then that last
12 portion of the dog park, the public gardens, and Phase Three
13 would be the final buildout.

14 MR. ROTHMEIJER: But there's currently a dog park that
15 exists north of that phase line.

16 COMMISSIONER WRIGHT: Uh-huh.

17 MR. ROTHMEIJER: And we envision keeping that dog park
18 open while we construct Phase Four and finish Phase Four.

19 MS. RODDY: And so we've included some language in our
20 initial submission where we were seeking the flexibility to both
21 phase it in this way, so we could proceed with Phase Four first,
22 and then once the Certificate of Occupancy was issued for Phase
23 Four, we would have to file for a building permit for Phase Three,
24 but also to have those temporary uses on the Phase Three site
25 during that period.

1 COMMISSIONER WRIGHT: Great. Are there other temporary
2 uses, other than the dog park, on the Phase Three site?

3 MR. ROTHMEIJER: There currently is some parking.

4 MS. RODDY: Right. So we would be seeking to include
5 the flexibility to continue the parking up to 30 spaces and also
6 have the opportunity to introduce additional retail or service
7 uses, if that is appropriate, as well as the dog park obviously.

8 COMMISSIONER WRIGHT: And how much -- for each
9 building, Phase Three and Phase Four, how much retail or amenity
10 space on the ground floors are you -- are you proposing?

11 MR. ROTHMEIJER: Chris. I think for Phase Four we have
12 about 6,000 square foot of restaurant space in that pavilion. We
13 have the ability to expand that, but we're not sure that that
14 will really work, so the rest is basically amenity space for the
15 buildings. And I don't know exactly how much it is, but I think
16 we're at like 45 square foot per unit and then an average of like
17 12,000 square feet of amenity space in each building.

18 MR. HUFFER: Yeah.

19 MR. ROTHMEIJER: And then I think we have --

20 COMMISSIONER WRIGHT: So the first floor of the Phase
21 Four building, not the pavilion but the building itself, it faces
22 the walkway -- the Riverfront walkway --

23 MR. ROTHMEIJER: The Riverfront walkway.

24 COMMISSIONER WRIGHT: -- yeah, that will be amenity
25 space facing the Riverwalk?

1 MR. HUFFER: Yes, that's currently the plan. So I
2 think if -- you know, on page 13 with the architectural site
3 plan, you'll see the little pavilion in red, and then there's to
4 the left of it an open space in between, and then an area marked
5 red and blue, which is kind of that flex area that Fred mentioned.
6 But in that space and then all of the other blue space beyond it
7 is envisioned to be amenities. So I think, you know, potentially
8 that area fronting directly on the Riverwalk could be the gym and
9 workout area that can kind of have some access to some open spaces
10 as well. Sorry, page 16, not 13. I apologize. Here, yeah. And
11 then having other, you know, amenity spaces fronting onto that
12 green space in between the retail and amenities as well facing
13 the Riverwalk.

14 COMMISSIONER WRIGHT: Great. I think that covers it,
15 in terms of my questions. Nice to see you, Fred, from many years
16 ago working on Potomac Yard projects back when I was in
17 Alexandria. And I think this is a great project, so
18 congratulations.

19 MR. ROTHMEIJER: Thank you.

20 CHAIRPERSON HOOD: Okay. Thank you. Vice Chair Miller,
21 any questions or comments?

22 VICE CHAIR MILLER: Thank you, Mr. Chairman. Can you
23 hear me?

24 (All Commissioners nod affirmatively.)

25 VICE CHAIR MILLER: Okay. Good. Thank you to the

1 applicant's team for your presentation. Very thorough, both the
2 verbal presentation here today and visual and what's in the
3 record. And I thank my fellow colleagues for their other thorough
4 questions, which makes my job, being one of the last to speak or
5 ask questions, very easy, because I don't think I have any
6 questions, but I'll just make a few comments.

7 So the -- what you're here for primarily is a
8 modification of the previously-approved PUD from office and hotel
9 to residential, and I think that's a good thing that we're going
10 to get more market-rate housing and affordable housing in the
11 city, each of which we need for a growing city, which we are
12 still growing, so that's good. And I saw the -- so I get --
13 well, I guess the question is, so I guess the office market is
14 not as strong -- it's an obvious question -- as it was when this
15 was originally approved; is that correct?

16 VOICE: (Indiscernible response.)

17 CHAIRPERSON HOOD: And the distribution of units, I saw
18 in one of the slides, which you didn't dwell on very much, but I
19 appreciate one of my fellow Commissioners asking for you to go
20 back and pull up some slides, 'cause I saw the distribution of
21 size units better than I had seen when you were rushing through
22 it or when I looked for it earlier in the PowerPoint. So it's
23 studios, one -- primarily one-bedrooms, but also studios and a
24 significant number of two-bedrooms and -- to get to the 509 total,
25 and the 59 affordable -- and the 59 affordable are no more than

1 60 percent at median family income for rentals. Are there -- are
2 there any three-bedrooms? I saw -- I thought I saw a reference
3 to three-bedrooms in maybe the Office of Planning's report or
4 someone's report, but in that slide that had the graphic of the
5 distribution of size, I didn't see any three-bedrooms. There are
6 no three-bedrooms?

7 MS. RODDY: There are no three-bedrooms. And there
8 will be -- some of the units will be at the 50 percent MFI level,
9 because there are some units in the penthouse.

10 VICE CHAIR MILLER: Right. You don't have -- do you
11 know how -- it's probably not that many, but do you know how many
12 that would come out to or what the square footage is -- the square
13 footage is? But, yeah.

14 MS. RODDY: We haven't done the math on that yet.

15 VICE CHAIR MILLER: That's okay. I don't need that.
16 It's a very attractive project. I like all the balconies, of
17 course, that you've mentioned. The open space -- living open
18 space and the open space landscaping that you've provided, the
19 access to the river is all very commendable. And on the balconies
20 I like the differentiation on color on the underside of the
21 balconies. And I guess -- I don't know if that's on all of the
22 balconies, that brown underside, or is it just on some to break
23 it up? I couldn't really tell with the graphic presentation.
24 Maybe it's just with some only (indiscernible) have an underside.

25 MR. HUFFER: Yeah. So, basically, we have -- on each

1 one of the main facades, we have two larger breaks in the grid
2 where we have then still balconies, and that's where we're
3 painting the underside, so it really kind of emphasizes the break
4 there in the façade. The rest that are kind of recessed into
5 the skin will be different, just so that they kind of blend in
6 more to the building façade there.

7 VICE CHAIR MILLER: Well, I appreciate that, and I
8 appreciate all of the -- the 70 percent between the two buildings.
9 I think -- the balconies, I think that's great. And the community
10 dog park is certainly a public benefit that the community wanted.
11 The -- I think you referenced it. If you could just repeat the --
12 we have a letter from ANC 6B. I'm not sure we got anything from
13 8F. I think you attempted to have engagement with them. Can
14 you just briefly reiterate what happened with 8F? And it's
15 located in 8F. It used to be all six, I think, but 6D is now
16 across the street. Can you just reiterate -- and we have the
17 support letter from 6D. Can you just reiterate what the
18 engagement was with 8F or the attempted engagement?

19 MS. RODDY: Sure. So we had reached out to 8F in
20 February -- I think it was as early as February 2023, so about
21 two years ago was our first reach out, and we met with the Chair
22 and the SMD at that time to review what was being proposed for
23 the project. And so that was where we got the initial feedback
24 about the importance of the dog park. We did continue
25 communications. We met -- our most recent meeting I believe was

1 in this past summer, June of 2024. And so we had -- they told
2 us that -- you know, we told them we were going to be filing
3 soon. They said they would put us on the agenda for the fall.
4 So when we reached out after we filed to be included on the
5 agenda, we, unfortunately, just -- we just didn't hear back. And
6 so we had reached out several times to be included on the agenda,
7 and, unfortunately, we just weren't able to present to the full
8 ANC. I was able to connect -- they did -- there's a new Chair
9 with the ANC. I was able to connect with him earlier today, and
10 we spoke about the project, and we told him that we were happy
11 to continue our conversations with them and happy to meet and
12 present. So we're happy to continue those conversations, but we
13 did reach out prior to this hearing on numerous occasions.

14 VICE CHAIR MILLER: Well, thanks. I knew that you did,
15 but I just wanted to make sure that was on the public record,
16 the conversations that you have had and the support that you've
17 gotten. Just a question about the 90,000 cap on the Capital
18 Bikeshare contribution. Just out of curiosity -- and I guess
19 that's -- is it 23 docks -- I don't know -- 23? Do you know what
20 the current estimated cost of -- is it 90,000 now or you just
21 expect it to go up and you don't want to -- does it always go up
22 or what's --

23 MR. ANDRES: Yes. So now it's in a range --

24 VICE CHAIR MILLER: How much is it now?

25 MR. ANDRES: Yes. So right now it's in a range of --

1 I think the last estimate that we've seen was \$83,000, so there
2 is some buffer there. And what that pays for is essentially the
3 installation of the Capital Bikeshare station, and it pays for
4 one year of maintenance. And then after that DDOT picks up the
5 maintenance fee for that moving forward.

6 MS. RODDY: And, Commissioner Miller, we modeled the
7 language for that condition on the condition that was approved
8 for Maren, so that had been successful, so that's where we --
9 that language came from, where we worked with DDOT.

10 VICE CHAIR MILLER: Well, thank you for that response.
11 And just one question about the design. This is a question that
12 occurred to me as you were showing the visuals. I guess it was
13 from -- almost from the stadium view of looking at the site. You
14 have the -- you can see the water on the right, you can see the
15 water on the left, but you can't see the water in the middle
16 between I guess the two buildings as they intersect from that
17 vista. Was there consideration given to opening up that vista?
18 We don't usually worry about views with zoning, 'cause that's not
19 our purview and our legal responsibility, but there is a Comp
20 Plan design element, which you're aware of, because you've cited
21 it for other aspects of the project, where the vistas to the
22 river are important. Was the -- is the vista to the middle
23 between the two phases -- between the two -- Three and Four --
24 was consideration given to opening that up more or you would just
25 lose too much of the program or was I not looking at that

1 properly?

2 MR. HUFFER: No. So that's a good question. We did
3 look kind of extensively at that vista, and, you know, I think
4 it really kind of depends on the angle at which you take the
5 view, but our goal was to keep it open enough that you can kind
6 of see, you know, once you're walking up the path just south of
7 Phase Three, on the dog park. So there we have a pedestrian path
8 that connects -- goes through the building and then will go down
9 into, you know, our internal plaza there. While you're walking
10 on the path, you know, you're going to see the edge of the Maren,
11 and because the Maren's edge there is raised up two stories, you
12 catch a view of the water underside that area. So we kind of
13 thought, you know, you can see it there, as well as kind of --
14 this kind of eye-catching edge of the building. The building
15 there has kind of a dramatic point, which is anchored by a lot
16 of these balconies, so it kind of creates a very distinguished
17 eye-catching look that kind of works with seeing the water there
18 as well. So you are able to see the water there from where we
19 placed the path, which was important to us. And in terms of the
20 length and the angles of it, it's -- you know, it was kind of a
21 virtue of how the building can work internally and, you know,
22 trying to promote that viewshed, but also trying to create, you
23 know, an efficient floorplan that works, because even though it
24 is two buildings, there are a lot of units, it's not -- they're
25 not inherently large buildings on the inside, so we're trying to,

1 | you know, take advantage of what we can in those spaces.

2 | VICE CHAIR MILLER: And certainly what you've done so
3 | far on -- with the earlier phases, you've opened up the river to
4 | the public, and this certainly will do the same thing, and it's
5 | very -- that's very exciting. So thank you very much for that
6 | explanation. Thank you all for your comments, and including my
7 | fellow Commissioners. Mr. Chairman, I turn it back to you.

8 | CHAIRPERSON HOOD: Okay. Thank you. Let me just
9 | comment on this project. I'll tell you, this is a lot better
10 | than having a cement plan -- I'm getting some feedback all of a
11 | sudden so, if everybody can mute. But this is a lot better than
12 | having a cement plan and what we -- what's been there for years.
13 | I know this has been long, long in the works, and the design I
14 | think is spectacular, especially when you come off the bridge.
15 | I think it sits down -- and MRP and others, I know that when
16 | they -- when we have little cuts in the city, how you develop
17 | and how you design, I can tell you right now, I'm very impressed.

18 | You did one on New York Avenue coming up -- going up
19 | the bridge, and the way that building sits down in there, you
20 | know, I was very impressed, and when I ride by there all these
21 | years now, I'm very proud of what -- the work that was done,
22 | especially by the developer, as well as the Commission. But let
23 | me just say that -- well, I hope -- I kept hearing the word
24 | "rush". I want to comment on that. I've been here 20-some-odd
25 | years, and we had cases with plenty of opposition and we kind of

1 do the same thing, 'cause I think it's better advantageous for
2 us to answer -- ask our questions. It might not come out in your
3 testimony, so to my Commissioners who mentioned the word "rush"
4 three and four times, the first two times I wasn't going to say
5 anything, but when I heard it three and four times, rush is better
6 sometimes for us to ask our questions our way, and that comes
7 from years of experience. That's not what I know; that's what
8 I've learned.

9 So, anyway, it worked out, 'cause I've heard some good
10 questions, especially from Commissioner Wright and Stidham and
11 others, and even you even more who mentioned "rushed" about five
12 times. So, anyway, the reason why I didn't rush is because I
13 read the record, and I looked at what you all had and, again,
14 what I'm saying, what I see here -- and then I looked at -- also,
15 I looked at the ANCs. One of the ANCs, Ms. -- if you pay attention
16 to what's going on and you know that ANC 8 -- 6D is very engaged,
17 as well as 8F, and when I first -- and I'm saying this publicly --
18 when I saw a letter from Ms. Kramer, I was overwhelmed with joy.
19 I saw a support letter. I was overwhelmed with joy. And Ms.
20 Kramer, I think she works very hard for her constituents. I
21 think that's why she's re-elected, and (indiscernible) she
22 decided to choose not to run. But when I saw a letter from them,
23 that was great. But let me just say, the work that you all have
24 done in following this Florida Rock case all these years, since,
25 for me, from 1998 to now and the way it fits down in there and I

1 | come off the bridge, I think we're going to be --

2 | I only have one question out of all this, because I
3 | think your record is very complete and left me to the point that
4 | I didn't need to ask any questions, 'cause I have read the record.
5 | Mr. Andres, I do have a question for you. And then let me say,
6 | Mr. Huff and Mr. Rothmeijer and all those who have done this, I
7 | think you have done a splendid job. Let's just get it done.
8 | Let's just get it done. That's all I'm going to say now. Let's
9 | just get it done. But, Mr. Andres, let me ask you a question.
10 | Now, the community has -- and I hear about the bicycles. I'm
11 | not worried about the bicycles, not with all the traffic that we
12 | have going on over there. Bicycles to me are -- it's a very moot
13 | point. But the bigger issue for me is the traffic pattern. I
14 | looked at the CTR and all this. With this development -- and I
15 | didn't see this. Now, this is what I didn't see when I was
16 | looking for it. With this development, are we going to exacerbate
17 | the problem when we have games, 'cause, remember, we weren't
18 | supposed to be having games -- baseball games and soccer games
19 | the same night, but I knew that wasn't going to fly anyway,
20 | because Major League Baseball -- it's just too much money and
21 | it's too much attention to those sports. But are we going to
22 | exacerbate right there on that corner, which I'm a proponent
23 | for -- but are we going to exacerbate more traffic? And right
24 | now I see when -- like, after games -- and I know I'm going on,
25 | but it's just one of the things that that neighborhood has

1 | impressed upon this Commission was about traffic, and I'm talking
2 | about car traffic, not bicycle traffic. Are the mitigations in
3 | the CTR and some of the things that you all have proposed and
4 | worked with DDOT, is that going to lighten some of that impact?
5 | Well, let me just ask this. Will any of that help improve or
6 | will it exacerbate the problem?

7 | MR. ANDRES: So, Chairman Hood, a couple of things to
8 | keep in mind. You know, if you're choosing to live across from
9 | two stadiums, chances are you know that on game day they -- that
10 | you'll have to -- you know, those are the things that you choose
11 | to live next to. So relative to the impact of the project, the
12 | project is -- you know, considering the previous -- previously-
13 | approved PUD, we're actually reducing the traffic, compared to
14 | what was previously approved. As I mentioned in my testimony,
15 | we're providing close to 300 fewer spaces. In terms of peak hour
16 | traffic, on a traffic -- you know, typical traffic during the
17 | peak hour, both in the morning and in the afternoon, we're
18 | reducing our impact by close to 300 trips, both in the morning
19 | and in the afternoon. So relative to what was previously
20 | proposed, we're actually improving the situation. If we were
21 | looking at the absolute, you know, we're adding, you know, upwards
22 | of a couple hundred residential units, so there will be additional
23 | traffic. But, again, people who choose to live down here
24 | understand that on game days, that their -- some of their patterns
25 | will need to adjust to the fact that they are right next to a

1 major generator.

2 CHAIRPERSON HOOD: So I appreciate --

3 MR. ANDRES: So that, and as I identified later, you
4 know, working with DDOT, that DDOT considered that because of all
5 of the activity down there, they considered that it would be
6 appropriate for this development to provide an additional Capital
7 Bikeshare station. I think what gets lost is the fact that, as
8 part of Phases One and Two of this project, we actually installed
9 a Capital Bikeshare station. So it's very rare to essentially
10 the same project provide two Capital Bikeshare stations. So, in
11 that respect, I think -- relative to the impacts and the commuting
12 patterns, I think this project is providing some significant
13 transportation benefits, given the reduction in the amount of
14 parking, as well as the additional Capital Bikeshare stations.

15 CHAIRPERSON HOOD: So, Mr. Andres, while I appreciate
16 what you're saying, that people choose -- the people I'm talking
17 about are the people who, before we built the stadium -- I've
18 been around awhile -- before we even did the Audi Field and before
19 we started building up there, those were the concerns that we
20 heard previously, before all this was even built up. So I was
21 just wondering, as we're moving on, and I'm sure you did, that
22 we took into context that basically the traffic is just
23 necessarily germane to your project. But I was just wondering
24 if we kind of looked at all what's going -- even if it wasn't
25 game day -- even if it's not game day, I just want to make sure

1 that we are looking at patterns, and I'm sure DDOT has -- I'm
2 sure they have, but I'm just wanting to confirm that this project
3 will not exacerbate the problem. That's all I'm saying. And
4 I'm sure that those who live there now, who moved there before
5 all this, would appreciate that question.

6 MR. ANDRES: Yeah. So relative to the proposed
7 development, the -- since we are adding -- we are adding traffic,
8 so there will be some nominal increases in traffic, but given the
9 fact the we are parked relatively at a low parking ratio, I think
10 the -- especially compared to what was there before, the impacts
11 are what was essentially projected when we did the Stage One PUD,
12 so the impacts are within what we originally projected, and the
13 infrastructure that's currently built is -- was built to
14 accommodate kind of the impacts -- the much larger impacts that
15 were identified from the previous PUD.

16 CHAIRPERSON HOOD: Okay. Thank you, Mr. Andres. I
17 think we got -- that last response got me where I wanted to be.
18 But I want to thank this applicant also for pointing out how it's
19 going to be phased. There were a lot of things I thought that
20 was good. I looked at the dog park, I know the community was
21 really pushing the dog piece -- the dog park piece, and the lot,
22 the phase, the amount of retail versus residential, and I think
23 this is very well laid out. And I will tell you, I personally
24 like the architecture. I think -- I think we have hit 100
25 percent, especially with that turn off that bridge. You just

1 don't know how nice that looks. So, again, kudos to you all on
2 this, and looking forward to hearing -- I think we do have Mr.
3 Strege -- Chairperson Strege on the line, and we'll hear from him
4 shortly. Any follow-up questions?

5 (No response.)

6 CHAIRPERSON HOOD: All right. Let's keep moving. Ms.
7 Schellin, do we have -- I think I saw Chair Strege for any cross-
8 examination. I didn't see -- I guess Ms. Kramer's still the ANC
9 for -- Chair for 6D?

10 MS. SCHELLIN: Yes. Mr. Strege is the only person that
11 I see from the ANC also.

12 CHAIRPERSON HOOD: Okay. Let's see -- let's bring him
13 up and see if he has any cross-examination right now -- not his
14 report, but any cross-examination.

15 MR. STREGE: Hey, everybody. Can you hear me?

16 CHAIRPERSON HOOD: Yeah, we can hear you, Mr. Strege.
17 I think I'm pronouncing your name right, Mr. Strege -- or Chair
18 Strege.

19 MR. STREGE: Strege.

20 CHAIRPERSON HOOD: Strege. Strege.

21 MR. STREGE: Everybody gets it wrong. It doesn't
22 matter.

23 CHAIRPERSON HOOD: Well, Sharon -- let me just say
24 this. Ms. Schellin got it wrong first. I follow her lead.

25 MR. STREGE: There you go.

1 MS. SCHELLIN: I knew that was coming. I knew it.

2 MR. STREGE: Well, thanks for having me here. As I
3 think some of you know, I just became Chair of ANC 6/8F two days
4 ago, and I'm still trying to get up to speed. This is actually
5 my first one of these hearings, so thanks for having me here.
6 Our ANC, itself, actually is only two years old, so we were split
7 off from 6D, and this particular project is in SMD 8F-02, which
8 has a new Commissioner, so the previous Commissioner is no longer
9 on the Commission, so a lot of moving parts here. But our ANC
10 has not taken any official action on this yet.

11 The new team with two new Commissioners were just sworn
12 in early this month. As I said, I just became Chair, but I was
13 around last term, so I can confirm that no action was taken -- I
14 just wasn't chair -- and we never had a presentation on this
15 project. I guess it slipped through the scheduling cracks. But
16 I did speak with Christine Roddy right before this -- right before
17 this hearing about this project, and we do plan on having them
18 present at our next public meeting on February 18th. I'm not
19 sure if the record could be left open until then, so we could
20 submit a report quickly after that, probably within a day or two
21 after our meeting. I also invited them to speak to our admin
22 meeting on February 5th, but that would be the soonest we can
23 get to it, as we just had our first meeting of the year with all
24 the officer elections and things like that.

25 I do have a list of questions though. We're lucky that

1 we have a lot of involved community members and have received
2 questions from various people that I've tried to compile. I
3 won't go over things that you all have already asked, so about
4 half of my questions have actually already been asked here, but,
5 if it's all right, yes, I do have some questions that I could
6 ask.

7 CHAIRPERSON HOOD: Chair Strege, go right ahead.

8 MR. STREGE: Yeah. So 30,000 foot view. First question
9 is just what is the expected schedule for construction. I know
10 we've talked a little bit about the phasing, but can we put some
11 dates to that or lengths of time?

12 MS. RODDY: So we would be required to file for a
13 building permit for Phase Four within two years of the effective
14 date of the order for this application. And then we were
15 proposing the deadline to file for the Phase Three building permit
16 upon the issuance of the Certificate of Occupancy for Phase Four.

17 MR. STREGE: Okay. How long do you think each of these
18 buildings would take just under construction?

19 MR. ROTHMEIJER: So once we get through -- this -- the
20 Zoning Commission, it needs to be recorded, so we anticipate
21 actually starting design, in earnest, the second quarter of this
22 year, once the Zoning Commission has basically taken action. It
23 will take us about a year to design, and then we need to permit
24 it, so we anticipate getting, you know, the permits through by
25 mid-'26, and then putting a shovel in the ground, if everything

1 goes well and you know, meet construction debt -- to do that too,
2 I call it Q3 of 2026, maybe Q4 2026. It takes about two years
3 to build.

4 MR. STREGE: Got it. Thank you for that. We already
5 talked about phasing. I've got my list. Sorry if I'm not looking
6 at the camera. My -- I have notes over here on my screen to my
7 right. I got a question I think from a resident of Dock 79 just
8 about general construction quality. I guess they're having some
9 issues over there with window and heat leakage and a couple --
10 some elevator issues. Will the quality of materials change,
11 perhaps get better, from what was used at Dock and Maren or can
12 you speak to that at all?

13 MR. ROTHMEIJER: We always try to improve our product,
14 so the answer is yes.

15 MR. STREGE: And Christine had mentioned earlier that
16 this building is LEED Gold I believe or LEED something and the
17 others are not; is that correct?

18 MR. ROTHMEIJER: Correct.

19 MS. RODDY: Yes. Uh-huh.

20 MR. ROTHMEIJER: Yeah, that's what we're designing to.

21 MS. RODDY: And the others were LEED, but they were not
22 at the LEED Gold level, so we're designing to LEED Gold here.

23 MR. STREGE: Okay. Great. I'm just taking a couple
24 of notes here. Let's see here. A specific question about C
25 poles. If there are there any retaining walls that have C poles,

1 | if they could not open directly into walkways or bikeways. I
2 | guess they can cause freezing, dangerous situations, things like
3 | that. Is the design far enough along to know where those would
4 | be or is that taken into consideration?

5 | MR. ROTHMEIJER: That's way down the road,
6 | Brian. That's probably, you know, design development stage
7 | construction documents I'm assuming. I'm looking at my design
8 | team here.

9 | MR. STREGE: Got it.

10 | MR. BUTT: But the issue really is always an important
11 | consideration of the project.

12 | MR. STREGE: Okay. Great. There was some discussion
13 | about bicycle storage, and I assume -- does that come in the form
14 | of separate bike rooms or is that part of the general parking
15 | garage?

16 | MR. ANDRES: So, yes, there are -- I don't know if
17 | there are architectural floor plans that are available, but, yes,
18 | they are -- there are separate bike rooms in each phase to
19 | accommodate the requisite bike parking.

20 | MR. STREGE: And do those rooms include repair stations
21 | within them, like a bike pump and --

22 | MR. ANDRES: Yes. Yes.

23 | MR. STREGE: Okay. Great. Let's see, we've talked
24 | about the units. Obviously, affordable housing is always a
25 | concern. We'll have you all present in front of our ANC. It

1 understand it's ten percent, which is a little about the eight
2 percent. We'd actually love it if we could get that higher, to
3 12 or 15, so I'll put that out there on the record. Let's see
4 here. And I'm sure you'll be hearing from the Commissioner of
5 the SMD as well, Commissioner Bryant, newly elected, when you all
6 come to present in February. As far as the proposed retail, I
7 think there was originally some rumors that it may have been a
8 grocery store, but now I understand that that is not the case.
9 Do you have any idea what it might be; possibly a restaurant or
10 something like that?

11 MR. ROTHMEIJER: Restaurant. It wouldn't work as
12 anything else. And, you know, as you probably know or might
13 know, you know, we've been successful in attracting all, you
14 know, local restaurant concepts and ownerships, you know, through
15 All-Purpose and Salt Line and Dacha and now El Rey, so we're
16 pretty excited about having full -- these local, you know, best-
17 in-class operators in our two projects. We're not sure yet what
18 this next one will bring, but we're trying to sort of bring a
19 new concept, in terms of building there, that offers some, you
20 know, restaurant operator -- something different than what we
21 have currently have at Dock and Maren, so --

22 MR. STREGE: And Solace is down there, so I go there a
23 lot.

24 MR. ROTHMEIJER: Yeah, that's true.

25 MR. STREGE: Yeah.

1 MR. ROTHMEIJER: Thanks for remind me, Brian.

2 MR. STREGE: Yeah, of course. I probably go there the
3 most, of all the restaurants close to me. This is just a question
4 that I had, based on the presentation. I'm not sure if this is
5 part of the project or not, but on a couple of your slides I saw
6 dotted lines in the water indicating a marina of some kind. Can
7 you tell me about that or is that some kind of a future project?

8 MR. ROTHMEIJER: We have -- we have permits to do a
9 marina. We're not sure yet if, you know, we'll press forward on
10 that. We have analyzed the marina at the Navy Yard. We have
11 seen and analyzed some of the marina at the Yards but, you know,
12 it's a question of will there be demand, is it the right thing
13 to do. We're on the fence on it.

14 MR. STREGE: Uh-huh.

15 MR. ROTHMEIJER: So we have the opportunity to do it.
16 We're not sure yet if this -- if it's the right thing to do.

17 MR. STREGE: Got it. What would be the use case next
18 to a residential building for the marina; like a kayak push off
19 or actual boats dock there or what would be the idea?

20 MR. ROTHMEIJER: Yeah. You already have that at Diamond
21 Teague, right?

22 MR. STREGE: Right, yeah.

23 MR. ROTHMEIJER: I think if you -- if you build the
24 scale that we have permitted, you know, you sort of get private
25 boat owners to come there, and, again, is this really a benefit

1 | or is it not? We're not sure yet. We have the ability to do
2 | it. We have no plans yet to do it.

3 | MR. STREGE: Got it. Okay. My next few questions are
4 | about parking in general. How much parking is expected in the
5 | building?

6 | MR. HUFFER: So we currently have about 380 spaces,
7 | give or take, currently, with 50 of those being dedicated towards
8 | retail, so that kind of parks us at about a point-six space per
9 | unit ratio.

10 | MR. ROTHMEIJER: Which is in line with what we have at
11 | Dock at Maren and they are -- we're seeing that the demand is
12 | there. You know, we -- we're currently delivering -- or we have
13 | delivered a project up in NoMa, and we have a couple of projects
14 | in NoMa -- Elevation, Burton, 202, and then we delivered The Iris
15 | recently, and we're actually seeing a drop there in parking
16 | demands. We haven't seen that at Dock and Maren or in Verge,
17 | which is on the other side of the bridge.

18 | MR. STREGE: Okay. Is that generally, that ratio, on
19 | the low end of the DDOT recommendations or --

20 | MR. ROTHMEIJER: Yeah, it really depends on which area
21 | you are in, so I would say it's the right ratio for here.

22 | MR. STREGE: Because it just kind of matches the
23 | existing? That makes some sense.

24 | MR. ROTHMEIJER: Yeah. We would never over -- we
25 | wouldn't ever want to build more parking than, you know, the

1 tenants would require or want, right, so we think it's the right
2 ratio.

3 MR. STREGE: For sure, yeah. I mean, generally, we'd
4 prefer as minimal as feasible, but you definitely want to have
5 it available for residents, if there is demand there. The next
6 question I've got here plays into that and I think is very
7 important is the parking use. Will the parking be only for
8 residents? You mentioned some of it would be for retail, and
9 that may be okay, but what we really don't want are stadium
10 attendees being able to use -- easily get into the garage and
11 start flooding it on game days. I guess this is similar to Maren
12 and Dock 79. So how is that currently handled and will it be
13 handled the same way?

14 MR. ROTHMEIJER: So it's very difficult to segregate
15 between stadium use and the restaurants, right? So what we're
16 seeing is that the people that are coming out for a game day
17 actually are going to, you know, Solace or Dock or Salt Line and
18 the like, and they might leave their car then once they're parked
19 in the garage, but it's not solely. So, you know, it is important
20 for us to have parking for the restaurants. If we did not have
21 that, it would be very difficult to have an operator, you know,
22 commit to all the money that they commit to operating a
23 restaurant.

24 MR. STREGE: So when you say a customer goes to Solace
25 and then just stays there and goes to the game, does that imply

1 | that you need some sort of a validation from the restaurant to
2 | park there or does that give you a discount or --

3 | MR. ROTHMEIJER: Typically, there's no validation --

4 | MR. STREGE: Okay.

5 | MR. ROTHMEIJER: -- so they park there.

6 | MR. STREGE: There's no way for them to get into the
7 | residential area though, is there? Is that like a --

8 | MR. ROTHMEIJER: Correct. The residential is basically
9 | segregated by a gate, so --

10 | MR. STREGE: Okay. Okay. What about the parking fees;
11 | will those be independent of the rents -- the units?

12 | MR. ROTHMEIJER: Yeah, that's typically how it goes in
13 | the market.

14 | MR. STREGE: And what about kind of special spaces for
15 | electric cars and motorcycles; have you gotten far enough into
16 | design to know about those types of things?

17 | MR. ROTHMEIJER: We have those in all of our buildings.
18 | We have a certain amount of chargers and then the expansion --
19 | the ability to expand when we see that there's more needed.

20 | MR. STREGE: Okay.

21 | MR. ROTHMEIJER: So we always plan that into our
22 | buildings.

23 | MR. STREGE: Is -- what about enforcement of vehicles
24 | that do manage to sneak in and park unlawfully in the residential
25 | areas; who's responsible for enforcing that?

1 MR. ROTHMEIJER: Our property management group.

2 MR. STREGE: Okay.

3 MR. ROTHMEIJER: And I haven't really heard that that
4 is a problem, but, you know, never say never, right?

5 MR. STREGE: Yeah.

6 MR. ROTHMEIJER: You have to have a fob to get into the
7 gate and be there, so --

8 MR. STREGE: Yeah. I live up in northern Navy Yard
9 also in a large apartment complex with garages in the -- under
10 it, and I guess every once in a while someone will piggyback and
11 get a car down there, and our building does handle the
12 enforcement. We get an e-mail saying, "Hey, there's a car down
13 here with this tag, no parking permit; if nobody speaks up, we're
14 going to tow it in an hour," but that seems to be handled by the
15 buildings, so you probably need to do that with these as well.

16 MR. ROTHMEIJER: Yeah.

17 MR. STREGE: Let's see, the next involve sort of
18 pedestrian safety surrounding the garage. Do you think there
19 will be any bulb-outs within kind of the buffer area on the
20 driveway area to make it easier for pedestrians to cross, or is
21 that not

22 MR. BUTT: Well, much like the condition in between
23 Dock and Maren, it's a flush curbless condition. It's intended
24 as a shared zone -- shared street, so there is -- as you come
25 off of Potomac Avenue, it is -- you know, the speed -- travel

1 speed slows. We have traffic-calming initiatives to discourage
2 fast movement of traffic, including the pavement surface, itself.
3 There are narrow -- narrower points of crossing that are the
4 primary points -- crossing points --

5 MR. STREGE: That's good.

6 MR. BUTT: -- (indiscernible) as well, but none of that
7 typical bulb-out that you see on a typical public street, as
8 we're kind of going for the plaza condition (indiscernible).

9 MR. STREGE: Yeah, yeah, that makes sense. I assume
10 you've looked into all the different site lines between the
11 garages and pedestrians walking by, things like that. How about
12 ADA accessibility in the surrounding area around the property;
13 will you be able to get in and out without having to go over
14 grates, for example?

15 MR. BUTT: Yeah, that is being -- obviously, it's part
16 of our consideration of design in any and all spaces is universal
17 access, so there are universal access paths throughout the site
18 and around, so it is -- that is all taken into consideration.

19 MR. STREGE: Great. Let's see. I've got two kind of
20 miscellaneous topics here. One, I brought this up a little bit
21 earlier -- actually, no, I brought this up with Christine on the
22 phone. Are there any amenities that sort of -- that the building
23 will be providing to encourage residents to be car-free? I know
24 that some -- I forget what building it was, but new residents
25 get, like, a free Bikeshare membership. And I appreciate that

1 | there is a Capital Bikeshare station, but will there be any sort
2 | of like one year free or some sort of assistance, transit passes,
3 | anything like that considered by the building?

4 | MR. ANDRES: Yeah. So, Commissioner, as part
5 | of our coordination with DDOT, we've introduced what's commonly
6 | known as TDM, which is the Transportation Demand Management
7 | program. And in that program, we outline all of the different
8 | initiatives that we've coordinated with DDOT to help incentivize
9 | some of that. And I can -- I'm pulling up our TDM that we --
10 | it's actually page 22 of our study. And in that TDM, we've
11 | identified a couple things that include identifying
12 | transportation coordinator, and that coordinator would work with
13 | some of the residents and work with DDOT to provide some of the
14 | programming that DDOT and goDCgo does in order to help incentivize
15 | some of the residents to be able to do that.

16 | We've also identified some residential-specific TDM
17 | plans, including bicycle repair stations, installing
18 | transportation displays, providing welcome packets, and things
19 | of that nature. In addition to that, we -- you know, the bike
20 | storage room has room for tandem spaces, cargo spaces, kids'
21 | bikes, and things like that, again, to incentivize, you know,
22 | people who utilize and maximize their bike utilization. And then
23 | there are also some TDM elements related to retail components
24 | that, again, include the transportation coordinator. So those
25 | are the elements that we've committed to that DDOT agrees that

1 are appropriate for this project, in addition to the Capital
2 Bikeshare.

3 MR. STREGE: That's great. That's all. That's really
4 good. The next questions is just the broad, what community
5 benefits broadly will this project provide? I know the Capital
6 Bikeshare station. And all of my remaining questions after this
7 are about the dog park, but anything other than that? I know --
8 I believe this may complete a Riverfront path to be able to get
9 to the bridge; is that correct?

10 MS. RODDY: Right. So the focal point of the benefits
11 and amenities really is the open space that we walked through
12 this evening, and so that would include those pathways along the
13 river for the bicycle and pedestrian paths as well. It also
14 includes, as Fred had mentioned, the \$800,000 contribution to
15 Diamond Teague that was made before the first phase even proceeded
16 with development. That was given upfront. The building will be
17 designed to the LEED Gold level. There is the affordability --
18 affordable housing proffer at ten percent of the residential GFA.

19 The applicant is also committing to abide by the MOU
20 that it has signed with the DSLBD to achieve a target goal of 35
21 percent participation by CBEs, and then also the terms of the MOU
22 that is designed with the DOEE with respect to First Source to
23 reach a goal of hiring District residents for at least 51 percent
24 of new jobs. And then they also implemented an employment and
25 skills training plan that they have done on the previous two

1 | phases that they would continue here as well.

2 | VOICE: And we donated land to DDOT for the bridge as
3 | well at no cost.

4 | MS. RODDY: Correct, about 8,000 square feet, so no
5 | small thing. And then, also, just the fact that we are converting
6 | what was approved for office and hotel to residential,
7 | residential use, in and of itself, is considered a benefit, and
8 | so we do see it, especially here, given the location of this
9 | property.

10 | MR. STREGE: Thank you for that. Okay. Last section
11 | of my list of questions here, and these are all about the dog
12 | park, as I understand that the residents love the dog park. I
13 | think it may have been left there as a gift from the developer
14 | originally, and now that there's a development, people are scared
15 | that it might go away and that there might be a temporary
16 | interruption of being able to use it. So, yeah, I just -- I'll
17 | go through these. How do the construction phases -- how are they
18 | expected to impact the dog park? So will there be any time where
19 | it will be closed or they won't be one available to the residents?

20 | MR. ROTHMEIJER: We will actually minimize it. When
21 | we start construction on Phase Four, the interim dog park that
22 | we built for Dock and Maren and the community will stay up and
23 | running, so there will be -- we're going to minimize it. We know
24 | you -- there's -- we have a lot of tenants with dogs. We know
25 | that that would be a huge impact on them, so --

1 MR. STREGE: The whole neighborhood has a lot of tenants
2 with dogs. The Navy Yard has lots of dogs.

3 MR. ROTHMEIJER: Yeah.

4 MR. STREGE: Questions about the interior of the dog
5 park. Will there be water access and any water features included
6 in the dog park?

7 MR. BUTT: Yeah, it is intended that there would be a
8 dog -- you know, dog water feature -- water holes and access for
9 hoses to, you know, wash down and clean down the dog park, itself,
10 which will be maintained and managed by building management, so
11 there will be water provided.

12 MR. STREGE: Got it. Shade during the summer. So
13 while some sun is appreciated, what shade will also be included
14 in the dog park? That comes directly from a resident. I saw
15 from the renderings, it looked like there were some trees, so
16 that will provide some shade. But anything else? I'm not sure
17 if I missed an overhand or anything like that.

18 MR. BUTT: At this point, we have been -- we have
19 incorporated the trees within the dog park and seating kind of
20 around the base of those tree planters. Given its natural
21 orientation, you know, the building four will provide a
22 significant amount of shade as it casts a shadow across the park,
23 but we will continue, as we refine the design, continue to do
24 sun studies, et cetera, to make sure we're making it as
25 comfortable space a space as possible.

1 MR. STREGE: And you mentioned it would be maintained
2 by the building management itself.

3 MR. BUTT: Yes.

4 MR. STREGE: Okay. The last one I have on the dog
5 park, and I know you mentioned this already during your
6 presentation, but it's about the grade by South Capitol and the
7 Oval, kind of going up towards the bridge. Is there a risk of,
8 I don't know, throwing a ball and having it roll out; any risk
9 to dogs jumping over the fence because of that, or is it
10 relatively flat in the dog park itself?

11 MR. BUTT: The condition on that -- where it fronts
12 onto South Capitol Street, it is flat and matches the same grade
13 as the outside of the dog park, and we are proposing a four-and-
14 a-half-foot tall fence, and there is also a planted buffer in
15 between the public sidewalk and the bike lane and the dog park
16 to help mitigate that. So it will come down to the design. I
17 mean, stray balls may go over the fence, but there's no
18 opportunity for a dog to get out without being let out.

19 MR. STREGE: Got it. I think that's it for me. I'm
20 really excited about this project. Thank you for the
21 presentation. We hope to see you at our ANC meeting, so the
22 public can see some of this stuff. February 18th, seven p.m. We
23 can coordinate, but thank you very much.

24 CHAIRPERSON HOOD: Thank you, Chair Strege. I will
25 tell you that those are thoughtful questions, and I definitely

1 can tell that you looked at the record, so thank you for those
2 questions. All right. And it'll be a better project, because
3 of the work that you all are doing, so thank you. Let's -- and
4 we will come back to your report, but let's -- if you have one.
5 I don't know if you have one after all those questions, but we're
6 going to still come back to you very shortly. Ms. Schellin, do
7 we have any other government agencies that are here? I know
8 who's -- I know we got the Office of Planning. Do we have any
9 other government agencies?

10 MS. SCHELLIN: The Office of Planning and DDOT. We
11 have Preston Jutte, I believe is how you say that. I'm sure I
12 messed that up too.

13 CHAIRPERSON HOOD: So we don't have OAG or anybody like
14 that? That's what I'm --

15 MS. SCHELLIN: No, sir.

16 CHAIRPERSON HOOD: Okay. Let's go to DDOT first.

17 MR. JUTTE: Good evening, Chairman Hood and members of
18 the Commission. For the record, I'm Preston Jutte with the
19 District Department of Transportation. DDOT is supportive of the
20 applicant's proposal to modify the previously-approved First
21 Stage PUD, as well as the Second Stage PUD to redevelop the
22 remaining portion of the PUD site with 590 residential units,
23 6,331 square feet of retail, and substantial public open space,
24 including a public dog park between the two proposed buildings.
25 In our January 13th, 2025 report, which is in the record as

1 Exhibit 23, we recommended approval with three conditions;
2 funding and installing a Capital Bikeshare station, meeting the
3 long-term bicycle parking requirements from Title 18 of the DCMR,
4 and implementing a Transportation Demand Management Plan, with
5 our requested revisions for the life of the project.

6 As you heard in the applicant's presentation, we have
7 agreed on language that satisfies our requested conditions. With
8 those conditions included in the zoning order, DDOT has no
9 objection to the approval of this First Stage PUD modification
10 and Second Stage PUD application. We look forward continuing our
11 work with the applicant on things Capital Bikeshare station
12 placement, bicycle parking, and the dog park, as they go through
13 public space permitting. Thank you, and I'm happy to answer any
14 questions.

15 CHAIRPERSON HOOD: Okay. Thank you, Mr. Jutte. We
16 appreciate the work that DDOT is doing, not just for this project,
17 but all down in that area. I know it's been difficult over the
18 years, and we're working through it, so thank you. Let's see if
19 my colleagues have any questions. Commissioner Stidham.

20 COMMISSIONER STIDHAM: No questions for me. Thank you
21 for the report out.

22 CHAIRPERSON HOOD: Commissioner Imamura.

23 COMMISSIONER IMAMURA: Mr. Jutte I read your report and
24 appreciate its thoroughness and want to thank you for the work
25 that you do. No questions.

1 CHAIRPERSON HOOD: Commissioner Wright.
2 COMMISSIONER WRIGHT: Thank you. No questions.
3 CHAIRPERSON HOOD: Okay. And Vice Chair Miller.
4 VICE CHAIR MILLER: Thank you, Mr. Jutte. No questions.
5 CHAIRPERSON HOOD: Okay. Ms. Roddy, you have any
6 questions of DDOT on cross?
7 MS. RODDY: No, no questions.
8 CHAIRPERSON HOOD: Okay. Thank you. Thank you, Mr.
9 Jutte. Oh, wait a minute. Chair Strege, you have any questions
10 of DDOT?
11 MR. STREGE: I do not. I will say that we currently
12 do not yet have a report, but we'll have one, as I said, a few
13 days after our February public meeting.
14 CHAIRPERSON HOOD: Okay. Hold tight. I'm coming back
15 to you. Just hold tight. All right. Thank you, Mr. Jutte. We
16 appreciate it. All right. Let's go to the Office of Planning.
17 Ms. Thomas, good evening. Ms. Thomas, you're on mute.
18 MS. THOMAS: Okay. Sorry. Yes, good evening, Mr.
19 Chair, again, members of the Commission. The Office of Planning
20 is in support of this application, and we recommend approval of
21 it. We believe that the modifications of this PUD better respond
22 to the visible development of the surroundings we have witnessed
23 over time, as well as to the principles of equity that the Comp
24 Plan demands be considered for modifications of large parts like
25 this one. We believe also that the applicant's submission and

1 presentation tonight, along with OP's report, provide an in-depth
2 information of the project's consistency with the Comp Plan, as
3 viewed through a racial equity lens. And, as such, we believe
4 that this project benefits not just the neighborhood, but to the
5 District as a whole. And, with that, Mr. Chair, I'll ask again
6 that the application be approved, and I'll be happy to take your
7 comments. Thank you.

8 CHAIRPERSON HOOD: Thank you, Ms. Thomas, for being
9 succinct -- for a very succinct case, so thank you. Let's see
10 if we have any questions or comments. Commissioner Stidham.

11 COMMISSIONER STIDHAM: No, no questions or comments.
12 Thank you for your report this evening.

13 CHAIRPERSON HOOD: Okay. Commissioner Imamura.

14 COMMISSIONER IMAMURA: Ms. Thomas, I read your report
15 also and appreciate your work. I don't have any questions for
16 you.

17 MS. THOMAS: Thank you.

18 CHAIRPERSON HOOD: Commissioner Wright.

19 (No response.)

20 COMMISSIONER WRIGHT: Let me come back to Commissioner
21 Wright. Okay. Vice Chair Miller.

22 VICE CHAIR MILLER: No questions. Thank you, Ms. Thomas
23 for the OP report. We appreciate all the work you do in the
24 community.

25 MS. THOMAS: Thank you.

1 CHAIRPERSON HOOD: Commissioner Wright.

2 (No response.)

3 CHAIRPERSON HOOD: All right. I, too, want to thank
4 you, Ms. Thomas. Ms. Roddy, you have any questions of the Office
5 of Planning?

6 MS. RODDY: No, no questions.

7 CHAIRPERSON HOOD: Okay. And Chair Strege, you have
8 any questions of the Office of Planning?

9 MR. STREGE: Nothing for me, no.

10 CHAIRPERSON HOOD: Okay. And, Chair, am I messing up
11 your name again?

12 MR. STREGE: I think you got it right that time, Strege.

13 CHAIRPERSON HOOD: Oh, Strege, okay.

14 MR. STREGE: Yeah.

15 CHAIRPERSON HOOD: I got to stop following Ms.
16 Schellin's lead. No, I'm just playing. Ms. Wright --
17 Commissioner Wright, you have any questions -- (indiscernible)
18 shake your head. I'm sorry?

19 COMMISSIONER WRIGHT: No questions.

20 CHAIRPERSON HOOD: Okay. All right. Thank you. All
21 right. Thank you, Ms. Thomas. We appreciate it. All right.
22 Ms. Schellin, let's -- do we have any persons who are here,
23 organizations or individuals who are here in support or
24 opposition? Is anyone here?

25 MS. SCHELLIN: So you already called the ANCs.

1 CHAIRPERSON HOOD: Let me go back to him. I have called
2 Chair Strege so much. Chair Strege, it's time for your report,
3 but we understand you have a report the come, but if you want to
4 come back and say something, you can.

5 MR. STREGE: I don't have anything additional to say
6 at this time. I personally like the project quite a bit, but I
7 do want to discuss it with my other Commissioners, and we'd love
8 to have a presentation at our ANC public meeting. Sorry we
9 weren't able to get that done last year, but February should be
10 a good time for it, and shortly after that we'll have that report.

11 CHAIRPERSON HOOD: Okay. Great. And we'll work out
12 the time to be able to get that report into the record.

13 MR. STREGE: Great. Thank you very much.

14 CHAIRPERSON HOOD: Thank you.

15 MS. SCHELLIN: Did we get his next meeting date, so
16 when we're working out times?

17 CHAIRPERSON HOOD: It's February the 18th.

18 MR. STREGE: Correct.

19 MS. SCHELLIN: 18th. Okay.

20 CHAIRPERSON HOOD: Yes.

21 MS. SCHELLIN: No, so there are no witness in any of
22 the three categories to testify.

23 CHAIRPERSON HOOD: All right. Thank you. Ms. Roddy,
24 you have any rebuttal or closing? I don't think you have any
25 rebuttal. I shouldn't say that, but I don't think you have any

1 rebuttal, but go ahead.

2 MS. RODDY: No. I'll be quick. The one thing I did
3 want to ask is if we could -- if you would allow us the
4 opportunity to submit a full set of plans in the record, just so
5 that everything is together in one place. When we go in for
6 permitting, that would just facilitate it. And those plans would
7 then capture the changes to that waterfront setback that were
8 initially shown, but have been updated. So that's our main --
9 our main request. We do appreciate all the time, not just
10 tonight, but throughout the years that the Commission has been
11 on this project, and so we -- as we've mentioned, we are very
12 excited about what we are moving forward with and looking forward
13 to the start.

14 CHAIRPERSON HOOD: Okay. Thank you, Ms. Roddy and to
15 the team, great job, and to everyone who participated tonight.
16 Ms. Schellin, let's come up with some dates.

17 MS. SCHELLIN: I want to check with Mr. Ritting. I
18 know that there's no map amendment attached to this, so,
19 typically, it could be one vote, but I believe they've got to go
20 through the proffer and conditions process, is that right, 'cause
21 this is a second stage or not?

22 MR. RITTING: It would be certainly helpful, in order
23 to come up with a good order in a --

24 MS. SCHELLIN: I mean, they don't have to go through
25 two votes, but we could still go through the proffer process

1 MR. RITTING: Correct, yes.

2 MS. SCHELLIN: Okay.

3 MR. RITTING: And I would recommend that you do.

4 MS. SCHELLIN: And, Ms. Roddy, did you have a few
5 things that you still needed to provide I believe that the
6 Commissioners asked for? I don't think there was a lot, if
7 anything.

8 MS. RODDY: I don't know that there was anything that
9 we were -- other than the full set of plans, I don't know that
10 there were any requests for additional information. We're happy
11 to do so, but I didn't hear it this evening.

12 MS. SCHELLIN: Okay. Maybe I misunderstood.

13 CHAIRPERSON HOOD: I don't think there was. No, I
14 don't think there was, unless one of my colleagues did ask for
15 something. They can speak up now.

16 (No response.)

17 CHAIRPERSON HOOD: Okay. Well, let's keep moving.

18 MS. SCHELLIN: Okay. So then nothing was asked for.
19 So, in that case, Mr. Ritting, do the need the proffer process
20 or do you just want them to submit a set of conditions for you?
21 And where did he go?

22 CHAIRPERSON HOOD: Ms. Schellin, remember --

23 MR. RITTING: I'm here. I think that it would be
24 better to go through the regular process, just because then
25 everyone knows what they're supposed to do and when.

1 MS. SCHELLIN: So 28 days then.

2 CHAIRPERSON HOOD: And also remember in your
3 calculations that the ANC doesn't meet until February the 18th.

4 MS. SCHELLIN: Right, exactly. So -- okay. So the
5 first date -- okay. So then that'll still be fine then in the --
6 to make it through the proffer process. They meet on the 18th,
7 and we typically allow two days after that for the report, so
8 that will still work out fine for the first meeting in March,
9 which is the 13th. And working backwards from that, that'll
10 allow the architects to pull all of the -- the full set of plans.
11 If we could -- are you guys having to meet with the ANC or you
12 guys have already presented?

13 MS. RODDY: We're presenting on the 18th.

14 MS. SCHELLIN: You're presenting on the 18th. Okay.
15 Then if the ANC then, after their meeting on the 18th --

16 CHAIRPERSON HOOD: Did Ms. Schellin disappear? There
17 she is.

18 COMMISSIONER WRIGHT: While she is coming back on, may
19 I just ask a quick question --

20 CHAIRPERSON HOOD: Sure.

21 COMMISSIONER WRIGHT: -- which is, I know that in the
22 phasing there is a condition about the applicant filing for the
23 building permit for construction of Phase Three within two years
24 of the issuance of the Certificate of Occupancy for Phase Four,
25 but there's no language about commencing construction. It's only

1 filing for a building permit. And I think that it might be
2 worthwhile adding some language about that construction -- and
3 construction shall commence within three years of the issuance
4 of the Certificate of Occupancy for Phase Four. Would that be
5 acceptable?

6 MS. RODDY: That's fine, and that's what's required
7 under the regulations, that it would be within the three years,
8 so absolutely we can add that language.

9 COMMISSIONER WRIGHT: Great. Thank you.

10 CHAIRPERSON HOOD: Ms. Schellin, you back? Okay. There
11 you go.

12 MS. SCHELLIN: Okay. So to accommodate the ANC's
13 schedule to allow the applicant to meet with them, March -- I'm
14 sorry -- February 25th for the full set of plans and the ANC
15 report. Then the applicant has an opportunity to respond to the
16 ANC report. These are all due by three p.m., March 4th. Draft
17 findings, facts, conclusions of law by March 4th. The applicant
18 must submit them. If the ANC chooses to do so, they may do so.
19 And then we'll put this on the March 13th agenda at four p.m.
20 for consideration of final action. And during this process,
21 you'll go through the proffer process, which the first submission
22 is due, as you know, in seven days. Even though proposed action
23 hasn't been taken, just do the process please, as if it did.
24 Thank you.

25 CHAIRPERSON HOOD: All right. Are we all on the same

1 | page? Chair Strege, we on the same page? You got it? We're
2 | good?

3 | MR. STREGE: Yep. Yep. I wrote all those dates down.

4 | CHAIRPERSON HOOD: Okay. Sounds good. All right.
5 | Before I close out, let me -- let me announce that the Zoning
6 | Commission will meet again on June (sic) the 27th. Ms. Schellin,
7 | I always ask you to check my dates, but that's what I have, June
8 | (sic) 27th, Zoning Commission Number 12-15B. This is Gallaudet
9 | University. So, with that, I want to thank everyone for their
10 | participation tonight. Great job. And, with that, this hearing
11 | is adjourned. Good night, everyone.

12 | (Whereupon, the above-entitled matter went off the
13 | record at 6:15 p.m.)

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C E R T I F I C A T I O N

This is to certify that the foregoing transcript

In the matter of: Public Hearing - Case No. 04-14H

Before: DC Zoning Commission

Date: 01-23-25

Place: Webex Videoconference

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



Deborah B. Gauthier