

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 20-08D

+ + + + +

MONDAY

FEBRUARY 9, 2026

+ + + + +

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

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

- MIKE SAKINEJAD, Zoning Data Specialist
- SHARON S. SCHELLIN, Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

- HILLARY LOVICK, ESQUIRE

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ALSO PRESENT:

LEILA BATTIES, ESQUIRE, Holland and Knight
MADELINE WILLIAMS, ESQUIRE, Holland and Knight
CHRISTOPHER S. COHEN, ESQUIRE, Holland and Knight
ROBERT KEANE, WDG Architecture
MATT LAM, WDG Architecture
DANIEL SOLOMON, Gorove Slade
BEL ST. JOHN DAY, Bradley Site Design
DERREK NIEC-WILLIAMS, Howard University
ERKIN OZBERK, DC Department of Transportation
MAXINE BROWN-ROBERTS, DC Office of Planning

The transcript constitutes the minutes from the
Regular Public Hearing held on February 9, 2026.

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(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood. I'm joined by Vice Chair Miller, Commissioners Wright, Imamura, and Stidham. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as Mr. Mike Sakinejad, who will be handling all of our virtual operations, and Ms. Hillary Lovick from our Office of Zoning Legal Division. We will ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter and 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 -- before providing your testimony. When you are finished speaking, please mute your audio.

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1 must have signed up in advance and will be called by name at the
2 appropriate time. At the time of sign-up, all participants will
3 complete the oath or affirmation required by Subtitle Z-408.7.
4 If you wish to file written testimony or additional supporting
5 documents during the hearing, then please be prepared to describe
6 and discuss it at the time of your request when testifying.

7 The subject of this evening's hearing -- one second.
8 I'm trying something new here today to see if that works -- is
9 Zoning Commission Case Number 20-08D, GS Development Services
10 Northeast, LLC, further processing of Campus Plan at Square 3064,
11 Lot 44. The address is 2301 Georgia Avenue Northwest. February
12 9th -- again, today's date is February 9th, 2026.

13 The hearing will be conducted in accordance with the
14 provisions of 11-Z DCMR, Chapter 4, as follows: preliminary
15 matters; the applicant's case -- the applicant has up to 60
16 minutes, but I believe they can do it in 15 minutes or so, and
17 they can hit the highlights -- report of other government
18 agencies; Department of Transportation; report of the Office of
19 Planning; and then report of the ANC; testimony of organizations
20 and individuals -- organizations, five minutes; individuals,
21 three minutes -- then we'll have rebuttal and closing by the
22 applicant.

23 At this time the Commission will consider any
24 preliminary matters, but, before we go there, I believe I want
25 to publicly announce that we will not be having our regular

1 meeting because of some scheduling conflicts and we have to go
2 in front of the Council this coming Thursday, and we have some
3 scheduling issues and some other things going on, so we will
4 postpone everything -- and, Ms. Schellin, correct me if I'm
5 wrong -- we will be moving everything to February 26th, and we
6 will add on to our meeting then. So, with that, do -- at this
7 time, the Commission will consider any preliminary matters. Does
8 the staff have any preliminary matters?

9 MS. SCHELLIN: Just a couple. So the first thing is,
10 there was -- there's a waiver request from the applicant at
11 Exhibit 17 regarding the posting of the property. They posted
12 the property less than 40 days, the required notice time.
13 However, the Office of Zoning did send out notice to those
14 within -- owners within 200 feet, to the ANC, to the
15 Councilmember. And the applicant has received a letter in support
16 from the ANC, and they have met with the community. And this is
17 a case that was originally deferred to allow more time to --
18 actually, deferred twice to allow more time to meet with the
19 community. So they have asked for that waiver and also a waiver
20 for filing the Affidavit of Posting late, which is supposed to
21 filed at least 30 days prior to this hearing. So we'll leave
22 that for the Commission first to rule on.

23 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin.
24 Colleagues, you've heard the scenario of the request. I think
25 it's two waiver requests from ANC -- well not from the ANC, but

1 more -- allow more time with the community, especially ANC 1E,
2 which is particularly -- the ANC particularly in this case, and
3 we see the results with that addition. Any objections to anything
4 that Ms. Schellin has mentioned?

5 (All Commissioners shake head negatively.)

6 CHAIRMAN HOOD: Okay. No objections. So thank you,
7 Ms. Schellin, on those two items.

8 MS. SCHELLIN: All right. Next, we have proffered
9 expert witnesses. The easiest first are to -- let's see, first
10 of all, they are -- they've proffered quite a few, but they are
11 not having them all testify this evening, so let me see which
12 ones very quickly they are having testify, if I can find that.
13 Sorry. I believe it's Mr. Solomon, who has previously been
14 accepted by the Commission, so that makes that one very easy.
15 And, also, there will be Derrek Niec-Williams; he is not an
16 expert. Matt Lam, proffered expert in architecture and design,
17 and Daniel Solomon; they are the only two experts that will be
18 testifying this evening. If the Commission would look at those.
19 Matt Lam -- his name sounded familiar, but we did not find that
20 he had previously been accepted, with WDG Architecture, being
21 proffered in architecture and design at -- 16C, pages one through
22 three.

23 CHAIRMAN HOOD: Okay. So we have -- everybody
24 else -- I'm looking at my colleagues -- we have previously
25 accepted. Unless I hear anything, we'll continue that status.

1 We'll just look at Mr. Lam, and I would look to my colleagues to
2 see what you would like to do with that. Again, as Ms. Schellin
3 mentioned, that's Exhibit 16C. Let's review Mr. Lam, and he's
4 being proffered as -- in architecture and design.

5 MS. SCHELLIN: Correct.

6 COMMISSIONER IMAMURA: (Raises hand.)

7 CHAIRMAN HOOD: Commissioner Imamura.

8 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I've
9 reviewed Mr. Lam's resume here. It does show that he has
10 extensive experience, which I respect; however, it does not show
11 that he is licensed. And, in following our practice on the
12 Commission -- our longstanding practice on the Commission, for
13 licensure with ten years or more experience, and the fact that
14 we already have other proffered experts in architecture, my
15 recommendation to the Commission is that I'd be glad to hear from
16 Mr. Lam, but would not be -- being consistent with our past
17 practice, I'm not prepared to offer expert witness status for Mr.
18 Lam, but, again, just want to reiterate, I do respect his
19 extensive experience, unless the applicant can tell me otherwise
20 that he is licensed.

21 CHAIRMAN HOOD: Okay. Let's do that before we make a
22 ruling. Let me ask my colleagues, we've heard the recommendation
23 from Commissioner Imamura, and we -- and in continuing with our
24 continued practice, I wholeheartedly agree, but let's make sure
25 that we didn't miss it. Ms. Schellin, let's bring him up. Unless

1 I hear any objections, I would agree with Commissioner Imamura,
2 unless we can hear from him, but we want to keep our practice,
3 and our practice probably was in place long before I even got on
4 the Commission, so I want to keep that in place, and I think --
5 and thank you, Commissioner Imamura, for flagging that, because
6 I definitely missed it. All I saw was Mississippi State and kept
7 on moving. All right.

8 MS. SCHELLIN: Mike, if you could bring Ms. Batties and
9 maybe Mr. Cohen up. I'm not sure which one will be presenting --
10 which one is up. Maybe they could answer the question, and also
11 Mr. Lam.

12 CHAIRMAN HOOD: Okay.

13 MS. SCHELLIN: I don't know if they're all together or
14 not. There he is.

15 CHAIRMAN HOOD: Who's going to represent? Is it Ms.
16 Batties? Ms. Batties, good afternoon. You've heard the concern.
17 Again, we can listen to Mr. Lam; we will listen to his testimony,
18 as we do in others, but he's not licensed, so we don't -- we are
19 hesitant to give him expert status, unless you can tell us
20 otherwise.

21 MR. BATTIES: Yeah, I will need Mr. Lam to confirm
22 whether or not he is licensed, and, if that is not the case, he
23 will then just testify as to the project design --

24 CHAIRMAN HOOD: Okay.

25 MS. BATTIES: -- not as an expert.

1 CHAIRMAN HOOD: Okay. Mr. Lam, if you can let know.
2 Mr. Cohen, good afternoon to you as well. Mr. Lam, could you
3 come up on camera preferably? Can you unmute, Mr. Lam?

4 (No response.)

5 MS. BATTIES: We'll try to get him on the line. I
6 don't know if he's having technical difficulties.

7 CHAIRMAN HOOD: Well, here's the thing. We're going
8 to go with the recommendation.

9 MS. BATTIES: Yeah.

10 CHAIRMAN HOOD: We're going to move in that fashion.

11 MS. BATTIES: Okay.

12 CHAIRMAN HOOD: And then if it comes up later, then
13 we'll go back and I'll talk with Commissioner Imamura and we'll
14 revisit it, but right now we're going to go with the
15 recommendation made to us. All right. Anything else, colleagues?

16 (No response.)

17 CHAIRMAN HOOD: All right. Ms. Batties, if we can move
18 forward.

19 MS. BATTIES: Good afternoon.

20 MS. SCHELLIN: Wait.

21 MS. BATTIES: Oh, I'm sorry.

22 CHAIRMAN HOOD: Hold on a second. Ms. Schellin, did
23 you have something to add?

24 MS. SCHELLIN: I was just going to let you know about
25 the reports that have come in, but that's okay if you want --

1 CHAIRMAN HOOD: Okay. Go ahead. Go ahead. Go ahead.
2 I'm sorry.

3 MS. SCHELLIN: I was just going to let you know briefly,
4 at Exhibit 15, ANC 1E did provide a report in support. Exhibit
5 19; OP has provided their report at Exhibit 19, with conditions.
6 Exhibit 20, DDOT has no objection, with conditions. And there
7 are no other government agency reports, so I'll turn it over.
8 Thank you.

9 MS. BATTIES: Okay. Great.

10 CHAIRMAN HOOD: Okay. Ms. Batties, I saw Mr. Lam. Let
11 me ask this first, too. Ms. Batties, is there any opposition in
12 this case?

13 MS. BATTIES: No, there isn't.

14 CHAIRMAN HOOD: Okay. So let's proceed in that fashion,
15 as I mentioned earlier. Mr. Lam, could you unmute again please?
16 Can you come back up?

17 (No response.)

18 CHAIRMAN HOOD: Okay. I'm sorry. Go ahead, Ms. -- go
19 ahead. Can you unmute? You can't unmute?

20 (No response.)

21 CHAIRMAN HOOD: Let me -- let me do this, because we
22 want to get -- are you -- are you licensed? You're not? Just
23 shake your head. I can't -- okay.

24 (No response.)

25 CHAIRMAN HOOD: Okay. All right. Thank you. Thank

1 | you, Mr. Lam, and, hopefully, we'll work on that by the time we
2 | get to you. You might want to work with your earplugs or your
3 | headset or something. It's probably throwing you off. Okay.
4 | Ms. Batties, you may begin.

5 | MS. BATTIES: All right. Thank you. Good afternoon.
6 | Leila Batties, Chris Cohen, and Madeline Williams with Holland
7 | and Knight on behalf of the applicant, GS Development Services
8 | Northeast, LLC, which is an affiliate of Greystar. I'm sorry.
9 | Can we pull up the slides -- the PowerPoint, which is at Exhibit
10 | 22 --

11 | (PowerPoint presentation shared on the screen.)

12 | MS. BATTIES: -- and go straight to -- you can go to
13 | the next slide. Thank you. So Howard has selected Greystar as
14 | it's partner for the redevelopment of the Wonder Plaza site at
15 | 2301 Georgia Avenue Northwest. And this application brings to
16 | fruition one of the major capital projects in Howard's 2020 Campus
17 | Master Plan.

18 | The proposed development includes 282 student housing
19 | units with a total of 595 beds, approximately 7,500 square feet
20 | of ground-floor retail, an 8,400-square-foot student dining hall,
21 | and a 20,000-square-foot full-service two-level wellness center.
22 | The project will include 150 below-grade vehicle parking spaces,
23 | and it will have a building height of 90 feet and a density of
24 | 4.5 FAR. A detailed discussion on how the application complies
25 | with the review standards of Subtitle X, Chapter 9 of the

1 regulations is included in the application statement at Exhibit
2 3 of the case record.

3 We are pleased that ANC 1E, OP, and DDOT have issued
4 reports in support of the application. As you mentioned, Mr.
5 Chair, there are no objections in the case record. In light of
6 this, the applicant's presentation will primarily be Mr. Lam of
7 WDG Architects highlighting the project design. Other members
8 of the team available for questions are Chloe Kuske with Greystar,
9 Daniel Solomon with Gorove Slade, and Bel St. John Day of Bradley
10 Site Design. Before Mr. Lam's testimony, Derrek Niec-Williams,
11 Assistant Vice President for Planning and Architecture at Howard
12 will give you brief remarks. So if you can go to the next slide,
13 and I don't know -- I can't see everybody -- if Derrek is on.

14 (No response.)

15 MS. BATTIES: Okay. I don't think that Mr. Niec-
16 Williams is on. Matt, are you able to --

17 UNIDENTIFIED VOICE: Derrek wants to be brought up as
18 a panelist.

19 MS. BATTIES: Oh, Derrek Niec-Williams needs to be
20 brought on as a panelist. I'm sorry.

21 CHAIRMAN HOOD: Okay. There he is. I see him. Mr.
22 Niec-Williams, you may begin, once -- are you able to unmute?

23 (No response.)

24 CHAIRMAN HOOD: It seems to be a common thread that
25 nobody can unmute. Mr. Cohen, can you unmute?

1 MR. COHEN: Yes, sir. Actually, I can.

2 CHAIRMAN HOOD: Oh, okay, you can, Mr. -- what about
3 you, Mr. Niec-Williams? I don't think you can, and Mr. Lam can't.
4 That's unusual. Mr. Sakinejad, can you -- can you help with that
5 or Vice Chair Miller, is Archie around; somebody can help us?

6 MS. SCHELLIN: It seems to be their audio settings --
7 their microphone settings, because we don't control that.

8 MR. NIEC-WILLIAMS: Testing, testing, 123.

9 MS. SCHELLIN: So there he is.

10 CHAIRMAN HOOD: There you go. Thank you, Mr. Niec-
11 Williams. Thank you.

12 MS. SCHELLIN: All right.

13 MR. NIEC-WILLIAMS. Apologies. And, yes, it was
14 actually -- it was something in my system settings that needed
15 to be updated to fix that.

16 MS. SCHELLIN: Correct.

17 CHAIRMAN HOOD: We need call Mr. Lam after this is over
18 and explain to him, so he can get on too. Okay. Thank you, Mr.
19 Niec-Williams. You can go.

20 MR. NIEC-WILLIAMS: Excellent. Well, I will be brief.
21 I know we want to limit the testimony today, so I'll just
22 highlight that this project is Project J, for Juliette, out of
23 our 2020 Master Plan. It is a Georgia Avenue campus edge project
24 that incorporates all the uses that our fearless counselor, Ms.
25 Batties, was able to highlight, in terms of student housing,

1 retail, recreation and wellness for the campus, as well as
2 other -- a few other amenities that will greatly improve the
3 corridor. So, again, this project, as designed and proposed
4 here, does keep with the various vision components of our Central
5 Campus Master Plan.

6 If you can jump to the next slide, you know, at a high
7 level, I also want to highlight the fact that, you know, the
8 project is bringing a great number of functions together, but
9 also sits on a site that has some history to the District of
10 Columbia, as well as the history of Shaw, as a center for bakeries
11 in the yesteryear. And so while this is not a full historic
12 preservation project, the Master Plan did call for certain
13 treatments of elements here that this project team and the
14 development partner that we're working with has taken to heart.
15 And you'll see, as part of their presentation, that this project
16 actually does have a great deal of historic character that will
17 be retained as part of the original -- the original structure.

18 So if you jump to the next one, you'll see -- you'll
19 notice earlier, also, that the community has chimed in on this,
20 and the project took additional time to do that. One of the
21 underlying cases that's correlated with this is the overall
22 rezoning of the land underlying the property, which was
23 previously in production, distribution, and repair, and has been
24 transitioned, pursuant to Zoning Commission Case 24-01, to MU-
25 10. So, again, that was a prerequisite that was necessary for

1 us to move forward with this project, was appropriate zoning to
2 support the program, that call -- that callback, as far as the
3 Master Plan itself.

4 So I highlight that to say that there was a great deal
5 of work that this Commission may recall went in with the community
6 related to this particular zoning hearing, right, for the map
7 amendment to rezone this corridor, and a lot of the legwork with
8 the local community, LeDroit Park and others, was performed as
9 part of that and memorialized as part of that process, but this
10 specific process was referenced as early as the genesis of this
11 case. That is one of the key reasons why we needed to push
12 forward with the map amendment. So I didn't want that to be lost
13 on the -- on the Commission during today's proceedings.

14 So, at a high level, just, you know, to reiterate, the
15 Fusion Building project does bring a number of uses directly to
16 the Georgia Avenue Corridor that are sorely needed for the
17 University students, as well as for the surrounding community,
18 and we've done that in a way that we feel has been sensitive to
19 the various concerns and considerations of the local neighbors.
20 So we're really looking forward to being able to pull the trigger
21 and move ahead with this project, as there have been a number of
22 different enabling activities that we've undertaken, including
23 vacating the existing building and moving a great deal of
24 infrastructure and technology that supports the campus off of the
25 site to make it ready for development. So, with that, unless

1 I've missed anything, counselor, I'll actually turn it over to
2 Mr. Lam.

3 MS. BATTIES: You got everything covered. Thank you.
4 Matt, are you able to join and have your audio functioning now?

5 (No response.)

6 MR. NIEC-WILLIAMS: Matt, if it's helpful -- and sorry
7 to take this on the public hearing -- but if you click the button
8 under your mute that has a little arrow next to it, a whole host
9 of options will come out, and you just want to make sure to select
10 the proper one, with respect to microphone. I see that you might
11 have earbuds in, and so you might need to select something that's
12 not your built-in microphone array in order for that to work. I
13 can also volunteer to take this section from Matt, if he's not
14 able to --

15 MS. BATTIES: Yeah. Or can we bring Bob Keane up as a
16 panelist? And if Bob can walk through the slides.

17 CHAIRMAN HOOD: Or you know what though, Ms. Batties,
18 since Mr. Lam has worked on this -- I'm not sure who -- he can
19 just call in.

20 MS. BATTIES: Oh, okay.

21 CHAIRMAN HOOD: And that way we can hear from him, and
22 he can just leave the picture on. He can call in, unless we get
23 feedback. Then -- we shouldn't get feedback, since he's on mute.
24 Yeah.

25 MS. BATTIES: Right. Okay.

1 CHAIRMAN HOOD: We got a minute. We got a minute.
2 MS. BATTIES: One second please.
3 (Brief pause.)
4 MS. BATTIES: Okay. It's my understanding that Mr. Lam
5 is trying to call the hotline --
6 CHAIRMAN HOOD: Okay.
7 MS. BATTIES: -- to get support, the 650 number.
8 CHAIRMAN HOOD: 650? Is that the hotline number?
9 MS. BATTIES: It's on the hearing notice.
10 CHAIRMAN HOOD: Oh, no. Dial 202-727-0789, I believe.
11 Yeah, let's see if this works. Yeah, 202 --
12 MS. BATTIES: Say that one more time, Mr. Chairman.
13 CHAIRMAN HOOD: 202-727 --
14 MS. SCHELLIN: Actually, Chairman Hood, she is out
15 today. If Mike could give him his number. Mike, could you give
16 him your number please?
17 MR. SAKINEJAD: Sure. So it's possible, if I get his
18 cell phone, that I could have the system call in for him, and
19 it'll be automatic. That way we won't have to --
20 CHAIRMAN HOOD: Ms. Schellin, yeah, can we not put it
21 all over the waves. He may get calls from other people.
22 MR. SAKINEJAD: Yeah.
23 CHAIRMAN HOOD: Ms. Schellin, could you -- could you
24 intercede with that and make sure -- maybe you can contact --
25 maybe, Ms. Batties, if you can contact Ms. Schellin, Ms. Schellin

1 | can give that number out or some kind of way. Let's work that
2 | out behind the scenes here.

3 | MS. BATTIES: I got it. We will e-mail Ms. Schellin
4 | Matt Lam's phone number now.

5 | CHAIRMAN HOOD: I'm sure nobody will play on your phone
6 | if they got the number in the public, because they don't do that
7 | anymore, I don't think. I don't know though. There's so many
8 | spam calls, they don't have time to play on the phone.

9 | MS. BATTIES: Right.

10 | (Brief pause.)

11 | MS. SCHELLIN: I just forwarded him the one that he
12 | signed up with when he signed up to testify, if that one works.

13 | MR. SAKINEJAD: The system just sent out the call.

14 | MR. KEANE: Can you guys hear me? This is Bob Keane.
15 | Can you hear me?

16 | CHAIRMAN HOOD: Yeah, we can hear Bob Keane. Yeah, we
17 | can hear you.

18 | MS. BATTIES: Yeah, Bob, we can hear you, but I think
19 | they're trying to call Matt.

20 | MR. KEANE: Okay.

21 | MS. BATTIES: Are you prepared to run through the
22 | slides, Bob?

23 | MR. KEANE: I can, yes. I'm just trying to get my --

24 | CHAIRMAN HOOD: Okay. Well, whoever can help --
25 | whoever can help us. I was just trying to get -- show Mr. Lam --

1 give him the opportunity. That's fine. Whoever you all want to
2 do it can do it. That's fine.

3 MS. BATTIES: And Mr. Keane's record -- resume is in
4 the record, and he has -- not that he needs to be accepted as an
5 expert, but he has -- he has testified as an expert before the
6 Commission before.

7 COMMISSIONER IMAMURA: And, Mr. Chairman, I feel very
8 comfortable with Mr. Keane, since he is already been approved as
9 an expert witness.

10 CHAIRMAN HOOD: Okay. So maybe that'll work out. Mr.
11 Lam, no offense, but we're going to go ahead with Mr. Keane,
12 thank you, unless I hear from my other colleagues.

13 MR. KEANE: Yes.

14 CHAIRMAN HOOD: Okay. Thank you, Mr. Keane. Thank
15 you, Mr. Lam and Ms. Batties.

16 MR. KEANE: Yeah. For some reason, my video doesn't
17 seem to be easy to activate, but if you can hear me and I can
18 see the slides, we'll be fine.

19 MS. BATTIES: Okay. Yeah, we can hear you fine. And
20 so why don't we go ahead and advance the slides.

21 MR. KEANE: Okay. So you're all familiar with the
22 site. These are some photos along Georgia Avenue. You're looking
23 at three historic buildings, two of which will be -- we will
24 actually use the facades of the middle section, which has been
25 changed so many times, it's been deemed like that it's not going

1 to really contribute to the historic fabric, so we're going to
2 remove that.

3 You can go to the next slide. Just a few more images
4 of the existing context. Again, I think you're all familiar with
5 the site.

6 This is a diagram hovering above Georgia Avenue at
7 Barry Place. So the two facades that are in color are the two
8 historic facades that are going to be retained. Everything else
9 is the -- sort of the massing of the residential tower, which is
10 the zigzag building kind of at the top, and then what we call
11 the infill building between the two historic facades is going to
12 be part of the new design that will be compatible with all the
13 existing conditions.

14 You can go to the next slide. This is a diagram that
15 shows all the access points of the campus. So now north is up
16 on the screen. Georgia Avenue is on the left side of the
17 building. So we got Barry Place coming in from the -- from the
18 west. We've got Bryant Street at the south end. We got 6th
19 Street on the east side. Students are going to enter at the --
20 sort of the top right corner, on the high side of the project.
21 So that upper northeast corner is approximately 20 feet above
22 Georgia Avenue and Bryant Street, so there's quite a bit of grade
23 change. You can see there's two private courtyards, one we call
24 the north courtyard, which faces north, and then the southern
25 courtyard, which actually faces west, looking -- overlooking

1 Georgia Avenue. So there's entrances into the fitness center
2 right where Barry Place kind of comes into Georgia Avenue. Then
3 there's -- the next arrow down Georgia Avenue is the residential
4 lobby; the next arrow down is the dining facility; and then the
5 next arrow at Georgia and then around the corner on Bryant is
6 for the retail. And then we have service and vehicular parking
7 entrances on the east side of the project. Those two arrows on
8 the -- sort of on the right side are in the alley.

9 You can go to the next slide. So, again, this is
10 another three-dimensional diagram. Now everything's in color,
11 so you see the infill building between the two historic facades
12 is compatible. It's a more modern interpretation of what is
13 there today. And then our what we call the Z-shaped residential
14 tower stands eight stories above those two courtyards. Again,
15 the north courtyard is where -- a lot of the students, when they
16 are coming from campus, will actually enter through the north
17 courtyard, and a similar flow of students will probably enter off
18 of Georgia Avenue, which is about 16 feet below that north
19 courtyard and the north courtyard lobby.

20 You can go to the next slide. The floor plan sort of
21 started from the -- from the bottom up, so we've got a B1 level --
22 or a B2 level -- excuse me -- which is all parking pretty much
23 and some building services. If you go to the next level up,
24 which is B1, you again see parking in the gray, and then you
25 start to see the scale and the magnitude of the fitness program,

1 | which is in the blue, so you start to see the sports courts and
2 | some of the other programmatic elements. If we go to the next
3 | level up, this is actually the street level along Georgia Avenue,
4 | so, again, you see the first arrow on the left is the entrance
5 | into the fitness facility; and then the next arrow into, like,
6 | that gold color is the residential lobby for the students; and
7 | then the next arrow down is the dining, which is around 8,000,
8 | as Leila pointed out; and then we've got approximately eight --
9 | another 8,000 square feet of retail at the corner of Bryant and
10 | Georgia. You can see the public alley where we've got access
11 | into the ramps down to the parking. You can see a significant
12 | bike storage where the alley and Bryant Street meet. And then
13 | we've got buildings services directly behind the yellow dining
14 | facility.

15 | You can go to the next slide. Now we're about, again,
16 | like, 16 feet above the residential lobby off of Georgia Avenue.
17 | This is the level where students -- a lot of students will enter
18 | off of the north courtyard. And so, again, that orange space is
19 | the lobby. All of the other sort of pale -- I guess, paler yellow
20 | color or orange color, those are all the private units for the
21 | students. And then the yellow area is actually a leasing --
22 | leasing offices off of the lobby space.

23 | You can go to the next level up. And then this is a
24 | section cut through the building looking east. So this is sliced,
25 | like, right through the center of the building, where there's a

1 connecting bridge that connects the residential tower back to the
2 historic building. So you can see the basketball courts
3 underneath on the -- on the left; and then you can see the dining
4 and the retail; and then you can see the parking below that; and
5 then you can see the residential floors stacking up on that south
6 wing along Bryant Street that's on the right side of the section
7 cut.

8 If you go to the next drawing, this is an elevation of
9 Georgia Avenue. And, again, the two historic facades are
10 bookending the pedestrian experience along Georgia Avenue. And
11 then we have the infill building in between, which has a lot more
12 glazing. It's a bit more contemporary, but it actually recalls
13 kind of the rhythms and the scale of the building that was there.
14 It's just a bit more transparent with its glazing. And then you
15 can see the use of masonry and panels in our -- in our Z-shaped
16 residential tower beyond -- it's all -- so the brick tower -- the
17 residential tower, itself, is a masonry color that's very
18 compatible with the existing historic facades. The infill
19 building is actually clad with a terracotta panel, which is,
20 again, very compatible with all the other materials.

21 Go to the next slide. Two of the shorter elevations.
22 So we have the north elevation on the left. So you're seeing
23 one of the historic buildings kind of in the lower right side,
24 and then the courtyard -- the north courtyard is kind of in the
25 middle of that; a little hard to see an elevation, of course.

1 And as we move down to the other elevation on Bryant Street, you
2 see the historic arched facade of that southwest building and
3 then you see the residential building on top. And the residential
4 building is set back approximately, I think, ten feet, so there's
5 a plane change between the historic facade and the proposed new
6 residential tower pretty much both on the west side of the
7 building and the south side of the building.

8 You can go to the next slide. And then this is our
9 service side of the building. This is really kind of cut through
10 the alley, so you see access into the garage and into the loading,
11 and you can see the residential tower above. This is pretty much
12 a lot of service spaces, so not a lot of glazing at the base of
13 the building on this side.

14 Go to the next slide. And now we're getting into more
15 three-dimensional views, so we're hovering above Georgia Avenue,
16 and you can see the south courtyard overlooking Georgia Avenue.
17 You can see how the residential tower is set back from the
18 historic facade at the southwest corner of the -- of the building.
19 And then, again, you can see how the new infill building is
20 playing nicely with the older historic buildings, both to the
21 north and to the south. And the building has got a lot of
22 stepping at the tops, as prescribed by zoning, so, obviously, a
23 lot of green roofs are -- the required green roofs are up there
24 as well. So these courtyards have a considerable green sort of
25 sustainable requirements that have been incorporated.

1 You can go to the next slide. Again, this is a
2 pedestrian view as you're moving northward on Georgia Avenue, so
3 this is at the corner of Georgia and Bryant. So, again, you see
4 the relationship between the historic arched building, the new
5 infill building, and the new residential tower.

6 Go to the next slide. And then similar view heading
7 southward. Again, this is at Barry Place and Georgia Avenue. So
8 you can see the historic facade working with the residential
9 tower beyond. You can somewhat see the north courtyard and how
10 one will access the north courtyard.

11 There's a passageway underneath Downing Hall that
12 connects 6th Street to Georgia Avenue, so that's going to be the
13 access point students will be using, coming from the academic
14 core to our site and onto the north courtyard and into our
15 building. So, again, you can pretty much see the Georgia Avenue
16 facade will be maintained on a certain level and then
17 reconstituted. So we think that it's a pretty dynamic project,
18 with that -- with that aspect in mind.

19 Go to the next slide, if there is. So now we're walking
20 around the back of the building, so this is Bryant and 6th Street.
21 So you can see the white massing of the power plant and some of
22 the adjacent buildings, so you can see how the project is fitting
23 into the neighborhood to the east, again, that same architectural
24 treatment that pretty much wraps the residential tower on all
25 sides.

1 And then this is a view of the north courtyard. So,
2 as you can see, students are going to enter on the -- on the left
3 side, and there's ramping and steps that bring you up onto the
4 north courtyard elevation, so you'll find kind of a shady -- some
5 shady spaces up there, and there's trellises and a lot of seating,
6 as you sort of make your way towards the building entrance.

7 And then this is a landscape drawing, so you can see
8 in a bit more detail the -- some of the elements of the two
9 courtyards. The north courtyard is on the left. The south
10 courtyard is on the right. So, again, when you imagine entering
11 on that north courtyard, you can see the ramps and steps and
12 trellis elements, and there's a small lawn; there's a lot of
13 bioretention elements with seat walls, and there's actually
14 skylights. Those -- all those little rectangles in the north
15 courtyard are actually skylights bringing daylight down into the
16 sports courts, the basketball courts and volleyball courts
17 underneath. And the south courtyard has a lot of different
18 seating arrangements, so the idea is that there's lots of areas
19 for students to gather, to socialize and study or do whatever
20 students do in courtyards, but there's lots of different seating
21 arrangements and grill arrangements in that courtyard, along with
22 the bioretention areas. And I think that's the end of the slides
23 that I'm supposed to speak to.

24 MS. BATTIES: Yes. Thank you so much, Bob, for jumping
25 in.

1 MR. KEANE: Sure. Yeah, no problem.

2 MS. BATTIES: So our traffic engineer, Daniel Solomon,
3 is not going to present to the Commission, but he is available
4 to answer any questions that the Commission has. So we can pull
5 down our PowerPoint presentation at this point, and that
6 concludes our presentation to the Zoning Commission.

7 CHAIRMAN HOOD: Thank you, Ms. Batties. Let me look
8 at my colleagues to make sure we do not want to hear from the
9 traffic consultant. I don't want time to be the factor that we
10 didn't hear from him. Any objections or do you all need to hear
11 from him?

12 (No response.)

13 CHAIRMAN HOOD: Okay. Okay. All right. So, with
14 that, thank you, Ms. Batties and to the team. Mr. Lam, sorry we
15 didn't hear you. We'll hear you next time, but thank you, Mr.
16 Keane, for stepping up, and Mr. Niec-Williams and everybody.
17 Let's see if we have any questions or comments. Let me start
18 with Commissioner Imamura, and then I'll go to Commissioner
19 Wright, Commissioner Stidham, the Vice Chair, and myself. Thank
20 you.

21 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Mr.
22 Keane, thank you very much for stepping in and stepping up --

23 MR. KEANE: Sure.

24 COMMISSIONER IMAMURA: -- to help us review your
25 proposed design solution. Just at the outset, I think it's a

1 | terrific design solution for this particular site, in context,
2 | but I'd like to give you an opportunity to talk a little bit more
3 | about how perhaps the Georgia Avenue corridor, the neighboring
4 | Shaw -- the neighboring area of Shaw neighborhood, and the
5 | history of University sort of helped inform some of your
6 | decisions, in terms of materiality, in terms of form. And we'll
7 | start with that, and I've got a couple other questions beyond
8 | that.

9 | MR. KEANE: Yeah. No, so it's a great question. And
10 | we spent a lot of time, actually, considering the surrounding
11 | context, the neighborhood, the history and culture of the site.
12 | So, as we all know, it's an industrial site. There's been these
13 | bread factories there for many, many years. So the building I'm
14 | sure has been tied to that neighborhood, obviously, for decades
15 | with these industrial buildings and sort of a workplace
16 | environment. So we were -- we tried to be sensitive to that;
17 | obviously, sensitive to the -- to the Howard University sort of
18 | context. It has its own context. The neighborhood has its own
19 | context. So by simply keeping these historic facades and raising
20 | the buildings behind them and putting this whole new program,
21 | obviously, it maintains kind of the spirit of the -- these
22 | historic buildings and their impact that they've had on the --
23 | on the neighborhood for -- over the years.

24 | One thing that's kind of exciting for me is the fact
25 | that the arched building kind of on that southwest corner, it's

1 | got these very -- obviously, these nice arches that are going to
2 | march along, but they -- the actual curved -- like, the half-
3 | round aspect of that has been covered up, and it actually hasn't
4 | been glazed for many years. And so we're going to actually clean
5 | all these buildings up and actually put in the arch-shaped
6 | glazing, so it's actually going to be nicer and better. And with
7 | new retail and new signage and new lighting and the facades all
8 | cleaned up, it's going to really take these historic buildings
9 | and really bring them back to life.

10 | And then our buildings being modern interpretations of
11 | historic mills and kind of a nod to the University, the scale of
12 | the University, again, we're being differential to these historic
13 | buildings. They are front and center, and our buildings are
14 | actually up and above and set back, and it all feels very
15 | appropriate; it all feels like it ties together well. And we
16 | did -- as you can probably imagine, we put a lot of -- a lot of
17 | thought and a lot of time has gone into developing these facades.
18 | So the residential facade, as you've noticed, has got this
19 | somewhat organic pattern of two-story openings, so it's not just
20 | a stacked-up grid; it's actually a little bit of a shifting grid,
21 | so it's got a little bit of an organic nature to it, which is
22 | juxtaposed to the historic buildings, which, you know, is
23 | organized in a historic manner with tripartite facades and
24 | cornices and traditional elements, so we think it's kind of a
25 | rich combination of new and old. The infill building, itself,

1 is quite contemporary. It's not trying to be like the two
2 facades. It's got a lot of glazing. It's got a different --
3 actually, a different material with the terracotta. So, again,
4 we're trying to be respectful of the history of the place, and,
5 at the same time, we're trying to insert buildings that are
6 elegant and of their time

7 And, obviously, the placemaking which is taking place
8 on Georgia Avenue, on Bryant Street, on the courtyard on the
9 north side where students will be traversing from 6th Street to
10 Georgia Avenue, that's very important space, actually, in this
11 project that isn't actually our project. So, as architects and
12 urban planners, we'd like to think that, in time, those will --
13 those spaces will be improved a bit, but the fact that we're
14 forming these two private courtyards, one facing north and one
15 facing west, is also a real strength of this project. And the
16 fact that we basically pushed our residential tower to the eastern
17 edge and formed these spaces and sort of pulled the scale of
18 these buildings back off of Georgia and back off of Bryant, I
19 think was all -- all felt right. You know, we did many iterations
20 of how to shape the building, and that felt pretty good to us
21 and to the people that we were talking to, in terms of
22 stakeholders, both in the neighborhood, the historic -- you know,
23 the historic folks that we met with, of course, and the
24 University. So, yeah, this has happened over a long period of
25 time, so I hope I answered your question.

1 COMMISSIONER IMAMURA: Thank you, Mr. Keane. You did.
2 And I agree that I think the arched glazing is going to be a nice
3 design element. There are a couple things that you mentioned
4 that I want to touch on, but one of the things that I think is
5 important to emphasize to those that are listening -- the public,
6 in general -- the attempt to compliment but not replicate, and
7 so I think you did a nice job with that.

8 I would like to know, if you could describe just a
9 little bit -- a lot of times, the public seems to think that
10 these design solutions come to us or arrive fully complete and
11 almost on the first try, so I'd really like to know what didn't
12 work, just to give you an opportunity to highlight -- we tried
13 this; it didn't work; we tried something else, and this is how
14 we arrived at this design solution -- because, again, the public
15 oftentimes thinks that this is the only solution that you tried
16 and this is it. But we know that design is iterative, and so
17 I'd like to hear a little bit about what didn't work.

18 MR. KEANE: What didn't work. You know, we were -- we
19 were testing out different colors; like, you notice there's what
20 I'd call a charcoal-colored panel that is -- those are at the
21 stepping portions of the building at the top of the building;
22 it's the complimentary material to the masonry, so you've got
23 these two textures sort of juxtaposed. Obviously, you have glass
24 and metal and masonry and terracotta. So we played around --
25 like, the infill building wasn't always terracotta; that was

1 brick at one point, and then we tried terracotta, and that seemed
2 to get some traction. We played around with different shades of
3 gray and different masonry colors.

4 The overall -- interestingly, the overall massing,
5 we -- you know, we came upon that -- like I said, this has been
6 going on for years, so we came upon that long ago, and everyone
7 felt very good about it, so the massing hasn't changed that much.
8 It's really been colors and textures and, honestly, programming.
9 So the health and wellness program has evolved a bit; the
10 dining -- you know, having the dining on Georgia Avenue or having
11 retail all along Georgia Avenue, so the programming has kind of
12 been moving around, but, honestly, the design hasn't changed that
13 much.

14 The courtyards have evolved a bit, the way the
15 landscape has been developed -- has been developed. The green --
16 you know, the green roof requirements and the sustainable
17 requirements have really impacted those courtyards a bit with all
18 the -- with all the walls and -- so there's lots of seat walls
19 with, you know, different levels of bioretention sort of placed
20 in them, so those have been impacting and sort of evolving the
21 design a bit, with respect to those semi-public -- or semi-
22 private spaces, which are very important spaces, right. So I
23 would say the evolution has been more programmatic than massing
24 or esthetic. I hope that answers the question.

25 MS. BATTIES: Commissioner Imamura, I didn't know if

1 Derrek Niec-Williams wanted to chime in. He looked like he wanted
2 to chime in, so

3 MR. NIEC-WILLIAMS: Well, generally less is more,
4 so --

5 MS. BATTIES: Okay. There you go.

6 COMMISSIONER IMAMURA: All right. Well, thank you, Ms.
7 Batties. And, Mr. Niec, if there is anything you'd like to add,
8 I'm certainly happy to hear your point of view. Mr. Keane -- go
9 ahead, Mr. Williams.

10 MR. NIEC-WILLIAMS: Since you offered --

11 MS. BATTIES: Derrek, you're on mute. Derrek, you're
12 on mute.

13 MR. NIEC-WILLIAMS: That button has a little delay.
14 Can you guys can hear me now?

15 COMMISSIONER IMAMURA: Uh-huh. Yes.

16 MR. NIEC-WILLIAMS: Okay. And it's telling me that I
17 can't unmute, but you can hear me, right?

18 MS. BATTIES: Yes.

19 MR. KEANE: Yeah. Yeah.

20 MR. NIEC-WILLIAMS: Okay. Good. So I think at a high
21 level, I mean, going all the way back to the Master Plan, itself,
22 you might notice that the Master Plan has most of the massing of
23 this building fronting onto Georgia Avenue, right; the cloistered
24 courtyards, like to the rear, thinking that, you know, protecting
25 the student environment from the noisy hustle and bustle. So I

1 think that's one of the major elements in this project that
2 changed. And, quite frankly, it originated as far back as, like,
3 the solicitation process, where we required, like, you know,
4 vignette and sort of concept design from the various participants
5 that responded to the solicitation. So, you know, this team --
6 I'll underscore, you know, we highlighted the strength of the
7 massing that they proposed, which was different than most of the
8 other teams that, you know, proposed on the project, but also was
9 much more sensitive to the historic elements that are present on
10 the site. So I'd say that that's primarily the number one driver.

11 And then the second, to the point that Bob made, had
12 to do with the program and the fact that this is an area that
13 provides a great deal of goods and services, like, to the
14 immediate University community and beyond, and so, you know,
15 like, folks were a little heartbroken about the closure of some
16 of those retain establishments, like Chipotle and others along
17 the boulevard. And so in the program, as we've evolved it, we
18 actually made sure that there's a food hall incorporated into
19 that, that is intended to accommodate food options, not just for
20 students but for the general public, that are priced more
21 appropriately for the student body, as well as other services
22 that will be provided in the immediate area.

23 So I'd say, just to underscore what the A-and-E team
24 said, but highlight the fact that this team really did bring a
25 winning massing to the scenario that went beyond what we had

1 contemplated in the Campus Master Plan itself and we thought it
2 was very complimentary to the site in a way that we hadn't
3 necessarily envisioned all those many years ago when we filed for
4 the original plan that this further processing case is based on.

5 MS. BATTIES: And just to -- I would like just to
6 illustrate Derrek's point, if you can go to slide three -- if you
7 can pull up slide three, because that will show you kind of the
8 outline of the building massing that was approved as part of the
9 Campus Master Plan. Right there. Right there (indicating).

10 (Whereupon, slide three was shared on the screen.)

11 MS. BATTIES: And that shows -- Derrek talked about the
12 courtyards being inward and away from Georgia Avenue.

13 MR. KEANE: Yeah.

14 MS. BATTIES: And so you have a design that evolved
15 significantly from what was originally designed for this site.

16 COMMISSIONER IMAMURA: Well, thank you both. This
17 is -- you're absolutely right, Ms. Batties; this provides a
18 really great illustration of how it has evolved. And, Mr. Niec-
19 Williams, thank you very much for providing some additional
20 context; also, equally helpful. Just have one other question
21 about the north courtyard. I know that, Mr. Keane, you had
22 mentioned the use of sort of bioretention. I curious if there's
23 any other ecosystem services that maybe your landscape architect
24 might have employed. But what struck me was, the entry into the
25 north courtyard seemed -- and it could be intentional, and I just

1 | wanted your clarification -- seemed like it could have been
2 | celebrated a bit more, and so I'd like to hear a little bit more
3 | about that, what was sort of the design thought behind that --

4 | MR. KEANE: Yeah. Sure.

5 | COMMISSIONER IMAMURA: -- either why it wasn't
6 | celebrated more or what -- in terms of that entrance and a little
7 | bit more about the courtyards.

8 | MR. KEANE: Yes. Fair question. So, again,
9 | programmatically, as the program evolved, the health and wellness
10 | fitness program is beneath that courtyard, and so we've been
11 | trying to minimize the excavation, so -- but -- so that
12 | courtyard -- the courtyard has always been propped up a bit, due
13 | to the program underneath it, so students do have to go up I want
14 | to say four feet vertically maybe when they -- when they come
15 | through that passageway at Downing Hall and they're coming down
16 | the sidewalk a little bit, and then they actually can either take
17 | a ramp or take some steps -- this is where I wish Matt Lam was
18 | on the call, because he knows all this like the back of his
19 | hand -- but I want to say you go up about four feet maybe in
20 | elevation change.

21 | So, to your point, the north courtyard would feel more
22 | welcoming maybe if it was lower, but because of the program of
23 | the -- of the health and wellness, that program is sort of up in
24 | the air, so it somewhat naturally forms a bit of a barrier, if
25 | you will, as you're looking at the north elevation. So, you

1 know, with that said, you know, we're -- there are issues of
2 security and things like that. So there's an architectural fence
3 that is there. There's probably going to be a line of security
4 right there; students maybe striking a card and using a fob and
5 opening a gate right there, but we -- the intention is that
6 courtyard is very open and very transparent and very connected
7 to what is today a little bit of a parking lot and a little bit
8 of a student access walk between 6th and Georgia.

9 So I sort of -- I agree with you that that pedestrian
10 experience is very important, and I'm hoping that's something
11 that will evolve. But, with all that said, we think -- we think
12 that the pedestrian experience of going from the campus core from
13 Georgia Avenue into the north courtyard and up onto the courtyard
14 and into the -- into the public lobby area we think will be quite
15 beautiful, actually. It's just, because it's up in the air a
16 little bit, it's a little unfortunate, right. It's a little
17 bit -- it's a little bit -- like, you don't want retail to be up
18 in the air; you want retail to be right at the sidewalk, so, as
19 you're walking by, there's a strong visual connection, right.
20 Unfortunately, we don't quite have that, due to the program
21 underneath. So, with all that said, I still think it works. I
22 think -- I think it'll still direct students to where they want
23 to go. Hopefully, everything will be very intuitive. As people
24 are walking through there, no one's going to be looking for the
25 front door or looking how to enter the project.

1 COMMISSIONER IMAMURA: Thank you for the explanation,
2 Mr. Keane.

3 MR. KEANE: Sure.

4 COMMISSIONER IMAMURA: I thought that -- that was my
5 assumption, that there might have been an elevation issue there
6 that was driving that. And so I want to thank my fellow
7 Commissioners and the Chairman for their indulgence. I think
8 it's important. I know we covered a lot of minutiae here, but
9 these design gestures that are made have a lot of thought behind
10 them and contemplation behind them, and so I think it's important
11 to just highlight that fact. And so, with that, I applaud the
12 design team and the applicant for a thoughtful solution here
13 that, again, doesn't replicate but compliments sort of the
14 historic character and nature of the surrounding neighborhood and
15 local context there. So, with that, Mr. Chairman, I yield back.
16 And, again, thank you very much for the explanations by the
17 applicant.

18 MR. KEANE: You're welcome.

19 CHAIRMAN HOOD: Thank you, Commissioner Imamura. Those
20 are some great questions. I may steal some one of these days,
21 but I'll leave it at that, so, if you hear them again, know that
22 I didn't create that. All right. Let's go to Commissioner
23 Wright.

24 COMMISSIONER WRIGHT: Thank you. And I, again, do
25 appreciate all of the detailed questions that Commissioner

1 | Imamura asked. They were probably a lot of the ones I would have
2 | asked as well. I think the project, overall, is really
3 | successful. I really do applaud the fact that you did not go
4 | with a massing, as shown in the Campus Master Plan. And I think
5 | the fact that you've set the taller building farther to the east,
6 | rather than bringing it up to Georgia Avenue, really helps the
7 | Georgia Avenue pedestrian experience, and so I think that that's
8 | great.

9 | The two things, as I understand it, that you're asking
10 | for special exception relief relate to, one, not having a
11 | dedicated open space, which the zone requires -- a public open
12 | space; and, two, issues about the bike storage or bike facilities.
13 | So I'd like to ask you to address those two issues specifically.
14 | I will say that, you know, I actually am someone who doesn't like
15 | the requirement to have what I call "postage stamp public spaces"
16 | in a lot of these zones, where you are required to do some little
17 | performative kind of gesture towards creating an open space, and
18 | those are usually not very successful. I do know it's what the
19 | zone calls for, but I would like to hear a little bit more about
20 | your rationale -- and it could be any of the folks who are here
21 | testifying -- of why you think that you should get relief in
22 | terms of the open space and the bike facilities.

23 | MS. BATTIES: Yeah. So, Commissioner Wright, if I can
24 | clarify, the Plaza requirement, it is open space, but it's more
25 | like open area at the entrance -- a building entrance, so it

1 doesn't even really function as space available to the public;
2 it just gives, like, kind of an open airway near the entrance of
3 the building, so -- but in this case, as it relates to the Plaza
4 requirement, because the building facades are being brought --
5 are being maintained along Georgia Avenue and they're maintaining
6 that urban form, there actually is no way to accommodate the
7 Plaza requirement, without -- like, literally, the building form
8 will stay where it is on Georgia Avenue, and the public space,
9 both on Georgia and Bryant -- on the south side of the property
10 and along Georgia is very constrained; it's tight. So that also
11 goes into the need for the special exception relief for the short-
12 term bike parking space. There is just not enough room in the
13 public space to accommodate all of the bicycle spaces that would
14 be required in the public space. That said, they are more than
15 doubling the long-term bicycle parking spaces for the project,
16 and I believe that, actually, the student housing here demands
17 more long-term bicycle parking space inside of the development
18 more than outdoor short-term bicycle parking spaces.

19 COMMISSIONER WRIGHT: Great. That's very helpful. And
20 I'm just going to assume -- maybe you also could talk a little
21 bit about the streetscape work that you're going to be doing and
22 help us sort of understand what the streetscape will look like.

23 MS. BATTIES: Yes. Is -- Bob, I think we have Bel St.
24 John Day on. She can speak to that.

25 MR. KEANE: Yeah.

1 MS. BATTIES: And I don't know that we have -- do we
2 have a slide? Or Daniel -- just the landscape slide. What slide
3 is it?

4 UNIDENTIFIED VOICE: I have to think, but they got to
5 bring Bel as a panelist (indiscernible) --

6 MS. BATTIES: Okay. And they did bring up Bel as a
7 panelist, and we'll tell you what slide shortly.

8 UNIDENTIFIED VOICE: 24.

9 MS. BATTIES: slide 24 please.

10 (Whereupon, slide 24 was shared on the screen.)

11 MS. DAY: Beautiful. Hi. Can everyone hear me?

12 MR. KEANE: Yes.

13 MS. DAY: Perfect. I'm Bel St. John Day, a landscape
14 architect with Bradley Site Design and part of the design team.
15 And so, yeah, for the public space along Georgia and Bryant, we
16 are -- we met with DDOT as part of those stakeholder initial
17 meetings and collaborations. And so the direction is, you know,
18 maintaining a very active, passable Georgia Avenue. And so we're
19 maintaining the same materials, concrete and cobbles, along those
20 with the same tree boxes in the space. We will accent some of
21 the retail and that -- and the residential entry and the fitness
22 center entries with special paving in those locations. But,
23 yeah, with the number of students and public that use Georgia
24 Avenue, adding, you know, a lot of bike racks along that frontage,
25 everyone in that earlier stakeholder meeting felt that that would

1 | impede a lot of the circulation. So we are locating new bike
2 | racks along Bryant Street to try to meet those short-term
3 | requirements as close as we can, as part of that collaboration,
4 | and then maintaining the brick paving along that sidewalk
5 | frontage.

6 | MS. BATTIES: Thank you, Bel. Commissioner Wright,
7 | does that answer your question?

8 | COMMISSIONER WRIGHT: Yeah, that's very helpful. And,
9 | you know, again, I think that this is an area that, because it
10 | was industrial, historically, did not have wide promenade-like
11 | sidewalks. The buildings came right up to the street. And I
12 | think that that's appropriate to maintain within the sort of
13 | context of how this particular block and how this part of the
14 | city developed over the years. So I'm good with your answers,
15 | and I don't think I have any other questions.

16 | CHAIRMAN HOOD: Okay. Thank you, Commissioner Wright.
17 | Let's go to Commissioner Stidham.

18 | COMMISSIONER STIDHAM: Thank you. And thank you,
19 | Commissioner Imamura, for the detailed prodding. I think that
20 | got to a lot of content that was really helpful and answered a
21 | large bit of my questions. So, really, just as a matter of
22 | comment, I think you did a great job of designing the infill to
23 | be sympathetic and subordinate to the historic design of the
24 | historic buildings, and you have designed the exterior in such a
25 | way that it is very complimentary and took advantage of the

1 setbacks to sort of take down the massing effects of what could
2 have been a very -- perceived as a very large building. I think
3 that the setbacks and the way that you've done the roofing and
4 the -- even the outputs of certain -- of the corners breaks down
5 the massing in such a way that it's elegant and, yet, it's
6 still -- it's still a big building, but I don't think anyone on
7 the street is going to perceive it that way, so that is really
8 very important. And you're highlighting the historic character
9 of the existing building, so I think that's great. My other
10 questions related to the bike storage, and I think you've answered
11 that, too, so thank you. I really don't have any other questions.

12 CHAIRMAN HOOD: Thank you. Let's go to Vice Chair
13 Miller.

14 VICE CHAIR MILLER: Okay. Thank you, Mr. Chairman.
15 And thank you to the Howard University team for bringing this
16 Campus Plan further processing forward. I'm glad it's moving
17 forward. It's a very -- I would echo -- I thank my colleagues
18 for their questions and your -- I thank you for your answers. I
19 thank you for your community engagement. Mr. Niec-Williams,
20 always a model that some of your predecessors started out with.
21 You got the unanimous support of ANC 1E yet again for a project
22 and your Community Advisory Council quarterly meetings, probably
23 even more sometimes, so that's all very commendable.

24 This is -- I would echo all the comments that it's a
25 very attractive design, retaining those historic facades. I'm

1 old enough to remember the Wonder Bread factory in DC and eating
2 Wonder Bread as a kid, that soft white bread that people sometimes
3 made into spitballs or things that they could throw into other
4 people, and I remember the TV commercials of building strong
5 bodies in 12 ways or something, so it's all very -- brings back
6 fond memories, actually. And I think you've respected the history
7 there with this design, and the terracotta colors is very
8 attractive as well, and the multiple entrances, the programming,
9 the connectivity, the LEED environmental sustainable elements.
10 It does -- and the massing, as others have pointed out that --
11 it's all very complementary and beneficial to the surrounding
12 context, so I have no questions. I just applaud you for all of
13 your collective work on this project, and I wish you luck going
14 forward.

15 MR. KEANE: Thank you.

16 CHAIRMAN HOOD: I would agree with all of my colleagues'
17 comments. I don't necessarily have anything add, but I kind
18 of -- I don't know if I go as far back as Rob, but I remember
19 smelling the Wonder Bread, and it would be nice. I don't know
20 if it smells like that now. It's been awhile since I rode up
21 and down. I used to actually hang across the street. I shouldn't
22 say that, but --

23 VICE CHAIR MILLER: It smelled great going by there.

24 CHAIRMAN HOOD: It was -- it was spectacular. That
25 whole area smelled good. So, anyway, to me, going over to the

1 McDonald's and stuff years ago, that was -- for me, living in
2 Northeast, that was like going out of town, so I'll just leave
3 it at that. But I think you all have done a great job; you all
4 have -- and I think those two postponements, as was mentioned
5 earlier, I think got to us a great outcome in working with the
6 community, so I don't have anything to add. I don't want to
7 exacerbate. Your record speaks for itself, and I'll leave it at
8 that.

9 So thank all of those who've done what they needed to
10 do to get us to this point. And, as already mentioned, I go back
11 to my successor here on the Zoning Commission, Maybelle Bennett.
12 I always talk about her, because she -- when she left, she started
13 doing other things and collaborating with communities, and Howard
14 was the model, and I'll leave it at that. I don't want to say
15 too much, because we do have other Campus Plans coming to us in
16 the very near future. All right. Any other follow-up questions
17 or comments, colleagues?

18 (No response.)

19 CHAIRMAN HOOD: Not seeing any. Ms. Schellin, do we
20 have anyone from -- here -- oh, before I forget, Vice Chair, if
21 you can, could you get the ANC report, just in case we don't have
22 them available? We're not going to do it yet, but if you have
23 it. Or is the printer -- you have it?

24 VICE CHAIR MILLER: The printer is back up. Ruth Ann
25 was on the job.

1 CHAIRMAN HOOD: Okay. Good. Good. Tell Ruth Ann
2 thank you. Okay. So, Ms. Schellin, do we have anyone from ANC
3 1E?

4 MS. SCHELLIN: I do not see -- no one's registered from
5 the ANC to testify.

6 CHAIRMAN HOOD: Okay. Nobody registered. Okay. Do
7 we have anyone from Office of Attorney General or any other
8 government agencies, besides the normal -- I know DDOT is
9 probably here.

10 MS. SCHELLIN: Yes, just OP and DDOT were the only two.

11 CHAIRMAN HOOD: Okay. Let's bring Mr. Ozberk up from
12 DDOT, and then we will go to the Office of Planning.

13 MS. SCHELLIN: Yes, Maxine Brown-Roberts.

14 CHAIRMAN HOOD: Yes.

15 MR. OZBERK: Good afternoon, Chairman Hood and members
16 of the Commission. Can you all hear me?

17 MR. KEANE: Yes.

18 CHAIRMAN HOOD: Yes.

19 MR. OZBERK: Great. For the record, my name is Erkin
20 Ozberk, Development Review Program Manager with the District
21 Department of Transportation. DDOT is supportive of the
22 applicant's proposal. In our January 30th, 2026 report, which
23 is Exhibit 20 in the record, we recommended approval on three
24 conditions, one condition regarding a dedicated Transportation
25 Demand Management Plan for the student housing building, and two

1 other conditions related to the proposed rear alley widening and
2 abutting building design. Following discussions with the
3 applicant after DDOT's support was submitted, we are revising our
4 conditions in the following ways; first, to remove the second
5 condition requiring a five-foot setback from the rear alley and
6 third to revise the third condition, such that the applicant and
7 DDOT agree on a public access easement for the alley-widening
8 area to be completed before the Certificate of Occupancy is
9 issued.

10 So DDOT is just requesting two conditions be included
11 in the zoning order; maintaining the first, which is the TDM Plan
12 for the student housing portion, and a second condition, which
13 is that the applicant and DDOT agree on a public access easement
14 for the alley widening to be completed prior to C of O. So we
15 look forward to continuing to work with the applicant on the
16 design of the streetscape, sidewalks, and the public access
17 easement, as they go through public space permitting. Thank you,
18 and I'd be happy to answer any questions.

19 CHAIRMAN HOOD: Thank you, Mr. Ozberk. Let's see if
20 we have any questions. Colleagues, any questions? I'm looking.
21 I'm looking

22 (No response.)

23 CHAIRMAN HOOD: Okay. I don't see any. Ms. Batties,
24 you have any questions of DDOT?

25 MS. BATTIES: No questions. I do want to acknowledge

1 | though that we accept the revised conditions. Thank you.

2 | CHAIRMAN HOOD: Okay. Thank you for putting that on
3 | the record. All right. I don't think we have any questions of
4 | you, Mr. Ozberk. Thank you again for always a well done report,
5 | so thank you.

6 | MR. OZBERK: Thank you, everyone. And I just wanted
7 | to also mention, since the bike parking came up, we are very
8 | supportive of what the applicant's proposing, particularly the
9 | access at ground level for the long-term bike parking for the
10 | students, so happy to see that in the plan. Thank you.

11 | CHAIRMAN HOOD: Okay. Great. Thank you for letting
12 | us know that. All right. Thank you again, Mr. Ozberk. Ms.
13 | Brown-Roberts.

14 | MS. BROWN-ROBERTS: Okay. Good evening, Mr. Chairman
15 | and members of the Commission. Maxine Brown-Roberts for the
16 | Office of Planning. The applicant has requested further
17 | processing of the Howard University 2020-2030 Central Campus Plan
18 | for the redevelopment of Wonder Plaza, which is the mixed-use
19 | building identified as the Fusion Building on the Campus Plan,
20 | pursuant to Subtitle X, Sections 101 and 106.1 and Subtitle Z-
21 | 302. The application also requests relief for not meeting the
22 | Plaza requirements for properties in the MU-10 zone, as well as
23 | from the minimum short-term bicycle spaces required.

24 | Overall, the proposed mixed-use development is in
25 | harmony with the general purpose and intent of the zoning

1 regulations. OP believes that the building is thoughtfully
2 designed to compliment surrounding buildings and uses, given the
3 anticipated University-related uses, and has integrated
4 sustainable elements, the activation of Georgia Avenue, and
5 multiple modes of transportation.

6 The development is not expected to adversely impact
7 adjacent properties. On balance, the proposed further processing
8 would not be inconsistent with the FLUM designation for mixed-
9 use and with the policy map designations. Additionally, the
10 proposal would not be inconsistent with many of the policies and
11 actions of the Citywide Element and the specific recommendations
12 for the University within the Mid-City Area Element. The
13 proposal, as well as the University, as a whole, meets many of
14 the city's racial equity goals. OP supports and recommends
15 approval of the requested further processing and special
16 exception, as detailed in the OP report. Thank you, Mr. Chairman,
17 and I'm available for questions.

18 CHAIRMAN HOOD: Thank you, Ms. Brown-Roberts. As
19 always, a well done report. Let's see if we have any questions
20 or comments. I'm looking at my Commissioners -- my colleagues
21 to see if we have any -- not my Commissioners -- my colleagues
22 to see if we have any -- I don't have any Commissioners -- but,
23 anyway, to see if we have any questions of the Office of Planning.

24 (No response.)

25 CHAIRMAN HOOD: Okay. All right. Let's go to Ms.

1 Batties.

2 MS. BATTIES: No questions from the applicant.

3 CHAIRMAN HOOD: All right. I think that's it. Thank
4 you, Ms. Brown-Roberts. Appreciate the report.

5 MS. BROWN-ROBERTS: Okay.

6 CHAIRMAN HOOD: All right. Vice Chair -- Ms. Schellin,
7 we don't have anyone from the ANC here, do we?

8 MS. SCHELLIN: No, sir.

9 CHAIRMAN HOOD: Okay. Well, we'll the citywide ANC
10 representative on the Zoning Commission -- Vice Chair Miller, if
11 you could -- if you could -- I'm just joking.

12 VICE CHAIR MILLER: And other duties, as assigned. And
13 I thank OP and DDOT also for their reports. So at Exhibit Number
14 15, I think, as Secretary Schellin said at the beginning, we have
15 a resolution from ANC 1E in which they state that, at their
16 February 26th, 2025 meeting, they approved unanimously supporting
17 the Howard University application for the Wonder Plaza project,
18 including the requested zoning relief and recommended approval
19 by relevant District agencies, which includes us I guess. They
20 also mentioned, I should say, that they encouraged Howard to work
21 with DDOT and ANC 1A (sic) -- 1E to explore opportunities for
22 implementing a bike lane on Bryant Street in order to enhance
23 cyclist safety and connectivity. And I'm sure that, given
24 Howard's record of working with the community and DDOT, that they
25 will work on that at some point. So, anyway, that's their

1 resolution in unanimous support, in our record, Mr. Chairman.

2 CHAIRMAN HOOD: All right. Thank you, Vice Chair. We
3 appreciate you giving us the ANC's support -- their letter of
4 support for this application. All right. Ms. Schellin, let's
5 see, do we have anyone who's here in opposition, support, or
6 undeclared? And I think you've already mentioned it, but just
7 doing the callout.

8 MS. SCHELLIN: There are no witnesses in any category.

9 CHAIRMAN HOOD: Okay. All right. So, with that, we
10 will go to Ms. Batties. Ms. Batties, you have any rebuttal or
11 any closing?

12 MS. BATTIES: No rebuttal. And just in terms of
13 closing, I want to thank the Office of Planning, DDOT, and the
14 Zoning Commission for its support of the application. Thank you.

15 CHAIRMAN HOOD: Okay. I want to thank the -- again,
16 want to thank the whole entire team who presented and all the
17 work that's been done to get us to this point. I think, from my
18 standpoint, this makes our job very easy -- (indiscernible) --
19 and I appreciate all my colleagues' questions and comments. So,
20 colleagues, let me -- I think this is ready. I know this is one
21 vote. I don't think we've asked for anything, but if you all
22 are ready to vote, I will take a vote -- maybe, Commissioner
23 Imamura, if you would like to make a motion.

24 COMMISSIONER IMAMURA: Thank you, Mr. Chairman for the
25 privilege. I would be glad to make the motion. I move that the

1 Zoning Commission approve Case Number 20-08D, GS Development
2 Services Northeast, LLC, further processing of Campus Plan at
3 Square 3064, Lot 44, at 2301 Georgia Avenue Northwest, and ask
4 for a second.

5 COMMISSIONER STIDHAM: Second.

6 CHAIRMAN HOOD: Okay. It's been moved and properly
7 seconded. Any further discussion?

8 (No response.)

9 CHAIRMAN HOOD: Okay. Ms. Schellin, would you do a
10 roll call vote please?

11 MS. SCHELLIN: Commissioner Imamura.

12 COMMISSIONER IMAMURA: Yes.

13 MS. SCHELLIN: Commissioner Stidham.

14 CHAIRMAN HOOD: Hold on one second. Let me back up.
15 Before we finish this roll call, let me make sure, Ms. Lovick,
16 we got everything in order. Ms. Lovick. Hold on one second.
17 Sorry to interrupt.

18 MS. LOVICK: Hi. I just would like for you to authorize
19 a summary order please.

20 CHAIRMAN HOOD: Oh, okay. Yeah, for sure. So thank
21 you. All right. Yeah, we'll do that on the end part, yeah,
22 definitely. I can tell you, we can do that now. Any objections
23 to a summary order?

24 (No response.)

25 CHAIRMAN HOOD: Okay. All right. Ms. Schellin, let's

1 do the roll call vote.

2 MS. SCHELLIN: Commissioner Imamura.

3 COMMISSIONER IMAMURA: Yes.

4 MS. SCHELLIN: Commissioner Stidham.

5 COMMISSIONER STIDHAM: Yes.

6 MS. SCHELLIN: Commissioner Hood.

7 CHAIRMAN HOOD: Yes.

8 MS. SCHELLIN: Commissioner Miller.

9 VICE CHAIR MILLER: Yes.

10 MS. SCHELLIN: And Commissioner Wright.

11 COMMISSIONER WRIGHT: Yes.

12 MS. SCHELLIN: The vote is five to zero to zero to
13 approve final action on Zoning Commission Case Number 20-08D.

14 And, as just stated, a summary order has been approved, and if
15 we could get that in two weeks, that would be great.

16 MS. BATTIES: Thank you so much.

17 MS. SCHELLIN: Thank you.

18 CHAIRMAN HOOD: All right. Ms. Schellin, do we have
19 anything else before us?

20 MS. SCHELLIN: Nothing else, other than again to
21 announce that our meeting for Thursday has been cancelled and
22 everything will be heard on the 26th of February.

23 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin, I'm
24 just going to repeat that, because we're getting an echo. As
25 stated, we will not have a meeting this coming Thursday. We will

1 put everything on the agenda for the 26th. So sorry for any
2 inconveniences. Also, the Zoning Commission will meet again --
3 one second -- I like to do this -- okay. Give me one second.
4 The Zoning Commission will meet again on the 19th. Ms. Schellin,
5 you know what case that is? My stuff's not opening up. Hold on
6 one second.

7 MS. LOVICK: Zoning Commission 12-08E.

8 MS. SCHELLIN: Zoning Commission Case Number 12-08E,
9 and that is a text amendment regarding Saint E's.

10 CHAIRMAN HOOD: Okay. Thank you -- thank you both, Ms.
11 Lovick and Ms. Schellin. Again, the Office of Planning, 12-08E.
12 We'll be on these same platforms February 19th at four p.m. So,
13 with that, I want to thank everyone for their participation
14 tonight. Great hearing. Great work that's been done in this
15 community. Thank you all. And, with that, this hearing is
16 adjourned. Good night everyone.

17 (Whereupon, the above-entitled public hearing was
18 adjourned at 5:25 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. 20-08D

Before: DC Zoning Commission

Date: 02-09-26

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