

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING

CASE NO. 09-03I

+ + + + +

MONDAY

MARCH 2, 2026

+ + + + +

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, 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:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, ESQUIRE

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## ALSO PRESENT:

PAUL A. TUMMONDS, ESQUIRE, Goulston and Storrs  
LEE S. TEMPLIN, ESQUIRE, Goulston and Storrs  
RAHSAAN BERNARD, WC Smith  
DANIEL SOLOMON, Gorove Slade  
JAMAAL MCCANTS-PEARSALL, Commissioner, ANC SMD 7B02  
MAXINE BROWN-ROBERTS, DC Office of Planning

The transcript constitutes the minutes from the  
Regular Public Hearing held on March 2, 2026.

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(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and 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 -- something popping up over here. Hold on one second. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, and Mr. Paul Young, who will be handing all of our virtual operations. We're also joined by the Office of Zoning Legal Division this evening will be 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. 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. When you are finished speaking, please mute your audio.

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4 the appropriate time. At the time of sign-up, all participants  
5 will be -- will complete the oath or affirmation required by  
6 Subtitle Z-408.7. If you wish to file written testimony or  
7 additional supporting documents during the hearing, then please  
8 be prepared to describe -- to describe and discuss it at the time  
9 of your request when testifying.

10           The subject of this evening's hearing is Zoning  
11 Commission Case Number 09-03I, Skyland Holdings, LLC, PUD  
12 modification with hearing at Square 5633, Lot 22. Again today's  
13 date is March the 2nd, 2026. The hearing will be conducted in  
14 accordance with the provisions of 11-Z DCMR, Chapter 4, as  
15 follows: preliminary matters; the applicant's case -- in this  
16 case, the applicant has up to 60 minutes, but I think they can  
17 do what they need to do for us in 15 or so -- report of other  
18 government agencies; report of the Department of Transportation;  
19 report of the Office of Planning; and report of the ANC; testimony  
20 of organizations and individuals -- organizations, five minutes;  
21 individuals, three minutes, respectively -- and we'll hear in the  
22 order from those who are in support, opposition, and undeclared;  
23 then we'll have rebuttal and closing by the applicant. At this  
24 time, the Commission will consider any preliminary matters. Does  
25 the staff have any preliminary matters?

1 MS. SCHELLIN: Okay. So --

2 CHAIRMAN HOOD: Ms. Schellin. There you go.

3 MS. SCHELLIN: Okay. So -- okay. There we go. So  
4 very briefly. They have one proffered expert witness previously  
5 accepted by this Commission, and that is Daniel Solomon in  
6 transportation engineering. His resume is at 8D1. If this  
7 Commission would just, by consensus, accept him in this case  
8 also.

9 CHAIRMAN HOOD: Any objections?

10 (All Commissioners shake head negatively.)

11 CHAIRMAN HOOD: No objections.

12 MS. SCHELLIN: Okay. All right. And at Exhibits 20  
13 and 22, you have the ANC report, as well as an e-mail from ANC  
14 7B, advising that they are in support of this case. At Exhibit  
15 18, you have the OP report recommending approval. I think they  
16 do have a concern with one of the sides of the building, but they  
17 have recommended approval. DDOT's report at Exhibit 17 say that  
18 they recommend -- or they have no objections, with a couple of  
19 conditions. And then there's a letter in support from the Skyland  
20 Task Force at Exhibit 24.

21 Since this was a PUD modification with hearing, the  
22 only parties, of course, are the applicant and the ANC, and so I  
23 will turn this over. I believe the applicant is prepared to do  
24 about a 15-minute presentation when I spoke -- when we spoke with  
25 Mr. Tummonds, so I'll turn that over. Thank you.

1 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin. Let's  
2 bring everybody up. Mr. Tummonds. And, colleagues, as we get  
3 through, I'd like to go -- I would like to start off with  
4 Commissioner Imamura, if that's okay, and then Commissioner  
5 Wright -- I kind of get us stuck in the same pattern sometimes --  
6 and then Commissioner Stidham, Vice Chair Miller, and then  
7 myself, if that's okay. All right. Mr. Tummonds, you may begin,  
8 whenever you're ready.

9 MR. TUMMONDS: Thank you very much. Good afternoon.  
10 We are excited to be here to present what will be the final  
11 application to the Zoning Commission regarding the Skyland Town  
12 Center. Our testimony will address the issues that were raised  
13 by the Commission at the setdown meeting and in the reports of  
14 the Office of Planning and Department of Transportation. In  
15 order to get through this as quickly and expeditiously as  
16 possible, I'll now have our first witness, Rahsaan Bernard,  
17 present his testimony.

18 MR. BERNARD: Good afternoon. Thank you so much, Paul.  
19 Good afternoon, Chairman Hood and members of the Commission. My  
20 name is Rahsaan Bernard, and I'm the Chief Operating Officer for  
21 WC Smith. I'd first like to thank you for this opportunity to  
22 present, as Paul mentioned, the final chapter of Skyland Town  
23 Center. We are extremely excited to share what has been going  
24 on at Skyland and what we have planned for the future. Next  
25 slide. So 25 years in the making, Skyland has delivered on its

1 vision of a truly mixed-use community featuring retail, a  
2 residential neighborhood, and now more than 100 new home  
3 ownership opportunities. Upon completion of this final parcel,  
4 Skyland has provided Ward 7A with 263 multifamily rental units,  
5 including 79 affordable units; 126 for-sale townhomes, including  
6 seven affordable townhomes; and 24 condominium units, including  
7 three affordable condominiums.

8           The development is also the home to the first  
9 supermarket, Lidl, east of the River in more than a decade.  
10 Skyland Workforce Center, which I -- was created by WC Smith --  
11 I had the honor as the President -- former President and CEO of  
12 Building Bridges Across the River, to manage that project. The  
13 Skyland Workforce Center has delivered over a thousand jobs to  
14 that -- to that neighborhood and to Ward 7 residents. To date,  
15 we have tens of thousands of square feet of retail, not to --  
16 not to mention hundreds of new job opportunities that have  
17 accompanied that retail.

18           Next slide. I'd like to first update you on the current  
19 development activity at Skyland. As we speak today, 126 townhomes  
20 are under development and being sold. The model townhomes are  
21 open for tours, with approximately 80 potential homebuyers having  
22 toured since they opened in January -- on January 17th.

23           Next slide. As of today, 14 townhomes have been sold,  
24 and the townhomes will deliver fully by next year. The Crest  
25 multifamily building is currently 92 percent occupied, and the

1 retail, in aggregate is 72 percent occupied. Our hope is that  
2 the new residents of the townhomes and the proposed condo building  
3 will add the requisite foot traffic and attention that will help  
4 bolster that retail occupancy to up to a hundred percent.

5 Next slide. Another truly exciting feature is  
6 this -- is coming this spring, as we will open the new community  
7 park that is nestled between the townhomes and the condo building.  
8 As you can see, the park is complete and ready for use, just in  
9 time for this -- for better weather. I mean, right now we have  
10 a little snow outside, but better weather coming up.

11 Next slide please. Lined with trees and featuring a  
12 natural playground, the park will create a lively space at the  
13 heart of Skyland for both active and passive recreation. The  
14 park also sits across from Town Center Drive, from the plaza  
15 adjacent to the Crest multifamily building. These two open spaces  
16 will create a natural connection that can easily close to create  
17 one large open space for occasional community events, so think  
18 of a movie night, spring fling, or some kind of festival that we  
19 can -- that we can have there.

20 Next slide. The project we are presenting today  
21 borders the park. In place of a previously-approved affordable  
22 senior multifamily building, we are proposing a 24-unit  
23 condominium building. The project will provide an important  
24 middle ground for the for-sale townhomes and Crest multifamily  
25 rental units, offering homeownership opportunities at a more

1 accessible price point. The project will feature 24 two-  
2 bedroom/two-bathroom units and 24 parking spaces at the rear of  
3 the building.

4 Next slide. The condo building can deliver on an  
5 accelerated time line -- we're really excited about this --  
6 coinciding with the delivery of the final townhomes, such that  
7 Skyland can be completed as early as next year.

8 Next slide. We pivoted to the current project because  
9 the District subsidies necessary to support the senior building  
10 were not available, and had several discussions with the city  
11 about this challenge and were encouraged to return with a product  
12 that both reflected community priorities and the aligns with the  
13 District -- the District's broader equity and home ownership  
14 goals. And, in response, we presented a condominium offering at  
15 a more attainable price point, something the Ward 7 community has  
16 consistently expressed a desire for. This approach is also  
17 consistent with the District's equity framework, which seeks to  
18 avoid further concentrations of affordable housing in Wards 7 and  
19 8 only.

20 Next slide. To close, I would like to express our  
21 immense gratitude to ANC 7B and Skyland's SMD Commissioner  
22 Pearsall for their continued support for Skyland and this  
23 application. Skyland has been a true community effort, and we  
24 greatly appreciate all the feedback we've received over the years  
25 from various community stakeholders, including the Skyland Task

1 Force -- you have a letter from them today in our packet -- that  
2 has helped shape the Skyland Town Center. And, as you can see  
3 in this photo, we hosted Mayor Bowser and Councilmember Felder  
4 in February to tour the model townhomes. This was, I believe,  
5 the Mayor's seventh official trip to Skyland. And now I'll pass  
6 it over to Daniel Solomon with Gorove Slade to discuss the  
7 transportation -- the transportation statement. Thank you.

8 MR. SOLOMON: Thanks, Rahsaan. Thank you. Good  
9 afternoon, Commissioners. For the record -- oh, next slide  
10 please. Good afternoon, Commissioners. For the record, I'm  
11 Daniel Solomon, a principal of Gorove Slade. We've been working  
12 with WC Smith, the project team, and DDOT related to the  
13 transportation aspects of the Skyland Town Center PUD  
14 modification. I'll touch on the highlights of our review in  
15 coordination with DDOT. The previous development plan for this  
16 site included a building with multifamily senior dwelling units  
17 and retail uses. This latest PUD modification proposes to replace  
18 the multifamily senior housing with retail -- and retail uses  
19 with for-sale condominiums.

20 Proposed vehicular and bicycle parking for the proposed  
21 uses have been updated to meet or exceed zoning requirements.  
22 The townhomes included in the previously-approved application for  
23 the site are not modified. The proposed modification is of a  
24 lower intensity with a reduction in dwelling units and complete  
25 removal of retail uses. Therefore, the site's traffic impacts

1 are slightly less than they were previously analyzed in the  
2 previous PUD application.

3           Next slide please. In terms of access, consistent with  
4 prior approvals, vehicular and loading access for the overall  
5 site is provided by existing curb cuts on Naylor Road Southeast  
6 and via proposed driveways along private roadways, Summit Way,  
7 and Lane A. Access to the parking surface lot behind the condo  
8 building is provided via Lane A. Twenty-four vehicular parking  
9 spaces for condo owners are provided adjacent to the condo  
10 building.

11           Additionally, the project will provide one loading  
12 berth and one service and delivery space within the condo surface  
13 parking lot, meeting zoning requirements. All loading activity  
14 and truck-backing maneuvers for the condo building will occur  
15 within the surface lot, meeting DDOT standards. Bicycle and  
16 pedestrian access and circulation are shown here in blue and  
17 purple, respectively. Short-term bicycle parking will be  
18 provided at the condo building frontage along Lane A, situated  
19 adjacent to the main pedestrian entrance. To maximize the  
20 proposed condominium's layout, the long-term bicycle parking will  
21 be located within a secure accessory structure at the rear of the  
22 building. DDOT is supportive of the requested flexibility from  
23 the long-term bicycle parking location requirements of Subtitle  
24 C-805.1 to locate the long-term bicycle parking external to the  
25 building.

1           Next slide please. Here I've listed the highlights of  
2 the Transportation Demand Management Plan that we've coordinated  
3 and agreed to with DDOT. As the building included in the PUD is  
4 being changed from senior housing and retail uses to for-sale  
5 condominiums, TDM items have been tailored to the condo use  
6 itself. We believe this TDM Plan is appropriate for this type  
7 of project to help encourage non-single-occupancy vehicle trips  
8 and non-auto trips in general. DDOT is supportive of this TDM  
9 Plan.

10           Next slide please. For this project, we performed a  
11 Comprehensive Transportation Review, which was scoped and  
12 reviewed by DDOT. Our study included that the modification of  
13 the PUD will not have a detrimental impact on the surrounding  
14 transportation network and minimizes impacts by providing a  
15 robust TDM Plan tailored to the uses onsite. Furthermore, the  
16 impacts of the redevelopment is below that which was analyzed and  
17 approved in the previously-approved PUD.

18           We have coordinated extensively with DDOT during the  
19 review. We're pleased to have their support in the form of a  
20 no-objection staff report. DDOT's support did include a  
21 condition that the TDM Plan be implemented, as outlined in the  
22 transportation statement, which the applicant has agreed to.  
23 DDOT also requested that the back door of the residential building  
24 closest to the bicycle -- long-term bicycle parking be accessible  
25 to residents at all times, which the applicant has agreed to.

1           At this time, we believe we have addressed all of DDOT's  
2 concerns. That concludes my testimony, and I'll be available for  
3 any questions. Thank you, and I'll pass it back to Mr. Tummonds.

4           MR. TUMMONDS: Great. Thank you, Dan. Next slide  
5 please. I'll now address the issue that was raised in the Office  
6 of Planning's recommendation in support of this project regarding  
7 the activation of the building along Town Center Drive. We looked  
8 at the redesign of the condominium building to see if we could  
9 allow for a direct entrance or two to the individual units along  
10 Town Center Drive, and we concluded that, based on the efficiency  
11 that is created with this engineered product type, which is based  
12 on a repeatable panelized constructability, which has proven to  
13 be very, very successful in both Virginia and Maryland, that  
14 going away from that type of construction type would not be  
15 economically feasible for this project. However, and probably  
16 maybe most importantly, we do not believe that the lack of a  
17 direct entrance to this building will make any significant  
18 difference to the overall activation of Town Center Drive.

19           As discussed in our supplemental statement and as shown  
20 in the attached image here, this portion -- this building  
21 occupies only four percent of the entire frontage along Town  
22 Center Drive. As Mr. Bernard noted, the adjacency of this  
23 building to Town Center Park is important. The adjacency of this  
24 building, Town Center Park, and the plaza across the street is  
25 important to create the activation on Town Center Drive -- truly,

1 | we believe not as much the four percent of that frontage along  
2 | Town Center Drive. But probably most importantly, as we've  
3 | discussed in this project and in other times that we've been  
4 | before the Zoning Commission, we believe that the most important  
5 | factor in activating this portion of Town Center Drive is to make  
6 | sure that this development of this condo building can happen as  
7 | soon and expeditiously as possible. With that, we conclude our  
8 | testimony this evening and are available to answer any questions  
9 | that you may have.

10 |           CHAIRMAN HOOD: Okay. Thank you, Mr. Tummonds, Mr.  
11 | Bernard, and Mr. Solomon, and I'm going to thank Ms. Templin too.  
12 | I think she's with you all. I'm going to thank her too. But  
13 | let me -- let me just -- before I turn it over to Commissioner  
14 | Imamura, I just have a quick -- I was looking at the picture  
15 | where I think the Mayor and Councilmember Feldman were there last  
16 | month, and I noticed I didn't see any of us there. We weren't  
17 | invited to that. We weren't invited to the opening of Lidl. We  
18 | haven't been invited to anything. And things look like they're  
19 | taking off over there, from looking at what the ANC is saying,  
20 | our community leaders over there.

21 |           I just -- I'm just putting that out there, even though  
22 | I know we probably couldn't come, but I just want to commend --  
23 | I was so excited when I saw on the news that Lidl was being opened  
24 | and everything, and the city's very excited, so what an exciting  
25 | time at Skyland. And I'm sure others have much more of a history

1 with it than I do, but I can tell you, I go way back quite a bit  
2 as well, but I think Vice Chair Miller may know more about Skyland  
3 than I do, but I'll leave it at that. And now it's time for  
4 Commissioner Imamura to get ready and get started. We'll turn  
5 it over to Commissioner Imamura.

6 MR. BERNARD: I got you all on the invite list from  
7 here on out, I promise you.

8 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.  
9 Appreciate the levity, too, and the work that the Zoning  
10 Commission has done to help bring this project along. Mr.  
11 Bernard, Mr. Tummonds, Mr. Solomon, and the rest of the applicant  
12 team, thank you for bringing this forward tonight. I recognize  
13 this is the last piece of the puzzle, which is kind of exciting.

14 I do have some questions about your response, Mr.  
15 Tummonds, to OP's inquiry about activation along Town Center  
16 Drive. And so I've gone through, obviously, all the renderings  
17 or plans that you all have submitted that are in the record, and,  
18 by and large, I'm -- you know, I think, architecturally, the  
19 facades look okay. They seem like it's within context. The sort  
20 of panelized system, the argument that that makes it more  
21 economical, I understand that's probably somewhat true, in terms  
22 of just the form, itself, but -- and I think you had mentioned  
23 that this only represents four percent of the street frontage;  
24 is that right, on Town Center Drive? Is that what you had  
25 mentioned, Mr. Tummonds, four percent?

1 MR. TUMMONDS: That's correct.

2 COMMISSIONER IMAMURA: Okay. So, while small and  
3 perhaps maybe insignificant, my first inclination here, when I  
4 see sort of the siting of this 24-unit building -- and you had  
5 made reference to the plaza -- I think that's the plaza to the  
6 east or to the west -- pointing west anyway, and then there's  
7 also a bike storage, right -- an outdoor bike storage? It looked  
8 like there's a facility, Mr. Solomon; is that right? There's --

9 MR. SOLOMON: (Nods head affirmatively.)

10 COMMISSIONER IMAMURA: Okay. It's sort of -- it's  
11 enclosed, yeah?

12 MR. SOLOMON: (Nods head affirmatively.)

13 COMMISSIONER IMAMURA: And near it, while not all the  
14 renderings actually show it -- it's shown in plan view, and I  
15 think you all had submitted in the record sort of the plan section  
16 of it or something to that effect.

17 Here's what I'm getting at, Mr. Tummonds. I'm curious  
18 and would like to know why or what was -- I guess, how it was  
19 conceived to put this along Town Center Drive at the frontage  
20 there. I'm wondering why perhaps it couldn't have been set back.  
21 I see Ridge Lane there. My point about this is, there seems to  
22 be this -- what could have been a connection or some connectivity  
23 to the plaza there with a nice landscape feature along Town Center  
24 Drive that also connects to some kind of planting that's adjacent  
25 to the bike storage, so you have this connection here that would

1 essentially form sort of an L, in terms of a nice landscaped --  
2 nice landscaped sort of public realm connection off of Town Center  
3 Drive that might have helped activate that and help address the  
4 privacy issue for those units that are located along Town Center  
5 Drive. Right now, it appears as if people that are walking along  
6 the sidewalk there, you know, have direct view into those units.  
7 I don't know, from the elevations, how tall those windows are or  
8 where they're existing, but maybe you could address that a little  
9 bit and how this was conceived.

10 MR. TUMMONDS: Sure. You know, I think, as Mr. Bernard  
11 noted in his testimony, when the -- WC Smith learned that there  
12 was not going to be the financial subsidy for the senior building,  
13 the focus was on what product can we get; what can we make to  
14 have -- is there a product available that really addresses all  
15 of the issues that Mr. Bernard said. And we found this project  
16 with NVR, with the same developer who is doing the townhouses,  
17 and they had a product that they said worked. They said this  
18 has been successful in other jurisdictions and it is economical  
19 to build and then economical to deliver at that price point.

20 We looked at the issues that you had raised, in general,  
21 some of the concepts, Mr. Imamura, that you had raised. We  
22 thought that locating the building, again, to provide a line, if  
23 you will, along Town Center Drive was important. We needed the  
24 area in the back to still allow for the vehicles to get to the  
25 back of the condominium building and the parking spaces. And we

1 believe that the Town Center Park was really the focus of this  
2 portion of the urban streetscape along Town Center Drive. It is  
3 Town Center Park we think that really connects the -- what I'll  
4 say the fabric of the retail along Town Center Drive to then the  
5 residential behind it. We think, you know, looking at these  
6 things, it just became unavailable to us to make too many changes  
7 to this repeatable panelized product. So we hear the things  
8 you're saying, and we just -- the decisions that we had to make,  
9 the choices we had to make to bring this to fruition now made  
10 us, truthfully, come up with some tradeoffs. And we believe that  
11 the tradeoffs that are provided with this project are sufficient  
12 to have the Zoning Commission approve this project. I'm sorry.  
13 Mr. Bernard, is there anybody you want to add to that?

14 MR. BERNARD: No, I think you -- no, I think you  
15 answered it. Thanks, Paul.

16 COMMISSIONER IMAMURA: So I think -- Mr. Tummonds, I  
17 understand the argument you're making about this repeatable  
18 panelized system. Again, I'm not hearing though what the driver  
19 was on why perhaps it wasn't set back maybe or if it was  
20 considered, right? There's a node there at the southwest corner  
21 that would essentially align with the pergola there for the plaza  
22 across the street, across lane A, right? There's just sort of  
23 this connective tissue, I think, that would have really been  
24 quite nice.

25 I think your response was that it was in alignment with

1 | the other facilities or buildings that have already been built  
2 | along Town Center Drive, but if there was one moment perhaps to  
3 | set this back to address the privacy issues, lighting that OP had  
4 | talked about, and activation along Town Center Drive, even if you  
5 | didn't put the entrance there on the south side -- plan south  
6 | there, which I guess would have been really southwest there, but  
7 | on plan south is what I'll call it there, that's still would have  
8 | sort of activated the streetscape in a way -- in a different kind  
9 | of way, and you still would have maintained your entrance along  
10 | Lane A, along the west -- plan west -- on the west side -- the  
11 | west elevation or the west facade. So what that shows -- I guess  
12 | what I'm getting at here is, what this tells me is, hey, again,  
13 | it's definitely reads as the last piece of the puzzle and this  
14 | is how it fit. So is it bad? No. I mean, it works, right,  
15 | clearly. And, as you said, right, there's circulation along  
16 | Ridge Lane in the back there to get access to the back. I was  
17 | just asking why do we need access from the back side of Lane A  
18 | and Ridge Lane to get back there.

19 |           Perhaps -- you know, I don't know if there might have  
20 | been another way to do that. And you mentioned the tradeoffs  
21 | here, so I just wanted to ask if you could kind of run down those  
22 | tradeoffs and what are those benefits, now that we've kind  
23 | of       -- I get the constraints here, the formula that you all  
24 | had to run through to pencil this out. Right now we're down to  
25 | 24 units, so what are the I guess -- yeah, what are the tradeoffs

1 here and the benefits that still come along with this?

2 MR. TUMMONDS: Sure. I mean, I think, one, as Mr.  
3 Bernard said, is the idea of having homeownership in Wards 7 and  
4 8 at a price point that is lower than the price point of the  
5 townhouses. I think you will hear from ANC 7B later; I think,  
6 also, Mr. Williams from Skyland Task Force. Those were two  
7 elements that the affordability -- I shouldn't say  
8 affordability -- the lower price point for homeownership was a  
9 significant factor, a benefit to this project.

10 This product type that we talked about doesn't really  
11 allow for the customization. We have the footprint and we used  
12 the footprint from the previous building, so we were locked in,  
13 really, with the site plan when we constructed the Town Center  
14 Park to then allow for that access to the back. To push that --  
15 the building size more would reduce our ability to effectively  
16 get to those parking spaces and back.

17 We think that there is -- this is a -- as Mr. Hood  
18 noted and Mr. Miller has also said, this has been a long time  
19 coming, and the benefit of having this project be completed is  
20 significant to the community. The community also tells us they  
21 want construction to be done; they want this project to be done.  
22 And there was another aspect, too, that having all the  
23 construction done, having all of these 126 townhouses, the 24  
24 condominiums delivered at the same time, while we had been very  
25 successful with the residential portion of this project, the 72

1 percent retail occupancy is not what the development team wants.  
2 And what we're hearing from the retailers is, having more  
3 residential density will really help achieve a retail occupancy  
4 that makes this project a true -- a true success. It will help  
5 Lidl feel confident and comfortable in their building. So I  
6 would say the type of residential homeownership at a lower price  
7 point than the townhouses; the ability to deliver now, to deliver  
8 more residential density, which we believe will help with the  
9 retail occupancy; and I think, just overall, the concept of this  
10 can be done. The community will be excited that -- you know,  
11 they would say, this has come to fruition.

12 COMMISSIONER IMAMURA: All right. Thank you, Mr.  
13 Tummonds. I think what struck me was that -- your statement  
14 about being locked into the footprint, so that certainly explains  
15 some of the design decisions here. Just real quick, can you just  
16 address the privacy issue that OP has raised? And, certainly,  
17 it's pretty evident here.

18 MR. TUMMONDS: Yeah. So maybe of -- Mr. Young, if you  
19 could go up to the -- pull up our slides again.

20 (PowerPoint presentation shared on screen.)

21 MR. TUMMONDS: And so if you go to the two before,  
22 where we had the -- okay. I'm sorry. More -- previous --  
23 previous -- previous -- previous -- and then maybe the -- one  
24 more slide. Thank you. You can see, it's (indiscernible) --  
25 there was concerns about the privacy, but then also about these

1 planter boxes, where they might -- having these planters there  
2 would block light and air into the units. I think we purposely  
3 located these planters -- these are planter boxes that also exist  
4 on other parts of Town Center Drive between the windows, so we  
5 don't believe that there's going to be any concern about these  
6 planters having the growing vegetation that would block light and  
7 air into the units. Based on the -- NVR's experience with these  
8 units along street frontages like this, I think that they're --  
9 they have not received concern that those units -- people are  
10 concerned about their privacy. I think, based on that experience,  
11 we thought that it was appropriate to have these units in this  
12 configuration.

13 COMMISSIONER IMAMURA: All right. Thank you, Mr.  
14 Tummonds. Mr. Chairman, I yield back.

15 CHAIRMAN HOOD: Okay. Thank you, Imamura.  
16 Commissioner Wright, you have any questions or comments?

17 COMMISSIONER WRIGHT: Thank you. You know, I am very  
18 excited to see this last element of the planned community be  
19 constructed. I think it's great that you've gotten a Lidl grocery  
20 store in this community. I think it's great that you're doing  
21 for-sale condominiums. I really have no problem with anything  
22 that you've proposed in this PUD amendment or change.

23 I do recognize what Mr. Imamura said. You know, you  
24 have, essentially, the side of Lidl -- your entrance is not facing  
25 the street; I believe that's the side of the grocery store -- and

1 | the side of this condominium building. and that has the potential  
2 | to create sort of a dead zone along the sidewalk. What we had  
3 | success in the previous jurisdiction where I worked was using  
4 | some public art and placemaking elements along these kinds of  
5 | facades, so that if you don't literally have entrances, sometimes  
6 | you can enliven the pedestrian experience with some public art  
7 | and placemaking, and those could be literally anything from  
8 | murals painted on the building to informational panels about the  
9 | history of the Skyland community, or, you know, any sort of  
10 | history that you're interested in sharing.

11 |           You know, I think that there could be some ways to  
12 | enlighten that stretch, and I really am including in that the  
13 | Lidl -- the side of the Lidl store, as well as the side of this --  
14 | you know, as you're leading up to that very nice public open  
15 | space and the -- you know, the park, essentially, that you've  
16 | created. I think there might be some ways, as you are, you know,  
17 | getting to the -- honing the details of the community, where you  
18 | might want to consider some public art or placemaking along that  
19 | facade. Honestly, it could even be on the walking surface. You  
20 | know, you could -- you could have, you know, small -- what other  
21 | communities have done, put small insignias or metal pieces of  
22 | art, in essence, in the sidewalk, itself, or you could do  
23 | something with -- you know, if that's too expensive, you could  
24 | do something with light, you know, where you could at night have  
25 | different images, you know, projected along the sidewalk. And

1 | there's a whole bunch of options, and there's a lot of tricks of  
2 | the trade, when you have a difficult situation where you're sort  
3 | of having blank wall along a very heavily used pedestrian walkway,  
4 | that you can help enliven it.

5 |           So I'm not saying that, you know, I would vote against  
6 | this at all, but I am saying that, you know, as you enliven the  
7 | community and you want the retail to be successful and you want  
8 | the residents to feel comfortable walking along, especially, you  
9 | know, at night, essentially, a couple of blank walls -- you know,  
10 | if someone's walking from the Lidl after picking up a quart of  
11 | milk and wants to walk back to their townhouse, it would be nice  
12 | to have something along that sort of blank stretch just to create  
13 | some interest. But that's my only -- that's probably my only  
14 | comment.

15 |           I think the idea of condominiums is great. I love the  
16 | idea of more homeownership at a lower price point. I think the,  
17 | you know, one parking space per unit is great. I think the fact  
18 | that you have bike parking and it's easily accessible to the  
19 | residents, all of that is really, really great. I would just,  
20 | you know, ask your architects or other folks on your team if they  
21 | might have some placemaking ideas along that stretch. So that's  
22 | my only comment. Thank you.

23 |           CHAIRMAN HOOD: Okay. Thank you. Okay. Commissioner  
24 | Wright, thank you. Commissioner Stidham, you have any questions  
25 | or comments?

1           COMMISSIONER STIDHAM: I do. And, actually, I think  
2 this is one of my first cases, so I feel like I'm sort of tenured  
3 now that we've come back around to this one. And I remember this  
4 one specifically, because I had a concern at the time related to  
5 occupiable open space for some many residents for the townhouses.  
6 And I think that, while the building -- well, I think, first of  
7 all, I fully understand why the switch from the senior living to  
8 this is necessary, and I think that switch that you're making is  
9 appropriate and makes a lot of sense.

10           You know, the materiality that you've chosen for this  
11 building, I think, is appropriate and consistent with the  
12 neighborhood, but I still -- I still do feel like it's a box and  
13 that it lacks the sort of interest that I think you have in the  
14 rest of the development that I can remember from the rest of the  
15 development. And the fact that it's a box surrounded by parking  
16 behind a grocery store, even with that great park space in front  
17 of it, I feel like it is -- it is lacking appropriate, like,  
18 outdoor space for families that I would expect are in the  
19 townhouses or will be in the townhouses and families that I hope  
20 would, you know, take the opportunity to purchase these condos  
21 at a lower price point.

22           So I would just -- you know, I'm not -- I'm not  
23 unsupportive of what we are trying to do, but I feel like you  
24 could do better here in thinking about this building and how it  
25 sits on the landscape and how it works with the overall community

1 and how it's an opportunity. And I know you need to do the math  
2 to make it financially feasible and appropriate, but I think you  
3 could do better at the way the building sits on the landscape  
4 and an opportunity here to provide more for this neighborhood,  
5 in terms of open space, but, other than that, I don't have  
6 anything more.

7 CHAIRMAN HOOD: Okay. Did anybody want to respond?  
8 Mr. Tummonds, Mr. Bernard, anybody want to respond, or you want  
9 to go back and --

10 MR. TUMMONDS: I mean, I -- yeah, I mean, I appreciate  
11 Commissioner Stidham's comments, as well as Commissioner  
12 Wright's. I think -- I hear those comments, recognize those  
13 comments, but I think for -- I would say I rely on the response  
14 that I had to Commissioner Imamura. I think that, you know, this  
15 is -- this is a project that is -- really brings to fruition a  
16 lot of really good things for this community, for this Town Center  
17 that we've been hoping to achieve for a long time. And I hear  
18 you, but I think that this is a project that I believe fully  
19 meets the zoning requirements for a PUD application, and I think  
20 the benefits are significant and we need to -- really want to  
21 move forward today with the project, as presented.

22 COMMISSIONER STIDHAM: And I get that. I totally get  
23 that, right, but I think that, while it meets all the zoning  
24 requirements, right, there's a certain livability that needs to  
25 actually accompany these communities as well. And I remember,

1 after this case, wishing that I had pressed harder on the  
2 livability point, even though it's meeting the requirements,  
3 right, just because I've seen so many developments that have come  
4 into place and lack that really cohesive outdoor landscaping  
5 feature that brings everybody together, right, makes it a true  
6 community, instead of a bunch of people who are living next to  
7 each other or share space. And the fact that you've stated that  
8 as one of the benefits, superior landscaping or creation of  
9 preservation of open space, I would have to disagree there,  
10 because I don't -- I think you're missing that opportunity, but  
11 I understand where you are and just needing to put that out there.

12 MR. BERNARD: Commissioner, can I just add to your  
13 point? I think one of the things that we love to see is the  
14 activation of that plaza for what we've done already in the past,  
15 which is movie nights, festivals, bringing people out to fill  
16 those streets.

17 We believe stitching together the plaza and that -- and  
18 that beautiful community park together with intentional  
19 programming to bring people together -- I mean, it's a dream of  
20 mine to see that be stitched together and not that complete --  
21 that empty parcel of land that's there, if not complete, would  
22 take away from that piece.

23 And I just -- I just -- to your point, the livability  
24 of it really has to do with community programming and connecting  
25 those dots. So we want to make sure that the park and that plaza,

1 as platforms for programming and in collaboration with the  
2 community members, that that is -- that that begins to be a  
3 catalyst for community bonding, community bridging, and  
4 activation.

5 COMMISSIONER STIDHAM: And I get that, and it will,  
6 right, but I don't remember (indiscernible) -- and sometimes it's  
7 the informal community gatherings, you know, the set of grills  
8 that are available to either the townhouse or the condominium,  
9 where people go to cook and, by chance, start a conversation that  
10 ends up being something more, right? It's those opportunities  
11 for livability outside people's four walls that really make  
12 community, and thinking about these developments and not just,  
13 you know, providing the regulatory requirements and meeting the  
14 housing needs, but making these very livable community spaces  
15 also has to be a goal. And I know it doesn't provide the financial  
16 piece that everybody looks at, in terms of, you know, housing  
17 requirements, but it does meet the livability need that  
18 communities need, especially these days. So, you know, I just  
19 offer that up as, you know, you really -- that park space is  
20 great. It's not that big. It doesn't provide all the  
21 opportunities that I think this neighborhood and community  
22 actually will need. So just if you think about that more, maybe  
23 at this project or other projects that you're working on, I think  
24 is important.

25 CHAIRMAN HOOD: All right. I think we are straight on

1 that. Let's move on. Let's go to Vice Chair Miller.

2 VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank  
3 you to the entire Skyland applicant team for your presentation  
4 and for sticking to this project for over two decades. I was at  
5 the Council even before Chairman Gray, but especially during  
6 Chairman Gray and then when he was Mayor, I think there were 24  
7 or more pieces of legislation that tried to facilitate this  
8 development, whether it was tax-increment financing, Retail  
9 Priority Area disposition, and the community has long wanted a  
10 redevelopment there. And the grocery store is so great to have,  
11 and you need people who are living there to go to the grocery  
12 store.

13 So I think that 24 homeowners of two bedroom, two bath  
14 and many dens condominiums, that's -- those are large family-  
15 size units, so that's very important. I'm sorry, you know, we  
16 couldn't do the 75, or whatever it was, all affordable senior,  
17 but I realize the financing challenges -- this project has had  
18 multiple challenges, marketing and financing. I think there was  
19 eminent domain that needed to be used at one point; I think it  
20 was a CVS or something.

21 Anyway, so this is -- this is -- this is the last piece,  
22 and I'm glad to see it moving forward. I appreciate all the  
23 effort that's been made. The concerns about the activation that  
24 OP has and some of my fellow Commissioners have raised, the  
25 legitimate concerns about the activation of the space, but I

1 think you've responded to those. And I would respond that there  
2 are -- there's now going to be windows, eyes on the street, lights  
3 from those windows and people inside those windows looking onto  
4 the street. It's not a -- it's not a -- it's not a blank wall.  
5 You've got the -- and now you've done the planters in between the  
6 windows to try to shield privacy -- any privacy concerns that OP  
7 had raised.

8           So I'm very happy to see this project move forward to  
9 this final step and hope this is the final step. I strongly  
10 support it, as does the entire District, the Mayor and the  
11 Council. I guess you're not part of the -- I don't know --  
12 you're not part of the park space that was created, but I just  
13 had a question about it. I don't know if you can answer. So  
14 that's already there, right? And we -- I haven't gone to any  
15 ribbon cuttings either. I need to visit some of the places that  
16 we've all created -- help create throughout the city to see them  
17 live and in person, but that park space is there --

18           MR. TUMMONDS: Mr. Bernard.

19           VICE CHAIR MILLER: -- and the hardscape --

20           MR. BERNARD: Yes. I just go off mute. Yeah, that  
21 park space is there, and you will be invited when we open it.

22           VICE CHAIR MILLER: I don't need to be invited, but you  
23 can invite the Chairman. He doesn't want to be invited.  
24 Whatever. That was just kind of a joke.

25           MR. TUMMONDS: And, Commissioner Miller, that will be

1 open this spring.

2 VICE CHAIR MILLER: So there's hardscape at the end  
3 of -- I didn't remember the exact configuration of it. There's  
4 hardscape --

5 MR. TUMMONDS: Sure. Mr. Young --

6 VICE CHAIR MILLER: And what is that hardscape --  
7 you're using it for community events. And who's -- who is  
8 programming those events? Is that going to be able to continue  
9 after the development team is gone?

10 MR. TUMMONDS: So maybe I'll start with -- so, Mr.  
11 Young, if you could again pull up -- it's kind of earlier in  
12 our -- Mr. Bernard's presentation, there was the picture --

13 (PowerPoint presentation shared on the screen.)

14 MR. TUMMONDS: Yeah, if you go maybe another -- before  
15 this -- before this -- here, this is good. So this is from --  
16 yeah, there. This is -- yeah, maybe go one more. Perfect. So  
17 you can see -- yeah, so in the front, right adjacent to Town  
18 Center Drive, where you have -- we have the trellis and we have  
19 the hardscape materials, that is the portion that kind of flows,  
20 for lack of a term, across the street to the plaza in front of  
21 the Crest. That is the area where, as Mr. Bernard said, they  
22 can, you know, double the size of this hardscape space by having  
23 movie nights, I think there was a Community Fest, things of that  
24 nature. Then the rest of the park is the green space in the  
25 middle, and then on the back side is the playground, but a

1 | playground that has the soft, kind of spongy material, has the  
2 | rocks, you know, that people can climb on. So then maybe I'll  
3 | let Mr. Bernard answer the question about who will manage and  
4 | continue to activate and have those types of community  
5 | activities. You're still on mute.

6 |           MR. BERNARD: Let me get off mute here.

7 |           MR. TUMMONDS: Yeah.

8 |           MR. BERNARD: There you go. Yeah, so, I mean -- so we  
9 | have the -- give me one second here. Let me just make sure that  
10 | I have this -- turn this up here. All right. Yeah. So, yeah.  
11 | I'm sorry here. So going back to the programming, yeah, so the  
12 | Skyland -- the Skyland development team will be working with,  
13 | obviously, the HOAs to -- and the community to program this area  
14 | here that is our community park. And so, for example, currently,  
15 | we have movie nights, festivals. I mean, there are several -- I  
16 | wish I had those pictures from the festivals we've had that closes  
17 | Skyland Drive, and people come out and we put out tents for kids  
18 | to either -- you know, for kids and other small entities to come  
19 | out and really celebrate the beauty of the Town Center and Town  
20 | Center Drive. So this -- the -- and, really, it's the  
21 | homeowners -- the Skyland -- I'm sorry -- the Skyland Owners'  
22 | Association will manage the park and be responsible for that, and  
23 | so, in essence, we'll be coordinating with the community to make  
24 | sure that it's activated. I wish I had pictures of a lot -- of  
25 | some of the activations that we've done without the park. I

1 mean, it's unbelievable.

2 VICE CHAIR MILLER: Yeah, I wish you did too. I can  
3 kind of imagine it.

4 VICE CHAIR MILLER: Yeah, I mean, and hundreds of  
5 people. I mean, it's --

6 VICE CHAIR MILLER: It's unimaginable that that would  
7 be happening there.

8 MR. BERNARD: Yeah. And it's interesting -- I'll say  
9 one more thing really quickly, given the fact that we've had a  
10 25-year tenure with this. I mean, we were today looking at  
11 pictures 25 years ago of an open parking lot with stores without  
12 people, you know, 38 lots on 19 acres that we've worked through  
13 for these many, many years. And then to juxtapose that with  
14 pictures of young kids and families in the street at Skyland  
15 Drive interacting with the retail and with community vendors, I  
16 mean, it's really a breath of fresh air.

17 And so to your point about our desire to get this done,  
18 this is -- this is -- it's really a lifechanging thing for many  
19 of those residents. I'm sure Commissioner Pearsall will share  
20 his sentiments about it too, but, yeah, anyway, so it's just one  
21 of those things where, to your point, reflecting on the change  
22 that has happened, there's nothing like this, at least in my  
23 view, in the last 25 years. It's really a testament on  
24 persistence and resilience, so --

25 VICE CHAIR MILLER: Well, thank you, Mr. Bernard. I

1 obviously agree with you, and I, again, thank you for all the  
2 work and the community engagement. You got the unanimous support  
3 of ANC 7B, which we'll hear from Commissioner Pearsall soon, and  
4 the Skyland Task Force -- Community Task Force that's been there  
5 from the beginning working with the various parts of the  
6 development team, so I applaud all the efforts that have been  
7 made here. So that's it, Mr. Chairman. Thank you all.

8           CHAIRMAN HOOD: Thank you. And I want to thank my  
9 colleagues for all the questions. I think there was some very  
10 good priming questions -- prying questions into what's going on  
11 here. Let me ask Mr. Bernard, was the -- did I have -- do I have  
12 the latest ANC letter -- I'm looking here in the file -- from  
13 February 24th, 2026, and that vote was eight to one? Sorry about  
14 that. Yeah, it's eight to one.

15           MR. TUMMONDS: Yes, I think -- yeah, that is the --  
16 yeah, I believe so, yeah.

17           CHAIRMAN HOOD: But, still, you know, when I look at  
18 this -- I'm going to start my question this way -- when I look  
19 at this and then I get another letter from the -- Commissioner  
20 Pearsall doubling down on that support, that goes a long way for  
21 me, because I know that they have worked diligently in that  
22 neighborhood to get to where we are. I appreciate Vice Chair  
23 Miller even going back further than I did with this with Skyland.  
24 I will say though that I do understand some of the concerns of  
25 my colleagues, and I think, from a programmatic standpoint, it

1 | seems like you all have penciled out and did enough discovery  
2 | that we have the outcomes that we have here. But let me ask --  
3 | I know we had a little play area in the front, but let me ask,  
4 | what is -- where is the closest recreation center; do we know?

5 | (No response.)

6 | CHAIRMAN HOOD: Okay. We don't.

7 | MR. TUMMONDS: Yeah, we don't know. We can provide  
8 | that.

9 | CHAIRMAN HOOD: No, no, don't. I don't need it. I  
10 | can go find out myself. But, also, I do want to make a point.  
11 | I was actually joking about the -- coming to the ribbon-cutting,  
12 | so make you understand, I, Anthony Hood, was only joking. When  
13 | I go to those things, I go on my own. I don't go to the  
14 | invitation, especially if it's a case in front of us.

15 | MR. BERNARD: Yeah. Yeah.

16 | CHAIRMAN HOOD: So I was really -- but I will make it  
17 | on my own. I will make it over there some kind of way, especially  
18 | when you all complete it. I don't really have any questions. I  
19 | think my colleagues have really got into the project, and I was --  
20 | and I enjoyed the conversation, but I know that it's been a long  
21 | time coming.

22 | I will be voting -- let me hear from others, but I  
23 | think, so far -- so far -- I don't want to put it out there early,  
24 | because we've gotten remarks about that -- but, so far, I don't  
25 | see this as being a showstopper for me, as some of my other

1 | colleagues have already mentioned. So thank you for all the work  
2 | that you all have done. And as the Vice Chair and others have  
3 | said, this is a big step for the city to see this completed, so  
4 | thank you all.

5 |           MR. BERNARD: Yeah, I think Hillcrest Community Center  
6 | is the closest.

7 |           CHAIRMAN HOOD: Hillcrest. Okay.

8 |           MR. BERNARD: Yeah.

9 |           CHAIRMAN HOOD: Let me see -- let me think about that.  
10 | I think you're right, Mr. Bernard. I think that was a good -- I  
11 | don't know where you got it from that quick, but, yeah, I think  
12 | you're exactly right, so thank you. All right. Let's see, do  
13 | we have any other follow-up questions, colleagues?

14 |           (No response.)

15 |           CHAIRMAN HOOD: Okay. All right. Ms. Schellin, do we  
16 | have anyone -- now, this is just cross-examination. I do know  
17 | that we have a letter from Chair Swanson.

18 |           MS. SCHELLIN: Mr. Pearsall is here.

19 |           CHAIRMAN HOOD: Pearsall. Now, only what I want from  
20 | Mr. Pearsall right now -- Commissioner Pearsall, do you have any  
21 | cross-examination? We're going to hear your report shortly, but  
22 | do you have any cross-examination?

23 |           COMMISSIONER PEARSALL: Not at the moment.

24 |           CHAIRMAN HOOD: Okay. Not at the moment. We will --  
25 | hold tight. We're going to come back to you shortly.

1 COMMISSIONER PEARSALL: Sure.

2 CHAIRMAN HOOD: All right. Thank you. All right. Ms.  
3 Schellin, do we have any other government agencies -- other  
4 government agencies or did I miss some? Oh, yeah, let me think.  
5 I'm going off the top of my head. Do we have any other government  
6 agencies here to testify?

7 MS. SCHELLIN: Let me check and see if DDOT came on.  
8 They were not on earlier, but let me check.

9 CHAIRMAN HOOD: So I wasn't necessarily -- I'm going  
10 to ask Vice Chair Miller to give us the DDOT report, but I was  
11 talking in terms of -- if they're not there -- I was talking in  
12 terms of Office of Attorney General.

13 MS. SCHELLIN: Is Noah Hagen on, Mr. Young? Do you see  
14 him?

15 MR. YOUNG: I do not see him.

16 CHAIRMAN HOOD: But I'm not worried about Mr. Hagen  
17 right now.

18 MS. SCHELLIN: He's not signed up either, so he's not  
19 on.

20 CHAIRMAN HOOD: Office of Attorney General, Ms.  
21 Schellin. Office of Attorney General.

22 MS. SCHELLIN: Office of the Attorney General is not  
23 on, no, sir.

24 CHAIRMAN HOOD: Okay. And now we know Mr. Hagen is not  
25 here, right?

1 MS. SCHELLIN: That's correct. Mr. Young just double-  
2 checked.

3 CHAIRMAN HOOD: Okay. Great. Vice Chair, do you have  
4 the report in front of you?

5 (No response.)

6 CHAIRMAN HOOD: That's all right. Let me get it right  
7 quick, if I can find it.

8 VICE CHAIR MILLER: I do not have the report in front  
9 of me. I recall it said, "No objection".

10 CHAIRMAN HOOD: Oh, it said, "No objection". Well,  
11 that's all I needed. Thank you. All right. Let's go to --  
12 let's go to Ms. Brown-Roberts. Thank you, Vice Chair. Ms. Brown-  
13 Roberts.

14 MS. BROWN-ROBERTS: Okay. Good evening, Mr. Chairman  
15 and members of the Commission. Maxine Brown-Roberts representing  
16 the Office of Planning. As stated in the Skyland Town -- as  
17 stated, the Skyland Town Center has been under development for a  
18 number of years, and the original proposal has been through  
19 several modifications to be responsive to market and community  
20 needs. The applicant has outlined the various reasons which  
21 necessitates the proposed modifications and requested  
22 flexibility, and OP understands the conflicts at this time, and  
23 so is supportive of the requested modification.

24 The applicant has addressed the issues identified on  
25 our setdown. However, as outlined in our report, OP continues

1 to have some concerns regarding the activation of the street,  
2 even though it's a limited portion of the overall street frontage  
3 and the privacy of the units along this portion of the street.  
4 The requested modification and overall development would continue  
5 to be not inconsistent with the Comprehensive Plan, the Future  
6 Land Use Map, and the Generalized Policy Map, and the many  
7 policies of the Far Northeast/Southeast Area to provide much  
8 needed homeownership opportunities and to provide a mix of uses  
9 and houses types at Skyland.

10           The property is within the Far Northeast/Southeast  
11 Planning Area, which exceeds the 2025 affordable housing goals.  
12 However, although the area is on track to exceed affordable  
13 housing needs, a variety of new housing choices are not being  
14 provided. The proposed condo units will provide another level  
15 of homeownership opportunities, along with the future townhouses  
16 and apartments currently at Skyland, and would help in addressing  
17 the need for a variety of housing types in the area.

18           The proposed modification will still further a number  
19 of Plan policies related to equity. Therefore, Mr. Chairman, OP  
20 recommends approval of the proposed modification and requested  
21 flexibility with the concerns regarding street activation and  
22 privacy. Thank you, Mr. Chairman, and I'm available for  
23 questions.

24           CHAIRMAN HOOD: Thank you, Ms. Brown-Roberts. We  
25 appreciate your report. Let me see if my colleagues have any

1 | questions. I'm looking at everyone, and I'm hearing and seeing  
2 | heads no. Vice Chair, you have anything?

3 | VICE CHAIR MILLER: Thank you, Ms. Brown-Roberts, as  
4 | always, for your very thorough report.

5 | MS. BROWN-ROBERTS: Okay.

6 | CHAIRMAN HOOD: I don't have any questions. Let's see,  
7 | Mr. Tummonds, do you have any questions of the Office of Planning?

8 | MR. TUMMONDS: No questions.

9 | CHAIRMAN HOOD: Okay. Commissioner Pearsall, do you  
10 | have any questions of the Office of Planning?

11 | COMMISSIONER PEARSALL: No questions.

12 | CHAIRMAN HOOD: Okay. Thank you, Ms. Brown-Roberts,  
13 | as always. We appreciate it. Thank you.

14 | MS. BROWN-ROBERTS: Okay. You're welcome.

15 | CHAIRMAN HOOD: Okay. Let's go to the Office of  
16 | Planning's -- I mean, the ANC report. We have Commissioner  
17 | Pearsall with us today. You may begin

18 | COMMISSIONER PEARSALL: Thank you, Chairperson Hood and  
19 | members of the Commission. I am excited to be here to appear  
20 | today in my capacity as Advisory Neighborhood Commissioner for  
21 | Single-Member District 7B02, and that's where Skyland Town Center  
22 | development is located, to express my strong support of the  
23 | applicant's request for modification.

24 | At a duly noticed and regularly scheduled public  
25 | meeting on February 19th, 2026, Advisory Neighborhood Commission

1 7B voted to support this application. As an elected  
2 representative of the Single-Member District 7B02, I echo that  
3 support and affirm the community's interest in seeing this  
4 project advance. The proposed condominium building represents a  
5 meaningful expansion of home ownership opportunities east of the  
6 Anacostia River. Introducing additional residential density at  
7 a more obtainable price point will not only diversify housing  
8 options within Ward 7, but it also strengthens the long-term  
9 viability of the retail and restaurant establishments located at  
10 the Skyland Town Center.

11 A growing residential base is critical to sustaining  
12 neighborhood-serving businesses and reinforcing Skyland's role  
13 as a regional anchor. Moreover, the proposed building will help  
14 activate and visually connect the Town Center Park with the Town  
15 Center Drive, therefore, enhancing walkability and fostering a  
16 more cohesive, vibrant environment for residents and visitors  
17 alike.

18 This modification aligns with the broader community  
19 vision of equitable development, economic vitality, and sustained  
20 investment in Ward 7 -- much needed sustained investment in Ward  
21 7. So, for this reason, I respectfully urge the Commission to  
22 approve the request for modification, and thank you again.

23 CHAIRMAN HOOD: Thank you, Commissioner Pearsall, and  
24 all the work that your ANC -- you all have done on this in the  
25 community. I do have one question for you. I noticed in the

1 | report from the full Commission, there was one person -- and this  
2 | is in your Single-Member -- let me ask it this way. This is in  
3 | your Single-Member District, correct?

4 |           COMMISSIONER PEARSALL: Correct.

5 |           CHAIRMAN HOOD: Okay. So I just wanted to make sure  
6 | the one person who voted in opposition was not -- this was not  
7 | their Single-Member District.

8 |           COMMISSIONER PEARSALL: This was not their Single-  
9 | Member District, and I don't think they voted in opposition. I  
10 | don't think they appeared at the meeting that day.

11 |           CHAIRMAN HOOD: Oh, okay.

12 |           COMMISSIONER PEARSALL: Yeah.

13 |           CHAIRMAN HOOD: So we may want to correct the record,  
14 | because on the -- in the notice that I have, it says, "eight to  
15 | one to zero", so --

16 |           COMMISSIONER PEARSALL: Let me check with  
17 | Commissioner -- Chairman Swanson, because I may be wrong. That  
18 | person may have voted no, but I don't even believe that person  
19 | was there, but let me confirm that.

20 |           CHAIRMAN HOOD: Okay. So if they weren't there. If you  
21 | can -- if you all could just -- and I'm going to ask if we can  
22 | just correct the record, and I'm sure that would go well later  
23 | on down the line when somebody goes back and looks at the record,  
24 | nobody voted against it -- that this person (indiscernible). And  
25 | I do want to say that -- I want to commend you all for your

1 letterhead. I like the watermark. I've seen a lot -- I got to  
2 start paying more attention, but I noticed -- no, you all didn't  
3 have -- who had the watermark? You all had a watermark --

4 COMMISSIONER PEARSALL: We have a watermark for 7B02.

5 CHAIRMAN HOOD: Seven -- oh, 7B02. Oh, you had the  
6 watermark. Okay.

7 COMMISSIONER PEARSALL: Yeah, we're Hillcrest. We got  
8 to do it right.

9 CHAIRMAN HOOD: Well, let me not give Hillcrest that  
10 much credit, but I want to commend you. I really like that -- I  
11 really like that watermark, and I'll leave it that.

12 COMMISSIONER PEARSALL: I appreciate this.

13 CHAIRMAN HOOD: Let's see if we have any questions or  
14 comments. I'm looking at my colleagues. I'm looking at all of  
15 them. Okay.

16 VICE CHAIR MILLER: Thank you, Commissioner Pearsall.  
17 And we have the -- your Chairman Swanson's resolution in support,  
18 also, at Exhibit 20, and your own letter at 22, so we're thankful  
19 to get that in. Both of them did say eight to one to zero, but  
20 whatever; it's overwhelming support for the project. And I'm  
21 glad you gave the presentation, because, otherwise, the Chairman  
22 would have made me give the presentation of the ANC report.

23 COMMISSIONER PEARSALL: You're welcome.

24 CHAIRMAN HOOD: All right. So thank you, but I would  
25 like to see that corrected, Commissioner Pearsall, because it

1 would be eight to zero.

2 COMMISSIONER PEARSALL: For sure.

3 CHAIRMAN HOOD: Yeah. Okay. All right. Mr. Tummonds,  
4 you have any questions of Commissioner Pearsall?

5 MR. TUMMONDS: No questions.

6 CHAIRMAN HOOD: Well, Commissioner Pearsall, I want to  
7 thank you for all the work that your ANC does and all the work  
8 that you all do. Again, keep up the good work and keep up the  
9 watermark, so thank you.

10 COMMISSIONER PEARSALL: Will do. Thank you.

11 CHAIRMAN HOOD: All right. Ms. Schellin, do we have  
12 anyone here -- I'm sorry --

13 COMMISSIONER PEARSALL: Mr. Chairman, before you move  
14 on, the record is correct. The person actually did vote no in  
15 the chat, so it was one to eight, yeah.

16 CHAIRMAN HOOD: Okay. Okay. All right. Well, we'll  
17 take the one. I just --

18 COMMISSIONER PEARSALL: Yeah.

19 CHAIRMAN HOOD: I mean, but if you didn't let me know --  
20 but it is what it is, but it had the majority, so we're good.

21 COMMISSIONER PEARSALL: Thank you.

22 CHAIRMAN HOOD: All right. So thank you very much. I  
23 appreciate it. Appreciate the clarification.

24 COMMISSIONER PEARSALL: Uh-huh.

25 CHAIRMAN HOOD: All right. Ms. Schellin, could we see

1 | if we have anyone here in support, opposition, or undeclared?

2 | MS. SCHELLIN: None of the categories have anyone here.

3 | CHAIRMAN HOOD: All right. Mr. Tummonds, we're going  
4 | to let you do some rebuttal and closing, if you have any closing.

5 | MR. BERNARD: I think you're on mute.

6 | CHAIRMAN HOOD: You're on mute, Mr. Tummonds.

7 | MR. TUMMONDS: I think we had a very wholesome  
8 | discussion this afternoon, and I think that we believe that this  
9 | case is ready for your review and approval. We are excited. We  
10 | appreciate the support that we've received from Commissioner  
11 | Pearsall, from the Skyland Task Force, and we're ready to bring  
12 | this project to fruition and conclusion. Thank you very much for  
13 | your time.

14 | CHAIRMAN HOOD: Okay. Thank you. I want to thank  
15 | everyone. And, Mr. Young, if you could take everyone down, we  
16 | will deliberate or see where we are from here, so thank you all.  
17 | We appreciate all the work that's been done on this whole project.  
18 | Thank you. So, colleagues, I'm just curious of where you all  
19 | are. Kind of let me know where -- I know where I am, but I want  
20 | to hear from others, especially those who have some questions.  
21 | I don't know if you wanted to see something additional. I think  
22 | this is a one-vote case, so I want to make sure to see where  
23 | everyone is, and if you want something, just reiterate it, and,  
24 | if not, we'll see where we go. Let me start with Commissioner  
25 | Imamura.

1                   COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I  
2 appreciate the opportunity. I agree with Commissioner Stidham.  
3 I just put out there that the siting of the building could have  
4 been improved, and I think what I was really looking for is a  
5 landscape threshold, and I wish their architect would have given  
6 that some additional thought before they had laid it out. And I  
7 know that they were constrained by the existing footprint there,  
8 but as it is right now, right, anybody can go up and tap their --  
9 you know, knock on those windows there. Just by the mere fact  
10 that there would be a landscape threshold, sort of that visual  
11 barrier, I think, would, at least, help enhance some privacy for  
12 some of those units on the ground floor.

13                   That said, it's not enough to hold up the project and  
14 certainly I'm not convinced that there's probably the votes and  
15 it's really not significant enough, but I'm prepared to vote in  
16 support with reservations tonight, but will support the PUD.

17                   CHAIRMAN HOOD: Okay. Thank you. Let's see,  
18 Commissioner Wright.

19                   COMMISSIONER WRIGHT: Yeah, I'm in support, and my  
20 suggestions about using some public art or placemaking to  
21 activate were just helpful suggestions. I wasn't saying that we  
22 needed to hold up the project for that, but it's something for  
23 them to think about. So, yeah -- no, I'm in support.

24                   CHAIRMAN HOOD: Okay. Great. And Commissioner  
25 Stidham. You're on mute, Commissioner Stidham. We want to hear

1 | where you are.

2 |           COMMISSIONER STIDHAM: Geez, I thought I took it off  
3 | mute. Now what was I saying? Oh, so I'm not looking to hold up  
4 | approval of the project, and I'm not asking for anything more,  
5 | other than the next time, you know, those who are here in front  
6 | of us and those who may be listening are approaching a project  
7 | such as this, that you give a little thought to how it sits in  
8 | the landscape and what you're providing to these communities,  
9 | because it is extremely important. So I'm not trying to hold  
10 | this up, but just I would say, along with Commissioner Imamura,  
11 | I'm in support, but I have reservations.

12 |           CHAIRMAN HOOD: Okay. Thank you. Vice Chair Miller.

13 |           VICE CHAIR MILLER: Thanks, Mr. Chairman, and thank you  
14 | to my colleagues for your comments, and I think the applicant is  
15 | hearing them, and, hopefully, there won't be a next time for this  
16 | Skyland project. There's been a lot of next times. But the  
17 | developer and the team -- part of the team will be in front of  
18 | us, for sure. Anyway, I'm prepared to move forward, and I would  
19 | be happy -- be very pleased, Mr. Chairman, to make a motion, if  
20 | you would allow me to.

21 |           CHAIRMAN HOOD: Sure. I was going to call  
22 | Commissioner -- Commissioner Imamura can second it, but let me --  
23 | if he wants to, but let me just say this. I agree with what I'm  
24 | hearing, but I would strongly encourage -- and this is not a  
25 | showstopper for any of us, as we've all known and can hear, but

1 I do want to encourage the applicant to take into consideration  
2 what my colleagues have said.

3 I think, again, even though they voted in support with  
4 reservations and some -- but, normally, when you listed to the  
5 Commission, you come up with a better outcome. Not saying that  
6 we're the best, but we -- they're pretty good at what they do,  
7 and I'm going to leave it at that for now. So you can take it  
8 or you can just throw -- you can throw my comments out, but I  
9 would consider -- I would hope that you would, at least, strongly  
10 revisit what you could, even though you're getting a favorable  
11 vote here today. So thank you for everything and the comments  
12 that's been said. And, Vice Chair Miller, if you could make a  
13 motion please.

14 VICE CHAIR MILLER: Thank you. I would move that the  
15 Zoning Commission approve Zoning Commission Case Number 09-03I,  
16 Skyland Holdings, LLC, PUD modification with hearing at Square  
17 5633, Lot 22, and ask for a second.

18 COMMISSIONER IMAMURA: Second.

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

21 COMMISSIONER IMAMURA: Yes, Mr. Chairman.

22 CHAIRMAN HOOD: Yes.

23 COMMISSIONER IMAMURA: I would like to say that I do  
24 agree with you that we are the best DC Zoning Commission.

25 CHAIRMAN HOOD: I had to say that, because I saw some

1 | articles today that said something different, but, anyway, we do  
2 | the best we can.

3 |           COMMISSIONER IMAMURA: We also are the only Zoning  
4 | Commission, but --

5 |           CHAIRMAN HOOD: I'm sorry. Ms. Schellin, anything  
6 | else?

7 |           VICE CHAIR MILLER: I'll forward you a copy of those.

8 |           CHAIRMAN HOOD: Not on -- I don't want to see that.  
9 | Oh, to him, yes. All right. So it's been moved and properly  
10 | seconded. But, you're right, we work hard at what we do, and  
11 | I'm sorry we can't please everybody, but we do our best. Okay.  
12 | It's been moved an properly seconded. Any further discussion?

13 |           (No response.)

14 |           CHAIRMAN HOOD: All right. And I do want to say, Vice  
15 | Chair Miller, it's very appropriate that you wanted to make the  
16 | motion, because this has probably been around, basically, your  
17 | whole career, for the most part.

18 |           VICE CHAIR MILLER: (Nods head affirmatively.)

19 |           CHAIRMAN HOOD: All right. Ms. Schellin, could you do  
20 | a roll call vote please?

21 |           MS. SCHELLIN: Sure. Commissioner Miller.

22 |           VICE CHAIR MILLER: Yes.

23 |           MS. SCHELLIN: Commissioner Imamura.

24 |           COMMISSIONER IMAMURA: Yes.

25 |           MS. SCHELLIN: Commissioner Hood.

1 CHAIRMAN HOOD: Yes.

2 MS. SCHELLIN: Commissioner Wright.

3 COMMISSIONER WRIGHT: Yes.

4 MS. SCHELLIN: Commissioner Stidham.

5 COMMISSIONER STIDHAM: Yes.

6 MS. SCHELLIN: The vote is five to zero to zero to  
7 approve final action on Zoning Commission Case Number 09-03I, and  
8 if we could have the applicant a draft order and work with OZLD  
9 as to whether that can be a summary order or not, if the  
10 Commission is okay with that, since there was no opposition.

11 CHAIRMAN HOOD: Yes, that's fine, unless I hear some  
12 objection.

13 MS. SCHELLIN: Thank you. Two weeks.

14 CHAIRMAN HOOD: Right.

15 MS. SCHELLIN: Thank you.

16 CHAIRMAN HOOD: So before I close out, Ms. Schellin,  
17 we don't meet again until March the 12th; is that correct?

18 MS. SCHELLIN: That is correct. Next week is a meeting.

19 CHAIRMAN HOOD: And that's a meeting. Okay. So the  
20 Zoning will meet again on March the 12th on these same platforms  
21 at four p.m., and I'm looking and I see you're still looking, so  
22 anyway, that's --

23 MS. SCHELLIN: We're going to give you a little rest  
24 to change your clocks -- get used to the time change.

25 CHAIRMAN HOOD: Okay. It'll be March 12th. So I want

1 | to thank everyone tonight in this case, and I want to start doing  
2 | this. I want to thank everyone who was in support, even the  
3 | person that we know of that was in opposition, everybody who  
4 | participated, on behalf of the Commission, we want to thank you.  
5 | We appreciate it. So, with that, I want to thank my colleagues  
6 | and all those who helped us get to where we always get to, and  
7 | let's keep pressing on, doing the best we can for the city, which  
8 | I think we do. So, with that, this meeting is adjourned. Good  
9 | night, everyone. Have a great time off.

10 |           (Whereupon, the above-entitled public hearing was  
11 | adjourned at 5:16 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. 09-03I

Before: DC Zoning Commission

Date: 03-02-26

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.



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Deborah B. Gauthier