

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 78-17A

+ + + + +

MONDAY

MARCH 23, 2026

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

BRIAN LAMPERT, ESQUIRE

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ALSO PRESENT:

PAUL A. TUMMONDS, ESQUIRE, Goulston and Storrs
LEE S. TEMPLIN, ESQUIRE, Goulston and Storrs
PAUL ARMSTRONG, The Georgetown Company
MEGAN MITCHELL, Eric Colbert and Associates
ASHLEY ORR, Gorove Slade
ERKIN OZBERK, DC Department of Transportation
CRYSTAL MYERS, DC Office of Planning

The transcript constitutes the minutes from the
Regular Public Hearing held on March 23, 2026.

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(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. Before I start announcing today's hearing case, the Zoning Commission will be going into closed session on March the 26th at 3:15 p.m., and I would like to read that first. You know what? I just thought about something. Do I have the agenda? Ms. Ackerman, do I have the agenda for Thursday?

MS. ACKERMAN: Yes, you should have it. It was sent last Tuesday. I can pull it up and send it to you again.

CHAIRMAN HOOD: It got since last Tuesday? Okay. Could you send that again. I only had one e-mail since last Tuesday.

MS. ACKERMAN: Yes, I will send it again.

CHAIRMAN HOOD: Can you send it to me right now? I appreciate it.

MS. ACKERMAN: Yes.

CHAIRMAN HOOD: I thought I had it. Give me one moment please.

MS. ACKERMAN: All right. It's just -- it just sent.

CHAIRMAN HOOD: Okay. Thank you. Let me look at it.

(Brief pause.)

MS. ACKERMAN: It froze a little -- or my computer is a little frozen, so --

CHAIRMAN HOOD: Okay. Did anybody else get it yet?

(No response.)

1 MS. ACKERMAN: Try this again.

2 (Brief pause.)

3 MS. ACKERMAN: There we go.

4 CHAIRMAN HOOD: Okay. I have it. I think I got it
5 from Mr. Young. Let it open up. Okay. There it is. Great.
6 All right. Okay. Pull this back up. My -- all these files open
7 looks like organized chaos. Anyway, so let me -- let me go ahead
8 and get started. Okay. The Zoning Commission -- one second.
9 Okay. The Zoning Commission will vote for a closed meeting to
10 be held on March the 26th, 2026 at 3:15 p.m. The session is
11 being held in order for the Commission to receive legal advice
12 from its counsel regarding these cases noted on the agenda for
13 the date of March the 26th, 2026. And the cases on the agenda
14 are Zoning -- on final action, Zoning Commission Case Number 08-
15 06S, Office of Planning court regulations; time extensions,
16 Zoning Commission Case Number 15-21G, DCHA, two-year PUD
17 extension; Zoning Commission Case Number 15-27H, 350 Morse CPK
18 Owner C2, LLC, two-year time extension; and hearing actions,
19 Zoning Commission Case Number 25-20, DC General Services,
20 consolidated PUD and related map amendment at Square 5728. And,
21 again, that's on our closed meeting session on the specific date,
22 as mentioned previously, between the Commission and its attorney.
23 The meeting will -- and to preserve the attorney-client privilege
24 between the Commission and its attorney, pursuant to DC Official
25 Code 2-575(b)(4) and (A), and to deliberate but not vote on the

1 | contested cases, pursuant to DC Official Code 2-575(b)(13). May
2 | I have a motion -- I would make -- I would move that the
3 | Commission go into closed session. Can I get a second please?

4 | COMMISSIONER IMAMURA: Second.

5 | CHAIRMAN HOOD: It's been moved and -- thank you. It's
6 | been moved and properly seconded. It has been moved and properly
7 | seconded that the Commission hold a closed meeting on March the
8 | 26th, 2026. All those in favor -- before I do that, Ms. Ackerman,
9 | could you do a roll call vote please?

10 | MS. ACKERMAN: Yes, I can. Commissioner Hood.

11 | CHAIRMAN HOOD: Yes.

12 | MS. ACKERMAN: Commissioner Imamura.

13 | COMMISSIONER IMAMURA: Yes.

14 | MS. ACKERMAN: Commissioner Miller.

15 | VICE CHAIR MILLER: Yes.

16 | MS. ACKERMAN: Commissioner Stidham.

17 | COMMISSIONER STIDHAM: Yes.

18 | MS. ACKERMAN: And Commissioner Wright.

19 | COMMISSIONER WRIGHT: Yes.

20 | MS. ACKERMAN: The closed meeting was approved for
21 | March 26th at 3:15 p.m.

22 | CHAIRMAN HOOD: Thank you, Ms. Ackerman. Again, we
23 | will be meeting and we have announced it, and we will -- we're
24 | going to clean up this announcement too here, because I have
25 | things all over the place. So, with that, again, so stated, and

1 we will continue that meeting, and I will talk to you, Vice Chair
2 Miller before that, because I will not be in attendance.

3 Okay. Let's move right in with our agenda for tonight.
4 One moment.

5 (Brief pause.)

6 CHAIRMAN HOOD: Okay. Mr. Young, I know you already
7 started the recording. So good afternoon, ladies and gentlemen.
8 We are convening and broadcasting this public hearing by
9 videoconferencing. My name is Anthony Hood. I'm joined by Vice
10 Chair Miller, Commissioners Wright, Imamura, and Stidham. We're
11 also joined by the Office of Zoning staff, Ms. Ella Ackerman, and
12 Mr. Paul Young, who will be handling all of our virtual
13 operations, and our Office of Zoning Legal Division, we have with
14 us this evening -- this afternoon, Mr. Brian Lampert from the
15 Office of Zoning Legal Division. I will ask all others to
16 introduce themselves at the appropriate time.

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

1 audio. If you experience difficulty accessing Webex or with your
2 telephone call-in, then please call our OZ Hotline number at 202-
3 727-0789 to receive Webex log-in or call-in instructions or if
4 you have not signed up to testify.

5 All persons planning to testify must sign up in advance
6 and will be called by name at the appropriate time. At the time
7 of sign-up, all participants will complete the oath or
8 affirmation required by Subtitle Z-408.7. If you wish to file
9 written testimony or additional supporting documents during the
10 hearing, then please be prepared to describe and discuss it at
11 the time of your request when submitting.

12 The subject of this evening's case is Zoning Commission
13 Case Number 78-17A Judiciary Plaza, LLC, modification with
14 hearing of a PUD at Square 489, Lot 21, 450 5th Street Northwest.
15 Again, today's date is March 23rd, 2026. The hearing will be
16 conducted in accordance with the provisions of 11-Z DCMR, Chapter
17 4, as follows: preliminary matters, the applicant's case, report
18 of the Office of Planning and Department of Transportation,
19 report of the government -- report of government -- other
20 government agencies; report of the ANC; testimony of
21 organizations and individuals, each having five and three
22 minutes, respectively; and we'll hear in order from those who are
23 in support, opposition, and undeclared; then we'll have rebuttal
24 and closing by the applicant. At this time, the Commission will
25 consider any preliminary matters. Does the staff have any

1 preliminary matters?

2 MS. ACKERMAN: Yes. First, there is a waiver request
3 for the Commission's consideration. The waiver is at Exhibit 26.
4 The applicant is requesting a waiver from Subtitle Z-401.5. This
5 would allow the submission of Exhibit 26 and 26A, which would be
6 less than 30 days before the public hearing. Would you guys like
7 to accept that now or would you like me to finish?

8 CHAIRMAN HOOD: So, Ms. Ackerman, thank you. I may be
9 moving ahead, but I'm going to do it this way. Again, the
10 submission really asks us to modify the application, to withdraw
11 the request to PUD flexibility relief from the height and the FAR
12 requirements and confirm that the previously-granted PUD-related
13 map amendment is actually now the MU-9B zone; thus, the project
14 is governed by the MU-9B zoning development standards. Any
15 objections to moving in that fashion?

16 (No response.)

17 CHAIRMAN HOOD: Not seeing any objections, we will
18 grant that by general consensus. Anything else, Ms. Ackerman?

19 MS. ACKERMAN: Yes, a few more things. Next are the
20 proffered expert witnesses. There are two tonight. Both need
21 to be accepted by the Commission. They are Ashley Orr with -- I
22 can never say this right -- Gorove Slade, and her resume is at
23 Exhibit 24, for transportation; and Megan Mitchell who is with
24 Eric Colbert and Associates. Her resume is at Exhibit 15, page
25 10, with architecture. Daniel Solomon was submitted, but he will

1 not be with us tonight. Also, at Exhibit 16 is ANC 2C's report
2 in support. Exhibit 27 is OP's hearing report recommending
3 approval. Within that report, on page 17, DOEE had
4 recommendations for the applicant. And at Exhibit 28 is DDOT's
5 report, stating it has no objections, but does have conditions.

6 Lastly, the applicant is represented by Paul Tummonds
7 and Lee Templin of Goulston and Storrs, and they are planning to
8 take 20 to 25 minutes to present tonight, unless the Commission
9 prefers something else. Thank you.

10 CHAIRMAN HOOD: Okay. Thank you, Ms. Ackerman. Let's
11 take up the proffered expert witnesses. Let's go with Ashley
12 Orr, and that's Exhibit 24. I was -- I didn't know Mr. Slade
13 (sic) was not going to be here -- I mean, Mr. Solomon was not
14 going to be here tonight. And it's Gorove Slade. I see the
15 typo. It's Gorove Slade.

16 MS. ACKERMAN: Gorove Slade. Okay.

17 CHAIRMAN HOOD: I was going to say that we only needed
18 one transportation expert, but let's look at Exhibit 24. Any
19 objections?

20 COMMISSIONER IMAMURA: No objections.

21 CHAIRMAN HOOD: Okay. Anybody else? We all good?

22 (No response.)

23 CHAIRMAN HOOD: Okay. So unless I hear any objections,
24 we will give Ms. Ashley Orr expert status as transportation --
25 in transportation in front of the Zoning Commission. Now, let's

1 | look at Megan Mitchell. Mr. Colbert is not here, so I believe
2 | Megan Mitchell is taking the lead. She's going to be in -- on
3 | the LEED -- a LEED expert. I believe that's -- yeah, that's what
4 | she is. Any objections? And do we usually do LEED? I'm trying
5 | to remember.

6 | COMMISSIONER IMAMURA: We do not.

7 | CHAIRMAN HOOD: We don't? Okay.

8 | COMMISSIONER IMAMURA: We do not do LEED.

9 | CHAIRMAN HOOD: Okay. All right. So let's bring --
10 | let's do this. Let's bring Mr. Tummonds up. Starting the recall
11 | on my mind. Thank you, Commissioner Imamura.

12 | COMMISSIONER IMAMURA: You bet, Chairman. I think it
13 | is for architecture though that we do need to the proffer.

14 | CHAIRMAN HOOD: So Ms. --

15 | MS. ACKERMAN: I see Lee Templin, but I don't see Paul
16 | Tummonds yet.

17 | MS. TEMPLIN: Good afternoon, Commissioners. My name
18 | is Lee Templin. Paul Tummonds has joined us here in the room
19 | with me. To confirm, Megan Mitchell we are proffering as an
20 | expert in architecture.

21 | CHAIRMAN HOOD: So, oh, Megan -- so you are proffering
22 | as an expert in architecture.

23 | MS. TEMPLIN: Correct.

24 | CHAIRMAN HOOD: Okay. Okay. My note have Mr. Colbert.
25 | You work with Mr. Colbert?

1 MS. TEMPLIN: I can move the camera over to Ms.
2 Mitchell. She's right here.

3 CHAIRMAN HOOD: Oh, no. We believe you. We believe
4 you.

5 MS. TEMPLIN: Okay.

6 CHAIRMAN HOOD: I'm just trying to make sure I
7 understand. You didn't have to do that, but thank you for
8 clarifying. Okay. Any objections to Ms. Megan Mitchell?

9 COMMISSIONER IMAMURA: No objections to Ms. Mitchell,
10 but I would like to go back, if you'll indulge me, Mr. Chairman,
11 about Ashley Orr. I just do want to make one comment --

12 CHAIRMAN HOOD: Sure.

13 COMMISSIONER IMAMURA: -- that in her resume, it does
14 say nine years of experience, and I think she has a substantial
15 amount of project experience. And so we typically set the bar
16 at ten years, but I think, in this case, I'm certainly willing
17 to overlook that, and so that's why I had endorsed her as an
18 expert witness.

19 CHAIRMAN HOOD: Okay. Thank you. So, Ms. Orr, remember
20 that Commissioner Imamura granted you that one year. I didn't
21 know we did that either, but, anyway, I'm learning a lot of things
22 tonight. Okay. So, no, that's cool. All right. So we will
23 continue. Thank you for that, and we will make sure we keep the
24 bar -- kind of keep the bar. Ms. Orr, you came in on a great
25 day. So let's go back to Ms. Megan Mitchell. Any objections?

1 I think -- did we do Ms. Megan Mitchell? Any objections?

2 COMMISSIONER IMAMURA: No objections to Ms. Mitchell.

3 CHAIRMAN HOOD: Okay. Anybody else? No objections?

4 (No response.)

5 CHAIRMAN HOOD: All right.

6 COMMISSIONER IMAMURA: She passes the ten-year bar.

7 CHAIRMAN HOOD: Ten-year bar. Okay. I'm going to have
8 to remember that one. All right.

9 COMMISSIONER IMAMURA: That was the -- that was
10 Chairman -- or Commissioner Stidham's predecessor that set that
11 standard, if you remember.

12 CHAIRMAN HOOD: Oh, it must have been Commissioner May,
13 or was it Parsons?

14 COMMISSIONER IMAMURA: Commissioner May.

15 CHAIRMAN HOOD: Okay.

16 COMMISSIONER IMAMURA: It was Commissioner -- well, it
17 might have been Commissioner Parsons, but Commissioner May held
18 a pretty hard line at ten years.

19 CHAIRMAN HOOD: Oh, no, Commissioner Parsons had a --
20 had a tough bar to hold. Sometimes I was on the Commission, I
21 had a vote and couldn't up to meet up to it. All right. So we
22 will continue. Anything else, Ms. Ackerman?

23 MS. ACKERMAN: No, nothing else right now.

24 CHAIRMAN HOOD: All right. We got through all that.
25 Thank you. It was relatively easy. We will turn it over to you,

1 Ms. Templin. Are you taking Mr. Tummonds' place this evening?

2 MS. TEMPLIN: I am, yes. I am also with Goulston and
3 Storrs.

4 CHAIRMAN HOOD: Is this your first time in front of the
5 Zoning Commission?

6 MS. TEMPLIN: This is, yes.

7 CHAIRMAN HOOD: Oh, okay. And Mr. Tummonds let you go
8 in front of us by yourself?

9 MS. TEMPLIN: He's right here. I can see him. You
10 can't see him, but I can.

11 CHAIRMAN HOOD: All right. Good. All right. Ms.
12 Templin, you may begin.

13 MS. TEMPLIN: Great. Thanks so much. Well, good
14 afternoon, Commissioners. My name is Lee Templin with Goulston
15 and Storrs. I'm joined here today by Paul Tummonds, also with
16 Goulston; Peter Armstrong, on behalf of the applicant; Megan
17 Mitchell, on behalf of the design team, Eric Colbert and
18 Associates; and Ashley Orr, on behalf of the project's
19 transportation consultant, Gorove Slade. Mr. Young, if you could
20 please pull up our presentation.

21 (PowerPoint presentation shared on screen.)

22 MS. TEMPLIN: Great. Thanks so much. We are pleased
23 to be here today to present Zoning Commission Application Number
24 78-17A for a truly exciting new project at 450 5th Street
25 Northwest in Judiciary Square. Our first witness will be Peter

1 Armstrong, who will give some background about the project, as
2 well as the community dialogue that has taken place. Then Megan
3 Mitchell will walk through the design, and Ashley Orr will then
4 discuss the project's TDM plan and Loading Management Plan. And,
5 with that, I'll turn it over now to Peter.

6 MR. ARMSTRONG: Thank you. Good afternoon, Chairman
7 Hood and members of the Commission. My name is Peter Armstrong,
8 and I'm a managing director with The Georgetown Company. We are
9 here tonight as a development advisor to the applicant, Judiciary
10 Plaza, LLC. We appreciate the Commission's time, and we are
11 excited to share an exciting office-to-residential conversion and
12 a vision for the redevelopment of this part of Judiciary Square.

13 We are presenting 450 5th Street, located in the heart
14 of Judiciary Square. It encompasses most of the block with three
15 separate street frontages. The building is ideally positioned
16 for residential use. The Property sits at the intersection of
17 Penn Quarter, Chinatown, and Judiciary Square, just a few blocks
18 north of the National Mall. Surrounded by these amenity-rich
19 neighborhoods, as well as numerous Metro stations in close
20 walking proximity, the project and property is a perfect office
21 to-residential conversion location.

22 As you know, this part of Washington in the recent past
23 has been predominantly occupied by courthouses, federal, and
24 commercial office buildings, many of which -- some of which are
25 underutilized and in need of renovation. It's no secret that the

1 post-pandemic landscape has imposed lasting damage on the
2 District, as well as this part of downtown. Because of high
3 office vacancy rates, as well as the annual tax generation has
4 fallen significantly. The project, further, is a major District
5 goal of building a residential base downtown that will strengthen
6 the District and help spur economic activity and newfound
7 vitality. The project revitalizes an aging, underutilized office
8 building and will replace it with 500 residential units,
9 including 39 affordable homes. Transforming this important
10 corner with high quality architecture and landscape design, the
11 project will bring hundreds of new residents that will support
12 the surrounding businesses and reshape this part of downtown.

13 To close, I want to express our gratitude to ANC 2C and
14 6C on -- for their support on this important project. It was a
15 wonderful community dialogue process last year, and we really
16 appreciate the excitement that the community -- both ANCs have
17 expressed for this project and bringing a newfound vitality that
18 was a theme that we heard consistently in our engagement of
19 looking for projects that would bring new people to downtown, new
20 activity, and a lot more people on the street on particularly
21 nights and weekends. I'm going to pass it over to Megan Mitchell,
22 our project architect from Eric Colbert and Associates, who will
23 walk you through this exciting design.

24 MS. MITCHELL: Good afternoon, Chairman Hood and
25 members of the Commission. My name is Megan Mitchell. I'm with

1 Eric Colbert and Associates, and I am going to take you through
2 the design of the project. As Peter described, the location is
3 on the screen right there, and it is the ideal location for a
4 new residential development facing onto this historic civic
5 Judiciary Square and looking onto the park -- Judiciary Park.

6 So we can go to the next slide. I just wanted to share
7 a little bit of the green space parks that surround this project.
8 And this project would extend that landscape strategy and extend
9 the green space that we all so dearly love about this city. This
10 would just extend that further with the landscape that we are
11 planning, and I will share that with you in a moment. The next
12 slide please. So the existing building was built in 1981. The
13 architect was Vlastimil Koubek, and you can see it was this kind
14 of neo-brutalist style architecture. It is -- it is an aging
15 building, but it is in very good condition, and we are trying to
16 preserve as much of the building as we can, so I will -- we can
17 go to the next slide. You can see -- I think it's important to
18 note that there are some architectural features of this building
19 that are noteworthy. There's a lot of depth in this facade and
20 shadow. There's a subtle curvature of the precast window
21 openings. There's a beautiful aggregate in the concrete precast.
22 And we've taken cues from all of that and tried to extend those
23 kinds of features into the new architecture language.

24 Next slide. So what we're proposing on the left is the
25 existing building massing, and we're showing four courts being

1 removed from that massing, because the building is 400 feet long
2 by 115 feet wide, and it is very difficult to make good apartment
3 units with light and air in a building that deep, so we're carving
4 out four courts. And then on the image on the right, you can
5 see where we're adding some extension to balance out the scale
6 and the proportion of the building, which you'll see a little
7 further along. We are respecting the existing structural grid
8 of the building, and we are trying to break these courts at
9 natural joints in the precast so that there's minimal disruption
10 to the existing building and, again, you know, maintaining an
11 environmental attitude towards preserving as much as we can.

12 Next slide. So the floor plan -- this is the lobby
13 entry floorplan, and you can see there's a very dense landscape
14 along 5th Street facing Judiciary Park. And we worked very
15 rigorously with the Commission of Fine Arts and the Historic
16 Preservation Office to develop the landscape along that edge of
17 the building. There was a desire to make reference to the
18 existing historic buildings that are on that block and to kind
19 of extend the plane of those buildings by way of the landscape
20 and some landscape elements, so you'll see that further along in
21 the renderings, but I just wanted to share this floor plan. The
22 building, obviously is very symmetrical. We are maintaining that
23 symmetry in the -- in the design. We are maintaining the entry
24 from the center of the building on both sides, 5th and 6th Street.
25 And I think we can go to the next slide.

1 So here's the image where you can see the -- you can
2 very clearly see the profile of the existing building here, and
3 then you can see the new architecture kind of weaving into that.
4 This view is facing -- is from the corner of 5th and D Street.

5 Next slide. And we're looking at using a kind of
6 champagne gold metal on the new architecture, which will then
7 also carry into the new window frames and any new metal on the
8 existing building so that there's a sense of continuity and
9 there's not a clear defining new and old. You start to get a
10 little bit more of a woven appearance from the old to the new.
11 The one thing I wanted to point out is that there is a slight
12 curvature in the precast, and it creates a slightly curved shadow
13 on the building that's really interesting. And so we took an
14 approach with the new facades to provide some concave and convex
15 metal panels that create a similar kind of soft curved shadow
16 line. And we can go to the next slide, and I can share -- you'll
17 see what that means a little bit better -- so that the two kind
18 of blend together a little bit more seamlessly, because of that
19 design feature.

20 So this is the view from Judiciary Park. You can see
21 the dense landscape across the front of the building. We have
22 extended a one-story gallery entrance on this space, and that was
23 part of the aspect -- that was part of one of the aspects of the
24 design that we discussed much with Commission of Fine Arts and
25 Historic Preservation. So this whole first floor along here was

1 very carefully coordinated with them, including the small trellis
2 elements that are sitting kind of out from the two courts to the
3 left and the right of the existing portions.

4 Next slide. So this is the entry, a close-up view, and
5 we've tried to make the landscape inviting and generous with
6 curved walls and the gallery entry kind of reaches out towards
7 the street and there's a covered porch, so that it gives a whole
8 new attitude to that block and a welcoming reception to people
9 walking by and to residents, and I think it's starting to clearly
10 signal that this is now a residential building.

11 Next slide. And then this is the entry on 6th Street.
12 And again, we're trying to draw in as much green as we can.
13 There's not as much opportunity on that street, obviously, but
14 just the nature of opening up this court facing 6th Street makes
15 a big difference along that block and will help to bring that
16 residential activity down to the street level.

17 Next slide. This is an interesting view, because from
18 this corner of 6th and D, looking at the building, it's almost
19 as if it's untouched, but you start to see the opening where the
20 court is for the entry to the 6th Street side, and then, if you
21 look closely at the first and second floor and closely in the
22 details of this rendering, you can start to see the signals of
23 the residential transition with the scaled windows and balconies.
24 I think that -- yeah, that's fine. Let's go to the next slide
25 please. And then one of the other areas that we studied with

1 the Commission of Fine Arts and the Office of Planning was the
2 transition between the precast and the metal panel. So you can
3 see in this illustration the vertical corner between the existing
4 precast and then where it dips in and the skin becomes more of
5 the metal panel. We've created a kind of ribbed vertical
6 transition there to make that a softer, gentler, more friendly
7 transition.

8 Next slide. And then on the south elevation, we've
9 actually pulled back the interior facade of the building to allow
10 for some really nice terrace roofs that overlook the Mall and
11 look toward the National Gallery, and they also give -- it gives
12 the building some natural shading along that facade, which is
13 facing south, so that is very helpful.

14 And we can go to the next slide. Next slide. Yeah.
15 Thank you. And then this is kind of the experience you might
16 have in one of those terraces looking to the south, so it's a
17 very unique outdoor experience for a DC apartment building to
18 have something like this available.

19 Next slide. And then I wanted to share a section of
20 the building through the -- one of the courts. There are two of
21 these that we show, and this section shows that we have a
22 courtyard just below the first level of the building and we can
23 have some apartment units that open onto that courtyard, so they
24 have a -- kind of a private recessed courtyard. And then the
25 facades that face into those courts are -- have a lot of balconies

1 and open spaces, do there are varying strategies to provide
2 privacy, but to give residents access to the outdoors. This
3 project has a lot of different outdoor spaces for residents,
4 which we worked really hard to try to incorporate that into the --
5 into the building.

6 Next slide. This is a view from one of the balconies
7 on the far end of one of those courts, and you can look down into
8 the lower-level courtyard and you can imagine, you know, how nice
9 it is that the sun can actually reach all the way into the depth
10 of the building because of this court.

11 Next slide. And then, on the -- standing from the
12 outside of one of those same courts, you can see the lush
13 landscape that's providing lots of privacy to some ground-floor
14 terraces that occur along the 5th Street facade, and then, again,
15 you can kind of see the corner of the transition that we worked
16 so hard on from the precast to the metal panel and you can see
17 some of the balconies in there -- in the court.

18 Next slide. And then this is one of the private
19 terraces on the ground floor, which is very private, actually,
20 because there is quite a lush landscape along 5th Street, so it's
21 almost like having a rowhouse garden in an apartment.

22 Next slide. And then this is one of the street features
23 that, again, we designed carefully with Historic Preservation and
24 Commission of Fine Arts to create these trellises along the street
25 edge that, again, are kind of a welcoming bench for people to

1 take a rest for -- in the shade, and they start to extend the
2 language of the architecture out to the street, which starts to
3 create a little sense of a street wall at the -- at the pedestrian
4 level. And now I will pass it over to Ashley. Thank you.

5 MS. ORR: Good afternoon, members of the Zoning
6 Commission. For the record, I am Ashley Orr, a transportation
7 engineer and project manager with Gorove Slade. My colleagues
8 and I have been working with the applicant, the project team, and
9 DDOT related to the transportation aspects of the 450 5th Street
10 Northwest PUD modification. We are happy to answer any questions
11 that you may have pertaining to the site context and the
12 transportation networks and facilities that will support the
13 development, the transportation components of the site design and
14 the details of the Loading Management Plan and Transportation
15 Demand Management Plan that are proposed to support the site. In
16 the interest of time, however, I am going to skip ahead right to
17 an overview of our coordination with DDOT, so if you could just
18 skip to the slide entitled "DDOT Coordination". It's about four
19 slides or five slides ahead. Next slide please. We can just
20 flip through a few slides. Next slide. Next slide. Next slide.
21 Next slide. Next slide, and this should be it. Perfect. Thank
22 you so much.

23 For this project, we performed a Comprehensive
24 Transportation Review, which was scoped and reviewed by DDOT.
25 Our study concluded that the development of the site will not

1 have a detrimental impact on the surrounding transportation
2 network and minimizes impacts by exceeding the amount of bicycle
3 parking that is required by proposing a Loading Management Plan
4 to mitigate the impacts that loading activities may have to public
5 space and by providing a robust TDM Plan.

6 We have coordinated extensively with DDOT during their
7 review, and we're pleased to have their support in the form of a
8 no objection staff report. DDOT's report did include the
9 condition that the TDM Plan and Loading Management Plan be
10 implemented, as outlined in the CTR, which the applicant has
11 agreed to do. Furthermore, DDOT requested the inclusion of a few
12 additional TMD strategies, including a contribution to the DDOT
13 Transportation Mitigation Fund, installation of a micromobility
14 corral, a commitment to maintain 24/7 access to the bike storage
15 room for residents, and reporting and coordination requirements
16 with goDCgo. The applicant has agreed to these requested updates
17 and conditions.

18 At this time, we do believe we have addressed all of
19 DDOT's concerns. We will continue to coordinate with DDOT through
20 the public space permitting process. That concludes my
21 testimony, and I'll be available for any questions. Thank you,
22 and I'll pass it back to Megan or to Lee.

23 MS. TEMPLIN: I think we can just go to the next slide
24 please. Thanks. So, to close, I'd just like to say we greatly
25 appreciate the Commission's time and consideration of this

1 application. As the team has described, the project adds
2 important new housing on a key corner downtown. We're truly
3 excited to watch the transformation of this currently
4 underutilized site into a vibrant residential community. And,
5 with that, we're happy to answer any questions.

6 CHAIRMAN HOOD: Thank you, Ms. Templin and all -- to
7 the team. We appreciate your presentation to us. We have some
8 questions or comments. I'd like to go to Commissioner Imamura
9 first, and then I'll come to Commissioner Wright, and we'll go
10 in that order. Commissioner Imamura.

11 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Thank
12 you, Ms. Templin and team. I think this could be a really great
13 example of an office-to-residential conversion. I do have some
14 questions, however, and I think I'll start with Ms. Mitchell. I
15 know my questions about transportation Ms. Orr had already
16 responded, saying that you all agreed to the conditions that DDOT
17 laid out for the TDM Plan and the Loading Management Plan, so no
18 questions for Ms. Orr, but thank you very much. She did a great
19 job.

20 Ms. Mitchell, good evening or good afternoon. I have
21 a few questions. I think one of the most effective slides of
22 the presentation tonight was on slide number five. I'm just
23 looking for my notes here. In terms of the four courts that you
24 had removed, the way you described that, I'm curious a little bit
25 about -- I think it was a very effective strategy, and it provides

1 | some interesting articulation along the facade and the massing
2 | of it, and I think it's rather successful.

3 | What I noticed and I want to ask if you might address,
4 | that the court is rather shallow -- and I know that that's one
5 | of the requests here -- that it's at 27 feet, where, for a
6 | building of this size, for 11 stories, if really ought to be 40.
7 | So you had described a little bit about how you arrived at the
8 | size of those courts, essentially, I think talking a little bit
9 | about the floor plate or really about the bay width. And so I'd
10 | like to ask you if you could describe a little bit in more detail
11 | for the public what other strategies you tried and what does that
12 | mean about the bay widths, because if you were to go for another
13 | bay -- expand it by another bay, what would that look like or
14 | why wouldn't that be feasible, and if you could just address
15 | that.

16 | MS. MITCHELL: Yeah. Thank you for the question. The
17 | building has a 30 foot structural grid, which is a tough one,
18 | because to open it up to 60 feet starts to be too much, more than
19 | we need. We start to get rid of more square footage than we need
20 | to get rid of. We looked at a lot of different iterations of
21 | carving up the building, and we were trying to make the project
22 | feasible by doing -- by adhering to the smallest grid disruption
23 | that we could. We also thought that the way that we divided and
24 | made the courts really helped to integrate the kind of squatty
25 | proportion of the existing building with the new architecture,

1 and it gives it a very tall, slender, a little bit more elegant
2 facade and massing we think, so --

3 COMMISSIONER IMAMURA: Great. Thank you for that
4 response, and I would agree. I think that's a great way to
5 describe it, from the squattiness or the heavy massing to a
6 taller, more slender form. With that, you had mentioned, Ms.
7 Mitchell, about the varying strategies for privacy for the sunken
8 courtyard, but didn't go into much detail about it. And so,
9 knowing that these courtyards are about 11 stories tall, we have
10 residents in the -- at the cellar level, can you describe a little
11 bit in more detail about what those strategies are to provide the
12 privacy for units that are at the bottom floor?

13 MS. MITCHELL: Yeah. So at the bottom floor, I imagine
14 that courtyard to be more of a shared resident space, but it is
15 private by nature of how it's located from the street. Of course,
16 other residents can look into that courtyard, but we've provided
17 a lot of balconies with different screening methods on those
18 interior courtyard facades. Some of them are simple railings.
19 Some of them have planters incorporated. We have some that have
20 a kind of screening device. So we're trying to activate the
21 facades and say it's okay for people to be seeing each other,
22 but to also give them a sense of privacy through the architecture
23 and through the depth of the balconies and the way we've
24 articulated the curves and the linear elements of the facade.

25 COMMISSIONER IMAMURA: Thank you for that response

1 also. You might say that it's creating a sense of community, I
2 suppose, to be able to see your neighbor on the other side there.
3 I do think one of the most successful elements here is the south-
4 facing balconies, as you had described being sort of unusual for
5 DC. Certainly, I think a highlight of this -- in terms of a
6 design feature for this particular project.

7 I wanted to ask also -- I think what also was successful
8 was your transition, as you turn corners and how you meet the
9 existing precast with the new metal facade, the champagne facade.
10 And so I wanted to ask if you could also go into a little more
11 detail about what other materials you considered and why they
12 didn't work and how you landed on the metal facade.

13 MS. MITCHELL: Yeah, yeah. We did look at other
14 materials for that corner, specifically precast, and we were
15 looking at the existing corners of the existing building and
16 thinking we could, you know, possibly use that same piece of
17 precast to turn the corner, but part of the issue with that was
18 we were concerned that we wouldn't be able to match it properly
19 and it would be incredibly heavy and incredibly expensive. So
20 we worked very closely with CFA and HPO to develop this kind of
21 OG -- I'm not sure how to describe it, actually, but this kind
22 of concave stepping corner transition that hopefully doesn't draw
23 too much attention. It's supposed to just kind of gently meld
24 the two materials together. And we looked at kind of weaving
25 the -- weaving the materials, like doing kind of a woven corner.

1 | We looked at probably 30 different ways to treat those corners,
2 | and we all felt like the metal was a good ending point for that.
3 | And we do have some relief between the materials. You can't see
4 | that in these renderings, but there aren't flush conditions; they
5 | kind of step a little bit, so there's some construction tolerance.
6 | So, hopefully, the detail, when it's executed in reality, will,
7 | you know, be able to be done in a way that is beautiful.

8 | COMMISSIONER IMAMURA: Great. I'm happy to hear you
9 | describe that for those in the public that often wonder how these
10 | projects sort of come together and that you've certainly studied
11 | just the corners alone and how those materials meet extensively,
12 | and so every gesture, it sounds as if, received a lot of care
13 | and thought behind it.

14 | So I have a few more questions. Let me see in which
15 | order I want to ask them. So you had mentioned and emphasized,
16 | Ms. Mitchell, at the outset of your testimony tonight, green
17 | space, and so that's, obviously, a focus of mine and a few of my
18 | other peers, and I think it's been done successfully. I certainly
19 | appreciate the illustration or renderings of the trellis or the
20 | pergolas there and sort of the extension of the architecture out
21 | into the streets. And so along that -- those lines about just
22 | green space and maybe stormwater management, I'm curious what
23 | you're doing differently or maybe better than just the
24 | requirements to capture stormwater.

25 | MS. MITCHELL: We haven't gotten into the serious

1 details of that yet, but there will be a green roof to detain,
2 you know, the flow of stormwater, and, obviously, the site,
3 itself, will capture and detain a lot of the stormwater as well.

4 COMMISSIONER IMAMURA: So, within that line of
5 thinking, in terms of just if -- sustainability, I know DOEE had
6 encouraged you all to think a little bit more about
7 electrification and just using electric appliances, LEED Silver
8 or Gold, and I'm curious -- if you could talk to -- more
9 specifically about either one of those.

10 MS. MITCHELL: The building at the moment --

11 COMMISSIONER IMAMURA: Yeah, the use of electric
12 appliances or LEED Gold and any other energy-efficiency measures
13 that you have in store.

14 MS. MITCHELL: We are targeting LEED Silver at the
15 moment, and currently are looking at all electric appliances in
16 the units and electrical -- electric mechanical systems.

17 COMMISSIONER IMAMURA: And are you -- feel confident
18 about your LEED Silver, you have plenty of points to carry you
19 over, are you close to LEED Gold, or where are you at, in terms
20 of your count?

21 MS. MITCHELL: I don't know what the exact count is off
22 the top of my head, but we are -- we are plenty to meet LEED
23 Silver, yes. I know that we are solidly LEED Silver.

24 COMMISSIONER IMAMURA: There we go. That's it. All
25 right. Very good.

1 MS. MITCHELL: Solidly.

2 COMMISSIONER IMAMURA: That's great. I think just two
3 other -- one comment and maybe one other question that I have.
4 The comment is, the distribution of IZ I thought was done very
5 successfully. I think that I saw that it's somewhere around
6 seven or eight percent IZ units. It would be great to see an
7 increase in that. I'm not sure if that was part of the discussion
8 or if that -- if there was a formula there to make sure that this
9 project penciled out. There's no question there for you, Ms.
10 Mitchell, but for anybody on the team that may want to address
11 that later, that's certainly on my mind.

12 MS. MITCHELL: All right. Let me turn it over to Mr.
13 Armstrong real quick.

14 MR. ARMSTRONG: I can address that, but I don't know
15 if there was anything else.

16 COMMISSIONER IMAMURA: Sure. No go ahead and address
17 that. Thank you.

18 MR. ARMSTRONG: Sure. Sure. So, you know, in our
19 capacity here, we're advising the property owner, which this
20 asset is controlled by the lender that's going to take this asset
21 back. The U.S. Government is the current tenant. They already
22 have signed their lease. They're in the process of moving out.
23 And so rather than just dumping this asset, they engaged us to
24 help them walk through a process for the last 18 months of how
25 can they -- before they just cut and run, like other lenders are

1 | doing, is there a way to make a viable project that gives them a
2 | path to recovery by converting this building to residential, and
3 | so we walked through with a number of scenarios. And where we've
4 | ended up is, we're excited about the scale of this project. It's
5 | 500 units.

6 | This is a demonstration project of how you can take an
7 | underutilized asset downtown and bring vitality to the District
8 | and fulfill a number of goals. We really pushed the lender to
9 | make sure that we were going to be responsive in this application
10 | to an IZ set-aside, and where we were able to get comfortable
11 | balancing all of the various factors here, the cost of
12 | construction, the uncertainty in capital markets, committing to
13 | the same level of IZ that would otherwise apply directly across
14 | 6th Street, which seemed to be the really rational place to
15 | anchor.

16 | We think we've got a really exciting transformational
17 | project with exceptional architecture. This project brings a lot
18 | beyond just a single percentage. We focus on the number; 39
19 | units in one project is quite substantial, and it gets people
20 | from out of town and going forward very comfortable with a very
21 | rational basis of, well, look, we are committing to what would
22 | otherwise apply if we were in this zoning. If we were across
23 | the street -- across 6th Street, there would be no IZ required
24 | at all. We -- all of the reasons that this Commission and the
25 | industry for years have grappled with this question of

1 inclusionary housing in downtown, all of those attributes, it
2 actually applies to this site.

3 We're here because, in 1980, the prior owner got a PUD
4 to convert this site to this very large office building, and so
5 we're excited about, you know, the 500 units, the new tax revenue,
6 all of the great architecture, and 39 units. That's how we, as
7 an applicant team, got comfortable and worked very closely with
8 the Office of Planning.

9 At one point, our property owner really pushed us for
10 a differentiation in where the income bands were set, and we went
11 back to them, in collaboration with the Office of Planning, and
12 made this a full commitment at a 60 percent MFI. There was --
13 part of this application at a prior stage had a higher income
14 band, and we were, you know, willing to work with the property
15 owner to get that dropped and commit to a full -- you know, full
16 set-aside at the 60 percent MFI. Does that help provide some
17 context and answer that question?

18 COMMISSIONER IMAMURA: Yes. Thank you, Mr. Armstrong.
19 I appreciate the wholesome response there. Very helpful. Thank
20 you.

21 MR. ARMSTRONG: Sure. Yeah. No problem.

22 COMMISSIONER IMAMURA: All right. Well, with that, I
23 know that the applicant here has addressed, to some degree, the
24 inconsistency with the land use elements. However, Mr. Chairman,
25 I would conclude that the modification here would not change the

1 Commission's prior determination that the approved PUD met -- the
2 fact that it's not inconsistent with the Comp Plan. I don't
3 believe that it results in any unacceptable project impacts on
4 the surrounding area. It does include specific public benefits
5 and project amenities for the proposed development that's not
6 inconsistent with the Comp Plan, and, among those, I will
7 reiterate, certainly, the superior urban design and architecture.

8 I think there's been great effort to maintain the
9 existing characteristics of the original building there,
10 certainly, working with CFA. We appreciate Ms. Mitchell's
11 comments and the collaboration with CFA there to underscore that,
12 as well as the superior landscaping and preservation of open
13 space, as well as the economical land use utilization.

14 Again, this is -- I think could be a really great model
15 for office conversion to residential units, and certainly
16 appreciate the fact that it is in an amenity- rich and transit-
17 rich area that I think could certainly transform the
18 neighborhood, and it's certainly advancing the policy goals set
19 forth in the 2024 Downtown Action Plan as well. So I'm excited
20 to see this project move forward. It certainly has my support,
21 and I'm interested to hear what my fellow Commissioners have to
22 say about this as well. And, with that, Mr. Chairman, I yield
23 back, and thank you, Ms. Templin.

24 CHAIRMAN HOOD: Okay. Thank you very much, Commissioner
25 Imamura. Let's go to Commissioner Wright.

1 COMMISSIONER WRIGHT: Well, Commissioner Imamura was
2 very thorough and he asked all the questions I would have probably
3 asked. I have to say, I'm very excited about this project. I
4 think it will be a great model for office-to-residential
5 conversion. You know, many property owners have wrestled with
6 how to take office buildings with large floor plates and turn
7 them into residential. You've done a very skillful job of carving
8 out the necessary courts from the original floor plates of the
9 building to create residential floor plates -- residential units.
10 I think the thing that makes this work -- might not work in other
11 cases -- is the sheer size of the project, the fact that, you
12 know, you're getting so many units and that makes it doable to
13 take these very difficult construction efforts to carve out the
14 courts that you're proposing. I really, really like the material
15 transitions. I think that it's very subtle and elegant and, you
16 know, everything from the colors to the, you know, concave areas.
17 Again, until you really look carefully at the facades and
18 renderings, you don't fully appreciate how much subtlety there
19 is. And you've, obviously, taken a lot of care in the design of
20 the building.

21 I was, you know, again, a little concerned about the
22 one thing we're being asked for flexibility on, which is the
23 courtyard widths, but I think the explanation that was provided,
24 that Commissioner Imamura requested, is a really good
25 explanation. You know, it is -- it is narrow, but, you know, I

1 think, again, because you've provided different kinds of outdoor
2 spaces and emphasized, you know, a sort of sense of greenery, I
3 think it'll be okay. I like the fact that you're maintaining or
4 trying to -- it's really not even maintaining; it's trying to
5 really create a stronger street wall along 6th Street. I think
6 that's a great idea. I think the entry walkway is sort of like
7 a foyer that goes back into the lobby is very -- is very well
8 done. It actually reminds me of some mid-century modern
9 buildings, and I think it's -- I think it's really good. I think
10 the little pavilions along the street -- you know, we'll see
11 really how those end up playing out, but there wasn't -- I don't
12 think you had many other options than to try to create the street
13 wall than what you've done.

14 I think the greenery is great. I think, again, you
15 know, I'm excited about getting the eight percent of the IZ units
16 that you're going to be building. You know, my favorite saying
17 with some of these projects is like that song from the 60's, you
18 know, nothing from nothing is nothing. And so, basically, if you
19 weren't doing this project, there wouldn't be any IZ units at
20 all, so, you know, I think that the ones that you're providing
21 and that you're providing them at, I think, 60 percent AMI is
22 fantastic. I really don't have any additional questions. I
23 just -- I'm excited about this project. I'm really looking
24 forward to seeing it moving forward. And I think that's it, so
25 thank you.

1 CHAIRMAN HOOD: Thank you, Commissioner Wright. I'm
2 going to have to check that song. You said from the 60's. That
3 might be a little before my time. I need to check that song.

4 COMMISSIONER WRIGHT: What was his name? Billy --
5 Billy --

6 CHAIRMAN HOOD: Nothing from nothing leaves nothing;
7 was that the song?

8 COMMISSIONER WRIGHT: Yeah. Yeah.

9 CHAIRMAN HOOD: Oh, that might not have been before my
10 time. Okay. All right. Okay. Commissioner Stidham.

11 COMMISSIONER STIDHAM: I don't really have any
12 questions. You -- the questions that I had related to the
13 courtyard flexibility was really all my questions, and
14 Commissioner Imamura covered that well, as did the Office of
15 Planning in your submission, so thank you for the additional
16 detail here.

17 I have to say, I am pretty excited about this building.
18 You're taking a really massive brutalist structure and you're
19 turning it into something extremely different, and I think the
20 way that you are treating the building compliments the new use.
21 And I love how the landscaping is holding sort of that one edge
22 to give, you know, homage to how -- where the building used to
23 completely sit. I think the subtlety in the materials -- I think
24 it was Commissioner Wright who said great care -- you have put
25 great care not only into sort of the reshaping of the structure,

1 but also in thinking about the landscape and how you make this
2 area extremely livable on both the inside and on the outside,
3 which this building really, you know, didn't think about the
4 outside at all, because it was serving an office use. And by
5 adapting this use and providing those spaces many different ways
6 to connect outside makes this very, very livable in an area of
7 the city that is surrounded by a lot of brutalist buildings. So,
8 really, just -- I think it's a great project, and you definitely
9 have my support.

10 CHAIRMAN HOOD: Great. Thank you. Vice Chair Miller.

11 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
12 you to the applicant team for bringing this -- I agree with my
13 colleagues -- very exciting project forward. Lee Templin, Peter
14 Armstrong, Megan Mitchell, Ashley Orr, all of you, thank you for
15 all of the time you've put into it and care you've put into it.
16 The office-to-residential conversion, it has been challenging,
17 but I think you've met the challenge and set a model for how it
18 can be done. The size did help. Having worked for many years
19 at -- across the park, Judiciary Square, One Judiciary, which is
20 now the Marion Barry Building, it is very brutalist and not very
21 inviting to pedestrians, even though there's like -- there are
22 great setbacks and the One Judiciary has the retail. I assume
23 there's -- I don't think there's retail in this particular
24 project; is that correct?

25 MS. TEMPLIN: That is correct. There was ground-floor

1 retail initially in the originally approved PUD, but that has
2 been vacant for some time.

3 VICE CHAIR MILLER: Right. Right. But the 501 units,
4 39 of which will be inclusionary zoning, I think one of which
5 will be at t 50 percent Median Family Income level due to the
6 penthouse space --

7 MS. TEMPLIN: Right.

8 VICE CHAIR MILLER: -- and the rest will be rental at
9 60 percent Median -- MFI, will help create the market for retail
10 downtown for the grocery store downtown. The living downtown
11 goal has existed since when -- about when I went to -- since the
12 80's, when I went to work for the city, and so it's after,
13 actually, the original PUD was approved. And living -- and a lot
14 of goals of that living downtown have been -- have been realized,
15 but not the grocery store or all the retail, and now we have all
16 the challenges post-pandemic and the federal cutbacks which have
17 hollowed out our downtown. So the -- this will be a very inviting
18 place and help activate that.

19 I agree with -- I appreciate the community outreach to
20 ANCs 2C and 6E, getting their unanimous approval. I think those
21 courtyards do break up that brutalist facade in a very -- much
22 more attractive way, and, hopefully, maybe that will be a model
23 for others in that area going forward. And it's bringing tax --
24 it's going to go back on the tax rolls or going on the tax rolls.
25 It hasn't been on the tax rolls, so -- and I appreciate all the

1 balconies, the terraces, the landscaping trellises. How many of
2 the units or what percentage approximately have either a balcony
3 or a terrace? I couldn't tell from -- and you -- it might have
4 had it in the -- somewhere in the record, but it's -- do you
5 know? I don't need to know that, but --

6 MS. TEMPLIN: Off the top of our head, not exactly;
7 maybe roughly 30 percent, rough estimate.

8 VICE CHAIR MILLER: Yeah. And that articulation and
9 access to outdoor space just helps create the whole inviting,
10 much more attractive facade, and with a -- as pointed out, I
11 think, in one of your statements, with the pending zoning text
12 amendment in the omnibus, those balconies will not count for the
13 increased FAR that is happening here. Even though you're under
14 the FAR that's permitted, you're no longer asking for any
15 flexibility there, because you don't need it. So I appreciate
16 all of my colleagues' questions and comments and agree with them.
17 The units -- this may be somewhere in the record too, but I think
18 I might have missed it. The unit size -- the mix of unit sizes
19 for those 501 units, are they mostly -- I mean, I assume they
20 were mostly one bedrooms, but I don't remember reading what the
21 mix was.

22 MS. MITCHELL: Yeah, there's a mix of studios, ones,
23 and twos in the project. I don't remember what the percentages
24 are off the top of my head, but there's a pretty good balanced
25 mix.

1 VICE CHAIR MILLER: Do you know how many twos there
2 are?

3 MS. MITCHELL: I don't off the top of my head. We can
4 probably find it.

5 VICE CHAIR MILLER: Okay. We get criticized that our
6 inclusionary units, which are proportional in size to whatever
7 the total is, for having done studios -- only studios, actually,
8 where there have been one bedrooms, two bedrooms, three bedrooms,
9 and even some four bedrooms with some of the other inclusionary
10 zoning projects, so I just wanted the public and myself to
11 understand that there were two-bedroom units -- units larger than
12 just studios down -- even downtown, so --

13 MS. MITCHELL: Sure. Yes, yes, there's a percentage
14 of studios, ones, and twos of the overall number, and the
15 percentage of IZ units matches that percentage. So if there's
16 15 percent studios, there are 15 percent of the IZ units are
17 studios.

18 VICE CHAIR MILLER: Right.

19 MS. MITCHELL: Oh, there are approximately 75 two-
20 bedroom units.

21 VICE CHAIR MILLER: Well, that's important to know, and
22 I think that's -- especially in this area downtown. So I thank
23 you for all the effort you made and -- thus far, and I totally
24 support this project. Thank you.

25 MS. MITCHELL: Thank you.

1 CHAIRMAN HOOD: I, too, want to thank all of my
2 colleagues for all the questions that have been asked. I came
3 prepared to kind of push back and talk about the IZ, and I want
4 to thank the applicant for pushing back -- going away from the
5 request of the 80 percent and coming to 60. And after the
6 discussion with Commissioner Imamura and Mr. Armstrong, I still
7 had some more concern about why we couldn't up it -- I mean, up
8 the affordable units, but then I thought about what -- that's why
9 I popped on what Commissioner Wright said, nothing from nothing
10 leaves nothing. So we have something, so I'm not going to ask
11 Mr. Armstrong, so my colleagues saved you from me pushing and
12 asking the questions. But, anyway, I would just say that
13 everything that I've heard my colleagues say -- and I think we
14 are where we are. We do get a lot of criticism, but I think this
15 is a good shoe fit for what's going on downtown. I've been --
16 we've been talking about re-adaptive use for a long time, and
17 after -- especially after COVID, how are we going to reuse some
18 of this office space and some of these buildings. But I do have
19 one question. I was trying to really -- I think I know the
20 location. Is this where the McDonald's -- is this the building
21 where the McDonald's was?

22 MS. TEMPLIN: Yes. Yes.

23 CHAIRMAN HOOD: Okay. And that's closed -- that's
24 closed I'm sure now.

25 MS. TEMPLIN: It is closed for quite some time.

1 CHAIRMAN HOOD: A long time. Okay. Okay. All right.
2 So, yeah, I really want to commend you, if that's the same
3 building, for what you all have done here today, so I want to
4 commend you, as my colleagues have. I don't necessarily have any
5 other questions. I think my colleagues have exhausted the
6 questions, and I know the question I was going to push back on
7 put that push back on me, so I'll leave that alone. Any follow-
8 up questions, colleagues?

9 (All Commissioners shake head negatively.)

10 CHAIRMAN HOOD: All right. So, Ms. Ackerman, do we
11 have anyone -- and thanks again for you all's report, Ms. Templin,
12 you and the team. You're making Mr. Tummonds very proud I'm
13 sure.

14 MS. TEMPLIN: Thank you. Well, we appreciate -- we
15 really appreciate everyone's comments and feedback. We share
16 your excitement for the project.

17 CHAIRMAN HOOD: All right. Let's see, Ms. Ackerman,
18 do we have anyone here from ANC 2 -- I think it's 2C and 6E, I
19 believe.

20 MS. ACKERMAN: I did not have anyone sign up.

21 CHAIRMAN HOOD: Okay.

22 MS. ACKERMAN: And I don't see anyone on. I do have
23 OP and DDOT though.

24 CHAIRMAN HOOD: Okay. What I'm going to -- and we do
25 have an OP report, what DOEE said, but I want to ask the Vice

1 Chair to be ready, if you can, to talk about 2C and 6E, when we
2 get to that point. All right. So let's -- do we -- Ms. Ackerman,
3 do we have anyone here from the Office of Attorney General?

4 MS. ACKERMAN: I don't see anyone, no.

5 CHAIRMAN HOOD: And let's bring up DDOT. Mr. Ozberk,
6 I think, is here.

7 MS. ACKERMAN: Yeah.

8 CHAIRMAN HOOD: Mr. Ozberk, you may begin, whenever
9 you're ready.

10 MR. OZBERK: Good evening, Chairman Hood, members of
11 the Commission. For the record, I'm Erkin Ozberk with the
12 District Department of Transportation. DDOT is supportive of the
13 applicant's PUD modification application. In our March 13th,
14 2026 report, which is in the record at Exhibit 38, we recommended
15 approval with two conditions. First is to implement the
16 Transportation Demand Management Plan, as proposed in the
17 applicant's March 2nd, 2026 Transportation Statement in the
18 record at Exhibits 23A1 and A2, with five revisions requested in
19 our report. And the second condition was to implement the Loading
20 Management Plan, also proposed in the same Transportation
21 Statement. As you heard in the applicant's presentation, they've
22 agreed to these conditions, including the revisions that we
23 requested in our report, and with those included in the zoning
24 order, DDOT has no objection to the approval of this PUD
25 application.

1 We look forward to continuing to work with the
2 applicant on their streetscape design, as they go through public
3 space permitting. Thank you, and I'd be happy to answer any
4 questions that you may have.

5 CHAIRMAN HOOD: Thank you. Any questions of Mr. Ozberk?
6 I'm looking at my colleagues.

7 (All Commissioners shake head negatively.)

8 CHAIRMAN HOOD: Vice Chair Miller, you want to thank
9 Mr. Ozberk for his report?

10 VICE CHAIR MILLER: I was going to, but I didn't want
11 to -- all right. Thank you very much, Mr. Ozberk, for your
12 report.

13 MR. OZBERK: Thank you.

14 CHAIRMAN HOOD: We thank you as well, Mr. Ozberk, for
15 your report. Let's see if -- Ms. Templin, you have any questions
16 for Mr. Ozberk from DDOT?

17 MS. TEMPLIN: No questions.

18 CHAIRMAN HOOD: Okay. Great. Hold tight. Let's see
19 if -- thank you, Mr. Ozberk. We appreciate it. Let's go to the
20 Office of Planning. Ms. Myers.

21 MS. MYERS: Good evening, Commissioners. The Office
22 of Planning is pleased to recommend approval of the Judiciary
23 Square -- Judiciary Plaza, LLC's PUD modification, which is an
24 office-to-residential conversion project. Since setdown, the
25 applicant has corrected the site's zoning designation to MU-9B,

1 | which requires less flexibility than the previous MU-8B zoning.
2 | Other than this change, the project remains essentially the same
3 | as presented at setdown. On balance, this project would not be
4 | inconsistent with the Comprehensive Plan. On the Generalized
5 | Policy Map, it is within the Central Washington area, which is
6 | an area where the Comprehensive Plan strongly encourages for more
7 | housing development. On the Future Land Use Map, the site is
8 | designated for high-density commercial. High-rise residential
9 | buildings are expected to be interspersed in areas with this
10 | designation.

11 | When considering racial equity, the project would not
12 | be inconsistent with the Comprehensive Plan as well. The Central
13 | Washington Planning area has a high-income majority White
14 | population. Through the provision of approximately 501 units,
15 | with 39 of them being affordable IZ units, this proposal could
16 | provide opportunities for more non-White residents to live in an
17 | employment district area that is well served by public transit
18 | and within walking distance of various neighborhood services and
19 | amenities. And, with that, I will conclude the OP testimony,
20 | and, of course, I'm here for questions. Thank you.

21 | CHAIRMAN HOOD: Thank you, Ms. Myers. Always a great
22 | report. Let's see if my colleagues have any questions. Anybody?
23 | Any questions, anybody?

24 | VICE CHAIR MILLER: Thank you, Crystal Myers, for very
25 | comprehensive report, as usual.

1 (All other Commissioners shake head negatively.)

2 CHAIRMAN HOOD: Thank you, Ms. Myers as well. I'm
3 going to thank you too, even though the Vice Chair -- I'm going
4 to make sure he always thanks us, so when we go back in front of
5 the Council -- because we always thank everybody, but that seems
6 to get missed, so we want to make sure that that continues to
7 happen. Ms. Templin, you have any question of the Office of
8 Planning?

9 MS. TEMPLIN: No questions. Thank you.

10 CHAIRMAN HOOD: Okay. Thank you. And, again, we don't
11 have anyone here from the ANC yet. So, again, thank you, Ms.
12 Myers, for a well done report, as always. All right. Ms.
13 Ackerman, again, we don't have anyone from ANC 6E or 2C, right?

14 MS. ACKERMAN: No, we do not.

15 CHAIRMAN HOOD: Okay. Vice Chair Miller, you have it
16 handy, both of them?

17 VICE CHAIR MILLER: I do have it handy. I knew you
18 were going to call on me, and our printer is working, so -- and
19 I had paper. So ANC 2C, in which the project is located, at
20 Exhibit Number 16, As Ms. Ackerman noted earlier, submitted a
21 letter to you, Mr. Chairman, dated January 2nd, 2026, from --
22 signed by Michael Shankle, the Chair of ANC 2C, in which they
23 state that they unanimously approved the -- this resolution
24 supporting the project. I'll just read the one sentence that's
25 relevant -- that's most relevant; "The Commission believes this

1 | increase in housing supply will help address ongoing
2 | affordability and availability challenges in Ward 2 and the
3 | District more broadly, as well as support neighborhood retail
4 | development and strengthen the market case for a much needed
5 | neighborhood grocery store."

6 | And at Exhibit Number 15, at Attachment A, which was
7 | the applicant's statement -- it's an attachment to the
8 | applicant's statement. I'm not sure that there was a separate
9 | exhibit, but at Exhibit 15, Attachment A, is ANC 6E's letter to
10 | you, Mr. Chairman. They're an adjacent or a proximate ANC. Their
11 | western boundary, I think, is close to this or maybe -- I don't
12 | know if it's across the street, but it's close. They submitted
13 | a letter dated August 5th, 2025 to you, Mr. Chairman, from their
14 | Chair of ANC 6E, Ahmed Abu-Khalaf -- I hope I didn't mess up that
15 | pronunciation -- in which they also unanimously supported this
16 | zoning application; and "while encouraging the developer to
17 | explore opportunities to increase the share of affordable housing
18 | units in the proposed development project" and recommends that
19 | the DC Zoning Commission approve the application." It may since
20 | the time of that August 5th -- I don't know of the timing. I
21 | know that the IZ evolved on this project, and it may be that it
22 | didn't evolve to the point at it's at now, but I would always
23 | join Commissioner Imamura and others encouraging the maximum
24 | amount of -- beyond even what may be minimally required under
25 | inclusionary zoning, even in this downtown neighborhood, so --

1 | but they -- 6E supported unanimously this going forward, as well
2 | as 2C. Thank you, Mr. Chairman.

3 | CHAIRMAN HOOD: Thank you, Vice Chair Miller. Again,
4 | we appreciate all the work from 6E and 2C, and, as mentioned,
5 | we'll just stand -- we did -- The Commission did push back some,
6 | and we got an explanation from Mr. Armstrong and then ourselves,
7 | as we went through that whole discussion. So we align ourselves
8 | with the, I think, ANC -- 6E -- was it 6E that said that, 6E?

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

10 | CHAIRMAN HOOD: Yeah. We align ourselves with 6E, but
11 | we are where we are, and nothing from nothing leaves nothing, so
12 | we'll just do that. All right. And I hope they understand. All
13 | right. Ms. Ackerman, do we have anyone -- thank you, Vice
14 | Chair -- do we have anyone here to testify in support, opposition,
15 | or undeclared?

16 | MS. ACKERMAN: No, we do not.

17 | CHAIRMAN HOOD: Okay. So, with that, Ms. Templin,
18 | we'll come back to you, Ms. Templin, and see if you have any
19 | closing -- any rebuttal or closing. I have to say that.

20 | MS. TEMPLIN: No rebuttal. Just we greatly appreciate
21 | all the Commissioners' feedback. We also appreciate the
22 | collaboration with OP and DDOT and both ANCs, and just, as has
23 | been discussed, this property really is perfectly positioned for
24 | a residential use, and we're really excited to see it come to
25 | light, so thank you for all of your time.

1 CHAIRMAN HOOD: Can you tell me why Mr. Tummonds decided
2 to give you this case and not one of the ones --

3 MS. TEMPLIN: I'll let him speak for himself.

4 CHAIRMAN HOOD: I just was curious.

5 MR. TUMMONDS: We have a fantastic project, a fantastic
6 team, and we're very excited that we could have a first time for
7 Ms. Templin, but also for Ms. Orr, Ms. Mitchell to become now
8 fully vetted experts. So, hopefully, they will be before you
9 many times, and I can't say enough. This is a great project.
10 We're super excited, and we look forward to bringing this to
11 fruition as soon as possible.

12 CHAIRMAN HOOD: Thank you, Mr. Tummonds. I asked for
13 all that, so thank you. Let's close the record. Let's see what
14 we want to do, colleagues. I think this is pretty straightforward.
15 We have other things going on I'm sure. Anyone object to us
16 moving forward?

17 (All Commissioners shake head negatively.)

18 CHAIRMAN HOOD: And, if not, I will ask Commissioner
19 Imamura, since he really expounded on those questions, to make
20 the motion.

21 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. It's
22 a privilege to make the motion. I move that the Zoning Commission
23 take final action on Case Number 78-17A, Judiciary Plaza, LLC,
24 modification with hearing of PUD at Square 489, Lot 21, at 450 --
25 or at -- excuse me -- at 450 5th Street Northwest, and ask for a

1 second.

2 COMMISSIONER STIDHAM: Second.

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

5 (No response.)

6 CHAIRMAN HOOD: Not hearing any, Ms. Ackerman, could
7 you do a roll vote please?

8 MS. ACKERMAN: Yes, I can. Commissioner Imamura.

9 COMMISSIONER IMAMURA: Yes.

10 MS. ACKERMAN: Commissioner Stidham.

11 COMMISSIONER STIDHAM: Yes.

12 MS. ACKERMAN: Commissioner Hood.

13 CHAIRMAN HOOD: Yes.

14 MS. ACKERMAN: Commissioner Miller.

15 VICE CHAIR MILLER: Yes.

16 MS. ACKERMAN: And Commissioner Wright.

17 COMMISSIONER WRIGHT: Yes.

18 MS. ACKERMAN: Zoning Case Number 78-17A is approved
19 for final action, five to zero to zero. The applicant can submit
20 a draft summary order within two weeks. That is it.

21 CHAIRMAN HOOD: Okay. Ms. Templin, you have everything
22 straight?

23 MS. TEMPLIN: Yes. Thank you very much. We appreciate
24 it.

25 CHAIRMAN HOOD: All right. Ms. Ackerman, do we have

1 anything else before us?

2 MS. ACKERMAN: No, we do not. The next thing is our
3 public meeting on Thursday, four p.m.

4 CHAIRMAN HOOD: Okay. Thank you. I don't need to make
5 that announcement. The public meeting will be four p.m. And
6 then, my colleagues, remember you have a closed meeting. Again,
7 I want to thank everyone for their participation tonight. Great
8 job to the applicant and all -- to the ANCs and all the community,
9 and let's continue to move forward, so great job. With that,
10 this meeting -- hearing is adjourned. Good night, everyone.

11 (Whereupon, the above-entitled public hearing was
12 adjourned at 5:22 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. 78-17A

Before: DC Zoning Commission

Date: 03-23-26

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