

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 25-20

+ + + + +

MONDAY

JUNE 29, 2026

+ + + + +

The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice, at 4:06 p.m. EDT, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
ROBERT E. MILLER, Vice Chair
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:

BRIAN LAMPERT, ESQUIRE

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ALSO PRESENT:

JESSICA BLOOMFIELD, ESQUIRE, Holland and Knight
CHRISTOPHER COHEN, ESQUIRE, Holland and Knight
JAMIL HAMILTON, Project Manager, DGS
SALO LEVINAS, Shinberg.Levinas Architects
RASHARD WILLINGHAM, Shinberg.Levinas Architects
DANIEL SOLOMON, Gorove Slade
EVAN TIMMS, Bradley Site Design, Inc.
CRAIG KUBICZ, Wiles Mensch
SEAN CONBOY, Commander, MPD, 7th District
JOSEPH JOHNSON, Chairman, ANC 8B
PRESTON JUTTE, DC Department of Transportation
MAXINE BROWN-ROBERTS, DC Office of Planning

The transcript constitutes the minutes from the
Regular Public Hearing held on June 29, 2026.

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P-R-O-C-E-E-D-I-N-G-S

(4:06 p.m.)

CHAIRMAN 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, Commissioner Wright, and Commissioner Stidham; also, our Office of Zoning staff, Ms. Sharon Schellin, as well as our Office of Zoning Legal Division, Mr. Brian Lampert. We will ask all others to introduce themselves at the appropriate time. Also, Mr. Paul Young, who will be handling all of our virtual operations, is present. The virtual public hearing notice was -- is available on the Office of Zoning's website.

This proceeding is being recorded by 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 -- 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. If you experience difficulty accessing Webex, like I did, or with your telephone call-in, then please call our OZ Hotline Number at 202-727-0789 to receive Webex log-in or call-in instructions or if you have not signed up to testify. All persons planning to testify must sign up in advance and will be called

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

7 | The subject of this evening's hearing is Zoning
8 | Commission Case Number 25-20, DC Department of General Services,
9 | DGS, consolidated PUD and related map amendment from RA-1 to RA-
10 | 2 at Square 5728, Lot 800, 248 (sic) -- 2455 Alabama Avenue
11 | Southeast. Again, today's date is June the 29th, 2026.

12 | The hearing will be conducted in accordance with the
13 | provisions of 11-Z DCMR, Chapter 4, as follows: preliminary
14 | matters; the applicant's case -- the applicant has up to 60
15 | minutes; I don't think that is necessarily required -- report of
16 | other government agencies; report of the Office of
17 | Transportation; report of -- I'm sorry -- Department of
18 | Transportation; report of the Office of Planning; report of the
19 | ANC; testimony of organizations and individuals, each having five
20 | and three minutes, respectively; and we'll hear in the order from
21 | those who are in support, opposition, and undeclared; rebuttal
22 | and closing by the applicant. And I believe, off the top of my
23 | head, I think this ANC is 8B. Am I correct, Ms. Schellin, 8B?

24 | MS. SCHELLIN: Yep.

25 | CHAIRMAN HOOD: Okay. All right. At this time, the

1 Commission will consider any preliminary matters. Does the staff
2 have any preliminary matters?

3 MS. SCHELLIN: Not a whole lot. So, on this one, you
4 have -- and you are correct, 8B -- a couple of -- see if somebody
5 else is having issues -- you have a couple expert witnesses, one
6 that's previously been accepted, and that is Daniel Solomon in
7 transportation, just if the Commission would just agree to accept
8 him by consensus.

9 CHAIRMAN HOOD: Any objections to Mr. Solomon?

10 (No response.)

11 CHAIRMAN HOOD: Not hearing any, we can -- we will
12 continue that status.

13 MS. SCHELLIN: And then I have two others, Salo Levinas
14 in architecture, and the resume is at Exhibit 14B; and then Bel
15 St. John Day in architecture, also from Bradley Site Design. We
16 may need Mr. Cohen or Ms. Bloomfield to let us know if they're
17 both testifying or just one.

18 CHAIRMAN HOOD: Yeah, if we can bring --

19 MS. SCHELLIN: They're both being proffered.

20 CHAIRMAN HOOD: -- if we can bring Ms. Bloomfield up,
21 it must be a specificity and differences --

22 MS. SCHELLIN: Yeah.

23 CHAIRMAN HOOD: -- because I --

24 MS. SCHELLIN: Yeah, one may be -- yeah, one says site
25 design, and one may be architecture -- I mean, landscape. I'm

1 not sure. It doesn't say on my paperwork.

2 CHAIRMAN HOOD: Okay. All right. Ms. Bloomfield, good
3 afternoon. Can you distinguish -- is there a distinguished
4 difference between -- I'm sure it is -- between Mr. Levinas and
5 also Mr. Bel -- Mr. Brad -- what is it, Bel St. John? I'm getting
6 confused. Is it Bel St. John Day or Bradley; what is it? What
7 what's the person's name?

8 MS. BLOOMFIELD: Bel is actually not here tonight. She
9 is our -- she is one of our two landscape architects. Chris,
10 can you confirm for me the name of the landscape architect who
11 will be testifying tonight, who is already -- who's also
12 submitted? And while he's doing that, the architect is Salo
13 Levinas, and we're proffering him as an expert in architecture.
14 The expert in landscape architecture is --

15 MR. COHEN: Good evening, Commissioners. Christopher
16 Cohen, for the record. Evan Timms --

17 MS. BLOOMFIELD: There we go. Thank you.

18 MR. COHEN: -- should be with Bradley Site Design. I
19 believe his resume is in the record at Exhibit 14B. He's our
20 proffered landscape architect.

21 CHAIRMAN HOOD: So Levinas is the -- Levinas is the
22 landscape architect.

23 MS. BLOOMFIELD: Other way around.

24 CHAIRMAN HOOD: Okay. So --

25 MS. BLOOMFIELD: Salo Levinas is the architect.

1 CHAIRMAN HOOD: -- Salo Levinas is the architect. And
2 the -- who's the other name again?

3 MS. BLOOMFIELD: Evan Timms from Bradley Site Design
4 is the landscape architect.

5 CHAIRMAN HOOD: So Bel St. John Day is not here.

6 MS. BLOOMFIELD: Correct.

7 MS. SCHELLIN: Correct.

8 CHAIRMAN HOOD: Okay. All right. Let's look at the
9 resumes. I'll tell you, I don't have any objections, but let me
10 ask my colleagues. Let me go to Commissioner Wright.
11 Commissioner Miller, are you having camera problems, or you're
12 just going to keep your camera off? Are you here or did you go
13 where I --

14 VICE CHAIR MILLER: I'm here, I'm here, and I don't
15 have any concerns.

16 CHAIRMAN HOOD: Okay. Sounds good. Thank you. Anybody
17 else have any concerns of either one of the requests? I'm looking
18 at my colleagues.

19 COMMISSIONER WRIGHT: No, I think they both are fine.

20 CHAIRMAN HOOD: Okay. All right. I just want to make
21 sure for next time that I have Bel St. John Day's name correctly,
22 so I can make it look like I know what I'm doing, so thank you.
23 All right. So, with that, we have no objections to either one.
24 Let me ask you this, Ms. Bloomfield, do you know of any opposition
25 in this case?

1 MS. BLOOMFIELD: No.

2 CHAIRMAN HOOD: Okay. When I saw Jacques Chevalier's
3 support, that goes a long way with me. And when you know Jacques,
4 you know he doesn't just support anything lightly. So, anyway,
5 let me -- let me -- let me turn it over to you, and, again, if
6 you all could hit the highlights and give us -- give us like you
7 all have done your due diligence, and I'll leave it at that, and
8 I'll turn it over to you. Let -- Ms. Schellin, do we have
9 anything else?

10 MS. SCHELLIN: I was just very quickly going to say
11 that, as far as those who signed up to testify, we do have two
12 people who signed up from MPDC, Kevin Harding and Sean Conboy.
13 I don't know if they are actually here, but they did sign up from
14 MPDC. And I believe, Ms. Bloomfield, you have -- since it's part
15 of your team, GSA, I believe it is, is part of your team, so --
16 but, as far as other agencies, I did want to throw that out to
17 you, Chairman Hood. And, of course, DDOT and OP, Maxine Brown-
18 Roberts and Preston Jutte.

19 CHAIRMAN HOOD: Okay. Mr. Jutte and Ms. Brown-Roberts.
20 Okay. Thank you. Again, Ms. Bloomfield, you don't know of any
21 opposition right?

22 MS. BLOOMFIELD: That's correct.

23 CHAIRMAN HOOD: Okay. Well, I don't want to talk any
24 up, so I'm going to turn it over to you and let you -- and let
25 you all present your case.

1 MS. BLOOMFIELD: Wonderful. Thank you. For the record,
2 Jessica Bloomfield with the law firm of Holland and Knight. I'm
3 here today with a big team. We've got folks from DGS; MPD; our
4 project architects, Shinberg.Levinas; our landscape architects,
5 which is Bradley Site Design; our traffic consultants, Gorove
6 Slade; and our civil engineers, Wiles Mensch.

7 We're here to propose a PUD and a related zoning map
8 amendment for property at 2455 Alabama Avenue. I would ask that
9 Paul or someone pull up our PowerPoint presentation please, and
10 I'm going to turn it over to Jamil Hamilton from DGS to give a
11 quick overview and introduction for us. He's our -- he's the
12 Project Manager over at DGS, and we're very excited to be here
13 this evening. Jamil, do you want to give a quick intro here?

14 (Applicant's PowerPoint presentation shared on the
15 screen.)

16 MR. HAMILTON: Hello. Can everyone hear me?

17 CHAIRMAN HOOD: Yes, we can.

18 MS. BLOOMFIELD: Yes.

19 MR. HAMILTON: All right. Thank you, Jessica. Good
20 evening -- or afternoon, everyone. My name is Jamil Hamilton.
21 As Jessica mentioned before, I am the Project Manager for DGS for
22 the MPD 7th District headquarters and parking structure project.
23 I'll give the Commission a brief overview of the project, where
24 we're -- where we've been, and where we're headed.

25 As mentioned before, the project is located at 2455

1 Alabama Avenue Southeast, Lot 800, Square 5728. We are replacing
2 the existing MPD facility, which was built in 1988, so it's 38
3 years old. The current facility is 45,098 square feet and sits
4 on 1.46 acres, including the existing surface parking lot, which
5 is paved. The structure, again, is -- has outlived its useful
6 life, and the new facility that will be replacing it is going to
7 be approximately 66,000 square feet and will be state-of-the-
8 art. The intent is for this to become the template by which all
9 future modernizations of MPD facilities are carried out. And we
10 will also be developing the project in two phases; one being
11 constructing the new precinct building, and the second will be
12 demolishing the existing precinct building and building a new
13 structured parking lot, so -- which will -- which will include a
14 number of parking spaces; I think 252, but Salo Levinas and his
15 team will provide that in his -- in the upcoming slide
16 presentation.

17 Other things I can tell this -- the Commission right
18 now; as of the time of this hearing, we are involved in permitting
19 for phase one, so we are hoping to have our building permit this
20 year, with construction to start in quarter three of 2026, and
21 pending the adoption of the proposed PUD, phase two, which will
22 be the parking structure, is anticipated to start in 2028 and to
23 be completed by summer -- late summer of 2029, all things being
24 equal. So thank you for your time, and I'm standing by for any
25 questions the Commission may have.

1 MS. BLOOMFIELD: Thank you. If you could go to the
2 next slide please. This is a picture of the existing building.
3 This is the building constructed in 1988, as Jamil just mentioned,
4 which has exceeded its useful life and has been identified to be
5 demolished and redeveloped.

6 Next slide. Here's a preview of what we're going to
7 show you this evening. This is the existing building, which will
8 replace the building that will be raised. It will be a brand
9 new facility. It will deliver state-of-the-art police
10 facilities, multi-purpose community rooms, significant new
11 landscaping plazas, pedestrian enhancements, and will transform
12 this property into an accessible civic resource in Ward 8.

13 Next slide. The project was prompted by an -- sorry.
14 The facility will also include a beautifully designed parking
15 structure, which is shown on the screen, that will be fully
16 integrated into the building. It will accommodate secure parking
17 for MPD fleet vehicles, personal vehicles for staff, and spaces
18 that are specifically devoted to the public.

19 Next slide. The project was prompted by an RFP issued
20 by DGS, on behalf of MPD, for the design and construction of this
21 modern police facility. The design and program reflects
22 extensive community feedback that the team has had with the
23 neighborhood for over the past several years. The project has
24 been designed to meet development standards for an RA-2 PUD with
25 some nominal requests for flexibility to insure that this project

1 will balance police security needs, while also establishing a
2 visible civic anchor that can foster stronger connections between
3 the police and the community, while enhancing public safety.

4 Next please. As we're going to discuss in more detail
5 later in the presentation, the PUD includes numerous public
6 benefits, including sustainability advancements through LEED Gold
7 design, green infrastructure, solar generation, bioretention, and
8 multimodal access. It will provide employment and training
9 opportunities for District residents through First Source
10 commitments. It will set aside dedicated community spaces for
11 the ANC and the Citizens Advisory Council to host public meetings,
12 and it will upgrade surrounding public spaces to deliver a
13 development that exceeds what matter-of-right zoning would
14 permit, incorporates community-serving amenities, improves
15 public safety, and is not inconsistent with the Comprehensive
16 Plan, when viewed through a racial equity lens. It also involves
17 a technical request for flexibility to use an abutting vacant lot
18 for surface parking during construction to insure that important
19 MPD operations are not interrupted during construction.

20 Next slide please. I'm going to turn the presentation
21 over to our team in just a minute, but I want to quickly provide
22 an overview of the project and the property -- the property site.
23 It is located on the east side of Alabama Avenue Southeast with
24 Hartford Street to the north, Knox Street to the east, and James
25 McGee Street, which is Irving Street to the south. It is within

1 MPD Police District 7 in Ward 8, which serves much of Southeast
2 DC, including Anacostia, Barry Farms, Naylor Gardens, and
3 Washington Highlands. The 7th District maintains a focus on
4 responsive neighborhood-based policing and engages with residents
5 through recurring meetings and outreach initiatives to support
6 equitable coverage across its service area.

7 Next slide please. The property is currently zoned RA-
8 1. The application requests a map amendment to the RA-2 zone,
9 which is fully consistent with many of the policies in the
10 Comprehensive Plan, the Future Land Use Map, and the Generalized
11 Policy Map.

12 Next slide please. The project will be constructed in
13 phases. On this image, the diagram all the way on the left shows
14 the current conditions, with the existing building on the south
15 side of the property, and the north side of the property used as
16 surface parking. The first phase of development involves
17 construction of the new police facility on the northern portion
18 of the property. During this phase of development, the existing
19 headquarters building will remain in operation to insure that
20 critical MPD services are uninterrupted. Once the new
21 headquarters is constructed and occupied, the existing building
22 on the southern portion of the property will be raised.

23 The second phase will complete the project with the
24 construction of the parking structure on the southern portion of
25 the property, which will ultimately connect to the headquarters

1 building through an enclosed pedestrian bridge. The entire
2 property will function as a secure compound, and, as you will
3 see, the building and the landscape design, together, balance
4 openness and safety, creating a new facility that is community-
5 oriented, secure, and sustainable.

6 Next slide. Okay. So one last thing before I turn it
7 over to our team. On community engagement, we are pleased to
8 have support from the community. DGS and MPD have worked hard
9 with their neighbors over many years regarding development of
10 this site and this project, specifically. The property is within
11 ANC 8B, which submitted a report acknowledging its unanimous
12 support for the project.

13 Next slide. The project also has support from District
14 agencies, including the Office of Planning and DDOT, both of
15 which submitted reports to the case record that recommended
16 approval. OP found that the project is not inconsistent with the
17 Comprehensive Plan and provides significant benefits that
18 outweigh the zoning flexibility requested and any potential
19 project impacts.

20 DDOT also worked with our team to develop a strong TDM
21 Plan and identify a number of safety mitigation measures and
22 transportation-related benefits that will enhance safety and
23 promote multimodal travel. Their report includes a variety of
24 conditions, and our team has agreed to every single one of those.

25 Our team also participated in an interagency meeting

1 hosted by the Office of Planning, during which we received helpful
2 feedback on many aspects of the project that have been
3 implemented. We also presented the project to NCPC, with NCPC
4 noting that it is exempt from review. And we presented to CFA,
5 who granted concept design approval.

6 And, with that, I'm going to turn it over to our
7 esteemed architect, Salo Levinas, from Levinas Architects, and
8 have him go through the project design for you. Next slide
9 please.

10 MR. LEVINAS: Thank you. Okay. Good evening. Thank
11 you very much, Jessica. Thank you for the introduction. There's
12 not much more for me to say after that. So, well, this is just
13 the overall. You can see the over -- the view from the top, the
14 existing MPD on the lower part of the page.

15 Next. Those are just overall views from the existing
16 MPD. Next. This is the one part on the lower part, and then
17 the island -- the fuel island on the top part -- next -- that are
18 going to be all replaced. This is another view from the interior
19 of the compound and the parking lot on the lower level.

20 Next. And then here is the overlook for the floor
21 plan. This is the area where we have, on the top of the page,
22 the proposed building. It's going to be all full of green roof
23 and solar panels on the top. Then in the -- on the lower part
24 of the page, you see the structure -- the parking structure that
25 we propose that also is going to have solar panels on the --

1 Next. Here, this is the ground floor. On the top of
2 the page, on the right -- on the left side on the top is going
3 to be the entrance for the public. We will give you an overall
4 view from the perspective that is going to be the most important
5 for the public entrance. On the right side, the volume that goes
6 out is going to be the van port and also host around 40 bicycles
7 for the police.

8 Next. So, then, here you can see, in the second level,
9 the area that's going to be for the community. It's a multi-
10 purpose area that comes directly from the street going to the
11 ground level that we showed you before, going all the way up.
12 It's going to be a double-height volume facing Alabama Street.
13 And then, on the lower part of the page, you see the structure
14 that we have, especially in the pink area, the access for the
15 parking for the community. It's going to be around 28 parking
16 spaces just for the community that's going to be connected,
17 actually, for that community area on the top of the page.

18 Next. This is the second level where we're going to
19 have the connection between the MPD building on the top of the
20 page and then going down to the parking on the lower part of the
21 page. That parking is going to host around 225 parking spaces.
22 And then you see on the cross -- on the -- on the existing -- on
23 the building proposed, the area for the community door is going
24 to be a double-height.

25 Next. This is the roof of the proposed building that

1 is showing, again, all the solar panels that is going to be also
2 with a green roof below, and then the parking structure that is
3 connected in the lower part.

4 Next. This is, again, just, again, another story for
5 the parking. Next. The solar panels that are going to be in
6 the parking, and they're going to be (indiscernible) so then is
7 going to be so close to the street.

8 Next. Those are views for the overall, the two -- the
9 two buildings connected. In reality, you are not going to be
10 able to see this, because it will require to be completely outside
11 from Alabama Street, but just to tell you that we were very
12 concerned about the heights, the connection between the two, and
13 the relationship between us and the neighborhood. So if you --
14 independently, none of the buildings are going to be much more
15 than 40 feet. That is the average of the structures over there
16 in the neighborhood. Actually, we were concerned about now the
17 new structures that were built, the school from Alabama, so you
18 will continue this in some way, the continuation of those
19 structures, even though we are a little lower than them.

20 Next. This is the view from the interior from Knox
21 Street between the two buildings, and then you can see that, in
22 the lower part of the structure, we expect to have a green area
23 that is going to be with a screen that eventually will grow and
24 to cover the whole thing.

25 Next. So then this is the front part, because we can

1 see here, from Alabama and Hartford Street, the entrance. We
2 were very careful to create something that is going to be really
3 in the human scale for the community, and we were careful to try
4 to investigate what are the materials and proportions of the
5 neighborhood. And we realized that this kind of horizontal lines
6 is something that continues in the neighborhood with the
7 structures that are not the new buildings, but just the existing
8 buildings that were the houses, and so on, so we think that we
9 have a very human scale. The entrance is very appealing for the
10 neighbors to come in. The whole thing was to create something --
11 a good relationship between us, the MPD, and the community.

12 Next. This is a view from Alabama and looking to the
13 area of the building and the connection between the building and
14 the parking structure. Next. This is from inside the compound,
15 the fuel island, and then the proposed building from the right
16 and the connection between the two.

17 Next. This is from Hartford where is the entrance to
18 the van port, and you can see that always we are trying to respect
19 the scale and the relationship between us and our neighbors.
20 Next. This is a view from Alabama Street, the connection between
21 the two, and you can see those ideas about the horizontal lines
22 that will respect the scale of this area. And then the big
23 windows over there in the center is going to be the community
24 area.

25 Next. This is a view facing from Alabama, facing the

1 | garage, and then you can see that in the lower part, also again
2 | insisting to trying to have a good relationship with the street
3 | and the neighbors, we will have these green vines growing over
4 | there, so we will protect that area. Next. Another view from
5 | the -- walking in Alabama Street.

6 | Next. And this is a view also from Alabama, but you
7 | can see the solar panels that are going to be on the street, on
8 | the other side, that we would like to have a very, very
9 | sustainable building, so that's the reason that we added even
10 | more solar panels, besides the one they have in the top, on the
11 | other side of the neighbor, yes.

12 | Next. And this is, again, from the other side, from
13 | Knox Street, and you can see the towers are going to be also with
14 | the same kind of screen and the vines that we're going to grow
15 | (indiscernible). We have done this recently in other buildings
16 | here in the District, and it's been very successful, so then it
17 | will cover that area very nicely and not in a very long time.
18 | Actually, in two years it can be very successful.

19 | Next. And this is, again, another entrance. It's
20 | important for me to tell you that they are going to -- that we're
21 | going to use exactly the same curb cuts that we have already,
22 | with very small modifications that comply with the code and
23 | accessibility. Next. And this is an ariel view, the relationship
24 | between our building proposed with existing buildings.

25 | Next. And then this is, again, what we were talking

1 about, our relationship with the neighborhood. We thought that
2 would be important to go and to study a little bit what happened
3 with the history of the neighborhood, not so much about the new
4 building. The new buildings in some way -- if you can see the
5 one on the right is even higher than us, so we wanted to conserve
6 some kind of height that is going to be respectful for the
7 neighborhood and kind of try to find out what are the ideas in
8 terms of language that we have, and that's the reason that we
9 come out with this kind of material about the brick, light color,
10 long windows. Next. Let me see the horizontal, and then you
11 can see the relationship between us and the other side of the
12 street.

13 Next. And here, again, it's another example of
14 buildings that are next to us. I was talking about the Garfield
15 Elementary School that actually is on the top of Alabama that in
16 some way will continue with this slip and find our structure that
17 is going to continue with Alabama Street. And then you can see,
18 also, some other materials that's respecting the horizontality
19 of this building that we're trying to capture.

20 Next. The landscape. So now I'm going to give to
21 Bradley Site.

22 MR. TIMMS: Thank you, Salo and team. This is Evan
23 Timms from Bradley Site Design, landscape architect on the
24 project. Thanks for the transition. I wanted to continue what
25 Salo was referring to and focus on, to some extent, the context --

1 the context of our project within the surrounding neighborhood
2 and talk a bit about the site plantings, site landscaping, tree
3 cover, et cetera. So, as you can see here, we have a number of
4 existing street trees that are highlighted by the sort of pale
5 or semi-transparent trees at the back of the street on Alabama
6 Avenue, James McGee, Knox, and Hartford. We then have an existing
7 public sidewalk, and we have supplemented the development with a
8 second row of both street trees and ornamental trees in between
9 the building and the back of sidewalk to allow the building --
10 to enhance its context within the neighborhood with additional
11 greenery.

12 We have worked with DDOT Urban Forestry to preserve as
13 many trees as possible, primarily the street trees and some of
14 the back of sidewalk trees, and where we have not been able to
15 preserve those, we are going to replace one or two street trees
16 with new street trees. You'll also see, in addition to the
17 perspectives that you saw earlier, the distribution of green roof
18 on the police station to the right. You'll also see an extensive
19 amount of solar array. Both of these -- both of these items, as
20 well as the site landscaping, are being used to achieve a high
21 level of Green Area Ratio and meet Green Area Ratio for the
22 projects. You also note on the right side of the plan, on Alabama
23 Avenue, the label for bike racks. We have -- we have short-term
24 bike parking spaces. We're accommodating 29 or 30, and we also
25 have space for a Bikeshare location, represented directly to the

1 left.

2 Next slide. This is an enlargement of the entry plaza
3 off of Hartford Street and partially off of Alabama Avenue.
4 You'll see that the team here has designed a very sort of open
5 and inviting entry plaza. The accessible entrance is to the top
6 of the street, so you'll come in from the sidewalk along Hartford
7 Street and have sort of a zero egress into the building. A stair
8 access is also provided from the building entry point out to
9 Alabama Avenue. You'll also notice out on Alabama Avenue that
10 we're preserving an existing bus shelter, so really good
11 proximity for those using public transit. And most importantly,
12 or equally as important, we have quite a bit of green space
13 allotted to this entry plaza. We think that the scale of the
14 plantings and the hardscape are a really nice balance to allow
15 this side of the building to communicate with the neighbors across
16 the way.

17 Next slide. All right. I will transition.

18 MR. SOLOMON: I think that's me now, right, Jessica?

19 MS. BLOOMFIELD: No, this this should be Jamil --

20 MR. SOLOMON: Okay.

21 MS. BLOOMFIELD: -- to speak to these two next slides
22 about the interim parking site, which is where we are proposing
23 to provide parking during construction of the new building, since
24 the location of the new building is on top of surface parking
25 that MPD staff and fleet currently use. Jamil.

1 MR. HAMILTON: Thank you, Jessica. Yes. So for the
2 Commission's reference, what you're looking at is the planned
3 temporary condition for the site during construction, which will
4 allow MPD to continue operations. To the south, plan south is
5 the plan for surface parking that would be put into place to
6 allow for parking until the parking structure is built. And
7 similarly to the plan right, you will see temporary parking on
8 the currently vacant lot that's adjacent to MPD 7D. Right now,
9 the lot is just an open field. It would be turned into temporary
10 parking, in conformance with whatever DOEE requirements would
11 require, in terms of stormwater management, and there will also
12 be a temporary curb cut that will allow MPD vehicles to enter
13 this site.

14 Upon the completion of construction of the parking
15 structure, the site would be returned to its initial state, and
16 the curb cut would be removed, allowing for a restored pedestrian
17 footpath, which you can look at. If you see -- if you look at
18 the plan on Google Maps, you will see there's a footpath there
19 that's, you know, used by local members of the community, so our
20 plan is just to restore the temporary parking site to open space
21 upon the completion of the garage. Thank you.

22 Next slide. So you can see here the exhibit that shows
23 the final condition, which is the garage at plan south and the
24 restored open space on the upper right-hand corner of the -- of
25 the plan. Thank you for your time. I'm going to turn it back

1 over to Jessica and team.

2 MS. BLOOMFIELD: Thanks, Jamil. These two sheets are
3 a little -- were a little difficult to see. When you zoom in --
4 they're in the case record. If you zoom in, it's much more clear,
5 but we did want to provide the entire site, so you could see them
6 on the screen at the same time. Daniel, please proceed.

7 MR. SOLOMON: Thanks, Jessica. Good afternoon, members
8 of the Zoning Commission. For the record, I'm Daniel Solomon,
9 principal with Gorove Slade. We've been working with the
10 applicant, the project team, and DDOT, related to the
11 transportation aspects of the Metropolitan Police Department's
12 7th District headquarters PUD. I'm going to touch on the
13 highlights of our review in coordination with DDOT.

14 The site is bounded by Hartford Street to the north,
15 Knox Street to the east, James McGee Street to the south, and
16 Alabama Avenue to the west. The property is well served by high-
17 frequency transit service in an increasingly bicycle and
18 pedestrian-friendly neighborhood, minimizing the need for
19 personal vehicles. Specifically, the property is served by eight
20 Metro bus routes, with 19 bus stops located within a quarter-
21 mile of the site, including one immediately adjacent to it, with
22 high-frequency bus routes operating along Alabama Avenue
23 Southeast. The Suitland Parkway Trail is located approximately
24 a quarter-mile west of the property.

25 As part of DDOT's moveDC transportation plan, protected

1 bicycle lanes are planned adjacent to the site on Alabama Avenue,
2 nearby on Naylor Road, as well as Marion Barry Avenue, which will
3 serve the site in the future. There is currently one Capital
4 Bikeshare station within a quarter-mile of the site with 19 docks,
5 and, as Evan mentioned, the applicant has committed to fund and
6 install a new Capital Bikeshare station near the project site.
7 Additionally, the site is surrounded by a pedestrian network that
8 consists of very well-connected sidewalks and crosswalks.

9 Next slide please. In terms of access, bicycle and
10 pedestrian access are shown here in orange and green,
11 respectively. Primary pedestrian access to the building will be
12 provided by the main entrance located at the corner of Alabama
13 Avenue and Hartford Street. The secure bicycle storage room will
14 be located in an enclosed area adjacent to the vanport, providing
15 access to 40 long-term bicycle spaces, which will serve both
16 fleet bicycles, as well as staff personal bicycles. The applicant
17 will install short-term bicycle parking in public space adjacent
18 to the main entrance on Alabama Avenue to accommodate the 30
19 proposed short-term bicycle parking spaces, which exceeds the
20 minimum zoning requirements. Additionally, the applicant will
21 provide a bike repair station along Alabama Avenue, which will
22 be accessible to the public.

23 Due to the functional needs of the proposed use, which
24 includes use by the public, as well as MPD, all existing curb
25 cuts are to remain to support the demands of the site, but will

1 be improved to meet DDOT standards. The access on Hartford Street
2 will be ingress only and will provide one-way access to the new
3 vanport. The curb cuts on Alabama Avenue and Knox Street will
4 provide secure gated access to the MPD portion of the parking
5 garage, as well as to the fueling areas, the loading dock, and
6 service and delivery space. The curb cuts on James McGee will
7 serve -- the curb cut -- excuse me -- on James McGee Street will
8 provide vehicular access to the public portion of the parking
9 garage and will be widened to accommodate ingress and egress
10 movements. No new curb cuts are proposed as part of this
11 application.

12 To address safety concerns identified by DDOT and in
13 line with DDOT's Alabama Avenue Southeast Corridor Safety
14 Improvement Project, the applicant has committed to installing a
15 raised median on Alabama Avenue from James McGee Street to
16 approximately 100 feet north of the MPD driveway to limit
17 movements for vehicles entering and exiting the driveway to right
18 and right out only. At the driveway, a segment of this median
19 will be mountable to maintain full access for emergency vehicles
20 only. With these proposed improvements, DDOT is supportive of
21 the location and function of the proposed access configuration.

22 Next slide please. The project proposes a 225-space
23 above-grade parking structure. While this exceeds the minimum
24 parking requirements of 31 spaces, the zoning minimum does not
25 reflect the unique and operational needs of the District Police

1 headquarters. Of the 225 spaces, 120 spaces will be dedicated
2 to MPD fleet vehicles, and 28 spaces will be reserved for members
3 of the public accessing police services. Only 77 spaces will be
4 available for employee personal vehicles.

5 The requested flexibility is appropriate because the
6 proposed parking supply does not represent a meaningful increase
7 in employee parking demand or departure from existing conditions.
8 The site and adjacent District-owned property have historically
9 accommodated more than 200 surface parking spaces served by MPD
10 operations. The project largely replaces this existing supply
11 with a structured garage, while eliminating extensive surface
12 parking areas. As a result, the proposal consolidates parking
13 into a more efficient and better organized facility, rather than
14 creating substantial new parking capacity. DDOT concluded that
15 the proposed parking supply is justified by MPD's operational
16 needs and supports the requested flexibility.

17 Next slide please. While phased construction of the
18 site is underway, as Jamil noted in earlier slides, the temporary
19 parking needs of the MPD facility will be met as operation of
20 the facility is maintained. Therefore, the applicant is
21 requesting flexibility to allow temporary offsite accessory
22 parking on the adjacent vacant District-owned property directly
23 to the east of the facility. The temporary parking lot will
24 accommodate parking activity that is comparable to existing
25 conditions and is needed solely to support the continued MPD

1 operations during construction, reducing the likelihood that MPD
2 vehicles need to utilize street parking otherwise used by
3 residents of the surrounding neighborhood.

4 As part of the temporary parking area, a temporary curb
5 cut is proposed on Hartford Street for ingress and egress. This
6 curb cut will be built to DDOT standards. The pedestrian
7 throughway between Hartford Street and Knox Street will be
8 maintained and improved, and existing ADA curb ramps on both
9 Hartford Street and Knox Street will be restored or removed, as
10 in the case of the ADA curb ramp on Hartford Street, which
11 introduces a midblock crossing and does not have a receiving ramp
12 on the north side of the street. This has been coordinated with
13 DDOT. Upon completion of the proposed parking garage and before
14 the garage's final certificate of occupancy is issued, the
15 applicant will file all required permit applications, remove the
16 temporary curb cut on Hartford Street, and restore the temporary
17 parking area to permanent like new conditions. Any other affected
18 public space elements will be improved to permanent conditions
19 once construction is completed. DDOT is supportive of this
20 temporary parking solution.

21 Next slide please. As part of the PUD application, the
22 applicant is proffering transportation improvements as public
23 benefits. These improvements include construction --
24 constructing an above-ground garage consisting of approximately
25 225 parking spaces, including 120 MPD fleet vehicles, 77 for

1 staff and 28 for public use, relieving the need for on-street
2 parking in the surrounding neighborhood and consolidating public
3 parking onsite. The garage will also be connected to the new
4 building to the north by a pedestrian bridge, separating
5 pedestrian and vehicular movements to reduce potential conflicts.
6 All existing curb cuts will be upgraded to DDOT standards,
7 including widening the curb cuts on James M. McGee Junior Street
8 to accommodate two-way public garage traffic and realigning the
9 Hartford Street driveway with the internal circulation plan as
10 ingress only. Additionally, the applicant is adding curb
11 extensions on Hartford Street and James M. McGee Junior Street
12 at Alabama Avenue to increase pedestrian visibility and shorten
13 crossing distances.

14 The site will provide 30 short-term and 40 long-term
15 bicycle parking spaces, which exceeds the six short and eight
16 long-term spaces required under zoning. The applicant will also
17 fund and install a 19-dock Capital Bikeshare station adjacent to
18 the site, with the exact location to be coordinated with DDOT
19 during public space, but, as shown, it will be, hopefully, near
20 the entrance on Alabama. All bike facilities will be designed
21 and implemented to comply with zoning, and DDOT bicycle design
22 guides will be detailed as part of the public space plan.

23 Next slide please. Here we listed the highlights of
24 the Transportation Demand Management plan that we've coordinated
25 and agreed to with DDOT. This plan includes many of the typical

1 components expected of such a package. We believe this TDM plan,
2 in combination with the public benefits that are proposed, is
3 appropriate for this type of development to help encourage non-
4 single occupancy vehicle trips and non-auto trips, in general,
5 and DDOT is supportive of the proposed TDM plan.

6 Next slide please. For this project, we performed a
7 Comprehensive Transportation Review, which was scoped and
8 reviewed by DDOT. Our study concluded that the redevelopment of
9 the site will not have a detrimental impact on the surrounding
10 transportation network and minimizes impacts by meeting or
11 exceeding the amount of bicycle parking that is required,
12 implementing safety improvements along Alabama Avenue, proposing
13 a robust TDM plan, along with substantial transportation-related
14 public benefits.

15 We have coordinated extensively with DDOT during their
16 review. We're pleased to have their support in the form of a no
17 objection staff report. DDOT's report did include a condition --
18 did include conditions to their approval, including improvements
19 along Alabama Avenue, such as the right and right-out-only curb
20 cut, raised median with mountable section, and curb extensions
21 on Hartford Street and James McGee Junior Street. Additionally,
22 the conditions include removing a temporary curb cut of the
23 interim parking site and restoring affected public space elements
24 to permanent like new conditions once construction is completed;
25 providing 29 short-term and 40 long-term bicycle parking spaces,

1 | which will be providing 30 short-term bicycle parking spaces; a
2 | 19-dock Capital Bikeshare station; and implementing the TDM plan,
3 | as outlined in the CTR. The applicant has agreed to all of these
4 | conditions.

5 | At this time, we believe we have addressed all of DDOT's
6 | concerns. That concludes my testimony. I'll be available for
7 | any questions. Thank you, and I'll pass it back to Ms. Bloomfield.

8 | MS. BLOOMFIELD: Thank you. Next slide please. And
9 | if the Commission could please forgive the detailed analysis that
10 | is going to follow, I do want to review compliance with the PUD
11 | standards for the case record. As you're aware, the purpose of
12 | this PUD process is to facilitate high-quality projects by
13 | allowing for some flexibility, so long as the resultant
14 | development is superior to what would have been developed under
15 | matter-of-right standards, provides public benefits, and advances
16 | public health, safety, and welfare in a manner consistent with
17 | the Comprehensive Plan

18 | If you could go to the next slide please. As you've
19 | already heard, the application includes significant public
20 | benefits and amenities. These include benefits within the
21 | categories of urban design, architecture, landscaping, and the
22 | creation of public open spaces, and the efficient use of land.
23 | The streetscape plans include upgraded sidewalks, new crosswalks,
24 | street trees, lighting, and seating areas to serve pedestrians.
25 | Transportation measures are being implemented, including curb

1 extensions and daylighting to shorten crossing distances and
2 increase pedestrian visibility. Camera coverage will be provided
3 at the bus stop adjacent to the site, and parking will be
4 dedicated within the garage for the public. The applicant will
5 also insure the Bikeshare station adjacent to the site, which
6 will promote multimodal travel.

7 We've also worked with DDOT, as Daniel described, to
8 establish additional transportation measures that are not
9 required for mitigation or for TDM, which include a variety of
10 upgrades to the surrounding public spaces, including the
11 installation of a sidewalk along Knox Street and upgrading
12 existing curb cuts. Additional benefits include employment and
13 training opportunities in the form of construction jobs and long-
14 term employment opportunities for MPD officers, civilian staff,
15 and support personnel. The District's RFP for this site requires
16 compliance with the First Source Employment Program, which will
17 insure that jobs created by the project directly benefit the
18 local workforce.

19 The project also includes dedicated spaces for the
20 community to be used by neighborhood organizations and civic
21 groups, including ANC 8B. This space will be large enough to
22 accommodate a wide range of meetings and events and will have
23 integrated technology to provide opportunities for online
24 participation as well. The building will also include a separate
25 space dedicated to the 7th District Citizens Advisory

1 Council -- excuse me; my computer just did something -- which
2 is an advisory panel for the Police District to provide
3 information and recommendations from the community on safety
4 concerns and service needs. The project provides sustainability
5 benefits, as you've heard, in the form of bioretention,
6 stormwater management, energy efficient systems, solar panels,
7 and EV infrastructure. The project will be designed to achieve
8 LEED Gold certification under the LEED Version 4 green building
9 design and construction rating system.

10 Finally, the project includes the District's commitment
11 to install public art, either on the perimeter of the building
12 or within a dedicated community space, open to the public to
13 enjoy. Taken together, these are significant and substantial
14 public benefits and amenities that will enhance the surrounding
15 neighborhood and establish a project that is supported by and
16 aimed at improving the community.

17 Next slide please. The applicant conducted an
18 extensive evaluation of potential project impacts. These include
19 impacts to zoning, land use, urban design, transportation and
20 mobility, environmental impacts, public safety, housing, and
21 others. In doing so, we concluded that any potential impacts on
22 such factors are either favorable, capable of being mitigated or
23 are acceptable, in light of the quality of the public benefits
24 being provided. A detailed analysis is here on the screen and
25 was also provided in the case record.

1 Next slide please. In reviewing a PUD, the Commission
2 must find that the proposed development is not inconsistent with
3 the Comprehensive Plan. The case record includes an extremely
4 detailed analysis of the project's consistency with the Future
5 Land Use Map, the Generalized Policy Map, the policies and
6 objectives of the Far Southeast/Southwest Area Element, and with
7 many other citywide elements within the Comprehensive Plan.

8 Next slide. Our evaluation included an analysis of
9 displacement, housing, access to transportation, and employment
10 opportunities, amenities, and impacts to the community and the
11 environment. The analysis concluded that the project is, on
12 balance, not inconsistent with the Comprehensive Plan, when
13 evaluated through a racial equity lens. The Office of Planning
14 also conducted an analysis of the project's consistency with the
15 Comprehensive Plan and came to the same conclusions.

16 Next slide please. The applicant requested specific
17 zoning flexibility, which included the zoning map amendment,
18 itself, from the RA-1 to the RA-2 zone, which, as we've mentioned,
19 is fully consistent with the Future Land Use and Generalized
20 Policy Maps and their designations to which the project has been
21 designed.

22 Next. Flexibility from the specific TDM elements
23 were -- was requested. These are required when projects provide
24 excess parking spaces. In this case, we do not meet the technical
25 requirements of this standard, but, as you've heard, we've

1 engaged with DDOT to develop a robust and site-specific TDM plan
2 that DDOT has endorsed and believes is appropriate for the level
3 of development and uses being proposed.

4 Next please. We also requested flexibility regarding
5 vehicle parking location, which requires that parking spaces
6 within a structure must be set back at least 20 feet from any
7 lot line abutting a street and may not be located within a
8 building restriction line. This requirement is contrary to MPD's
9 need to maximize functionality and meet operational and public
10 safety needs. To mitigate any potential visual impacts as a
11 result of this flexibility, the project incorporates facade
12 design and streetscape treatments that advance the intent of this
13 requirement, while insuring safe, efficient, and community-
14 compatible site circulation.

15 Next slide. We also requested minor flexibility from
16 the maximum lot occupancy requirement. The additional coverage
17 is necessary to consolidate MPD's operational and parking needs
18 within a single secure facility. A smaller footprint would either
19 compromise functionality or would require a taller, bulkier
20 structure with greater visual impacts. The project is still
21 designed well within the maximum height and density permitted for
22 a PUD in the RA-2 zone, and it complies with all other development
23 standards including setbacks, yards, courts, et cetera.

24 Next slide. Finally, in response to feedback from the
25 Office of Planning and DDOT, as you've heard, we are requesting

1 flexibility to allow for temporary surface parking on the
2 adjacent vacant lot during construction of the project. This lot
3 is also owned by the District, but its R-3 zone only permits
4 surface parking as a special exception. We, therefore, requested
5 flexibility from that provision and from three of the eleven
6 specific conditions to allow for on-site parking during
7 construction of the project to avoid spillover parking onto the
8 neighborhood streets. To counteract the additional flexibility
9 that we requested, we also proposed additional public benefits
10 in the form of new public space improvements, pedestrian
11 infrastructure, and landscaping, such that the value of public
12 benefits continue to outweigh the development incentives
13 requested for the project overall.

14 Next slide. Okay. Based on everything you've heard
15 this evening, we believe the case record is full, it's complete,
16 and clearly demonstrates that this exciting project will benefit
17 the community by providing a new police facility with an
18 integrated garage, community rooms, and sustainable design. The
19 application meets the PUD evaluation standards and is not
20 inconsistent with the Comprehensive Plan. Its impacts are
21 favorable or capable of being mitigated, and it delivers
22 meaningful and substantial public benefits that are supported by
23 the community. The application is fully responsive to comments
24 provided by the Commission, the Office of Planning, DDOT, other
25 District agencies, the ANC, and other neighborhood and community

1 stakeholders. And, with that, I will conclude our direct
2 presentation and look to the Zoning Commission to ask us any
3 questions, and our whole team is here to respond to them. Thank
4 you.

5 CHAIRMAN HOOD: Okay. Thank you, Ms. Bloomfield and
6 Mr. Cohen and to the entire team. Very well done presentation.
7 I don't know if you left too many points for us to ask about,
8 but we'll see. I'm sure we may have a few questions or comments.
9 Let me -- let me ask Commissioner Wright if she would start us
10 off, and then I'll come to Commissioner Stidham, and then Vice
11 Chair Miller, and then I'll come to myself. Thank you.

12 COMMISSIONER WRIGHT: Yes. I want to just reiterate
13 what the Chairman just said, which is this was a very good
14 presentation. It was very detailed. It answered a lot of
15 questions that I -- particularly about the temporary offsite
16 parking that I had wondered about coming into this. So I think,
17 you know, you've done an excellent job.

18 I have a couple of very small questions. The area that
19 is -- because part of this building is going to include space for
20 the public to use, the public entrance, which is, I think, on --
21 is it on Alabama --

22 MR. LEVINAS: Yes.

23 COMMISSIONER WRIGHT: -- it looks like you have done a
24 little bit of a public plaza. You have -- there was some good
25 language in your description of the project about how you use

1 slightly canted walls to sort of direct people into what is the
2 main entrance. In your written application, you also talked
3 about that some of the glass in that area will be covered with a
4 metal mesh screen of some sort so as to avoid, you know, someone
5 who might try to break the glass. Is that true, and does that
6 have the potential to make that entry space inside very dark?

7 MR. LEVINAS: Yes.

8 COMMISSIONER WRIGHT: I'm just thinking about how to
9 make that pedestrian entrance as welcoming as possible.

10 MR. LEVINAS: Sure. If I may answer, maybe we can put
11 the perspective -- actually, it's a very thin layer. It's kind
12 of a cosmetic. It's not going to decrease the light in the
13 interior, because that was -- your point is a very good one.
14 When we designed this, the whole intention was to create a very,
15 very friendly entrance from the public to the Police Station.
16 That was one requirement from the very, very beginning, to create
17 a very good partnership between the two, and we required that.
18 So then it's going to be very, very thin. It's a cosmetic and
19 protection at the same time, but it's not going to decrease the
20 amount of light inside at all. It's like a small screen. So,
21 actually, when you see the perspective, you don't even see the
22 screen. When you're going to be maybe ten feet --

23 COMMISSIONER WRIGHT: Yeah, I didn't see it in the
24 rendering at all, so --

25 MR. LEVINAS: Yes, exactly, because it is very thin.

1 | Actually, this is something that has been used in other buildings
2 | here that you can -- they are not doing just for protection; they
3 | are doing just for cosmetic, because it gives like a tone that
4 | we like to create inside, but that's it, but thank you for the
5 | question. I hope -- did I answer to you?

6 | COMMISSIONER WRIGHT: Yes. Yes. Thank you.

7 | MR. LEVINAS: Okay. Good. Thank you.

8 | COMMISSIONER WRIGHT: The other -- the other question
9 | or -- and maybe the landscape architect will want to speak about
10 | this. I know you have a goal of -- on the parking garage of
11 | having some plantings that will grow up along the facade of the
12 | parking garage. You have a -- you have a mixture of treatments;
13 | the sort of screening, the solar panels, but, also, some areas
14 | where you have planting that is supposed to sort of grow up along
15 | the walls. I've seen many of those efforts, and, frequently, the
16 | plantings don't grow as robustly as one might hope. And I'm just
17 | wondering if you have some thoughts or ways that you're thinking
18 | about trying to make sure that the planting that's supposed to
19 | grow up the walls actually takes.

20 | MR. TIMMS: Yeah, it's a great question. That's a
21 | great question. Yeah, we're applying -- we're applying vine
22 | plantings on Alabama Avenue and Knox Street both for aesthetic
23 | reasons and for GAR goals. To your -- to attack it from one
24 | angle, we're not using just monoculture of a single plant on each
25 | side; we're actually using between two and three species on each

1 side, so having a little bit of diversity there is going to
2 increase chances that the vines grow. Same with Knox Street.

3 Now, sort of on a second front, we are providing on
4 Alabama Avenue sort of an enhanced supplemented soil profile that
5 goes not only twelve inches deep, but about three feet out from
6 the building, so that vines in that area are going to have a lot
7 of sort of uncompacted growing medium to benefit from. And those
8 are -- those are the two primary things that we're going to be
9 going for, and, also, spacing the vine plantings roughly three
10 feet on center, which is below the kind of maximum the GAR
11 indicates for their standard.

12 COMMISSIONER WRIGHT: That's great, and I wish you the
13 best of luck. You know, you're -- you have some advantages in
14 that you don't have really large, tall buildings sort of
15 surrounding you, shading your walls, so that, hopefully, those
16 plants will get enough sun to actually thrive. I mean, the ones
17 that I've seen that have been particularly unsuccessful have been
18 in areas where there are nearby very tall buildings; there's not
19 a whole lot of sun that the walls get, but I think you're going
20 to probably not have that problem. So that's also -- that's also
21 good.

22 Really, those were my only questions. I mean, I think
23 this is a really, really good project. It sounds like there's a
24 lot of community support. You've taken a building -- you know,
25 you're using a very simple palette, but I loved the description

1 | that you had about the horizontal banding and the way you're
2 | using the windows to, you know, create -- you know, create a --
3 | an interesting building out of a somewhat simple kind of building.
4 | So, I mean, I think it's great.

5 | MR. LEVINAS: Thank you.

6 | COMMISSIONER WRIGHT: And I don't have really any other
7 | questions. I think -- I think this should move right ahead.

8 | MR. LEVINAS: Thank you very much.

9 | MR. TIMMS: Thank you.

10 | CHAIRMAN HOOD: Thank you, Commissioner Wright.
11 | Commissioner Stidham, you have any questions or comments?

12 | COMMISSIONER STIDHAM: I agree with Commissioner
13 | Wright. You didn't -- you did such a great presentation and your
14 | materials were so thorough, there really weren't any questions
15 | for me. I will say that you're taking a very utilitarian
16 | structure and you're making it architecturally interesting, which
17 | I think is extremely important for every neighborhood to have
18 | good architecture, and you're really following through here. So
19 | I think you've incorporated a lot of very interesting elements,
20 | and the materials that you're using are well crafted, and I think,
21 | in the end, this will end up being a good -- a very good benefit
22 | to the community, not only from the benefits that you're providing
23 | as part of this, but as well as the architecture that you're
24 | doing. I mean, you could have really gone pretty cheaply here
25 | and not given it a lot of thought, but you took the time needed

1 | to really prepare a structure that is interesting and will provide
2 | lots of benefits to the community over time, so thank you for
3 | being considerate of that and following through with that. I
4 | don't have anything else.

5 | MR. LEVINAS: Thank you very much.

6 | CHAIRMAN HOOD: Thank you. Vice Chair Miller, any
7 | questions or comments?

8 | VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
9 | you, Jessica Bloomfield and the DGS, MPD, and architectural team
10 | that -- and your other legal team, Mr. Cohen, who's here with us.
11 | Yeah, I agree with the comments of my colleagues, Commissioners
12 | Wright and Stidham, about the comprehensiveness of the
13 | presentation and answering questions that Office of Planning
14 | raised in their initial report and that we raised at the setdown
15 | hearing. I mean, the modernization of MPD District headquarters
16 | is critical -- essential. I guess I have a question -- a general
17 | question before I get to maybe a couple specific questions, and
18 | I don't have a lot of questions, but to Mr. Hamilton from -- is
19 | Mr. Hamilton from DGS? Hi. How many -- I assume that there's
20 | a -- I think there's a capital improvement plan for all
21 | modernization of all the District -- MPD District headquarters.
22 | Can you just briefly say where we are with that? I know in my
23 | own neighborhood, the 2nd District certainly needs modernization,
24 | and I've seen others that do, but I think others have had some,
25 | so can you just say where the District is and -- on that whole

1 process?

2 MR. HAMILTON: -- I -- you know I sit in the
3 public -- on the public safety and justice cluster, and I sit
4 in their meetings all the time. What -- I cannot tell you with
5 any certainty what the plans are for the other precincts in the
6 District as of right now. I do know we are touching all the
7 precincts with minor smaller cap projects to do repairs and
8 maintenance. But I can certainly -- I'm happy to inquire as to
9 the overall master plan. They don't really share it with us
10 working-level folks, unfortunately. I'm a -- I'm an architect
11 by trade.

12 VICE CHAIR MILLER: Yeah. So I was just -- I was just
13 curious where the District -- I know it's -- this is the
14 modernization plan for a lot of public facilities, and I just
15 wanted to just kind of --

16 MR. HAMILTON: I will say this. They have -- they --
17 I've heard, in numerous discussions with leadership here, that
18 public safety is being reprioritized across the District, so
19 between MPD and FEMS, they are receiving a significant boost in
20 funding to recapitalize all the facilities across the city, so --
21 but, sir, I'm happy to -- again, I'll look into it and see what
22 I can find out. You're in the DC.gov directory, so I can send
23 you whatever I find out. I can send it to the entire Commission.
24 I'm happy to do so.

25 VICE CHAIR MILLER: Or it can be just be a submission

1 before there's a -- I think this is a two-vote case --

2 MS. BLOOMFIELD: Yes.

3 VICE CHAIR MILLER: -- so if we can get this additional
4 submission to every -- to everybody and the public prior to final.
5 I appreciate the comparative analysis, Ms. Bloomfield and your
6 team, of the zoning of RA-1 versus RA-2 and the matter-of-right
7 versus PUD, and I think you have made a case of how it does fit
8 into the surrounding neighborhood context and the -- and the
9 consistency with the Comprehensive Plan, so I appreciate that.

10 I had a question about the District-owned -- so this
11 might be for Mr. Hamilton again; I don't know -- the District-
12 owned vacant property that's near -- very nearby, within 200
13 feet -- I don't think it's abutting, but it's very nearby for the
14 interim parking. What is it -- and it's zoned R-3 --

15 MR. HAMILTON: Correct.

16 VICE CHAIR MILLER: -- like a lot of the surrounding
17 neighborhood. What is it currently used for, and what -- is
18 there a plan for that or is it just open space that kind of --

19 MR. HAMILTON: It's just open space that is --

20 VICE CHAIR MILLER: It's aesthetically appealing to
21 everybody.

22 MR. HAMILTON: Yeah. It's just open space. It's not
23 being used for anything formally at this point. It turns into
24 overflow parking for MPD, unfortunately. So we are trying to
25 make an improvement to that, and, hopefully, there's a long-term

1 plan for it, but we're not sure what that is right now.

2 VICE CHAIR MILLER: Okay. And I guess for the landscape
3 architect, I appreciate all of the -- it's LEED Gold, and you've
4 got a lot of sustainable features and environmental -- public
5 space improvements. That's the transportation side, but -- and
6 the new trees and the plantings and the vines that go up, that
7 Commissioner Wright referenced. The picture -- the exhibit I saw
8 of the vines going up -- and, of course, it's going to take time
9 for the vines to go up, if they're working right, if they go up,
10 but it seemed to show that in the stairwell, which is a very
11 attractive -- it's a very attractive design for an MPD precinct.
12 Let me just say that. But the vines go up halfway -- from the
13 ground floor and I think the second floor of the stairwell, they
14 only seem to go up the ground -- in that particular photo --
15 exhibit that I saw of the parking garage, only up -- really only
16 on the -- on the ground floor. It doesn't cover the openings, I
17 guess, which you need for ventilation of those parking -- of the
18 structured parking garage, but I've seen parking garages -- not
19 very often, but sometimes in other places -- usually not
20 Washington, because we don't have a lot of parking -- structured
21 parking garages (indiscernible due to connectivity issue) New
22 England, where they don't have the heat that kills everything
23 here in the summer, but -- is that screening going to go up in
24 that to help -- to cover the -- or partially cover the open spaces
25 where the cars are going to be with their lights on maybe at

1 | night facing into the neighborhood? And just from an
2 | attractiveness standpoint, is the plan that they would -- is the
3 | hope that they will go -- that they will go up beyond the --

4 | MR. LEVINAS: (Indiscernible) Evan.

5 | MR. TIMMS: No.

6 | VICE CHAIR MILLER: Is that Bradley --

7 | MR. LEVINAS: The idea is that -- can I answer? The
8 | idea is that, in the lower level, it will grow only up to the
9 | first step, so we don't have the vine that will go more than
10 | that. So then the upper level is going to be completely open
11 | with those triangles that we spent some time to create something
12 | more interesting.

13 | The towers, when we did kind of the renders, it's a
14 | render thinking that it's going to be only two years; maybe in
15 | four years they are going to grow even higher and higher, so
16 | we -- as a concern about that, we did something very similar in
17 | a building that is a public school, Goding (phonetic), and in two
18 | years already grew all the way up. So then I think there's going
19 | to be control for the towers. And then, to answer your question,
20 | in the other part of the building we will have a screen only for
21 | the lower part only, so the rest of it is going to be ventilated,
22 | and, of course, you know that the vines there will continue and
23 | we have extra ventilation inside.

24 | VICE CHAIR MILLER: Well, I agree with you that the
25 | triangles certainly make it more interesting. Where was the --

1 | where was the successful project that you --

2 | MR. LEVINAS: The -- it's a -- it's not the parking;
3 | it's a -- it's a public school. Goding (phonetic) is the school.
4 | We're doing a school. It's very close to Capitol Hill. It's --
5 | Goding is the name of the school, and in the entrance already we
6 | have this kind of vine, with the same landscape architect, that
7 | were growing all the way.

8 | VICE CHAIR MILLER: Thank you, Mr. Levinas, for that
9 | explanation.

10 | MR. LEVINAS: Thank you for asking.

11 | VICE CHAIR MILLER: I think that might -- oh, one more
12 | question about the public -- amongst the many public benefits of
13 | this project with this PUD is the public art commitment -- the
14 | commemorative public art commitment. What -- is there any kind
15 | of defined process for that or is -- and how will the community
16 | be involved, and where is that proposed, if it is proposed at
17 | this time, to be located; at the entrance or -- the public
18 | entrance or where -- or what?

19 | MS. BLOOMFIELD: I'm going to let Jamil respond to
20 | this, but, briefly, the answer is, we don't know, and we have
21 | asked for flexibility to put it somewhere on the property where
22 | the public can see it or, if it's inside the building, in one of
23 | the spaces that would be open to the public. And as to your
24 | specific questions as to how and what it looks like and who
25 | decides, Jamil --

1 MR. HAMILTON: Yeah, I'll field that question.

2 MS. BLOOMFIELD: -- I'll let you take the hard part.

3 MR. HAMILTON: Yeah. So, you know -- as you know, DGS
4 operates a public art program for capital construction projects,
5 so we have a budget line item --

6 VICE CHAIR MILLER: It's one percent of --

7 MR. HAMILTON: Something thereabout. Yeah, about one
8 percent -- between .08 and one percent, I believe, the last time
9 I did one of these. And so we will engage with that office at
10 an appropriate time. Since we haven't broken ground yet, I
11 think -- and we haven't gotten permission to build our entire
12 scope yet, we're still trying to figure out the best location for
13 it, but, as Jessica mentioned, it will be located somewhere where
14 the public -- it will be public art for the public, so it'll be
15 in in a publicly-accessible space, most likely the entryway near
16 the entrance of the building or in the general purpose space,
17 which is set aside for use by the public.

18 MR. LEVINAS: Uh-huh.

19 VICE CHAIR MILLER: And, of course, I think the
20 community would be consulted in that -- the ANC -- in that whole
21 process.

22 MR. HAMILTON: Absolutely. I know the ANC is here this
23 evening listening, but, yeah, that is the plan.

24 VICE CHAIR MILLER: Yeah, they are here.

25 MR. HAMILTON: Once we have a -- have a strategy for

1 public -- for the provision of public art, we will be engaging
2 with the ANC to get community feedback on what art should be
3 placed in this in the facility.

4 VICE CHAIR MILLER: And my final question -- sorry to
5 prolong this, because it's really a great project that I'm
6 prepared to support, so I don't want to mean that my questions
7 in any way --

8 MR. LEVINAS: Uh-huh. No problem.

9 VICE CHAIR MILLER: -- are questioning this going
10 forward, but on the housing, I think I asked -- well, I think I
11 asked about both the underground parking possibility and the
12 housing -- some housing for the MPD employees being incorporated
13 somehow into this project. And I think you -- I think it's
14 obvious, after I've seen the plans, that there would have to be
15 underground parking in order to accommodate any housing for the
16 site and being compatible with the neighborhood, so -- and I
17 understand that the most critical -- the RFP and the budget only
18 called for the modernization of the Police headquarters, which
19 is essential for District operations, so I understand that,
20 but -- I don't really have a question, but I just have a comment.

21 I think it's a -- kind of a missed opportunity. We've
22 had public facilities that we've seen come before us where we've
23 co-located housing with public facilities. They're under
24 litigation. We'll see if they even survive both at the U Street
25 Corridor and Chevy Chase. But my question really was not just

1 | about -- because we want -- because housing -- affordable housing
2 | is a specific priority; it was because housing for the people who
3 | work there and they can't afford to live here, because of the
4 | high cost of housing.

5 | And I think one of the questions I asked Ms. Bloomfield
6 | and/or the MPD person who's here -- and I don't need this
7 | tonight -- was just out of curiosity -- I know it's a very --
8 | unfortunately, very low percentage, but how many of the current
9 | MPD employees at 7D live in the District of Columbia? I doubt
10 | it's very many, even though that area may be more affordable than
11 | other areas of the District, but -- and have -- maybe have more
12 | than a proportional share of affordable housing, but I just was
13 | curious what the percentage was. And that was what motivated my
14 | question about including housing as part of these public facility
15 | projects of the District, and it might have been -- and I realize
16 | it would be much more expensive to do underground parking than
17 | do housing, but you might get a private developer to do that part
18 | of that, a partnership -- a public/private partnership and which
19 | would help pay for it, because there would be market rate
20 | versus -- and affordable. So it's just a comment and a question,
21 | if we can get it before final, the percentage of MPD employees,
22 | maybe citywide and 7D, who live in the District of Columbia. I
23 | think it's a very sadly low number. I think it's true for the
24 | Fire Department too.

25 | MS. BLOOMFIELD: Yes.

1 COMMISSIONER WRIGHT: Could I just add --

2 MS. BLOOMFIELD: Do we have an answer to that? We may
3 have an answer to that tonight.

4 COMMISSIONER WRIGHT: Oh, okay. Great. I -- before
5 you answer, I just wanted to add, I think it's a really important
6 question, and I don't know if we have the right people in the
7 room to sort of make this suggestion, but there is -- once you
8 finish the project, there is that vacant piece of land that's
9 being used for temporary parking, and it's going to go back to
10 being sort of an unused piece of vacant land. That would be a
11 perfect location for -- it's not a big piece of land, I realize
12 that, but for a small housing project. That could be an RFP in
13 a public/private kind of partnership. But, anyway, I -- when I
14 saw that vacant piece of land and heard there wasn't any use for
15 it currently and it's going to be temporary parking, which will
16 eventually not be needed, because you'll build a garage, I
17 thought, gosh, what a great housing site. So, anyway, just sort
18 of piggybacking on what the Vice Chair said.

19 MS. BLOOMFIELD: I'm looking -- I'm sorry go ahead.

20 MR. LEVINAS: We can lobby.

21 MS. BLOOMFIELD: We can lobby. I was also going to ask
22 maybe Commander Conboy or -- do you have those numbers, or Jamil,
23 do you, and can speak to -- provide a response to at least part
24 of that question tonight?

25 MR. HAMILTON: I remember I did the research on that

1 number, and it somehow got lost in my memory hole, Vice Chair.
2 I will -- if it's -- if it pleases the Commission, I can send it
3 to the attendees by e-mail.

4 MS. BLOOMFIELD: Well, we can we can put in a filing,
5 yeah.

6 VICE CHAIR MILLER: Before final, yeah.

7 MR. HAMILTON: I did have it at one point. I just --
8 I'm looking at my records now to see what I found.

9 VICE CHAIR MILLER: And I once knew the number citywide,
10 too, which is why I was saying sadly low, but I don't know what
11 it is now in an individual district.

12 COMMANDER CONBOY: Mr. Miller, we estimated just
13 roughly, it is 22 -- 20 to 22 percent of the officers assigned
14 to the 7th District residing within the Ward 8. That number is
15 going down. Like there was -- when I started there 20 years ago,
16 that number was much higher, because I -- there were people
17 working there and most of them -- well, that number was higher
18 20 years ago. It has decreased a little bit, but we can also
19 check the citywide officer count as well for you.

20 VICE CHAIR MILLER: Well, thank you, Commander, for
21 that response, and I look forward to further information, and,
22 you know, as we try to -- I think there are goals to increase
23 MPD officers citywide, because we're at a historic low numbers
24 when we have a increasing population thankfully still, I think.
25 It would be good to try to focus on affordability for the

1 workforce -- police, firefighters, teachers. I know there are
2 tax-incentive programs, but I think there needs to be a more
3 proactive approach by DMPED and everybody, including us, to this
4 issue. So thank you, everybody, for your presentation. I'm
5 through Mr. Chairman, finally.

6 CHAIRMAN HOOD: All right. Thank you. I appreciate
7 it. I will tell you this. We've asked some good questions. I
8 think you all have matched those questions. I think the record,
9 for me, is very complete. I think what is before me is a dynamite
10 design. And if I -- when I first looked at this, because I was
11 not here when it was set down -- when I first looked at this, my
12 questions were hater questions, but I want to commend the 7th
13 District, I think, and the community, the ANC, and all those
14 involved, and Jacques Chevalier, who I know, and I know Commander
15 Boteler. He -- I think -- I think he retired or he left. I
16 don't know, Commander Conway (sic), did you take Boteler's place,
17 or are you just filling in, or you're just here to report back
18 to the Chief -- to Commander Carroll -- I mean Chief Carroll?

19 COMMANDER CONBOY: Well, Mr. Hood, my job is to be one
20 of the liaisons with the Department of General Services for MPD
21 facilities. Commander Boteler did retire about a month ago.

22 CHAIRMAN HOOD: Okay.

23 COMMANDER CONBOY: And he and I both started our careers
24 there at 7D, as may have been mentioned previously, and he has
25 just transitioned into retirement. Commander Harding has taken

1 over and for our purposes and I guess as part of the governance
2 process, I'm here to work with both Commander Harding and Jamil
3 and all of the architecture teams to bring this project,
4 hopefully, to groundbreaking and completion before my retirement
5 date.

6 CHAIRMAN HOOD: I understand, and I appreciate you
7 bringing me up to speed. I, actually, was with Chief Carroll
8 here two weeks ago, but I will tell you that I appreciate -- I
9 always appreciate what MPD does. And I heard what the Vice Chair
10 mentioned, but I think what I have in front of me, from my job,
11 what I'm supposed to do, I believe that, from a zoning
12 perspective, I think what I have is a perfectly great design.
13 Yes, we probably could do some other things, but I will leave
14 that up to DGS. And I'm just going to ask Mr. Hamilton, you work
15 for DGS, right? Did I get it right?

16 MR. HAMILTON: Uh-huh. Yes, sir.

17 CHAIRMAN HOOD: So do you want me to help you out?
18 Now, I'm getting messy. Now, do you want me to help you out and
19 ask Mr. Hunter how come you don't know all the details, or you
20 want me just leave that alone? You want me to go mention, "How
21 come Mr. Hamilton does not have" -- Mr. Hunter's a very friend
22 of mine. You want me to go ask him why you don't have all --

23 MR. HAMILTON: If you want to make sure that's another
24 meaning I get sucked into, you know, I'll go for it.

25 CHAIRMAN HOOD: I'm not going to do that. I'm just

1 | having fun. I don't have a lot of fun sometimes, but this is a
2 | well put together case, and, again, I love the design, I love
3 | all the work that's been done, and I think when you when you look
4 | at the design and you look at our officers, we -- I think the
5 | city is on the way to giving them the best, and this is the best,
6 | I think, that we can do at this time, so I commend you all for
7 | what's going on here, and I'm sure the officers will be happy as
8 | well, and I know the community is happy, and I know they had a
9 | lot of part with Anthony Muhammad. I think he was over the CAC
10 | out in the 7th District. So keep up the good work, and I'm
11 | looking forward to you all coming to some districts near us, and
12 | I'll just leave it at that. Any follow-up questions, colleagues?

13 | (No response.)

14 | CHAIRMAN HOOD: All right. Let's get it moving. And
15 | let me just say this. Commander Conboy, I want to thank you,
16 | because I know that you have a -- you all always have a lot of
17 | work to do. About 20 years ago, I went on a ride-along, and I
18 | never been back. So I'll just tell you, I know you all have a
19 | lot of work to do, and I'll leave it at that.

20 | Ms. Schellin, do we have anyone here from ANC 8 -- what
21 | was that 8B, who has testimony -- I mean, not testimony, but
22 | cross-examination?

23 | MS. SCHELLIN: The representative should be Joseph
24 | Johnson, Mr. Young.

25 | CHAIRMAN HOOD: Okay. I think that's the chair, Chair

1 Johnson. Let's bring him up. Chair Johnson, do you have any
2 cross? Not your report yet. Do you have any cross-examination
3 of what you heard?

4 CHAIRMAN JOHNSON: I don't. I think, again, to recap
5 what you guys have said, well put together presentation. The
6 community is happy. The President, Anthony Muhammad, of the CAC
7 couldn't be here, but I am the Vice President as well, and the
8 CAC is 100 percent in support of it, the Commission is in support,
9 and so you guys -- Chairman Hood and Commission, you guys have
10 captured everything that we have said, and that's why we are in
11 support of this new police station.

12 CHAIRMAN HOOD: Okay. Now, if you hold tight, that was
13 the time for you to ask questions, but you can give us that --
14 something real similar in a very minute when I call on you,
15 because I have to -- if I don't go by a process, I might run into
16 a problem, but -- so you're good. You don't have any questions,
17 but I'm going to come back to you. We heard what you said. You
18 can just repeat it, if you would like --

19 CHAIRMAN JOHNSON: Got it.

20 CHAIRMAN HOOD: -- or you can just say "ditto" -- you
21 can just say "ditto" when I come back to you, because I want to
22 mess with Anthony Muhammad for a minute too.

23 CHAIRMAN JOHNSON: Got it. Got it. Okay.

24 CHAIRMAN HOOD: All right. Let's go to -- Ms. Schellin,
25 do we have anyone from OAG? I don't think we do.

1 MS. SCHELLIN: No sir, we do not.

2 CHAIRMAN HOOD: Let's bring Mr. Jutte from DDOT, and
3 then we'll go to Office of Planning.

4 MS. SCHELLIN: Okay.

5 VICE CHAIR MILLER: Did Mr. Levinas want to say
6 something?

7 MR. LEVINAS: Yes, just one minute to say that I am so
8 grateful for your comments, but, for me, so important to say that
9 this is a big effort of a big team, from the MPD, that were a
10 fantastic partner with us, that we learned tremendously about
11 them, and DGS, and, of course, our legal advisor that put all
12 those things together, and all our suppliers and people that are
13 under us, so the design team is so grateful to hear your comments.
14 And, again, it's an effort of the really partnership that we
15 worked for more than a year or two years. I don't know, Jamil.
16 And it's very, very rewarding to hear your comments. So we put
17 a lot of effort, and you can recognize that. Thank you so, so
18 much.

19 CHAIRMAN HOOD: Thank you for those comments as well.
20 All right. Mr. Jutte, you have it, and then we'll go to Office
21 of Planning.

22 MR. JUTTE: Good evening, Chairman Hood and members of
23 the Commission. For the record, I'm Preston Jutte with the
24 District Department of Transportation. DDOT did review the
25 applicant's request for a consolidated PUD and related map

1 amendment to modernize the 7th District headquarters. As
2 documented in our report in the record as Exhibit 25A, DDOT
3 supports the application, with several transportation-related
4 conditions.

5 The project includes a number of meaningful multimodal
6 improvements, including upgraded pedestrian infrastructure,
7 expanded bicycle parking, and a funded and installed Capital
8 Bikeshare station. DDOT also supports the project's safety
9 improvements at the site's driveways, including limiting
10 movements at the Alabama Avenue access point, while still
11 allowing emergency access to reduce conflict points along this
12 high-injury network corridor. Alabama Avenue's designation as a
13 tier one high-injury network roadway reflects a history of severe
14 crashes and some of the highest concentrations of fatalities and
15 serious injury collisions in the District, making proactive
16 safety interventions like those in this project especially
17 critical.

18 DDOT's conditions for the project include designing and
19 operating the Alabama Avenue curb cuts -- the curb cut as right
20 in, right out only, with a raised mountable median for emergency
21 access; constructing curb extensions at the intersections of
22 Hartford Street and James McGee Junior Street with Alabama
23 Avenue, subject to final coordination during public space
24 permitting; implementing the TDM Management -- the TDM plan for
25 the life of the project; providing at least 29 short-term and 40

1 long-term bicycle parking spaces, consistent with DDOT standards;
2 funding and installing that Capital Bikeshare station; and, based
3 on subsequent coordination, tying the final certificate of
4 occupancy for the parking garage to the filing of the required
5 public space restoration permits for the interim parking site,
6 with physical restoration to occur once operations transition
7 into the garage.

8 Since submitting our report, DDOT and the applicant
9 have continued coordinating on several details that will be
10 resolved during public space permitting, including curb extension
11 geometry, pedestrian circulation, and final streetscape elements.
12 We really appreciate the applicant's collaborative approach to
13 this project. With our conditions incorporated into the final
14 order, DDOT has no objection to the approval of this PUD and map
15 amendment. Thank you, and I am happy to answer any questions.

16 CHAIRMAN HOOD: Thank you, Mr. Jutte. Let's see if my
17 colleagues have any questions or comments. Commissioner Wright,
18 none. Commissioner Stidham and Vice Chair Miller.

19 VICE CHAIR MILLER: Thank you, Mr. Jutte, for your
20 report, and I have no comments or questions.

21 CHAIRMAN HOOD: Vice Chair, I want to thank you for
22 remembering to thank everybody, because, you know, we get accused
23 of not thanking people, so I appreciate you always doing that.

24 VICE CHAIR MILLER: No, I took that personally. I
25 heard that complaint.

1 CHAIRMAN HOOD: You thank everybody, and that's what I
2 told the Chairman; you thank everybody. Anyway, let's see, Ms.
3 Bloomfield, do you have any questions of Mr. Jutte with DDOT, or
4 Mr. Cohen?

5 MS. BLOOMFIELD: No. Thank you.

6 CHAIRMAN HOOD: Okay. Thank you, Ms. -- oh, that's
7 right. Chair Johnson, you have any questions of Mr. Jutte?

8 CHAIRMAN JOHNSON: I do not, Chairman.

9 CHAIRMAN HOOD: Okay. Thank you. Thank you, Mr. Jutte.
10 All right. Ms. Schellin, I think we have Ms. Brown-Roberts, I
11 believe. Okay. Ms. Brown-Roberts.

12 MS. BROWN-ROBERTS: Good evening, Mr. Chairman and
13 members of the Commission. I'm Maxine Brown-Roberts from the
14 Office of Planning, and I'm sitting in this evening for Michael
15 Jurkovic. The Office of Planning finds that the proposed map
16 amendment and the -- from the RA-1 to the R-2 zone and the
17 accompanying PUD are not inconsistent with the Comprehensive Plan
18 maps and many policies related to land use, transportation, urban
19 design, the environment, and community services and facilities
20 use, and the proposal would further the District's efforts
21 towards modernizing its public infrastructure. Through the PUD,
22 the proposal would enable the replacement of the existing
23 uninviting facility with one which would beautify the site and
24 include space designed for public use and would serve to advance
25 the surrounding community.

1 OP is supportive of the requested areas of flexibility,
2 some of which are to accommodate the proposed public use and are
3 commensurate with the many amenities to be provided by the
4 project. OP, therefore, recommends approval of the requested map
5 amendment and the accompanying PUD.

6 And I'd also like to add our voice to thanking the
7 applicant for working with the Office of Planning on resolving
8 some of the issues that came up during our review. Again, thank
9 you, Mr. Chairman, and I'm available for questions.

10 CHAIRMAN HOOD: Thank you, Ms. Brown-Roberts, for your
11 report and all the work that you all have done on this. Let's
12 see if my colleagues have any questions. Commissioner Wright,
13 none. Commissioner Stidham, none. Vice Chair Miller.

14 VICE CHAIR MILLER: No questions. Thank you, Ms. Brown-
15 Roberts for your report. Comprehensive as always.

16 CHAIRMAN HOOD: All right. I always look for the Vice
17 Chair to keep thanking everybody. Thank you. So thank you --
18 thank you, Ms. Brown-Roberts. Let's see if -- Ms. Bloomfield,
19 you have any questions of the Office of Planning?

20 MS. BLOOMFIELD: No. Thank you.

21 CHAIRMAN HOOD: Or Mr. Cohen. Okay. And, Chair
22 Johnson, you have any questions of Ms. Brown-Roberts?

23 CHAIRMAN JOHNSON: No questions, Chairman.

24 CHAIRMAN HOOD: Sounds good. Thank you. Thank you,
25 Ms. Brown-Roberts.

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

2 CHAIRMAN HOOD: Okay. Now, we kind of had the report
3 of the ANC. Chair Johnson, did you want to say anything else,
4 even though I know you gave us --

5 CHAIRMAN JOHNSON: I'll just recap that MPD, DGS, they
6 did a fantastic job presenting to the community. The community
7 raised, you know, certain questions that they were able to address
8 at the public presentation. They consistently come back to
9 continue to provide the community with updates and things like
10 that. And, Chairman Hood and Commission, you guys have recapped
11 a lot of the why we supported the project in the first place,
12 and so the community is in support of it, the CAC is in support
13 of it. The President, Anthony Muhammad, couldn't be with us
14 tonight, but I also serve as the VP of the CAC, and we also
15 support the development of the new 7th District station. And so
16 I thank, you know, all the agencies and the architects and
17 everybody that have made this possible and to make sure that they
18 continue to do that community outreach. So thank you, Chairman
19 and Commission.

20 CHAIRMAN HOOD: Thank you, Chair Johnson, and
21 everything that you all do. Let's see if we have any questions.
22 Commissioner Wright and Commissioner Stidham.

23 (No response.)

24 CHAIRMAN HOOD: Vice Chair Miller.

25 VICE CHAIR MILLER: I have no questions. Thank you,

1 Chair Johnson, for all your community work that you do.

2 CHAIRMAN HOOD: I, too, want to thank you, Chair
3 Johnson, you and the ANC, and I want you to give a message to my
4 friend, Anthony Muhammad. Tell them that I'm not going to go
5 hard on him, because you're the Vice Chair of that organization,
6 but I know the CAC does a lot of work across the city, all the
7 CAC, so we appreciate you all -- what you all do with the CACs
8 as well. Let's see if we have any questions. Ms. Bloomfield,
9 you have any questions?

10 MS. BLOOMFIELD: No. Thank you.

11 CHAIRMAN HOOD: All right. Well, thank you, Chair
12 Johnson, for taking the time to come down and give us your
13 testimony for both the ANC, as well as the CAC, so thank you.

14 CHAIRMAN JOHNSON: Thank you.

15 CHAIRMAN HOOD: All right. Ms. Schellin, do we have
16 anyone here who's in support, opposition, or undeclared?

17 MS. SCHELLIN: We have a couple people on the list. If
18 Ms. Bloomfield would tell me whether Jonathan Dorrough with the
19 MPD 7th District, if he is part of your team. I show that he
20 is, if he's going to be --

21 MS. BLOOMFIELD: I believe that he is.

22 MS. SCHELLIN: I'm sorry?

23 MS. BLOOMFIELD: I believe that he is, but, Jamil, can
24 you confirm that for sure?

25 MR. HAMILTON: Can you repeat the name again? I'm

1 | sorry. I didn't hear that.

2 | MS. SCHELLIN: Jonathan Dorrough with 7th District MPD.

3 | MR. HAMILTON: Oh, yeah, Jonathan Dorrough. Yes, he
4 | is part of our team, yes.

5 | MS. SCHELLIN: Okay. So -- okay. So we can mark him
6 | off. And then Kevin Harding with MPDC?

7 | MR. HAMILTON: Yes, he's part of our team. He's the
8 | commanding officer of MPD-7D.

9 | MS. SCHELLIN: Okay. So we can mark him off. Jessica
10 | Lugg; I show she is part of --

11 | MR. HAMILTON: She's part of the DGS project management
12 | team.

13 | MS. SCHELLIN: Okay. So then, moving along, that leaves
14 | us with one -- with no one to testify in any category, Chairman
15 | Hood.

16 | CHAIRMAN HOOD: Okay. Thank you. I do want to ask
17 | Mr. Willingham -- I'm not sure -- did you want to say something,
18 | or who are you with, or did I miss something? Who are you with,
19 | Mr. Willingham?

20 | MR. WILLINGHAM: Oh, good afternoon. I'm a project
21 | architect with Shinberg.Levinas for the project.

22 | CHAIRMAN HOOD: Oh okay. Well, you're the only one I
23 | didn't hear from. Did you want to say something or you good?

24 | MR. WILLINGHAM: No, we're just pleased with the --
25 | with the feedback, and I think we're all looking forward to this

1 project moving forward.

2 MS. BLOOMFIELD: He did all the work.

3 CHAIRMAN HOOD: Oh, the person that's quietest did all
4 the work. Okay. Okay. That's all right.

5 MR. LEVINAS: Exactly. Somebody has to work.

6 CHAIRMAN HOOD: All right. So, with that, Ms.
7 Bloomfield, do you have any closing? I would say rebuttal, but
8 I don't think there's nothing to rebut here, but do you have any
9 closing?

10 MS. BLOOMFIELD: I'll just say thank you for the kind
11 remarks. We worked hard, and we're happy to be where we are
12 today. It sounds like there's -- I've got sort of two main items
13 for submission, in what I believe would be a post-hearing
14 submission, that came from Commissioner Miller; one about the DGS
15 funding allocation, and one about the percentage of MPD who live
16 in the District. I believe that is something that can be handled
17 in a post-hearing submission, and, if the Commission is so
18 inclined, we would respectfully ask that you take proposed
19 action. As Commissioner Miller mentioned, this is a two-vote
20 case, so we would be back for final action, and I will leave it
21 at that. Thank you.

22 CHAIRMAN HOOD: Thank you, Ms. Bloomfield and Mr.
23 Cohen, and to the team. Great job. We appreciate all the work
24 that everyone has done on this project. We appreciate it.
25 Colleagues, I'm going to close the record for other than what

1 we've asked for. I think this is pretty straightforward. I
2 think the record speaks for itself. The merits of this case
3 warrant -- at least, warrant us a vote tonight, proposed, and I
4 think it warrants us a vote in the affirmative, but, anyway, I
5 will wait and ask -- who went first -- Commissioner Wright, if
6 you'd like to make a motion.

7 COMMISSIONER WRIGHT: Sure. I'd be glad to. I move
8 that the Zoning Commission take proposed action on Zoning
9 Commission Case Number 25-20, DC Department of General Services
10 consolidated PUD and related map amendment from the RA-1 to the
11 RA-2 zone at Square 5728, Lot 800, which is 2455 Alabama Avenue
12 Southeast, for all the reasons that have been stated, and I ask
13 for a second.

14 COMMISSIONER STIDHAM: Second.

15 CHAIRMAN HOOD: Okay. Thank you. It's been moved and
16 properly seconded. Any further discussion?

17 (No response.)

18 CHAIRMAN HOOD: Not hearing any, Ms. Schellin, would
19 you do a roll call vote please?

20 MS. SCHELLIN: Yes, sir. Commissioner Wright.

21 COMMISSIONER WRIGHT: Yes.

22 MS. SCHELLIN: Commissioner Stidham.

23 COMMISSIONER STIDHAM: Yes.

24 MS. SCHELLIN: Commissioner Hood.

25 CHAIRMAN HOOD: Yes.

1 MS. SCHELLIN: Commissioner Miller.

2 VICE CHAIR MILLER: Yes.

3 MS. SCHELLIN: The vote is four to zero to one to
4 approve -- to approve proposed action in Zoning Commission Case
5 Number 25-20, the minus one being Commissioner Imamura, not
6 present, not voting. And if we could set the dates, we need to
7 allow for the proffering conditions process, which is a 28-day
8 process, and so we need to allow for that. Looking at our
9 calendar, that is going to put us right at our July 30th meeting.
10 And who's our attorney on this? He -- they usually like to have
11 time to review this before it's taken -- or before final action
12 is taken. I can't see who our attorney is.

13 CHAIRMAN HOOD: Our attorney is Brian Lampert.

14 MS. SCHELLIN: Brian.

15 MR. LAMPERT: Yes.

16 MS. SCHELLIN: Brian, is that going to give you enough
17 time to be able to review this and take final action on July
18 30th?

19 MR. LAMPERT: Yeah, that should be just fine.

20 MS. SCHELLIN: Okay. So, then, going through the --
21 going through that process, which starts -- the first date is
22 seven days from now, and then the draft order would be due on
23 the last day of that process, which is the 28th day, I believe
24 it is. Thank you.

25 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin. Ms.

1 Schellin, do we have anything else before us?

2 MS. SCHELLIN: Nothing else.

3 CHAIRMAN HOOD: I will say that I did forget, before I
4 close this out, the Zoning Commission has a meeting coming up
5 next -- I think our meeting is July the 16th.

6 MS. SCHELLIN: Our next meeting will be July 16th; that
7 is true.

8 CHAIRMAN HOOD: And we don't have -- we don't have
9 anything before then, and I did not do a closed meeting, so that
10 day we just may have to go in an emergency session, if needed,
11 so I'm just giving my colleagues advanced notice.

12 MS. SCHELLIN: Well, you can vote on it now.

13 CHAIRMAN HOOD: No.

14 MS. SCHELLIN: You like to do it at the beginning.

15 CHAIRMAN HOOD: Ethics has specifically told me to do
16 it at the very beginning.

17 MS. SCHELLIN: Very beginning.

18 CHAIRMAN HOOD: I'm not going to break any rules,
19 because I have Mr. Conboy here from the Police Department. I
20 don't want to get locked up, so I'm going to -- we have to do it
21 at the beginning of the meeting. So, anyway, we'll do -- move
22 in that fashion, because I want to make sure that we stay in
23 compliance.

24 MS. SCHELLIN: I don't think we have a whole lot on
25 there, so you might be good.

1 CHAIRMAN HOOD: Okay. Okay. Good. Ms. Bloomfield.

2 MS. BLOOMFIELD: Yeah. Ms. Schellin, is there a date
3 by which you would like us to file the post-hearing submission?

4 MS. SCHELLIN: For the additional requests that were
5 due, two weeks.

6 MS. BLOOMFIELD: Thank you.

7 MS. SCHELLIN: And then the ANC has one week to respond.

8 MS. BLOOMFIELD: Thank you.

9 MS. SCHELLIN: And do you want me to actually give you
10 the date? That would be July 13th for the applicant, three
11 o'clock p.m.; July 20th, 3:00 p.m., for the ANC, being the only
12 party to the case.

13 CHAIRMAN HOOD: Okay. We all on the same page?

14 MS. SCHELLIN: Yes, sir.

15 CHAIRMAN HOOD: So, with that, I want to thank everyone
16 for their participation tonight. Great job. And, again, I wish
17 you all a happy and safe Fourth of July. Thank you. This hearing
18 is adjourned.

19 (Whereupon, the above-entitled hearing was adjourned
20 at 5:49 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. 25-20

Before: DC Zoning Commission

Date: 06-29-26

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