

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 26-07

+ + + + +

MONDAY

SEPTEMBER 14, 2026

+ + + + +

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
ROBERT E. MILLER, Vice-Chairman
JOSEPH IMAMURA, Commissioner
GWEN WRIGHT, Commissioner
CHRISTINE BRUINS, Commissioner

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, ESQUIRE

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ALSO PRESENT:

JEFF UTZ, ESQUIRE, Goulston and Storrs
SHANE DETTMAN, ESQUIRE, Goulston and Storrs
SOHAEL CHOWFLA, Redbrick LMD
LINDSEY MORTON, Redbrick LMD
BRIAN MURCH, DLR Group
ROBERT SCHIESEL, Gorove Slade
CRAIG ATKINS, Wiles Mensch
WILLIAM LATTANZIO, Wiles Mensch
LARRY GREENHILL

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Regular Public Hearing held on September 14, 2026.

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

(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen.

We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, soon to be joined by Commissioner Wright, as well as Commissioner Imamura and Commissioner Bruins. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as Mr. Paul Young, who will be handling all of our virtual operations. And our Office of Zoning Legal Division this evening is Mr. Jacob Ritting. I will ask all others to introduce themselves at the appropriate time.

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

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2 at (202) 727-0789 to receive Webex log-in or call-in
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4 persons planning to testify must have signed up in advance and
5 will be called by name at the appropriate time. At the time of
6 signup, all participants will complete the oath or affirmation
7 required by Subtitle Z-408.7. If you wish to file a written
8 testimony or additional supporting documents during the
9 hearing, then please be prepared to describe and discuss it at
10 the time of your request when testifying.

11 The hearing will be in accordance with provisions
12 of 11-Z DCMR, Chapter 4, as follows: preliminary matters; the
13 applicant's case -- the applicant has up to 60 minutes, but I'm
14 sure that we can do a lot quicker than that; a report of other
15 government agencies; report of the Department of
16 Transportation; report of the Office of Planning; report of the
17 ANC -- I believe it's 8C in this case -- I stand to be
18 corrected if need be; testament of organizations and
19 individuals --

20 VICE CHAIR MILLER: It's 8A.

21 CHAIRMAN HOOD: 8A, okay, thank you. Our testimony
22 of organizations and individuals, each having five and three
23 minutes respectively, and we'll hear in the order from those in
24 support, opposition, and undeclared. Then, we'll have rebuttal
25 and closing by the applicant. At this time, the Commission

1 will submit any preliminary matters. Before I do that, this
2 evening's -- this case for -- the hearing case for the D.C.
3 Zoning Commission Case No. 26-07, CQ Metro Land, LLC, design
4 review in the NHR zone at Square 5860, Lot 1039. Again,
5 today's date is September 14, 2026.

6 Ms. Schellin, do we have any preliminary matters?

7 MS. SCHELLIN: Just very briefly. (Indiscernible)
8 party status request. There is an expert in architecture,
9 Brian Murch. If the Commission wants to consider his resume at
10 Exhibit 3F, as in Frank, page 8. The other experts have
11 previously been accepted if the Commission would accept them in
12 this case. That would be Robert Schiesel in Transportation;
13 Shane Dettman in Land Use Planning; Craig Atkins in Landscape
14 Architecture; and William Lattanzio -- I'm sure I messed that
15 up -- in Civil Engineering. If the Commission would accept
16 them as experts in this case, that would be great and then
17 consider the one in architecture.

18 CHAIRMAN HOOD: Thank you, Ms. Schellin. And
19 colleagues, unless I have any objection, I will -- we will
20 continue that status of those who already accepted, unless I
21 have any objection. If not, let's go to Mr. Murch. And I'm
22 looking to my colleagues on Mr. Murch, who's been proffered as
23 an expert in architecture.

24 COMMISSIONER IMAMURA: I'm comfortable with Mr. Murch
25 as an expert in architecture. And if you'll allow me, Mr.

1 Chairman, I also want to make a comment. I'm happy to accept
2 the others but want to highlight that the two from Wiles
3 Mensch, I just want to say that -- let me see, it was Craig
4 Atkins and William Lattanzio. I want to say that their resumes
5 are very helpful because upfront, they actually highlight the
6 number of years of experience in the industry. Gorove Slade
7 also does this. So for anybody in the public or any other
8 future applicants, please take note that that's very helpful in
9 terms of just our practice on the Zoning Commission,
10 particularly in architecture, landscape architecture, civil
11 engineering, to have more than ten years of license experience.
12 So I just wanted to highlight that and let Wiles Mensch know
13 that that is greatly appreciated, at least for my part.

14 CHAIRMAN HOOD: Thank you, Commissioner Imamura.

15 Any follow-up questions? I'm ready to stand with the
16 recommendation of Commissioner Imamura. Any objections to
17 follow his lead? Okay.

18 Thank you, Commissioner Imamura. And know,
19 Commissioner Imamura, when we go to questions, I'm going to
20 come to you first. So thank you all.

21 All right. So we will accept and take Commissioner
22 Imamura's recommendation.

23 Ms. Schellin, anything else?

24 MS. SCHELLIN: Just very briefly. I was checking to
25 see if ANC had submitted their report yet, and they have not,

1 but Jamila Wright is here or is going to be here. I haven't
2 looked to see if she's here yet, but she plans to be here to
3 testify. She advised they voted last week in opposition, and I
4 asked her to submit a report and she -- and I sent her the ANC
5 report form to you. So I anticipate she plans to do that, but
6 I just looked and I don't see it yet. And that is 8A, as
7 Commissioner Miller stated. The OP hearing report is at
8 Exhibit 18. Then, they made -- and they made several comments
9 regarding that. They have -- they recommended some -- they say
10 that the applicant meets many of the relevant criteria, but not
11 all of it. I'm not sure if the applicant has replied to that
12 report yet. And then, you have the DDOT report at Exhibit 17,
13 and they have no objection with some conditions included in the
14 order. The DCEE report is contained within the OP report at
15 Exhibit 18, and that is on pages 39 and 40 at Attachment 2.
16 With that, I'm going to turn it over to the Commission. Thank
17 you.

18 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin.
19 Let's bring up the -- Mr. Ritting.

20 MR. RITTING: Yeah, hi. I just wanted to make sure
21 you noticed that the applicants submitted a motion for an
22 untimely filing and then they attached to it, some updated
23 documents, which they're entitled to do at the hearing. So, I
24 assume that you're going to grant that motion. Included in
25 those documents are some things that respond to the OP comments

1 that were in their hearing report. I'm only mentioning it to
2 make sure that you're all aware of it before we begin.

3 CHAIRMAN HOOD: So Ms. Schellin, when was this
4 submitted?

5 MS. SCHELLIN: I understand -- so Jake, did it revise
6 the report? Because they only have to do it if it's -- if it
7 revised their plan -- if it revised their application. They
8 only have to do that --

9 MR. RITTING: It does. It attached some revised
10 renderings and some other --

11 MS. SCHELLIN: Do you know that exhibit number off
12 the top of your head? I just closed out my --

13 MR. RITTING: The motion is Exhibit Number 22. And
14 then the cover letter with the explanation is 22A, and then the
15 attachments are 22AA, AB, and AC.

16 CHAIRMAN HOOD: Okay. So, Chairman Hood, as Mr.
17 Ritting has stated, the motion, the waiver request, is to be
18 able to revise, or amend, their less than 20 days prior to the
19 hearing, if I understand this correctly. And so that motion,
20 as he stated, is at Exhibit 22 through 22B, I believe. And
21 that would require the Commission to approve that being revised
22 less than 20 days prior to hearing.

23 CHAIRMAN HOOD: Okay. I guess my question is, when
24 did it come in? Maybe I missed it.

25 MS. SCHELLIN: Oh, is it in response to the OP

1 filing? Let me look and see --

2 CHAIRMAN HOOD: Okay.

3 MS. SCHELLIN: -- what that date is.

4 CHAIRMAN HOOD: It's all right, I missed it. Let
5 me -- let me ask one of my colleagues to -- did my colleague --
6 everybody else see that --

7 MS. SCHELLLIN: August 31st -- I'm sorry, nope,
8 wrong -- wrong Exhibit.

9 CHAIRMAN HOOD: So I'm seeing the same heads shaking
10 the (indiscernible), okay.

11 COMMISSIONER WRIGHT: I -- I thought it came in on
12 the 12th, September 12th, so that would've been the weekend.

13 CHAIRMAN HOOD: Oh, okay.

14 MR. RITTING: Yeah. It came in after we sent you the
15 hearing report on Friday, which is why I wanted to mention it,
16 that you noticed that it came in. And I'm sure Mr. Utz can
17 speak to -- better than I can about its contents.

18 CHAIRMAN HOOD: So, Ms. Schellin, what I'm going to
19 ask you to do, because you know my situation right now, could
20 you email that to me? Because if I pull it up --

21 MS. SCHELLIN: Sure.

22 CHAIRMAN HOOD: -- this thing may cut off.

23 MS. SCHELLIN: Yes.

24 CHAIRMAN HOOD: Commissioner -- Vice Chair Miller, if
25 I go out, just keep the hearing going. I got us up and

1 started.

2 MS. SCHELLIN: Okay, yep. I'll get that to you in
3 just a few minutes.

4 CHAIRMAN HOOD: So we need to -- we can we hold that
5 ruling in advance unless one of my colleagues is ready to talk
6 about it or Mr. Utz? So I'd rather see it first. Can we --
7 can we continue on with the hearing? I'm looking at my
8 colleagues, those who I can see. Can we continue with the
9 hearing? And by that time, Ms. Schellin will make sure that we
10 all have it, and then we can review it, and then we can come
11 back and readdress that at a later time. Is that better?
12 In -- in the first ten minutes, at least. Any objections to
13 moving that way, Commissioner Wright?

14 COMMISSIONER WRIGHT: I was going to say, I don't
15 object, but I really, really hate getting these kinds of
16 documents in this late in the game that, you know, are pretty
17 significant. And you know, I know we'll go over it, and I hope
18 applicant will go over it in detail during their presentation.
19 But I -- I really do have a concern about getting substantive
20 information at a very, very late date.

21 CHAIRMAN HOOD: Okay. Do we want to hold off until
22 we get this, or -- or do you all want to keep moving? I'm
23 looking to see.

24 COMMISSIONER WRIGHT: I -- I'm not suggesting holding
25 off on the hearing. I think we should keep moving.

1 CHAIRMAN HOOD: Okay.

2 COMMISSIONER WRIGHT: I'm not absolutely sure what
3 impact it will have on me.

4 VICE CHAIR MILLER: I agree we should keep moving,
5 and I think Mr. Utz is capable of summarizing it for us if we
6 don't get a chance to open that document, which I'm trying to
7 do right now on another device.

8 CHAIRMAN HOOD: Okay. All right. So unless I have
9 any objection from my other colleagues, let's continue moving.
10 Mr. Utz, please hit the highlights, especially, speak about the
11 opposition that we're now hearing about. And I know that the
12 other -- other commissioner, I think, pulled back. I'm not
13 sure what's all going on, but if you could help us get through
14 all of that, and I will turn it over to you, unless, Ms.
15 Schellin, you have anything else?

16 MS. SCHELLIN: Nothing else.

17 CHAIRMAN HOOD: Okay. All right. Thank you, Mr.
18 Ritting and Ms. Schellin. Mr. Utz, turn it over to you.

19 MR. UTZ: Great. Thank you so much. Can you hear
20 me? Great. Thank you, Commissioner Hood. Thank you, to the
21 Commission, and we are happy to integrate that description of
22 the hearing filing that was made over the weekend. It was
23 intended to just get information out as soon as we can. We got
24 what's close to tonight, but we wanted to give as much time as
25 we could. But I'll integrate that into kind of our -- but if

1 we could please pull up the presentation, Mr. Young, that would
2 be very much appreciated. Meanwhile, I would just like to
3 thank you to some introductions, first by saying hello, and
4 thank you for letting us appear tonight. My name is Jeff Utz
5 with the Law Firm of Goulston and Storrs. I'm joined by my
6 colleague, Shane Dettman. We're here on behalf of the
7 applicant, Case No. 26-07, CQ Metro Land, LLC.

8 Next slide, please. This is an application for a
9 project that is actually the fourth phase of the build out of
10 the NHR zone. It's also known as Bridge District, or the
11 property located on Parcel 7, along Howard Road. It's shown
12 here in its context.

13 Next slide, please. The NHR zone was created by
14 order Number 18-18. The property was mapped in the zone by
15 order number 20-22 bit later. And as the Commission knows, the
16 Commission has reviewed and approved the first three phases of
17 the NHR zone filled out.

18 Next slide, please. The NHR zone requires that each
19 project in the zone is subject to design review approval by the
20 Commission under Subtitle K, Section 1005. The Zone District
21 is geared towards ensuring that the development of the area
22 contains a mixture of uses and streetscape connection among
23 other considerations. We can skip the next slide that shows
24 the purposes of the HR zone and go to the one after that. And
25 this is basically a quick summary.

1 Next slide. After the purposes and standards. The
2 application proposed a hotel of approximately 99 feet of
3 height, FAR of 3.59, including about 160 hotel units and 4000
4 square feet of retail. This project is a unique blend of
5 exciting use for the parcel with a meaningful sustainability
6 approach, focused on integrating public and open space, and
7 design intent to integrate Poplar Point rather than chartered
8 back other noteworthy aspect, all in a highly constrained site
9 and an oddly shaped block.

10 The result will be a well-designed structure, well
11 within the height and density allowed as a matter of right in
12 the zone, be additive to, and appropriate for this location.
13 Perhaps most importantly, it will be the first hotel of its
14 kind, east of the Anacostia River.

15 As noted in the OP report and our now application
16 materials, we requested the following areas of flexibility from
17 the requirements of the zoning regulations, rear yard, side
18 yard, residential minimum area, particular parking, loading,
19 light parking showers, and restructuring screening. All of
20 that's detailed in the application materials, and we're happy
21 to go into more detail later. But I'm working to expedite our
22 overview, and we can come back with any questions.

23 Next slide, please. So this is probably best
24 snapshot of kind of open items and where things are and the
25 applicant's response to them. Along with the community, the

1 team has been meeting with OP, DDOT, and other agencies
2 regarding the project. We greatly appreciate the time and
3 ideas for the agency. Shown here are the comments from OP and
4 the DDOT reports, and the applicant's response to each. So
5 taking it from the top relating to the OP report, the first
6 item is that OP requested that the applicant explore greater
7 activation of buildings east side along the ground floor. The
8 team studied this in detail. There are significant constraints
9 on rearranging internal components, which we could detail. But
10 the applicant was able to add elements to activate the east
11 side of the ground floor, including adding a green screen and a
12 mural, which those are in Exhibit 15, and also added placing
13 early in the process based on OP comments.

14 The second comment is that OP requested the applicant
15 examine greater engagement for the east facade on the upper
16 stories. The team also studied this in great detail and
17 ultimately added two columns of windows and the articulation
18 material to the project ESAT. Those are the elements that we
19 filed over the weekend. That is one of three exhibits filed
20 over the weekend with some renderings that captured that. So
21 that's Exhibit 22, specifically Exhibit 22AB. That was from a
22 response to the OP report that we wanted to get into the record
23 kind of as soon as it was available.

24 The third bullet is that OP requested that the team
25 examine possibility of relocating the loading dock to the West

1 Building facade. The team has spent a great deal of time in
2 this concept and will describe how the loading approach is
3 planned and designed.

4 The fourth bullet is that OP requested that if
5 loading is not relocated, the applicant commit to provide
6 exterior murals as described in Exhibit 15, and that the
7 applicant is happy to commit to that condition.

8 Moving down to the OP -- I'm sorry, to the DDOT
9 report. DDOT requested essentially three conditions -- the
10 first being that the applicant provide public access easement
11 for the sidewalk along the WMATA access drive each side of the
12 project; that the applicant implement the TDM plan with the
13 revision requested by DDOT; and then third, that the applicant
14 implement the loading management plan. And the applicant
15 commits to all three of those conditions.

16 Moving on from this slide, with us today are Sohael
17 Chowfla and Lindsey Morton of Redbrick, on behalf of the
18 applicant; Brian Murch of the DLR Group, the project architect.
19 Also available for questions Robert Schiesel of Gorove Slade,
20 the project transportation consultant; Craig Atkins and William
21 Lattanzio of Wiles Mensch. And with that, I'll turn it over to
22 Sohael, the representative of the applicant.

23 MR. CHOWFLA: Thank you, Jeff. Good afternoon. My
24 name is Sohael Chowfla. I'm with Redbrick LMD. Redbrick is a
25 community-minded developer. We're here based in D.C., with

1 significant experience delivering transformative projects in
2 the (indiscernible), notably St. Elizabeth Key and the Bridge
3 District. The Bridge District, which we're here to talk about
4 today, represents two and a half million square feet of mixed-
5 use density, approximately eight acres along the Anacostia
6 Riverfront in Ward 8.

7 Next slide, please. Next slide, please. Thank you.
8 One more, please. Thank you. So each building in the Bridge
9 District has been designed distinctly, which will ultimately
10 result in an organic and unique neighborhood composition with a
11 variety of uses and spaces catering to a broad mix of people.
12 Parcel 3 and 4 was delivered in 2025, they totaled 757 units,
13 including 77 units of new, affordable housing and over 47
14 square feet of ground floor retail.

15 The residential lease-up is going well, and we're
16 excited to have welcomed several new retail businesses in the
17 Ward 8, including Atlas Brew Works, which anchors the west side
18 of the building, Cafe Cino, and FlowWell Yoga. Parcel 5 is a
19 270-unit mass timber building and is currently under
20 construction. This will be the first mass timber residential
21 higher ed building in D.C. and the Mid Atlantic, and we're
22 incredibly proud of building it east of the river. This
23 building will use cross-laminated timber instead of concrete
24 and will result in a thirty percent reduction of embodied
25 carbon.

1 Parcel 5 will also bring 29 units of new affordable
2 housing and approximately 9,000 square feet of ground floor
3 retail. We're still progressing on plan for Parcels 1 and 2,
4 which are future phases of the Bridge District, and Parcel 6.
5 Parcel 2 is contemplated for roughly 600 units, and we
6 anticipate providing an update to the Zoning Commission on this
7 project in the coming months.

8 And finally, Parcel 7, which is our project site
9 today, is a hotel directly adjacent to the Anacostia Metro
10 Garage and Metro Station with -- with great visibility from I-
11 295 and views into historic Anacostia, Poplar Point, and the
12 future 11th Street Bridge Park, as well as the Navy Yard and
13 downtown D.C. monuments. The site is currently a vacant,
14 unimproved lot, and we intend to construct a new seven-story
15 hotel with approximately 160 guest rooms and a restaurant bar
16 lounge on the ground floor that will be available to both hotel
17 guests and the public. The hotel will act as an anchor for the
18 eastern edge of the Bridge District and significantly improve
19 both pedestrian and bicycle connectivity from the Metro to the
20 Bridge District.

21 Next slide, please. The Parcel 7 hotel will be the
22 first of its kind on this side of the river and will provide a
23 logic -- a local lodging option for friends and family at an
24 accessible select service price point. It will drive tourism
25 and spending for Ward 8 businesses, it will create new job

1 opportunities, and it will bolster the continued growth of Ward
2 8, especially as it relates to the future plans for Poplar
3 Point.

4 Next slide, please. The site located here in blue,
5 has been thoughtfully planned into the overall master plan of
6 the Bridge District, and has considered pedestrian and
7 vehicular routes through the side towards the north and future
8 Poplar Point. And it will also tie in and extend the east west
9 bicycle route that's partially constructed with Parcels 3 and 4
10 under construction with 5, and it'll eventually extend to the
11 east and connect to the trail network along the Anacostia.

12 Next slide, please. Sorry. Next slide, please.
13 And -- and so Redbrick has managed to plan the Bridge District
14 with Poplar Point in mind, consolidating loading, parking
15 access, and including public plaza to serve as pedestrian
16 connection points to Poplar Point in an A-B-A-B configuration.
17 So every other connection will be pedestrian or roadway. And
18 Redbrick has also worked with D.C. to enable an expanded and
19 realigned road to be built with the Poplar Point development to
20 the east of Parcel 7 site on -- on land that it currently owns.

21 Next slide, please. As Jeff mentioned earlier, and
22 our architect Brian Murch will go into in more detail, the site
23 is encumbered with significant -- several and significant
24 subsurface infrastructure constraints, including an 11-foot-
25 wide sewer tunnel along the west side of the property, a 12-

1 foot sewer tunnel right of way along the south side of the
2 property, and a 40-foot-wide river tunnel that passes through
3 the northwest corner of the property. These constraints and
4 the clearance requirement to allow DC water to adequately
5 service these tunnels significantly restrict footprint, size,
6 design, and operations of the project.

7 Additionally, we're bringing an incredible hotel
8 brand to this project, and that comes with multiple layers of
9 operational requirements that also need to be met on site. The
10 location and size of the loading dock, the access drive to the
11 project, the dedicated drop off pickup, lobby location, back-
12 of-house spaces, buildings core, and amenity spaces, were all
13 designed in reaction to these site constraints, balancing what
14 hotel operational requirements would be with what this site can
15 yield, given these underwater -- underground heat.

16 Ultimately, we were able to design what will become
17 the first hotel east of the river within this very irregular
18 footprint. And at this point, what I'd like to do is turn it
19 over to Lindsey Morton, who will give an overview of our
20 community outreach and engagement today.

21 MS. MORTON: Thank you, Sohael. Commissioner, or
22 rather, Chairman Hood and Commission and D.C. officials. I'm
23 Lindsey Morton. I serve as the Vice President of Community
24 Engagement and Corporate Impact at Redbrick. I'm here -- if we
25 go to the next two slides -- to testify and speak to our

1 community outreach and engagement for the before I start, I
2 just want to underscore that Redbrick has remained an invested
3 and a committed partner in community in Ward 8. When I
4 personally started this job five years ago, you know, I've
5 heard loud and clear about the need for the Bridge District to
6 really respond to community needs and aspirations. And if you
7 go out to the site today, you start to see us having delivered
8 on some of those practices.

9 For example, we heard loud and clear the need for
10 green space, not just for residents in the building, but for
11 all neighbors. So we funded a public park, one-acre park that
12 not only serves as free open space for folks to gather, but
13 we've leveraged as a main stage for public events and
14 activations that, again, continue to service the needs of the
15 residents living in our first community as well as neighbors
16 come and visit the Bridge District. In addition, throughout
17 the contracting process, we've been able to, so far, to date,
18 award \$6 million in contract to local subcontractors. Those
19 subcontractors have been able to help us reach, not only job
20 seekers from the Ward, but those who are learning trades,
21 apprentices, young men and women who are getting their
22 certificates and joining this exciting industry. And so we've
23 not only delivered jobs, but also kind of extended the -- the
24 certification and training pathway that we believe will open a
25 lot of doors to come.

1 Sorry about that. We had a little technical
2 difficulty. If we could go back to the last slide, I just
3 wanted to highlight a couple other things before I speak to our
4 timeline. So again, the Bridge District has been successful in
5 delivering not only 757 units of new housing, we've also
6 unlocked retail spaces that we've heard loud and clear were
7 needed, in the Ward in this part of town in particular. Today,
8 over 50 percent of the retailers that are active and operating
9 at the Bridge District also identify as black-owned businesses,
10 and this is a really important value and principle that we
11 heard loud and clear around the holistic, engagement outreach
12 for the Bridge District.

13 The neighborhood and our partners continue to be
14 strengthened by two-way collaborations. We have a strong,
15 solid partner in Cedar Tree Academy. They continue to give us
16 quality feedback and insights on how we can make the roadway
17 experience accessible and easy and safe for visitors, families,
18 students. And again, we're just excited about what's to come
19 with this with this current project that we're discussing in
20 terms of job opportunities and the ability for this hotel to
21 respond to some of the social and economic needs of neighbors.

22 If we go to the next slide, I'd love to just walk you
23 through, what were some of our goals for the outreach for this
24 proposed hotel project, the timeline itself, and then I'll talk
25 through some of our learnings and how we apply those. So to

1 start, our goals were simple. We wanted to really inform
2 community members, make sure they were aware of what we were
3 seeking to do, and what the design entails. We wanted to
4 engage them in meaningful ways beyond the traditional formal A
5 and C meeting and also involve them by applying their feedback
6 and their insights into our very own design plan, allowing them
7 to be able to see that their input was actually activated on a
8 decision shaping some of the ideas for this project.

9 As you can see here, our timeline kicked off mid-
10 April. We started with some notifications to the ANC's that
11 built into more formal meetings both with our SMD, the Chair of
12 the ANC. I know that that time, we really started to think
13 more critically about how to expand the outreach, noting that
14 not all of our affected stakeholders attend ANC meetings, and
15 ANC meetings now always prove out to be the only opportunity
16 for us to reach an (indiscernible). So we identified
17 additional stakeholders that includes above the historic
18 Anacostia Block Association, the Anacostia BID, Destination
19 D.C., the Anacostia Arts Center, a host of neighbors and
20 business owners, and just invested community members who were
21 willing to listen, share, and reflect on the design plans that
22 they were presented.

23 Of course, we started a formal ANC meeting
24 presentations in June, July, and September. And in that
25 period, we also conducted additional outreach both by way of an

1 open house that we hosted at the Bridge District, and we were
2 part of a tabling event in Anacostia at a Jazzy Sunday's event
3 back in August. And ongoingly, as Mr. Utz mentioned at the top
4 of the presentation, we have been responsive and engaged with a
5 host of district government agencies and related utility
6 officials for this project.

7 So all together, this has resulted not only in
8 letters of support, but incredible anecdote. I personally have
9 heard the stories of neighbors, lifelong neighbors, who said
10 they're so excited about the opportunity to not only sit in a
11 hotel but invite their friends and family to stay nearby to
12 participate in its construction and its operation.

13 So then the next slide, I will highlight some of the
14 findings and the community feedback that we've heard and what
15 we did with it. So this was pretty special and unique to me
16 because oftentimes, in these design review engagement
17 processes, we don't land on relevant design review feedback.
18 But the hotel was a really important opportunity for neighbors
19 to not only get up and close and personal with the design but
20 share some critical thoughts that shape how we're thinking
21 about it. So at the top, we know for sure that it's an
22 important community that centers art and culture. So we heard
23 loud and clear the need for the hotel to reflect that and bring
24 that warmth and culture right up front.

25 So we have created and identified a mural zone that

1 will not only be spaces for us to activate Ward 8 creatives
2 and artists, but also, again, celebrate the rich art and
3 culture history, and tradition that is in, this part of town.
4 Our plan is to partner with the ANC, potentially the Anacostia
5 BID, to draft and issue an RFP that will again activate
6 awarding artists and invite them to submit drawings and ideas
7 for how we shape these murals down. And we talked a little bit
8 earlier about the significance of Poplar Point.

9 We've heard that loud and clear throughout the
10 process to neighbors wanting to make sure this was not a
11 peninsula or an island, so to speak, that our hotel and Poplar
12 Point had had some connection that was meaningful. And so
13 you'll see in the design changes that we really wanted to bring
14 together Poplar Point in a meaningful way, to showcase that
15 beautiful space, and also make sure the guest room -- the guest
16 experience could also start to feel and recognize Poplar Point
17 not only as a green space, but as a significant cultural
18 destination in this part of town.

19 Of course, our residents were loud and clear about
20 the need and the opportunity for local businesses and neighbors
21 to be a part of the work. So that started construction phases,
22 but also during operation. So it is our intention to continue
23 conversations with DOES and other workforce partners to ensure
24 that we are tapping into the great talent that is in Ward 8 and
25 near the Bridge District. And then beyond that, when we're in

1 phases of operation, we're working with our operator to center
2 and identify suppliers from the Ward who can provide things
3 like towels, soap, you name it. We've heard a lot of interest
4 from neighbors in Ward 8 who have businesses that are relevant
5 to this operation.

6 Again, the pedestrian access, making sure that it's
7 safe, open, and inviting was another point of feedback that was
8 received. And we translated that into making sure that some
9 public access easement along the sidewalk, along the Metro,
10 made sense. You know, this area of the Metro is not one that's
11 often utilized and really recognized by folks when they think
12 of the Anacostia Metro Stop. So we wanted to make sure that it
13 was highly visible, connected, that the loading made sense, and
14 it acted in a way that did not distract or take away from the
15 pedestrian experience.

16 And last but not least, we also heard neighbors are
17 excited about seeing this as the (indiscernible), and they
18 wanted to make sure that when they got to the hotel, they knew
19 exactly where to enter, that that -- that doorway, that
20 passageway was welcoming and inviting. And so we actually
21 considered, and were able to add, another door to the ground
22 floor, really calling out about the direct connection to this
23 planned lounge, bar space, as a true neighborhood amenity, not
24 just one that serves visitors and guests of the hotel.

25 So I will turn it over to Mr. Murch. He's going to

1 go through more detail about the design but just wanted to
2 underscore that we took seriously what was shared by community
3 members and found some meaningful opportunity to include their
4 input into our plan. Thank you.

5 MR. MURCH: Okay. Thanks, Lindsey. Great
6 information.

7 Can we advance the next maybe two? So I think before
8 we get started, just as a hospitality designer for DLR Group,
9 that have been doing this now for over 20 years, I think she's
10 touched on a few things that are really relevant to -- to our
11 hotel here in this community. I think great hospitality really
12 represents the place that's being placed and just thinking
13 about how it's a reflection of the area, as well as being able
14 to tell a story. So it's no different for us here, and you'll
15 see throughout the design that I think one thing that really
16 stood out to us was the dichotomy, I would say, between the
17 urban environment that's being created in the Bridge District
18 alongside that park-like setting that's just beyond our site.
19 And so as we started to consider the design, there was a lot of
20 those influences that we really gravitated to -- to really make
21 it have personality of its own and really celebrate that locale
22 and everything we were doing from that standpoint.

23 This first slide really just highlights our site. I
24 know Sohael touched on this, but really just being constrained
25 by a lot of the easements and right-of-ways that line our

1 edges. So usually, hotels are beautiful rectangles, but in
2 this case, they really challenged us with the geometries we
3 were dealt. So as you can imagine, from the guest room level
4 to the public areas, we really have to think outside the box
5 when it came to functionality flow from an operations against a
6 coherent standpoint.

7 Next slide. So as we start on the -- the main lobby
8 level, I think the big takeaway here, the pink areas represent
9 the public areas versus the gray area, which is our back-of-
10 house. And the playbook for hospitality is usually about a
11 50/50 split between the two. For us, it was really taking full
12 advantage of this lobby that was perched just up above the tree
13 line. So having a dramatic entrance, that Lindsey mentioned,
14 was just this arrival zone at the front of the site. As you
15 walk in, you're greeted by that front desk, the registration,
16 and then the food and beverage and the lobby space as it makes
17 its way around west side of the site, giving those views back
18 towards the monuments over the tree line and everything beyond.

19 To contrast that, you know, the pieces that make the
20 operations, go for a hotel is really just thinking about how we
21 bring goods in and out of the building as well as that
22 operational component of a kitchen, office space, storage, and
23 everything that goes into creating a footprint that becomes a
24 well-oiled machine for a hotel.

25 Next slide. This plan takes us down one level. So

1 as the site grading changes from east to west, you can see
2 we're presented with a great opportunity to really enhance this
3 plaza or space in between Parcel 6 and Parcel 7. For us, it
4 meant more about a pedestrian connection back to the bike path,
5 enriching that landscaping, which we'll see here in a minute,
6 some of the work that Wiles Mensch has done, as well as those
7 few corridors back towards Poplar Point in the future that's on
8 the horizon.

9 The pink area represents a hotel amenity at this
10 level. So just thinking about that activation, which we know
11 is important, really creating a welcoming and inviting
12 environment for our guests and visitors, and residents of -- of
13 larger Bridge District in general. The rest of the space
14 that's really tucked into the landscape or into the side of the
15 hill is more of our back-of-house and operations, different
16 components at this level, as well as that long-term bike
17 storage.

18 Next slide. As we go to a typical guest room floor
19 plate, here you can see that efficiency that comes with hotels
20 in terms of a double-loaded corridor. This L-shaped design
21 really takes advantage of some of those inside corners for our
22 ingress components with the stair towers and some of the back-
23 of-house and support pieces for housekeeping as well as the
24 electrical and low voltage that goes with every guest room
25 floor.

1 Again, you can really see how the -- the easements
2 really took a toll on the geometries. There's some interesting
3 room shapes. And I think just to bring some more character to
4 the building, you understand that there were the few rooms that
5 really just had a little bit of a unique situation in how we
6 laid them out.

7 Next slide. This being a roof plan, we really wanted
8 to just highlight the green roof aspect of the building. In
9 the design as well, which I'll show here in a second, there's
10 an area that's labeled "mechanical yard". So just thinking
11 about our rooftop equipment and some of the design moves that
12 we made from an architectural standpoint to really utilize that
13 roof screening, as well as the potential for a future
14 photovoltaic array on the roof as well.

15 Next slide. So this image represents a view towards
16 the -- the arrival zone at the front of the hotel as well as
17 that guest tower. The unique geometry, I think, really started
18 to become or turning a challenge into a bit of an opportunity
19 to see how the building cascades vertically from the east to
20 the west. I mentioned that rooftop equipment that becomes
21 screened now by those roof parapets and really just a unique
22 personality for the building in terms of its roof form, really
23 creating a sculptural, architecture for the building.

24 Next slide. So as we look at the design and really
25 thinking about the Anacostia River in the distance, it became a

1 four-sided building for us. So just thinking about every
2 elevation and what those prospective views would be from the
3 guest rooms, the public areas, you can see that space between
4 Parcels 6 and 7 and how that activation we're trying to create,
5 the lobby perched up above, as well as the amenities down that
6 ground level.

7 Next slide. So Jeff had mentioned the enhancement to
8 the east facade. So this is a -- a refreshed rendering. That
9 was part of the submission that came through over the weekend.
10 But really just thinking about the park and the threshold for
11 the bike path beyond the building or behind the building, for
12 us, it was just how do we enhance that. I think we took those
13 comments to heart. Not only did we add glazing vertically on
14 that tower element, but also thinking about that pedestrian
15 experience. So for us, infusing the park into the building
16 with the green screen, softening those edges, as well as the
17 opportunity, like Lindsey had mentioned, to commission an
18 artist from Ward 8 to come in and paint the mural for us just
19 to create even more of a hyperlocal nature to the hotel, it
20 gives it its own personality and a little bit of a marquee
21 moment as people engage this corner of the building.

22 Next slide. And this is a revised version of that --
23 that front entrance as well. So thinking about that first
24 impression with the hotel, it's all about that arrival moment
25 and how we set the tone for everything that's going to happen

1 inside, activation being key. You can see that lobby flowing
2 as a lantern as well as providing a sense of arrival for our
3 guests and visitors and -- and community members alike. The
4 other thing worth mentioning was the ease façade and how we
5 lighten the color a little bit more to create some contrast in
6 materiality. And it might be a little hard to see, but we
7 actually infused a little bit of a pattern and texture as well,
8 just to give it some play of shadow and light throughout the
9 day when the sun traces the side of the building.

10 Next slide. So as far as the material composition
11 goes, I think great -- great hotels are really -- they have
12 that handcrafted feel. So for us, it was creating a nice base
13 to the building that was built on brick or masonry. That
14 handcrafted sensibility, I think, really speaks to that
15 pedestrian scale and everything we're trying to do from a
16 design standpoint. Alongside that, you can see the green
17 screen there in the center, which was about enhancing that park
18 feel, giving the building a little bit of blush-ness to it.
19 And then the green panel, I know we grappled with color for
20 quite some time but really arrived at the notion of being able
21 to play off of the forums beyond and using a variegated pattern
22 of -- of green to be able to highlight those, architectural
23 panels on the front facades. The gray material, also, I know
24 we talked about just how we enhanced that, but looking at a
25 tonal differentiation, a little bit -- a little bit of texture

1 and pattern to help highlight those components of that each
2 facade. Next slide.

3 MR. UTZ: Let's go ahead and landscape.

4 MR. MURCH: Yeah. Yeah. We can -- we can kind of go
5 through the elevations. Next slide. Next slide. I think
6 there's four of them in there, maybe (indiscernible). Okay.
7 One more. Next slide. Next slide. So as part of our -- our
8 submission, we also replaced the site plan. I think there was
9 a little bit of an attention to detail that we wanted to
10 enhance, just thinking about how those lower line shrubs and
11 plants would actually line the edges of the architecture. I
12 think the big takeaway for us was just how we soften those and
13 create a -- a more welcoming and inviting pedestrian experience
14 that also infuse that park-like setting.

15 Bioretention, another big component. You see the
16 number 8 on the key -- key plan there, just showing how we're
17 holding water on site as well as a couple enhanced areas, not
18 only at the front door, just looking at that arrival experience
19 for our guests and community members, but also number 4, as far
20 as a private plaza, or public plaza space, that would allow for
21 some seating and outdoor, gathering along that bike path along
22 the edge of the back.

23 Next slide. A couple of sections, just thinking
24 about that scale and how we're dealing with the grade changes
25 from one side to the other. The next slide. Couple of

1 sections to the front of the building, the bioretention in
2 play. The next slide. This shows a breakdown of some of those
3 native and adaptive plants that we're infusing into that
4 landscape plan that you saw earlier. Next slide. And the roof
5 plan, again, just reinforcing that green roof aspect of this
6 design. Next slide. Great.

7 MR. UTZ: Thanks so much, Brian. So in the interest
8 of expediting the presentation, we do have an overview of the
9 traffic and related transportation study. We will skip
10 presenting the detail here. The record is full with traffic
11 statements. If you go to the next slide and then the slide
12 after that, it just shows some of the detail around this with
13 the primary point being that, as I mentioned before,
14 (indiscernible) conditions, the (indiscernible) conditions.
15 That was actually the third part of the filing over the weekend
16 was just to (indiscernible) for a change that DDOT asked for
17 transportation statement. So those were the three changes that
18 were filed on the weekend. It was the two new renderings for
19 the heat service side; it was additional detail in the
20 landscape plan, and it was this updated transportation
21 statement, which was submitted in draft initially, because we
22 knew DDOT was going to review it and eventually ask for a
23 comment. So we integrated those. Those were the three updates
24 over the weekend.

25 And then next slide, there is a wholesome portion

1 that Shane had queued up, and we're happy to answer any
2 questions on this. If you go to the next slide, it shows
3 essentially the index of a lot of slides at the end that walk
4 through the HR zone design review, general design review
5 standards, and then the flexibility and special exception
6 criteria, and then also an overview of how we came to consider
7 the whole of Bridge District, but then also the point and
8 connecting the two to really lead to what we thought was a
9 well-reasoned location for the loading that we're happy to go
10 through questions on that as well. But we are happy to answer
11 any questions, and we can bring our presentation to a close for
12 the time being. Thank you so much.

13 CHAIRMAN HOOD: Okay, thank you, Mr. Utz and team,
14 and we appreciate the presentation. We may have some
15 additional questions. My colleagues -- we're going to start
16 with Commissioner Imamura, but if you have some questions or
17 comments -- we're getting feedback. Okay. I'm asking that
18 we -- we may may have some questions and comments. But I'm
19 asking that if they missed something in those questions and
20 comments that you all have, please address them now, so they
21 can address them, too.

22 So with that, Commissioner Imamura? Commissioner
23 Imamura, I need you to unmute.

24 COMMISSIONER IMAMURA: Can you hear me okay, Mr.
25 Hood? Can hear me okay, Mr. --

1 CHAIRMAN HOOD: Yeah, I can hear you now.

2 COMMISSIONER IMAMURA: Terrific. Give me one minute
3 here. I have some audio issues with my laptop this afternoon,
4 but thank you for the opportunity, Mr. Chairman. Thank you,
5 Mr. Utz and team. I appreciate the presentation. I do have a
6 couple questions for Mr. Murch. And I -- before I do, I just
7 want to acknowledge the community outreach effort. This a
8 significant and important project as part of the Bridge
9 District here. And so thank you, Mr. Chowfla, for also your
10 part of the presentation and update.

11 Mr. Murch, I guess there's couple of questions that I
12 have. I wanted to ask -- I appreciate the presentation and the
13 walk-through. I wanted to ask, essentially, for the benefit of
14 the commission here and the general public, we often receive,
15 or see, final design solutions. But I would like to know what
16 are some of the design moves that didn't work for you, and how
17 it led to the form of the current solution that you're
18 proposing this afternoon. And along with that, you did walk us
19 through some of the materiality, and I appreciate the -- the
20 explanation.

21 MR. MURCH: Certainly.

22 COMMISSIONER IMAMURA: I also agree with sort of the
23 east -- east (indiscernible) contrast. I do appreciate the
24 variegated architectural green panels, but I would also like to
25 know what other material, perhaps, you all were considering

1 before you landed on the palette that you've suggested. And
2 then lastly, the third part of that question, Mr. Murch, is
3 given that Parcels 3 and 4 were delivered, Parcel 5 is under
4 construction, we know about the future development of 1 and 2
5 and Parcel 6 there, you did describe a little bit about sort of
6 this contrast of development and the natural setting behind the
7 hotel, but I'd just like to know a little bit more about sort
8 of the context, the site context, and how that sort of drove
9 some of your design decisions as well.

10 MR. MURCH: All right. I'll try to be brief. But
11 yeah, those are all great thoughts. As far as what didn't
12 work, I'm not sure we really had much that didn't work. I
13 think that you saw how we were kind of hemmed in in the site.
14 You know, there weren't very many options we could explore in
15 terms of just overall form. You know, we -- we took the floor
16 plans and -- and took the programming and tried to put it in
17 place, create those efficiencies we mentioned, as well as just
18 trying to connect the back of house and -- and the guest load.
19 From that, you know, that form kind of created itself. And
20 without making it too complex, I think we tried to refine it
21 down to just a couple material moves so that the general
22 mapping was basically a yin and a yang and how those two things
23 started to work simultaneously to give us a little bit of
24 hierarchy. That goes back to the panels.

25 I think, you know, when we design hotels, I -- I

1 really like when the materiality really starts to break down
2 the scale and give it that residential feel versus maybe an
3 office building, which has a different module and has a
4 different look and feel with maybe more glass. So for us, it
5 was, you know, looking at that panelization and -- and was it
6 monolithic in color? Did we variegate that pattern that gave
7 it a little more of a playful character? I think maybe our
8 discussions revolve a lot about what was already in the Bridge
9 District and how this would create its own identity and the
10 composition of the neighborhood. So I think that green really
11 stood out to us as we tested blue, green, maybe some gold
12 colors. It seemed like those blended in a little too much with
13 the other architecture that was currently there. So I think
14 green became a natural fit for us and something that we really
15 liked.

16 Going back to the context question, or comment, you
17 know, I think I mentioned the fact that, yeah, we had this --
18 this bypass behind us. There was this great forest, the
19 overlook, you know, the Anacostia River from the monuments in
20 the distance. So naturally, for us, it was how we wrapped the
21 guest rooms on those two edges to really embrace those views,
22 giving, you know, people the opportunity to enjoy that -- that
23 sideline and horizon from their guest room, but also the nature
24 of the kind of public edge that existed along Howard.

25 So thinking about how people moved up and down that

1 street and creating a connection and in a welcoming environment
2 to the hotel lobby, so really wrapping the glass along that
3 west side and as it made its way up the hill just to make sure
4 that it felt like a welcoming and inviting environment, not
5 only from the folks coming off the Metro, but also from the
6 street frontage. So just trying to balance those two things
7 together, I think, really started to give us the -- the
8 bearings of where the lobby wanted to be in the arrival
9 alongside some of the other moves we made from -- from the
10 experiential side of things. Did I miss anything?

11 COMMISSIONER IMAMURA: No. Thank you, Mr. Murch. I
12 think -- I appreciate your response, and I think it's a
13 successful design solution. I do have a couple more questions.
14 If Mr. Atkins is in the room or Mr. Lattanzio, is he also in
15 the room?

16 MR. UTZ: They are. I don't think they're elevated
17 to the panel yet, right? It looks like Mr. Atkins is in the
18 attendees and so is Mr. Lattanzio.

19 COMMISSIONER IMAMURA: Okay. If it's possible to
20 elevate them, that would be great. In the meantime, Mr. Murch,
21 it's very clear that there are several constraints here for the
22 site, and essentially, you sue horn this thing in and did a
23 nice job, I think. I just would like to give Mr. Atkins and
24 Mr. Lattanzio some airtime here, because they are here and
25 present. Not a lot really to mention on the landscape,

1 specifically, as it -- it's kind of, sort of, dressing the site
2 a little bit. It's limited, but I'd like to talk with, Mr.
3 Atkins and a little bit about plant selection. That, too, is a
4 bit limiting, but I do appreciate the color palette. Just want
5 to give Mr. Atkins some time to -- to share a little bit about,
6 sort of his design move, and thought process behind the
7 landscape. And then Mr. Lattanzio, I would like to ask a
8 question about our stormwater management and that what we're
9 doing maybe that might be uniquely different above and beyond
10 perhaps, or not, to meet our stormwater management
11 requirements. And so if Mr. Atkins is available, we'll start
12 with him.

13 MR. ATKINS: Sure, Commissioner. Can you hear me?

14 COMMISSIONER IMAMURA: Yeah.

15 MR. ATKINS: Excellent. Excellent. Sure. I think
16 that, you know, the original submission we sent through was we
17 kept it very simple, but in response to the request, sort of
18 tried to explain a little bit more about what we were going to
19 do from a landscape perspective. I mean, it is always our goal
20 to use native species, as well as adaptive because, you know,
21 we go to that adaptive mode when we have to do with sedum and
22 green roof, and we have to use some different species that
23 are -- are noninvasive, that are good for this area, but that
24 deal with those applications, right, as well as for the
25 bioretention depending on how things finally break down and

1 downspouts come. Some species do better, right, in deeper
2 water, so we need to be able to have a little of flexibility
3 with that.

4 But yeah, we -- we're trying to keep an -- a fairly
5 low palette and create that entrance towards the -- or view
6 into the entrance of the hotel to create that strong pedestrian
7 experience. Also allowing some low -- lower planting at the
8 front, which, again, opens that view up as you're coming into
9 the building, but it also opens that view to the promenade
10 that'll make access to the -- the back bike path, because we
11 want that to feel -- feel very accessible and not blocked off.
12 And that will also carry over when it starts to relate to the
13 future development that'll happen next door that'll create that
14 sort of entrance zone back to that, that bike path as well as
15 the Poplar Point, you know, from the front there. So that's
16 sort of the intent with it.

17 And again, I think, you know, we're -- we would be
18 using a variety of shrubs and grasses and materials that would,
19 probably a little bit higher at the foundation that we will
20 kind of work out, obviously, depending where windows and
21 fenestrations and things fall and lower that layer that towards
22 the front, and obviously wrap that around the building with the
23 intent that as we get down that promenade, we'll kind of
24 transition a little bit to a little bit more natural as it
25 starts to blend in a Poplar Point, and kind of make that

1 transitions from the some -- the more urban public kind of
2 front side of things and back to the sort of more, wooded area
3 that we have at the backside of the of the property there.

4 So -- does that answer your question? Anything else there?

5 COMMISSIONER IMAMURA: It does. Thank you, Mr.
6 Atkins. I appreciate the -- nice job earning your time this
7 afternoon. So thank you very much.

8 MR. ATKINS: Yes, sir.

9 MR. LATTANZIO: Hi, everyone, Will Lattanzio. I can
10 chime in on the stormwater management question. The stormwater
11 management on this site, as explained by -- by Jeff and Brian,
12 and Sohael, was actually extremely challenging in the sense of
13 the three very large D.C. Water sewers that crisscrossed the
14 site. And so really, what we did here was we made a huge,
15 concerted effort to actually bring as much of that stormwater
16 management as possible down to the ground plane and not shove
17 it onto the roof so that it was actually visible by everybody
18 and not just by the Google Maps aerial that will eventually
19 become of the building. And so what you'll see is that we've
20 sprinkled in, with the help of Craig and the landscape team,
21 any and all bioretentions at grade as possible in order to
22 facilitate, one, a truly compliant site; and two, not to
23 completely under burden the ground plane with the -- the
24 stormwater management.

25 Stormwater management is best when it's effective and

1 seen and so bringing it down to the ground plane where
2 possible. Basically, anything at the ground plane that isn't a
3 sewer, easement or otherwise where D.C. Water told us that
4 couldn't be, couldn't have, you know, stormwater management, or
5 other things, integral to compliance the building on top of it,
6 those areas were identified, and essentially, they are
7 stormwater management. So we're actually really proud that we
8 could meet full compliance with the building, and not
9 completely just shove it up all on the roof where it wouldn't
10 be enjoyed by the users of the space. So hopefully, I answered
11 your question there. We -- we are meeting full compliance very
12 creatively, fire retention, green roof, and bringing as much of
13 it to the ground plane as possible.

14 COMMISSIONER IMAMURA: Terrific. Thank you very much
15 for that explanation and response. And I'm certain that you're
16 working, hand in glove with Mr. Atkins. It's good to see
17 landscape architects working closely with civil engineers on
18 stormwater management issues.

19 MR. ATKINS: Yes.

20 COMMISSIONER IMAMURA: So thank you.

21 MR. ATKINS: Very good.

22 COMMISSIONER IMAMURA: All right. I've -- the only
23 other comment that I have, Mr. Murch, other than -- and I think
24 it, again, it's a -- a nice design solution given the site
25 constraint that you were dealt. I appreciate the

1 perspective -- the two additional perspective that provide a
2 view of the mural and the green wall. You mentioned a couple
3 of times the significance of that interstitial space between
4 Parcel 6 and 7. And so I wish -- it would have been great to
5 have seen a perspective from the pedestrian at the pedestrian
6 scale. Because of all the perspectives, I only saw the two
7 that were the last-minute entries, over the weekend. And so
8 while it's a nice-looking building, and we're talking about
9 activating public space and sort of this stitching it together
10 with, you know, that promenade, it would have been really nice
11 to see something at the -- at the pedestrian scale.
12 Particularly, I think on the landscape plan, it showed the
13 furnished patio. So if that's an important space, I would have
14 liked to have seen a rendering of that.

15 Outside of that, Mr. Utz, I'm certainly supportive of
16 the flexibility and special exception that you're seeking. And
17 with that, Mr. Chairman, I yield back and thank you all for
18 your forbearance with my audio issues.

19 CHAIRMAN HOOD: No problems. Thank you,
20 Commissioner, great questions and comments. Great discussion.

21 Commissioner Wright?

22 COMMISSIONER WRIGHT: Thank you. Again, I --
23 Commissioner Imamura addressed many of the issues that I
24 probably had questions about, but I'd like to delve a -- a
25 little deeper into the topic that he was just getting at, which

1 is the landscape area to the south and west of the building.
2 So I do completely understand how difficult it was to site this
3 building, given all the underground utility easements and other
4 constraints that you had with the site. Because normally, you
5 know, of course, you would want to pull a building up to the
6 street. You can't do that in this case because of all of the
7 easements that you have. So you've created, you know, the --
8 the circular drop off, which I think is great and gives some
9 presence, you know, to the building and gives it a sense of --
10 of entry. But the green area that is just to the west, I
11 guess, of that circular drop off and that circles around to the
12 space between this parcel and the unbilled parcel.

13 Can you describe that a little bit more? I mean,
14 there must be some significant topographic changes because
15 you're going down to a sort of, like, I'll call it a walkout
16 area of the west side of the building where you have two levels
17 of amenity space. So that -- that green space, which is at
18 the -- the road level, at the front, must dip down to the -- an
19 outdoor patio area in that two-story amenity space. Could you
20 describe that a little bit more? I -- and that would be either
21 for the architect or the landscape architect.

22 MR. MURCH: All right. I can jump in quick. I think
23 as the WMATA drive winds its way up the hill, there is a little
24 bit of grade change, and so we've got bioretention just trying
25 to make the most of those two areas. But then, I know there's

1 a -- a little sub parcel that's owned by DDOT that's in front
2 of our site. So not intentionally, but that -- that was an
3 addition to our -- in front of our site. So we made the most
4 of the plaza space between 6 and 7, that kind of pedestrian
5 linkage along the west. You know, since it is on an easement,
6 I think we had some conversations about the design and what
7 could be removed and replaced if they ever had to do any kind
8 of maintenance in the future. So for us, I think just creating
9 an outdoor environment that was an extension of the lobby and
10 you know, having that whole aspect of our site and being able
11 to share that as an amenity was important. So a little plaza
12 space that lined the edge of the bike path gave us some outdoor
13 seating, a place to gather with a friend in between, you know,
14 meetings or whatever throughout the day. But at the same time,
15 it was more just creating more of a pedestrian passageway. I
16 don't --

17 COMMISSIONER WRIGHT: So --

18 MR. MURCH: Go ahead.

19 COMMISSIONER WRIGHT: I mean --

20 MR. MURCH: I'm sorry, go ahead.

21 COMMISSIONER WRIGHT: Let me just ask because maybe
22 I'm not understanding the topography. So let's say you were
23 standing on the circular drive at the entry to the hotel. And
24 you didn't want to go inside the hotel, but you wanted to go
25 across the green space and over to the little patio area

1 between the two parcels. How would you do that?

2 MR. ATKINS: I -- I can jump in here, Brian.

3 MR. MURCH: Yeah. Go ahead.

4 MR. ATKINS: Sure. It -- it would be using the
5 sidewalk around because you're correct, the -- the grade is
6 significantly different between that front entrance and that
7 back corner. So where you see on the plans, there's a buyer
8 retention to the left side of that drive, that area is somewhat
9 flat, but after you get past that, it starts to slow down and
10 swoop around the building. So by the time we get to the --
11 really to the corner of the building, and I think, Brian, you
12 can correct me if I'm wrong here, but I think we're about a
13 half-to-three- quarter story down and then make our way around
14 so that we are back. And -- and there is a ramp, and Brian,
15 you can correct me on this if I'm wrong, inside the building to
16 get us to that elevation of the outdoor patio at the back.

17 But yeah, there is a rendering in the plans earlier
18 on that shows sort of that slope coming down. But it is --
19 that -- that green area is -- will be slope -- sloped. And
20 again, we're trying to use the -- the plantings and landscape
21 we put in. We'll kind of work with those contours to kind of
22 try to accent that a little bit and kind of work with that
23 to -- to create that space.

24 MR. MURCH: Yeah.

25 COMMISSIONER WRIGHT: Will -- will you need any

1 retaining walls in that green space in order to have that --
2 that slope?

3 MR. ATKINS: The -- the current intent is no. We
4 think we can make it work based upon how we have things laid
5 out right out at currently. And honestly, the bioretention is
6 the thing that would make it required because the buyer
7 retention needs to be sloped. And it's not like we can make
8 the bioretention any larger because we're already penned in by
9 all the easements. So --

10 COMMISSIONER WRIGHT: Right.

11 MR. ATKINS: We -- we think based upon all those
12 parameters, we're going to be able to -- to work through that,
13 to get to that point, correct.

14 MR. MURCH: No, it's a good question, Gwen. And on
15 our slide deck, slide 54 and 55 actually have some of the TOVO
16 (indiscernible). And I -- I double checked it before today,
17 but it -- it's about eight feet, I think, from the arrival down
18 to where that plaza is. So it's not crazy, I would say, in
19 terms of its steepness, but at the same time it's -- the
20 sidewalk takes full advantage of that softer slope at the front
21 edge versus maybe where it's closer to the building where it's
22 a -- a lot more gradual, so --

23 COMMISSIONER WRIGHT: Yeah. It's -- it's one of the
24 reasons, again, when I sort of saw the plan, I thought, why
25 aren't they making more of that green space that's at the

1 front. You know, why couldn't that be a real little park with
2 seating and, you know, public art and you know, making it a --
3 a, like, a little pocket park? But I -- I -- what I'm
4 understanding is that, you know, the -- it's constrained by
5 easements and what you can do, and it's also got some
6 topography. So it's not just like, a nice flat green area that
7 you can put benches and public art and make it into a little
8 pocket park. So is -- am I sort of stating that correctly?

9 MR. MURCH: Yes, you are.

10 COMMISSIONER WRIGHT: Okay.

11 MR. MURCH: Yeah.

12 COMMISSIONER WRIGHT: The other thing that I was sort
13 of wondering about, and you know, it's something that goes
14 throughout the -- the responses that you provided to OP is, you
15 know, clearly, again, if this was a normal site without all the
16 constraints that it had, you would want to orient your entrance
17 in the most active parts of the building towards the Metro. I
18 mean, you want to have, you know, the -- the Metro connection
19 be the sort of highlight. And I -- I absolutely understand,
20 again, because of your various constraints, why the east side,
21 which is the park closest to Metro, has become a little bit of
22 your back-of-house area, including your loading dock area. And
23 I do understand, you know, all the things that you've done to
24 try to mitigate that. And I think you've done a good job
25 working to mitigate that.

1 One thing I wondered about was I, you know, again, I
2 appreciate the idea of a mural along the pedestrian level, and
3 especially along the bike path area. I think that's a great
4 idea. But that big, sort of blank -- you've added windows, but
5 sort of blank, light-colored wall that will be the first thing
6 you see as you get off Metro and head towards this hotel which,
7 again, I really applaud the fact that you have no parking.
8 I -- I think that's extraordinary. I know it's something we're
9 being asked to approve its flexibility, and I definitely,
10 definitely support that. I think it's fantastic. But you
11 know, I think you need a -- a strong signal for people getting
12 off Metro if you're going to be using -- having a lot of your
13 users arrive by Metro, that this is the place to be.

14 So I was wondering why you didn't consider some
15 either, probably not a mural, but like, some sort of lighted
16 piece of public art that could be on that large, light-colored
17 wall next to the windows, you know, something that would you
18 know, I know you -- you have a very, again, tasteful, subtle,
19 you know, little insignia of the hotel brand that's on there.
20 But you know, could you put something that, you know, you've
21 seen the hotels, like, I think the Moxy brand does, you know,
22 like a big, you know, neon sign of Moxy. You know, could you
23 put something like that on that wall that would, when people
24 get off Metro, and they're coming to the hotel, they say, ah,
25 this is where it is, I get it, you know, this is the place.

1 MR. MURCH: Yeah, no. I think those are all worth
2 considering, I think, in terms of the design where we take it
3 from here. You know, the more we studied it, we knew that
4 people would use that ADA ramp coming from the time kiss and
5 ride and how that experience kind of starts at that corner. So
6 you know, to your point, it was tough to try to organize all
7 the pieces and parts, and -- and we did our best, I think, with
8 a solution that worked. I hope the mural can really stand out.
9 I know we just put a placeholder in there -- placeholder in for
10 now, but you know, hopefully, the artist that comes online here
11 soon will be able to do something spectacular and really create
12 that sense of arrival. To your point, really gives it some
13 iconic nature at that corner, see what else we can do from an
14 architectural standpoint.

15 COMMISSIONER WRIGHT: Well, and -- and a lighting
16 standpoint. I think lighting would be key. I -- you know,
17 even with the mural. If the mural could incorporate light
18 features. Not just painting on the wall, but something that,
19 you know, will really give the -- give the building some
20 sparkle on that east side, which is, you know, with -- with no
21 criticism, but it's going to be a little bit dead. I and -- I
22 understand why it has to be a little bit dead, but I -- I think
23 I would recommend that you consider some lighting options both
24 for the mural area, but also for that -- that wall. And those
25 are really my only comments. So thank you.

1 MR. MURCH: Yeah. Thanks for the feedback.

2 CHAIRMAN HOOD: Thank you, Commissioner Wright.

3 Let's see.

4 Commissioner Bruins, any questions, comments?

5 COMMISSIONER BRUINS: I do have a few. And thank you
6 for the presentation. And not to belabor the line of
7 questioning on the eastern façade, but for the record, I was
8 wondering if you could tell us about the site constraints that
9 preclude a different loading location, and those are the
10 physically-unavoidable issues versus you mentioned in your
11 presentation that your prospective tenant has some, hospitality
12 amenities they'd like to have. So I'm wanting you to
13 differentiate between the physical constraints of putting the
14 loading zone where it's located now versus operational. So
15 let's start there.

16 MR. MURCH: No, great question. I -- I go back to
17 one of the earlier questions. It was like, what didn't work
18 for us? And I think, you know, we wrestled with that truck
19 dock for a while. And you know, due to the easement and the
20 ability to be able to maintain them in the future, it just
21 presented a little bit of an operational challenge for us that
22 was a nonstarter. So looking at shutting down deliveries and
23 trash for a hotel probably wouldn't be a -- a great decision.
24 So for us, the last corner that was there was where we
25 currently located it just for that reason. And I think Shane's

1 got a few exhibits that he can share, you know, to speak to
2 this specifically. But just from an operations and a hotel
3 perspective, that's where I think it took place for -- for all
4 those reasons.

5 CHAIRMAN HOOD: Can we pull up the presentation again
6 for this?

7 COMMISSIONER BRUINS: Yeah. And can you -- could you
8 speak a little bit to the -- the deliveries that are expected
9 for the hotel function?

10 MR. SCHIESEL: Sure. I just design them. That's the
11 caveat. I've worked at one, but -- oh, sorry.

12 MR. UTZ: We do have -- Rob is on the panel, and he
13 did study this in detail. So I think, Rob, if you can tap in,
14 and then Shane has an overview, relating to some of the -- the
15 loading (indiscernible) information that we'd like to
16 (indiscernible).

17 MR. SCHIESEL: Yeah. Yeah. If you just -- is it
18 regarding the loading demand?

19 MR. UTZ: Yeah. The loading demand and what
20 operations will be with our one loading per load.

21 COMMISSIONER BRUINS: Yeah, hours of operation. How
22 many deliveries a day?

23 MR. SCHIESEL: Hold on. I'll -- I'll bring out
24 there's a loading management plan. It -- it varies. For
25 hotels like this, the main deliveries, outside of trash, tend

1 to be linen services. And then, the secondary would be some
2 trucks per week that support the amenity space, like the bar.
3 But mostly, it's -- this isn't -- this is -- being a boutique
4 hotel, it is not -- it does not have the loading size of trucks
5 or frequency that that, like, say, a major hotel downtown that
6 has multiple gift shops, restaurants, conference facilities
7 has. It's basically limited to -- to the rooms themselves and
8 a little bit of services and amenities to the bar area.
9 Smaller trucks, not too frequent. Depending on the final
10 operator kind of is the number per day, but some hotels up to
11 one or two linen trucks a day.

12 COMMISSIONER BRUINS: Okay, and then --

13 MR. UTZ: The loading --

14 COMMISSIONER BRUINS: Oh, sorry. Go ahead.

15 MR. UTZ: I was going to say that the updated
16 transportation study in the record is Exhibit 22AC. So that
17 does speak some of the calculations that Rob was mentioning are
18 included in that. It shows that loading is proposed to work
19 and initial loading management plan attached to it as well.

20 MR. SCHIESEL: Yeah. And -- and the load management
21 plan is not based on one specific operator. It's kind of more
22 generic in case things change. They have different -- it --
23 it's all about just protecting, kind of the pedestrian
24 environment and -- and the roadway system in general from what
25 loading activity will occur.

1 COMMISSIONER BRUINS: Okay. Yeah. I think when I
2 was looking through your updated, I think it was 22AC, the last
3 couple pages of that report, you show how a truck would enter
4 there. And as somebody who's used Anacostia Metro as a
5 pedestrian, there's no sidewalk on the kiss and ride side, and
6 the crosswalk to your hotel is immediately in the turning zone
7 of the loading. So I'm just asking just to put a fine point on
8 it is the only location and how we might mitigate that.

9 The other question I had is during your presentation,
10 I can't -- I apologize, I didn't write down the speaker's name,
11 but you had talked about the restaurant level had monument
12 views, and I was wondering more -- more specifically what that
13 view shed is or that that you were referencing?

14 MR. SCHIESEL: Yeah --

15 COMMISSIONER BRUINS: Are there views --

16 MR. SCHIESEL: You know, I think based on some of the
17 sections that we've drawn, I think just knowing that we are
18 perched up above the hill a little bit. I know some of our
19 renderings kind of allude to some things, but we're just hoping
20 that the lobby level peaks over that tree canopy, so you get
21 that in the distance. Maybe not all of the monuments, but
22 maybe just Washington one and -- and a little bit of the dome.
23 But --

24 COMMISSIONER BRUINS: Okay.

25 MR. SCHIESEL: -- you know, I think for us, it was

1 just having something fairly dramatic that wasn't just ground
2 level or a distant parking lot. So you know, just try to
3 embrace that as an opportunity for us to have a really marquee
4 moment in the lounge for the hotel. So --

5 COMMISSIONER BRUIND: Okay.

6 MR. SCHIESEL: -- so (indiscernible) going to take
7 his drone out there this weekend, and then we'll follow-up.
8 So --

9 COMMISSIONER BRUINS: Well, thank you for the
10 presentation. I just want to echo the comments of my
11 colleagues that -- that connection, that eastern facade is
12 really important. Even if you type in from, like, DCA to get
13 Uber dropped off to this area, you're coming and seeing that
14 eastern facade, and it is back of house. And if you're walking
15 from the Metro with your roller bag, you're -- that Metro
16 access isn't flat to the ground, you're sort of having to
17 navigate through a parking garage down and into that area. So
18 whatever can be done to make that intuitive to somebody
19 arriving at any time of night would be greatly appreciated.

20 MR. UTZ: Commissioner, would you like us to --
21 sorry. Would you like us to give a big overview of kind of how
22 the loading was studied and the -- the -- we do have some
23 slides we can go through pretty quickly that might address some
24 of that portion of the --

25 COMMISSIONER BRUINS: Yeah.

1 MR. UTZ: -- consideration.

2 COMMISSIONER BRUINS: I -- I would like to know with
3 the loading zone just because the OP report was, you know,
4 wanting to get to a solution only if it's the only option. So
5 if you could tell us how it failed, that would help.

6 MR. UTZ: Sure. If we could please pull up the
7 presentation, I think, starting on slide 50, slide 50 would be
8 great, and we'll let Shane take it away.

9 MR. DETTMAN: Good afternoon, Commission and
10 Commissioner Bruins. Thank you for your question, and -- and
11 welcome to the Commission. So this next area of the slide is
12 kind of -- was prepared specifically to respond to the four
13 suggestions that were included in the about, you know, about
14 locating -- relocating, or studying the relocation of the -- of
15 the loading dock they've got kind of looking to mitigate it
16 from a design perspective in terms of design of the building,
17 but then also, as you're touching upon your question,
18 programmatically in terms of circulation around the building.

19 And then, Sohael mentioned in his presentation, you
20 know, the -- the Bridge District really has gone through almost
21 a decade long master planning, process, that sort of looked at
22 the Bridge District holistically, and specifically, not only
23 just from kind of architectural perspective, but also a master
24 planning perspective that looked at connectivity, both
25 pedestrian, bike, as well as (indiscernible) through and around

1 the site.

2 And so next slide. And so this was the slide, that
3 was shown earlier, showing kind of that A-B-A-B arrangement of
4 pedestrian connections -- pedestrian-only connections in the
5 yellow line. And then the -- the red arrows, those are the
6 collocated locations of loading vehicular access. And so
7 really, the really close study of the Bridge District as a
8 whole, allowed us to collocate vehicular and trucks, minimize
9 curb cuts in order to facilitate pedestrian connection, not
10 only around the Bridge District --next slide -- but -- but also
11 kind of as it relates to Poplar Point. Redbrick is not just
12 looking at the Bridge District kind of in isolation, looking at
13 how it's going to seamlessly integrate with the future
14 development at Poplar Point. So this is the preferred land
15 use. You may be very familiar with this from your position as
16 a park service. This is the preferred land use plan from the
17 (indiscernible) for Poplar Point. If we just window into
18 that -- that red square there.

19 Next slide. And we bring those connections that are
20 being thought through very meticulously at the Bridge District.
21 You can see how the pedestrian only connections that make their
22 way and have been planned through a series of design review
23 cases have been planned in between the buildings of the Bridge
24 District. You can see how they will extend through. And you
25 can see the -- the land plan from the EA, the direct response

1 to some of the master plan that's being done in the Bridge
2 District, where you not only have the pedestrian connections
3 moving through the Bridge District building and the potential
4 new development opportunities in Poplar Point, but also the
5 very specific placement of park activation; those are those
6 purple asterisks.

7 The park activation. So as -- as pedestrians move
8 into the Bridge District and want to make their way into Poplar
9 Point, they're moving through the -- the spaces between these
10 buildings and into the park, you know, as efficiently as
11 possible. And so as we move our way from the west over there
12 by the by the ovals on South Capitol Street, you see that we're
13 making our way to the east to Parcel 7, which is on the east
14 side of the Bridge District. And of course, we have the -- the
15 bike promenade that's going to make its way through the -- the
16 Bridge District as well, which is a really great amenity.

17 The next slide. And so sort of, like, windowing into
18 Parcel 7, and -- and that's sort of the slide that we wanted to
19 show, you, Commissioner Wright, in terms of showing, you know,
20 we have this master planning process that's contemplating how
21 pedestrians and trucks and cars will move around the Bridge
22 District, including around Parcel 7, and how it connects to the
23 Poplar Point. But then when we really window into Parcel 7,
24 again, you can see the red dotted line, those are those
25 subsurface conditions, constraints that are really kind hemming

1 the loading dock into the east side of the site. On the -- on
2 the west side, because of the significant underground tunnels,
3 we realized the hotel really needs to have apps continued
4 access to the loading facilities. And so we can't have a
5 situation where easy water needs to come in and dig up that
6 infrastructure, and we don't have access to the loading dock.
7 And so we can't put it on the north because that's where the --
8 the bike promenade is. We can't put it on the south because
9 that's where our main entry is. And so really, it puts us on
10 the east side.

11 In addition to that, as you can see in the grade, you
12 know, the building obviously wants to meet, you know, the
13 existing grades at the maximum extent possible. And so with
14 the -- with the west side being at 18 feet and really the main
15 entry being around 25, 26, 28, to have the loading dock on the
16 west side would actually put the loading dock eight feet --
17 eight to ten feet below for all the loading activity you want
18 to have happen on the ground floor of the hotel. So again,
19 it's sort of really driving us to the east side.

20 And so next slide. You can see the site plan for the
21 hotel. Come in, there's the loading dock on the east side, and
22 you can see how, you know, Brian and his team have mitigated
23 the grade of the site and sort of taken advantage -- and Will
24 and his team have taken advantage of the grade and -- and
25 opportunities for -- for stormwater management where -- where

1 that's possible.

2 Next slide. And so with -- with the loading dock
3 having to be on the east side, next slide, please. You know,
4 how do we sort of minimize and mitigate the presence of the
5 loading dock on the east side, which is where it really needs
6 to go from a structural perspective, from a grade perspective,
7 and all that? And that's where you kind of see the
8 introduction of the green screen, soften that edge. You see
9 the introduction of the mural to minimize the visual presence.
10 We have -- along the east side, we will have a new sidewalk
11 that will facilitate pedestrian connectivity along the east
12 side of the building, and we've already agreed to EDAP's
13 request for perpetual public access even to go up that
14 sidewalk.

15 But what I wanted to do is go -- just actually go
16 back one slide. I think it's shown on there. Yeah, so you can
17 see the existing potential road. That's the gray road there
18 that actually has the number 28 on it. And as Sohael
19 mentioned, there are some real discussions that are occurring
20 between Redbrick and the Deputy Mayor's office with about the
21 potential to realign this road. And that's what that blue line
22 is. Now, that -- that is not -- that's not a design
23 realignment. There's nothing there. It's just -- we're
24 identifying an opportunity to pull the access road away from
25 the hotel, widen that road, and not only widen the road, but

1 actually widen the sidewalks and move the pedestrians further
2 away from the loading dock.

3 And again, those are -- those are real discussions
4 that are happening right now from opportunity. Redbrick owns
5 the surface block that's on the other side of the surface, the
6 existing surface road, and so there is opportunity there to
7 either -- to also improve the pedestrian connections and the --
8 and the ease of -- of pedestrian facilitating pedestrian
9 connectivity between the Metro and over to the Bridge District.
10 And so I hope that's helpful to kind of pull some of the points
11 that have been made by various team members here and put it all
12 kind of in one place.

13 COMMISSIONER BRUINS: Very helpful. Thank you.

14 MR. DETTMAN: Next -- next slide. Actually, can you
15 go one more slide? Yeah. Okay. Thank you.

16 COMMISSIONER BRUINS: Thank you. I have no further
17 questions.

18 CHAIRMAN HOOD: Thank you. I think I'm going to -- I
19 had a hard stop at 5:30. I'm -- I'm going to have to move on.
20 But before I turn over the whole thing over to Vice Chair
21 Miller to continue the proceedings, I may or may not
22 participate, depending upon where the Commission goes. But
23 I -- I will tell -- Mr. Utz, I will tell you this. I'm -- I'm
24 kind of concerned about what I'm hearing about Redbrick. I've
25 mentioned this previously. We -- we're excited about this

1 whole new neighborhood and everything that Redbrick's been
2 doing. But what I'm hearing, even in the community from a
3 buzz, Redbrick has not stood up to some of their promises. I
4 will -- I will tell you that I'm concerned about it. I have
5 some issues with it. I do know this is a design review.

6 But I also am confused because when I look in the
7 record, I see all these support letters. So -- so I'm getting
8 mixed. I -- I'm -- it's mixed -- so I'm going to ask you --
9 let me let me just do this right quick, and Vice Chair, depend
10 upon how far you all go, whether I would participate --
11 participate. I would -- I'm sorry I did not have the advantage
12 of seeing Commissioner Wright's testimony, whose day it seems
13 in opposition. So I'm -- I'm just in the blind on that one.

14 But Ms. Morton, if you could come back up, I have a
15 few questions for you. And I think I spoke to you about this
16 previously. Do you remember me mentioning this once before?

17 MS. MORTON: Yeah, absolutely.

18 CHAIRMAN HOOD: Okay. Can you expound and tell me,
19 have we improved on this, or -- because I'm the buzz, and I
20 don't like the buzz I'm hearing because I was excited about all
21 the support, and I'm hearing other things now.

22 MS. MORTON: Well -- well, thank you for the question
23 and the opportunity to, you know, speak to this topic. I would
24 say we, as a firm, we've done a lot. And I think there's much
25 more that we can continue to do. I think our ability to be in

1 community, be a part of conversations, has helped shape some of
2 our plans and our strategy. And we're -- we see ourselves
3 as -- as being a good and informed, engaged community partner.
4 That does not mean that everyone is completely satisfied with
5 the work. I think some of the tension that has created some
6 buzz is particularly around community benefits agreement that
7 we were not able to negotiate a few years prior.

8 More recently, we've heard some concerns about a lack
9 of just awareness about some of the retail opportunities that
10 we've had. And so our team has taken that feedback to heart
11 and really thought about different strategies and approaches,
12 particularly for Parcel 5 and this project around how we can
13 issue RFPs and make sure community at -- at the highest level,
14 particularly those business owners in Ward 8 are aware of
15 opportunities that we're not overselling those opportunities
16 because in many instances, we are looking for bona fide, really
17 expert operators, you know, not just folks who can host events
18 and -- and bring people together.

19 But yeah, I think you've seen the letters of support,
20 you hear the buzz, you know, not everyone's happy. And I don't
21 think that that has kept us from, you know, being a part of our
22 conversations, really thinking about how we can retool our
23 strategy, and continue to just stay informed and stay engaged.
24 I do think we have, with good intent, been a part of some
25 conversations and listened and been productive about our

1 ability to continue to build our impact. I personally asked
2 and invited the ANC to give us ideas and be really prescriptive
3 around what would satisfy some of these concerns. We've yet to
4 receive those notes, but we're absolutely open to that. And so
5 we welcome, you know, additional feedback and -- and clear
6 guidance on what would make the buzz feel much different or
7 much stronger, so to speak.

8 CHAIRMAN HOOD: Great. Thank you, Ms. Morton. And I
9 know this is a design review, and I appreciate all my
10 colleagues' questions. I can get into design and talk about
11 the wall, as Commissioner Wright mentioned. I can get into
12 some things about the landscape. But I'm always concerned when
13 I hear residents, and I know some of them, and I know the work
14 that they put in like Stewart (ph.) and others and -- and
15 Commissioner Wright and others -- the work that they put in in
16 the city, especially the -- the soon to be administration,
17 People First. And I think we're going to see a shift. And not
18 discounting all the other Mayors. I've -- I've been around for
19 a number of them. They all bring their different spins and
20 twists to the efficiency of the District of Columbia. And the
21 District of Columbia is going in a great fashion, and I'm sure
22 it's going to continue.

23 But I do know that the current person who'll probably
24 be our mayor, pretty much -- pretty sure of that. Younger --
25 and younger people bring different ideas, and I'm always open

1 to open and different ideas. So Ms. -- Ms. Morton, I'm going
2 to depend on you to help that buzz trickle down, quiet up, and
3 continue to work with the folks, because I know you've been out
4 there and continue to make sure you keep your ear to the ground
5 and some of that buzz go away because when they -- when
6 Redbrick first came years ago, some of those people now,
7 don't -- don't even want to mention or talk to me about
8 Redbrick, and they were very excited when they feel that
9 hearing (indiscernible) new person and talk about what Redbrick
10 was doing.

11 So I'm -- I'm not going to get too much more into
12 that. I'm not sure where the Commission's going to go. I do
13 have to leave. I'm sorry I can't stay and hear Commissioner
14 Wright. But I will tell you this. If the Commission does not
15 do anything tonight, I will read into the record of Vice Chair
16 Miller, and then I will participate as well. But we'll see
17 where we are and where we get. And again, I apologize, but I
18 do have a -- I did have a hard stop. I just stayed as long as
19 I could that I needed to attend to.

20 So with that, Vice Chair Miller, I turn it over to
21 you. And thank you for keeping it going.

22 VICE CHAIR MILLER: Well, thank you, Mr. Chairman.
23 It's a rare opportunity. So I appreciate all my colleagues --
24 well, thank you to the applicants' team for your presentation.
25 And thank you, Sohael Chowfla and Lindsey Morton for all the

1 work you've done in this community and activating and
2 beautifying largely vacant parcels in the Bridge District. And
3 here, I appreciate the changes that you've made in response to
4 community feedback and OP comments, DDOT. Lindsey Moore -- and
5 I appreciate the community engagement that you've -- you've
6 had, especially with ANC (indiscernible) association, the BID,
7 other community groups, neighbors, and businesses. And I
8 appreciate your commitment to try to change the buzz that
9 Chairman Hood is hearing from some folks about previous
10 commitments and your commitment to try to change that and
11 improve the buzz.

12 So you know, my colleagues' questions and we're --
13 we've covered a lot of ground, so I'm not going to delay this
14 much further. I will -- on the east side facade, I think the
15 Office of Planning made some good points in their report. But
16 I think you've -- and you've responded to those that I think
17 you could, except for the you know, where there were physical
18 constraints. But I appreciate the -- the murals, the extra --
19 the two stacks of windows, the glazing, the color, texture, the
20 green screening. I mean, you -- you made an effort to enliven
21 that one, what was a blank wall, and -- and it is visible. So
22 I appreciate all those efforts, and I hope you continue that.

23 I also appreciate the lead goal. Of course, that's
24 required in the Northern Howard Zone, so you met the
25 requirement and the commitment to -- further commitments to, I

1 guess, it's just a potential solar panels on the roof and to
2 native -- all native plants, is also part of the comprehensive
3 plans policy for this area and for the City, actually.

4 So the amenity space that's there -- well, let me
5 start with the hotel. Mr. Chowfla or Mr. Utz, you have a
6 commitment from -- is it BD Hotels, or some kind of letter of
7 intent -- for the -- for this hotel brand? I assume you do, so
8 they wouldn't be displayed on a rendering.

9 MR. CHOWFLA: The BD display folder that Commissioner
10 Miller, we do -- we do have a commitment. We're just not able
11 to announce the hotel quite yet, given the nature of the
12 commitment, but we do hope to announce it before the end of
13 this this year.

14 VICE CHAIR MILLER: Okay, well, that's great. I
15 mean, that's -- it's -- it's a -- a unique project in this part
16 of the city. You know, there are not a lot of hotels over
17 here. And so I -- I hope with everything that you're doing,
18 and others are doing in this whole Bridge District area, there
19 will be a demand. I think there will be a demand because
20 there's a lot of exciting things that are happening, and I
21 appreciate that effort. The amenity space is the bar lounge
22 that's in that -- now that you've added, also, a separate entry
23 door from -- in -- in addition to the entrance to that for the
24 public to go directly there. Is that the amenity space? Is
25 there also an adjacent restaurant I thought referenced

1 somewhere?

2 MR. CHOWFLA: For the -- all the amenities space for
3 the hotel are on t (indiscernible) because of the grade change,
4 essentially a walkout. There is no additional amenities space
5 in the hotel besides those spaces. And those spaces are
6 designed to be publicly accessible and will contain a bar,
7 restaurant that'll serve limited service to breakfast in the
8 morning, light bite in the evening into the night with the bar.
9 And in response to community feedback that we received at a
10 prior meeting, we did add that additional entry door, so that
11 there are now two ways to enter all of that amenity space.
12 One, of course, through the main entrance, that's the lobby,
13 and then a second that is, you know, dedicated to the side.
14 But that is the extent of the amenity space in the hotel.
15 Solid grade.

16 VICE CHAIR MILLER: Okay, well -- well, thank you. I
17 think it's a -- I think -- I think it's a very attractive
18 design and the colors, the texture, and the fact that it's a
19 hotel in this part of the city. And -- and the landscape,
20 public plaza, all the landscaping that you're doing, and I
21 would associate myself with Commissioner Wright's comments to
22 the extent that that can be enhanced. That would be even
23 better. But that plaza will connect the Anacostia Park bicycle
24 and pedestrian trail directly into the Bridge District and the
25 surrounding Ward 8 community; is that correct?

1 MR. CHOWFLA: Yeah, that's correct.

2 VICE CHAIR MILLER: Okay. So those are all my --
3 thank you for, again, thank you for the presentation. I am not
4 I was going to ask Ms. Morton about what happened at the ANC
5 last week, but I see we do have the Commissioner here in
6 attendance. So I will ask her directly about that. Let me
7 just ask my colleagues if they have any additional questions of
8 the applicant.

9 Commissioner Imamura? We can't hear you,
10 unfortunately.

11 COMMISSIONER IMAMURA: Oh, there we go. All right.
12 Can you hear me now, Vice Chairman?

13 VICE CHAIR MILLER: Yes, yes.

14 COMMISSIONER IMAMURA: Thank you for the indulgence.
15 I do have a question for Mr. Murch. I was studying the
16 matching drawings a little bit and some of the illustrations
17 rendering that you provided. And now I understand it's a
18 little bit off. The -- or those are old matching drawings. I
19 wanted to ask about the floor plan. There was -- the -- the
20 focus of my question here is, again, going back to Commissioner
21 Wright's comment, Commissioner Bruins' comments, obviously, on
22 the east facade. You all have done a great job. But I wanted
23 to ask if I can find this. On the floor plan, it does show an
24 amenity space east of the lobby. And so I wanted it, but the
25 rendering that you all submitted over the weekend, where the

1 lobby is all lit up, it shows it as one space. And so I wanted
2 to ask first, what is the amenity space, or is it all just one
3 continuous lobby?

4 MR. MURCH: Yeah. I think we're still up for
5 consideration there. I think you have a couple different uses
6 we would anchor that corner with. It kind of is, you know, the
7 lobby space that is centered in that main arrival. You've got
8 the east and then the west where the lounge happens. So for
9 us, it's been a -- a little bit of just, understanding maybe
10 what the market demands are and trying to program it
11 appropriately. So right now, I think it's still a little bit
12 TBD. So we've seen it evolve, I would say, over the past
13 couple months. But yeah, the rendering itself, I think, just
14 showing it as a lit-up space that's continuous is a -- a little
15 bit of a disconnect. There would be a wall there, but it would
16 be an active use. We wouldn't make it a closet or luggage
17 storage by any means. So --

18 COMMISSIONER IMAMURA: Okay.

19 MR. MURCH: Again, we want we'd want it to be an
20 amenity, but it's still underlining.

21 COMMISSIONER IMAMURA: Okay. So this goes to, my
22 point of Commissioner Wright, and not to make this design by
23 groups here, but -- and I here -- where I -- I sort of disagree
24 or I -- I with Commissioner Wright is I think the off-white
25 east facade with the very tasteful sort of fenestration that

1 you've included, I think are is great, and I wouldn't want to
2 encroach on that. I think where this solution might be about
3 pedestrians walking from the Metro is really -- that solution
4 really is that grade. And I'm not convinced that it is an
5 architectural solution, but maybe a landscape architecture
6 solution.

7 And what I mean by that in the rendering that you
8 showed, or that was submitted into the record, over the
9 weekend, there is -- BD is lit up at sort of, I don't know, at,
10 I well, it's a little above the height of a person. But
11 there's a --there's a jog there where it's BD, and then there's
12 this it turns the corner with sort of the glass panels there.
13 And what Mr. Dettman's showing in terms of the discussion, the
14 ongoing discussions, whether that would certainly change your
15 solution, I would imagine, if you were able to move, the
16 alignment of that road.

17 But my point about that is -- is at that corner where
18 you have it as drawn as it's been designed is almost sort of a
19 reception area. It's almost receiving people there. That
20 might be the only location to highlight unless you turn the
21 corner with BD Hotel on the other side of the roofline there to
22 identify this as a hotel. But that might -- and you may not
23 the -- the program may not want a secondary entrance there, but
24 that seems to be the most ideal location. And again, I think
25 that's the landscape solution rather than an architectural

1 solution. So I don't know whether that would be recessed or
2 what, but to that point, I think, to Commissioner Wright's
3 point, Commissioner Bruins' point, I think that entry sequence
4 probably deserves a closer look. And --

5 MR. MURCH: Right.

6 COMMISSIONER IMAMURA: -- I knew that Commissioner
7 Bruins had made a comment sort of this intersection where that
8 bike patch is on the, on the backside of the building, I guess,
9 if you will, where the mural is. I thought, oh, that might be
10 a -- a landscape node, but I'm not sure that's significant
11 enough. And so that might be the only little location, right,
12 that little moment, to -- to take a closer look and again, with
13 Mr. Atkins and obviously, maybe some refinement architecturally
14 in terms of what that corner might look like, that might
15 actually satisfy sort of this secondary arrival point, I think,
16 for those who are arriving from the Metro there.

17 So anyhow, that jog there between BD and sort of that
18 glass panel where it turns, isn't actually shown in some of the
19 other mapping models or rendering.

20 MR. MURCH: Yeah.

21 COMMISSIONER IMAMURA: That's -- I just want to make
22 sure that you all have those updated --

23 MR. MURCH: Yeah.

24 COMMISSIONER IMAMURA: -- appropriately. Same with
25 the -- the new white facade with the windows treatment. That

1 didn't show up either in the plans --

2 MR. MURCH: Right.

3 COMMISSIONER IMAMURA: -- in the whole set of drawings
4 there. So I would just encourage you to update that.

5 MR. MURCH: Sure. Okay.

6 COMMISSIONER IMAMURA: All right. Thank you, Vice
7 Chair Miller. I appreciate --

8 MR. MURCH: Yeah.

9 COMMISSIONER IMAMURA: -- the other --

10 MR. MURCH: Great points. Appreciate the feedback.

11 VICE CHAIR MILLER: Thank you, Commissioner Imamura.
12 Any further comments or questions from my colleagues before we
13 move on to district agencies?

14 And Ms. Schellin, please correct me if I'm -- you
15 have something wrong. It's all the top -- top of my head. I
16 don't have a lot of training or experience.

17 MS. SCHELLIN: Next will be -- yes, next will be
18 cross by the ANC.

19 VICE CHAIR MILLER: Okay. Which is -- are they --
20 are they represented by Commissioner Jamila Wright?

21 MS. SCHELLIN: Yes.

22 VICE CHAIR MILLER: Okay. So let's bring
23 Commissioner Jamila Wright up for a cross-examination question.
24 We'll call her -- on her later for any extensive comments she
25 wants to make, either on behalf of the ANC or herself.

1 So Commissioner Wright, you're on.

2 COMMISSIONER WRIGHT: Oh, hello, everyone. I wasn't
3 sure if I'm supposed to be on video or not, but I hope it's
4 okay.

5 VICE CHAIR MILLER: You are on video, and you look
6 fine.

7 COMMISSIONER WRIGHT: Okay, perfect. And is my
8 cat -- okay, she's not right there. Thank you so much. Can I
9 start off with actually, I do have a response from the ANC that
10 we did come out with. Am I allowed to start with that, or you
11 want me to start with questions from -- questions to Redbrick,
12 the applicant?

13 VICE CHAIR MILLER: I'd like you to start -- well,
14 Mr. -- Redbrick's going to advise me, but I'd like you to start
15 with questions and then give all your responses to what
16 testified in your own statement that you were going to make
17 without the comments -- without the commenting on what others
18 have said. So yes, just questions at this point is the
19 procedure.

20 COMMISSIONER WRIGHT: Okay. Thank you so much. And
21 I do appreciate the Commission for all of your questions to
22 Redbrick especially the ones with, the architecture --
23 architectural engineering design that the community do not have
24 that knowledge. So thank you for being a community partner in
25 that. I do want to just talk a little bit about Redbrick, and

1 I have more -- more kind of commentary and update, and I don't
2 want to get in the back and forth about that community
3 engagement. I just want to say I -- we appreciate Lindsey
4 Morton. Lindsey has been very accessible to the community, and
5 I believe Lindsey has worked hard. And I do just want to note
6 that this is more than just one person. This is about a
7 community relationship with the institution and how can we
8 institutionalize it, because Lindsey may not be there forever,
9 right? And we all have dreams and goals and go on. So once
10 one person is gone, how is the institution still being able to
11 hold on to that partnership?

12 And so Redbrick did a job in talking about what they
13 did hear from the community. It was a little screen, a little
14 slide. I appreciated some of the feedback they heard. What
15 they did not include is that they have heard, and this is not
16 the first time. It is -- it should not be shocking, or new,
17 about the community wanting a community benefits agreement.

18 And it has been expressed to Redbrick multiple times.
19 We did attempt negotiations two years ago. ANCAA did procure a
20 lawyer to help us negotiate, because having layman community
21 members negotiating against lawyers and developers really is
22 not a fair game, because we -- we don't understand all of the
23 technicalities involved. And we did some Redbrick and proposed
24 CBA changes for them to consider, to accept and -- and they
25 didn't. You know, we weren't able to get to a point of

1 agreement. And after that, the ANC decided to go in good faith
2 on the first bit of development because we do need housing, and
3 we did need housing. And there was a desire, and there and
4 there is development that we need and we want to seize. We
5 decided to continue to support the housing development, the
6 first parcels that went up in the Bridge District and be a
7 partner with Redbrick.

8 And so I just would like to hear from Redbrick about
9 why, like, it's kind of was glossed over that the community has
10 not been raising these issues of having a community benefits
11 agreement for this past several years. And it also was not --
12 it kind of got mentioned, but it didn't go into detail. And I
13 think this might be some of the buzz that's being talked about,
14 is some of the partnerships around the economic opportunities,
15 not a grant or a sponsorship for events, around the economic
16 opportunities that can lead to wealth-building opportunities
17 for war eight residents when we know about all of the
18 disparities that I won't go into today with us.

19 But those wealth-building opportunities just hasn't
20 trickled to existing Ward 8 businesses and residents in the
21 ways that we will hope so. And conversations that I've had
22 with Redbrick has been to express, if you're just, you know,
23 the main requirement is to have businesses that are move-in
24 ready right then and have all the resources, all the capacity
25 needed to operate at the level needed for this development,

1 then that's not -- that -- that's cutting out a lot of Ward
2 8businesses because -- because we have been systemically
3 disinvested and not included. So some of that capacity --

4 VICE CHAIR MILLER: Commissioner Wright?

5 COMMISSIONER WRIGHT: Okay, I'm coming to the
6 question.

7 VICE CHAIR MILLER: Sorry to interrupt you. But --
8 and so your question is, I think, is why I have not responded
9 to your and the community's question for a community benefits
10 agreement, and you're not -- you wanted to know why isn't there
11 some further written commitment -- or is there some kind of
12 written commitment for the economic opportunities for Ward 8
13 residents and businesses. Did I capture the question of all
14 your comments --

15 COMMISSIONER WRIGHT: Yes.

16 VICE CHAIR MILLER: == about that?

17 COMMISSIONER WRIGHT: It -- it was, because it -- it
18 was mentioned that the ANC has been supportive, which we have
19 in the past because we went in good faith. But I think it was
20 glossed over, like, the opportunities available in the last
21 two -- two years and why the ANC is like, hey. You said you
22 were going to do X, Y, and Z, and we haven't seen this.

23 VICE CHAIR MILLER: Okay. Well, thank you. Let's
24 get their response to your questions.

25 MS. MORTON: (Indiscernible), thank you for the

1 acknowledgment of -- I do represent a full team, but I've been
2 proud of the relationship that we've cultivated. I'll speak
3 specifically to your -- the second portion of your -- your
4 question that around just seeing those tangible economic
5 benefits. I will say we're very, very early, in the -- in the
6 process. So as you can imagine, it took us quite some time to
7 get the building up out of the ground, to get those retail
8 spaces operable, to find operators, to keep those operators in
9 place. The work that goes behind the scenes is -- is quite
10 lengthy. I mean, even today, we just identified a retailer who
11 was able to successfully have Wi-Fi, and they've been offering,
12 trying to serve coffee and greet people and program, with
13 limited access to Wi-Fi.

14 So all that to say, this is -- it's not an excuse of
15 abandonment of -- of trying to demonstrate and show tangible
16 benefits, but we're still very much in the early stages of just
17 getting things going in our office. It's something that you
18 highlighted to me in our conversation about the -- the current
19 retailer that placed was that I think we -- we got a little
20 ambitious, and we missed an opportunity to really highlight for
21 neighbors and owners and operators in Ward 8 that there were
22 pop- up spaces available and lower term retail activation that
23 were on the table.

24 You know, I've submitted to the team to correct that,
25 particularly from parts of class, and we anticipate that we

1 will have some retail need, as well as the current and existing
2 pop-up space, which is now occupied, we do intend, within the
3 next six months or less, to issue an RFP that clearly states to
4 community members, particularly those on Ward 8, who are
5 looking for what the qualifications will be, and we're hoping
6 to find a next operator for the current pop-up space right from
7 the ward.

8 So I do want to encourage you to just continue to
9 follow along with us. I mean, again, we're -- we're really
10 still coming out on the ground in many ways, but we have people
11 living in the building. Retail spaces are -- are still new,
12 and in the process has been really establishing themselves.

13 With regard to the community justice agreement, and
14 I'm joined, again, by our head of development and just us, I
15 mean, you and I were part of that process. And I mentioned
16 this last week at our meeting. I think, you know, what was not
17 a win for both teams was not being able to come to an agreement
18 on a benefit set. And we, like you, wanted to just lean into
19 the spirit of the agreement. I think where we can continue to
20 hear your feedback, receive it, and apply it in a real way.
21 It's just being a little bit better and more vocal about some
22 of our achievements. You know, I'm personally a very humble
23 person. I don't brag, but I think we can do a bit better by
24 creating some cadence where you're very clear on where we are
25 with the milestones and things we've done to date. I'm

1 thinking about the delivery of the park space, the number of
2 events, really just being able to show, in a more sort of
3 comprehensive way, what we're up to. You know, in addition to
4 the things that we've done in the product community, like,
5 installing the pet waste stations in our -- I think that a lot
6 is happening, and perhaps the tracking and the reporting of
7 that could be a bit stronger.

8 In addition, we're still open to that idea. I mean,
9 I've talked to Commissioner McKinney at length about where
10 there's an additional need for more pet waste stations, where
11 our team could get involved in cleanup and neighborhood
12 beautification. So as I mentioned last week in the meeting and
13 here today, I just -- I want you all to know that we're
14 absolutely open to ideas, initiative, programs, opportunities
15 where we can really demonstrate our impact. We've taken a lot
16 of our cues to date from what we've heard over the years, but
17 we don't believe that that is it -- we think that there's much
18 more that we can do together. We're really leaning on you and
19 the neighbor that we've met to date, and we'll continue to meet
20 to inform our plan.

21 That being said, as I mentioned, you know, that won't
22 look like a formal CBA. I think it's clear that we won't be
23 reversing course there, but we do have a great opportunity to
24 continue to collaborate. And if it's helpful to memorialize on
25 initiatives and programs, and opportunities that we land on

1 from this point going forward, I think that we can come up with
2 a way to do that so it satisfies your thinking about
3 sustainability and what the future commission and neighbors
4 sort of inherent -- inherit, rather -- and can track and look
5 back to regardless of who's at the table. I'll just jump right
6 in my call if there's anyone else who wants to add anything.

7 MR. UTZ: Great. Thanks, Lindsey. I would just
8 add -- and this is something that we have talked about and
9 definitely appreciate Commissioner Wright, your discussion on
10 this and your time on this over the days, weeks, and years,
11 that we've been talking about this. You know, I do think our
12 position is that the -- this project is beneficial. Yeah. The
13 hotel -- we look at it with great excitement for what it can
14 bring to the site. You know, it does -- just going back to the
15 NHR standards and the design review standards, it does meet
16 the -- those provisions of the regulation. You know, it -- all
17 the kind of high-level planning and implementation analysis is
18 absolutely at the fore here, but it's not in those standards
19 that there's the concept of a CBA.

20 And actually, in prior cases where the Commission has
21 reviewed design review, it's actually specifically excluded CBA
22 as just not relevant to the analysis under design review. So
23 we would hope that we can, you know, still be beneficial to the
24 community here and still keep that relationship going and
25 growing because we think this is a great use that really set

1 this particular parcel up now to top site. And it's, I think,
2 really fantastic that it can be unlocked for a use like this.
3 Got all the upside to it, but also it kind of set the table for
4 other parcels in the Bridge District, but then also AquaPoint
5 in a really unique way. So hopefully, there can be a vision to
6 see a kind of a -- I think just keep the discussion going
7 between rhetoric and the community about how it can continue to
8 be beneficial.

9 VICE CHAIR MILLER: Thank you, Mr. Utz, for your
10 response to Commissioner Wright's questions.

11 Commissioner Wright, we're going to get to you
12 shortly -- very shortly to your statement time, but do you have
13 any other specific concise questions?

14 COMMISSIONER WRIGHT: Thank you for the use of
15 "concise". I say that all the time in my ANC meetings. I
16 think it's got all of my questions are going back to basically
17 what they said. We want to see the vision. We didn't quite
18 have a plan in the CBA and agree -- or written agreement,
19 whether it's called a CBA or some type of agreement on what the
20 actual benefit will be to the community will help with that
21 vision, will help with that clarity, and will help with that
22 partnership. And you know, we don't have to elaborate. We
23 understand Redbrick does not want to go into an agreement with
24 the community --

25 VICE CHAIR MILLER: Okay.

1 COMMISSIONER WRIGHT: -- at this time.

2 VICE CHAIR MILLER: We can get into this in your
3 statement, so --

4 COMMISSIONER WRIGHT: Um-hum.

5 VICE CHAIR MILLER: -- we get what you're talking
6 about.

7 So were there other specific questions beyond the CBA
8 that you've asked and you're going to make further elaboration
9 on, and economic opportunities? Any specific -- other
10 questions of the applicant at this time? Otherwise, we need to
11 move on to the Office of Planning and DDOT and you for your
12 statement.

13 COMMISSIONER WRIGHT: Okay. No. No questions. I'll
14 save it for my statements. And I just hope that the Commission
15 really leans into what Chair Hood talked about in terms of this
16 is our only opportunity as the ANC to have any great weight.
17 So I look forward to you all helping to realize us and the
18 community, being the people center community, having that great
19 weight, and I'll yield.

20 VICE CHAIR MILLER: Thank you, Commissioner Wright.
21 And we may have some questions for you after your statement.

22 So Ms. Schellin, do we next go to district agencies?
23 And we have DDOT, I believe, here, Mr. Hagen and Maxine Brown-
24 Roberts from Office of Planning. Is that the next --

25 MS. SCHELLIN: Mr. Jesick and Ms. Brown-Roberts,

1 correct.

2 VICE CHAIR MILLER: I don't have anything in front of
3 me that tells me what to do.

4 MS. SCHELLIN: That's okay. That is correct.

5 VICE CHAIR MILLER: So keeping with --

6 MS. SCHELLIN: DDOT first and then OP.

7 VICE CHAIR MILLER: Right. I was just going to say
8 that's what the Chairman usually does, so that's what the Vice
9 Chairman will do.

10 Mr. Hagen from District Transportation, we welcome
11 you and look forward to your testimony.

12 MR. HAGEN: All right. Yeah. Thank you. Good
13 evening, members of the Commission. For the record, I'm Noah
14 Hagen with the District Department of Transportation. DDOT is
15 supportive of the applicant's design review application to
16 develop this currently vacant site. In our September 4th
17 report, which is in the record as Exhibit Number 17, we
18 recommended approval with three conditions. These conditions
19 are, one, to provide a public access easement for the sidewalk
20 to the Anacostia Metro Rail Station; two, to implement the
21 applicant's proposed TDM plan; and three, to implement the
22 applicant's loading management plan.

23 And as you heard in their presentation, the applicant
24 has agreed to these conditions, and so DDOT has no objection to
25 the approval of the design of the application. And we look

1 forward to continue to work with the applicant on the public
2 space elements of this project, with the streetscape design and
3 the curb cuts as they go through the permitting process, and
4 I'd be happy to answer any questions.

5 VICE CHAIR MILLER: Do my colleagues have any
6 questions of DDOT? Hearing none, let's move on to Office of
7 Planning. We'll then come back to the -- Commissioner Wright
8 if she had any specific questions of DDOT or OP, but thank you,
9 Mr. Hagen.

10 Oh, it's not Max -- you don't look like Maxine Brown-
11 Roberts. So introduce yourself with -- and -- from Office of
12 Planning.

13 MR. JESICK: Sure. Thank you, Mr. Vice Chairman and
14 members of the Commission. My name is Matt Jesick, presenting
15 OP's testimony in this case. And the Office of Planning is
16 very supportive of the proposed hotel at the Bridge District.
17 We feel the hotel would complement the emerging mixed-use
18 neighborhood that's being constructed and also be an amenity
19 for the larger Ward 8 community. OP is also generally
20 supportive of the architectural direction taken for the
21 building. In our written report, however, we did raise some
22 questions or concerns about how the project might not fully
23 meet the policies of the comprehensive plan or the design
24 review criteria of the zoning rigs.

25 Based on the testimony presented this evening by the

1 applicant and new information on the record, we feel that some
2 of those issues have been addressed, and I'll just kind of go
3 through a brief list of some of the issues. First, the loading
4 dock. We appreciate the applicant studying alternative
5 locations for loading. We understand that the presence of the
6 DC Water infrastructure on the west side of the building could
7 present some logistical concerns or operational concerns should
8 DC Water need to access that area.

9 So OP, therefore, does not object to locating the
10 loading dock on the east side of the building, given the facts
11 on the ground in this case. Related to that, we also
12 appreciate the applicant's commitment to placing a mural on the
13 loading facade to soften the appearance of that corner of the
14 building. One thing we had spoken about with the applicant is
15 finding a date certain by which the mural would be complete at
16 some point after a certificate of occupancy presumably. So
17 whether that's six months after C of O or one year after C of
18 O, whatever the appropriate timeline is. I don't think we
19 necessarily have a preference, but just to get a certain date
20 in there, we ask the applicant to propose a date for completion
21 of the mural.

22 A lot has been said about the eastern facade. We do
23 feel that the upper story facade on the east has been improved
24 through the addition of windows on upper stories as well as the
25 variation in the texture of the facade panels. And as has been

1 noted, you can see those changes in the renderings in Exhibit
2 22. And again, OP asked the applicant to propose a condition
3 in the order should the application eventually be approved that
4 provides some assurance that those design features will
5 actually be constructed as shown including those windows and
6 the variation in the facade texture.

7 Now, our largest question mark about the application
8 was the ground floor facade on the east, and OP views the
9 entire eastern facade, especially the ground floor, as the most
10 important facade of the building because of its relationship to
11 Metro and also because this could one day be a critical
12 entrance into Poplar Point. So we asked the applicant to
13 examine ways to potentially rearrange internal uses or perhaps
14 even add retail to better activate the streetscape. And that
15 guidance is based on, you know, many comp plan policies as well
16 as the design review criteria in the regulations. And we
17 appreciate the improvements that have been made to date,
18 including, you know, it's been talked about the green screen
19 and the mural.

20 We also did talk, as Sharon Memoir (phonetic) was
21 mentioning, about that little niche in the ground floor facade
22 and maybe something could be done there to address the
23 streetscape or address the public space better. So we
24 encourage the applicant to look at that as well. We have heard
25 a little bit about this evening about the egress stair and back

1 of house space that's kind of behind the green wall. And I
2 know the applicant has looked at this, you know, a thousand
3 different ways. Our recommendation to the Commission is that,
4 you know, they take one more look at perhaps relocating the
5 stairs to the north wall of the hotel with the goal being to
6 allow amenity space or lobby space on the eastern facade to
7 bring additional activation to the public space.

8 I do want to stress we're not suggesting the loss --
9 the net loss of any amenity space. We're simply looking at
10 potentially different ways that the puzzle pieces can be
11 arranged. Well, you know, of course, still meeting any egress
12 code requirements, but also, you know, meeting the goals of the
13 District as set forth in the comp plan and the zoning
14 regulations. You know, and this all gets back to the policy
15 guidance, making the pedestrian environment more inviting would
16 benefit, of course, residents of the Bridge District, residents
17 of the older neighborhood to the south of the freeway who may
18 use this location for access to Poplar Point. But also, as has
19 been mentioned by the Commission, would benefit guests of the
20 hotel who arrive by Metro and they can be greeted by a more
21 active facade. So we feel that everyone would benefit with
22 some changes in that area.

23 So again, those are our principal concerns. We feel
24 the applicants address most of them and if that last issue is
25 fully addressed, we can recommend approval of the case. That

1 concludes my testimony, but I'm happy to take any questions.

2 Thank you.

3 VICE CHAIR MILLER: Thank you, Mr. Jesick, on behalf
4 of the Office of Planning.

5 Do my colleagues have any questions they'd like to
6 ask at this time of the Office of Planning? Hearing none, let
7 me ask Commissioner Wright from ANC 8A.

8 MS. SCHELLIN: The applicant first. Ask the
9 applicant if they have cross.

10 VICE CHAIR MILLER: Oh, if they have cross of ANC.

11 MS. SCHELLIN: ANC.

12 VICE CHAIR MILLER: Of who? Oh, DDOT and OP. Okay.
13 Sorry. Thank you, Ms. Schellin.

14 Mr. Utz, do you have cross-examination of Office of
15 Planning or DDOT?

16 MR. UTZ: We do not have cross of the ANC.

17 VICE CHAIR MILLER: Okay. Thank you. So let me ask
18 Commissioner Wright if it's the appropriate time for -- if she
19 has any specific -- concise, she likes the word concise,
20 questions of Office of Planning or DDOT. Okay. I see her
21 shaking her head. So let me ask Ms. Schellin. We don't have
22 any other district agencies here such as OAG?

23 MS. SCHELLIN: We do not.

24 VICE CHAIR MILLER: No, we do not. So I think
25 Commissioner Wright is -- if this is her time for her

1 statement?

2 MS. SCHELLIN: You are correct.

3 VICE CHAIR MILLER: Thank you. We look forward to
4 it, Commissioner Wright. I think we have the gist of it but
5 thank you.

6 COMMISSIONER WRIGHT: Thank you so much, everyone.
7 And like I said, thank you for the opportunity. For the
8 record, I am Jamila Wright. I am the chair of ANC 8A, and I am
9 here today representing the ANC.

10 At our regularly scheduled properly noticed meeting
11 on Tuesday, September 8th, 2025, with the form of six
12 commissioners present, Advisory Neighborhood Commission 8A
13 voted unanimously to oppose supporting Redbrick's Zoning
14 Commission design review application for this parcel and asked
15 the Zoning Commission to allow 30 more days for community
16 engagement and conversation. We want to be clear we are not
17 opposed to development. We're asking for inclusive community
18 center development and most importantly, enough time to ensure
19 that project of this magnitude gets it right.

20 Our opposition centers on a court issue that I talked
21 about throughout the day, the applicant's unwillingness to
22 enter into a formal project specific, looking at this hotel
23 specifically, not going back to previous work, benefits
24 agreement or some type of agreement on how the surrounding
25 community will benefit. And we believe that, as Mr. Utz said,

1 the law does not require it. The statute does not require it.
2 We believe that the absence of a livable requirement should not
3 just be the standard here.

4 The absence of a mandate does not believe that such
5 an agreement is warranted. It means that the decision to enter
6 one is a choice that the applicant is refusing to make.
7 Redbrick has mentioned over twice tonight that this is an
8 anchor business for Ward 8. Nothing -- something of this
9 magnitude does not -- it has not existed east of the river.
10 And for such an important development, it's very concerning for
11 the community that they're refusing to enter into a formal
12 agreement even though it is not required by the statute, right.

13 Yes, we have supported this process in the past two
14 years even though we were not able to negotiate a CBA and then
15 the site use changed that didn't require one, but we went in
16 good faith. However, it's been our experience over the past
17 couple of years in seeing how decisions have been made, how a
18 lot of the outreach has been very exclusive to a small group of
19 residents and communities in the historic Anacostia district in
20 particularly, where 8A represents 14,000 people who this
21 project will impact, including those in the Fairlawn
22 communities that have not really been reached or heard about
23 what their concerns are need for.

24 We've talked about very briefly that some of the
25 projects that uses that has also received other district

1 funding from the Food Access grant did not increase food access
2 and did not provide the types of programs and amenities to the
3 community that Redbrick had told us. And then it closed kind
4 of abruptly, but we won't get into that here. So our request
5 now for Redbrick to go into something more formal is based on
6 what has happened over the past few years. That same space
7 right now is going to be used by organization outside of Ward 8
8 coming into Ward 8 to do some programming that's not directly
9 targeted at Ward 8 residents.

10 And we said, hey, why don't you open it up the
11 community to hear more other uses and see how other businesses
12 that are already working with our community may benefit or may
13 partner, yet that didn't happen, right, so it's just over and
14 over, when we see kind of big opportunities for more benefits
15 and progress economically, especially within Ward 8, the
16 opportunity is being lost. And we know that a community
17 benefits agreement can help that. Like I said, some of the
18 loudest feedback we've heard and Redbrick has heard also at our
19 ANC meetings has been a need for a community agreement, more
20 inclusive and transparency, and more voices to be heard, and
21 opportunities to be that true anchor.

22 And so I'll wrap up, kind of in closing, that we know
23 that this hotel is going to provide a lot of opportunities, and
24 we want to see those opportunities come eastward. We don't
25 want them to necessarily go just westward back over to folks

1 visiting going right over across the bridge and not trickling
2 into our business district. We are the city's only arts and
3 culture district, and we want to see how that hotel can be an
4 anchor for arts and culture and not just push back over to Navy
5 Yard. And I say that because this is what we see all the time
6 when we see developments that come, have a lot of
7 intentionality, but just do not deliver because that community
8 voice and partnership is not there.

9 With things -- with the CBA, we can ensure and have a
10 better understanding of job opportunities for existing Ward 8
11 residents with Ward 8 having one of the highest unemployment
12 rates in the city. However, we also have the highest youth
13 populations that have a large pool of applicants that can be
14 ready for these type of jobs into a couple of years. The good
15 thing is we have years to get there, to get ready. So a CBA
16 can ensure that support is needed now for both Ward 8 workforce
17 and Ward 8 businesses to be ready to support this type of
18 business and understand how we can have this be anchored into
19 our arts and culture district.

20 As you all have noted, do the murals feed into
21 everything else that's going on. A CBA or some type of written
22 agreement is really the only way we have to do that because we
23 all too often realize what happens when things aren't actually
24 committed to. So what the ANC is asking, and this is the only
25 time we have any type of great weight into this process, is for

1 the Commission to not approve tonight or make a vote tonight on
2 their application and push it 30 more days to provide the ramp
3 up the opportunity for more meaningful community agreement so
4 that we can come out to a win-win for both, whether it's a CBA
5 or exclusive commitment written to certain solutions and
6 demands that the community has but to give us more time to get
7 there.

8 And that's the only way to end that buzz is to become
9 that community partner that's obviously outside of just 8A as a
10 Commission if it's made its way all the way up to Chair Hood.
11 So we ask you all for this opportunity so that the community
12 can have great weight into what's going to permanently change
13 Anacostia and Ward 8. Thank you so much.

14 VICE CHAIR MILLER: Thank you, Commissioner Wright.
15 Before I ask Mr. Utz if he has cross-examination on behalf of
16 the applicant, let me see if my fellow commissioners have
17 questions. I have a question for you. You've taken your --
18 ANC has taken action last week in unanimous opposition. I
19 believe it was last week. Are we going to get a written
20 report -- we need that written report in order to give great
21 weight to --

22 COMMISSIONER WRIGHT: You have a good --

23 VICE CHAIR MILLER: We hear what you're saying, but
24 in order to give the statutory great weight, we need that
25 written report. So can we get that soon, Ms. Wright?

1 COMMISSIONER WRIGHT: You'll have it this afternoon.

2 VICE CHAIR MILLER: Great. Great. Thank you. And
3 we heard your request to leave the record open so that you can
4 have further negotiation with the applicant. I'll discuss that
5 with my colleagues later.

6 Mr. Utz, do you have any cross-examination of the
7 ANC?

8 MR. UTZ: No cross at this time. Thank you.

9 VICE CHAIR MILLER: Okay. Thank you. Thank you,
10 Commissioner Wright. We look forward to your report and
11 hopefully a subsequent report that has progress being made.
12 Thank you.

13 Ms. Schellin, do we go to the public if there is any
14 public here to testify?

15 MS. SCHELLIN: Let me check. And I believe when I
16 last looked, there was none, but let me look one more time.

17 VICE CHAIR MILLER: Yeah. I didn't see any --

18 MS. SCHELLIN: Right. But you never knew when
19 they --

20 VICE CHAIR MILLER: Right.

21 MS. SCHELLIN: -- might show up last minute.

22 VICE CHAIR MILLER: Right. There's always late-
23 breaking news.

24 MS. SCHELLIN: That's right. We always like to do
25 one last look. No, sir. So all that's left is the final

1 closing.

2 I'm sorry? Yeah. Did someone say something?

3 MR. UTZ: I think there is a member -- sorry. Mr.
4 Greenhill is, I believe, on. I'm scanning. It sounds like
5 somebody does see him in there.

6 MS. SCHELLIN: Mr. who?

7 MR. UTZ: Yeah. He's --

8 MS. SCHELLIN: Mr. Greenhill.

9 MR. UTZ: Mr. Larry Greenhill.

10 MS. SCHELLIN: I thought he was part of your
11 presentation. He's listed as part of your -- of the
12 applicant's presentation. He listed himself as part of the
13 applicant's team.

14 MR. UTZ: No, he's -- he might --

15 MS. SCHELLIN: Rock Run.

16 MR. UTZ: Right. Yep. He is not part of the.

17 MS. SCHELLIN: Okay. One proponent then, Larry
18 Greenhill. Sorry. We're having a storm here, so that's why I
19 don't have my camera on. It kept clicking --

20 MR. GREENHILL: Can you hear me?

21 VICE CHAIR MILLER: Okay. Let's call Mr. Greenhill
22 and any other public witnesses. This is your time to make a
23 statement.

24 MR. GREENHILL: Yes. Thank you.

25 MS. SCHELLIN: I don't see any others.

1 MR. GREENHILL: Yes. Yeah. Thank you. I'm
2 testifying today in support of the new hotel. I do have a
3 written statement provided.

4 "Dear Chairman Hood and Commissioners, I'm writing to
5 express my strong support today for the proposed hotel
6 development in the Bridge District adjacent to the Anacostia
7 Metro Station. As a founder of the Rock Run Group, an
8 organization that provides workforce development and
9 contracting support to Ward 8 residents and business owners,
10 primarily CBEs, we believe that this project represents a
11 significant opportunity to advance the vision for the Bridge
12 District. The development will contribute to the continued
13 revitalization of the Anacostia Waterfront while creating new
14 economic opportunities for residents, entrepreneurs, local
15 businesses, apprenticeship opportunities as well.

16 "The proposed hotel has the potential to create new
17 employment opportunities during both construction and long-term
18 operations; also help accommodate visitors attending events,
19 conducting business, or exploring destinations east of the
20 river in Ward 8; support local small businesses, restaurants,
21 retailers, entrepreneurs by bringing additional visitors to the
22 Anacostia, Congress Heights, and Bridge District neighborhoods;
23 encourage also to intend continued investment that benefits
24 existing residents while contributing to the long-term growth
25 and economic vitality in Ward 8.

1 "The Bridge District has already begun transforming
2 this area into a more walkable transit orientated neighborhood.
3 Adding hotel is a logistical next step towards the -- that
4 complements the existing residential retail and public spaces,
5 while expanding opportunities for local economic development.
6 Further design of the building is complementary to the site's
7 location and surrounding neighborhood. The project's approach
8 of -- to the building's configuration and location of uses
9 parking and loading, and its relationship to the surrounding
10 public space allows this particular property to maximize its
11 potential.

12 "I also appreciate Redbrick's comment on the
13 commitment to community engagement throughout this process and
14 encourage the project team to continuously work closely with
15 the neighborhood stakeholders, CBEs and apprenticeships and
16 construction, especially MEP construction CBEs, to ensure that
17 residents, especially those living in Ward 7 and 8, near the
18 proposed hotel have meaningful access to employment,
19 contracting opportunities, and other benefits resulting from
20 this investment.

21 "I respectfully ask the Zoning Commission to approve
22 this project and help advance the investment east of the river.
23 And in closing, I'd like to dovetail off of part of what the
24 Commissioner Wright was saying. It's 11 -- when I heard her
25 say unemployment, to the Board, it's 11 percent unemployment in

1 Ward 8. It's double digits. And we have a responsibility, all
2 of us, to make sure that Ward 8 and Ward 7 residents are a part
3 of this new hotel. And we've been dealing directly with
4 Lindsey Morton, Louis Dubin, Paul Elias, and their team over
5 the last -- over the -- building APOs 3 and 4 that I'm
6 currently living in, in the Straddles building, to make sure
7 that we're reaching out to the community.

8 "Redbrick supported us. We had a job fair at Cedar
9 Tree Academy. We're over 125 Ward 7, Ward 8, also DMV
10 residents came looking for employment. We have to be a part --
11 Ward 7 and 8 has to be a part of this new hotel to address the
12 unemployment, the high unemployment, double digit unemployment
13 that's happening that continues to, you know, stay in Ward 8.
14 And so this hotel, the commissioners are exactly right. And I
15 want us to work together, both -- all of us continue to work
16 together to make sure it's a win-win for the residents of
17 Ward -- and CBEs and businesses in Ward 8 that they have
18 apprenticeship opportunities from the beginning of these
19 projects all the way until the end. And that's what the Rock
20 Run Group -- and that's what we support, and Redbrick and Louis
21 Dubin have been very supportive, Lindsey Morton of that. Thank
22 you so much".

23 VICE CHAIR MILLER: Thank you, Mr. Greenhill, for
24 your statement of support and your additional comments.

25 Do my colleagues have any questions of Mr. Greenhill?

1 Seeing none, let me ask the applicant, do you have any cross-
2 examination of Mr. Greenhill?

3 VICE CHAIR MILLER: Greenhill?

4 UNIDENTIFIED SPEAKER: No cross. Thank you.

5 VICE CHAIR MILLER: Thank you. Let me ask
6 Commissioner -- ANC Commissioner Wright -- Commissioner
7 Wright -- if she has any, cross-examination concise question of
8 Mr. Greenhill, if she's still here.

9 COMMISSIONER WRIGHT: Oh, I'm still here. I said I
10 want to appreciate Mr. Greenhill's testimony. And I think so
11 much of what he exam -- elaborated is needed, will be achieved
12 through an agreement that is written so we can have that actual
13 commitment by Redbrick to improve these numbers along with
14 other businesses outside of his. So I think he provided,
15 really, a justification on why an actual agreement is needed.
16 Thank you.

17 VICE CHAIR MILLER: Thank you. Ms. Schellin, I don't
18 think we have any other public witnesses.

19 MS. SCHELLIN: That's correct.

20 VICE CHAIR MILLER: That's correct? So let me --

21 MS. SCHELLIN: Rebuttal and closing.

22 VICE CHAIR MILLER: Say that again.

23 MS. SCHELLIN: Just the applicant's rebuttal and
24 closing.

25 VICE CHAIR MILLER: Okay. Let's go to that, Mr. Utz.

1 MR. UTZ: Great. Thank you. And I would just, one,
2 I think, open matter from different luminary matters. I wanted
3 to revisit the concept of the pre-hearing submission, that is
4 Exhibit 22, seeing if that motion to allow that into the record
5 could be approved after all, now that it's been discussed, and
6 I'm happy to talk to anybody.

7 VICE CHAIR MILLER: Do my colleagues -- do we have to
8 do that by -- can we do that by consensus or we have to
9 actually make a motion, Mr. Ritting?

10 MR. RITTING: Actually, Mr. Miller, as you're now the
11 presiding officer, you have the authority to do it on your own.

12 VICE CHAIR MILLER: Okay. Do my colleagues have any
13 objection to the untimely filing, which I think, personally,
14 was very helpful and responsive even though late? Okay. No
15 objection. So that, by consensus, the motion to accept is --
16 that additional information has been approved, and you're free
17 to talk about it in your rebuttal conclusion and anything else
18 you want to talk about.

19 MR. UTZ: Thank you so much. So first of I'd just
20 like to say thank you for your time tonight to the Commission,
21 to the agencies, to the ANC, anyone watching. We appreciate
22 the time. We're really excited to be here tonight and really
23 excited to take the next steps on this project going forward.
24 We believe that this is a project that the Commission can
25 approve. It meets the standards for design review generally,

1 but also for the HR design review itself.

2 The building itself is articulated to be a four-sided
3 building as our architect was, discussing in detail. It
4 purposely is future oriented in that if there is a highly-
5 articulated facade, runs on Poplar Point, then hopefully plant
6 the seeds of the great things to come there. It is a new use
7 of the site to vary, the uses that are coming online in the
8 Bridge District with the hotel that's been discussed quite a
9 bit today as the first use of its kind, use of the river.

10 It also accentuates pedestrian and bicycle access,
11 particularly the connection that we talked about on the west
12 side of the building. It really focuses both this site and the
13 adjacent site to the west on ensuring that that is a strong
14 pedestrian connection that's utilized again in the Poplar
15 Point. It focuses on sustainability, as mentioned before. It
16 is legal 4.1, and it really is a holistic effort to integrate
17 the Bridge District with Poplar Point and Anacostia itself.
18 We're relating to the concept benefits, just reiterate that a
19 CBA is not relevant for design review standards.

20 You know, this is something that the commission has
21 talked about quite a bit, over the years and has explicitly
22 discussed it in some orders, one of the orders being that
23 Commission Order 08-30, that essentially said exactly what
24 we're talking about now, but a DBA is not to be considered, as
25 part of a design review because it's not relevant to the stand.

1 So that being said, as Ms. Morton and I were discussing, we do
2 believe that this hotel provides significant beneficial impacts
3 for the site, for the neighborhood, for Anacostia, for the
4 city.

5 It is truly a welcome use of a site that is up-site
6 to -- to bring something online on. Relating to the community
7 outreach, there has been a great degree of community outreach
8 that's reflected in the ten letters, now, of support that are
9 in the record. As Chairman Hood mentioned, we actually do not
10 believe that a delay or another hearing or postponement would
11 be warranted here. We think that the agency feedback on the
12 record is clear, and we -- we really appreciate that it's that
13 it's there. This team has taken a -- a serious look at that
14 feedback and has made changes to and responses to it wherever
15 it can.

16 The layout of the ground floor is something that
17 could not be achieved, even despite the amount of analysis that
18 was done on it due to the tight site, due to the mall situated
19 lot, which is further hemmed in by the easements that are on-
20 site and really leading to a place where there aren't a great
21 deal of choices for where some of those interior components can
22 be, namely the stair on that east side. Where the team could
23 make changes, it did do so. You know, as mentioned, it --
24 we've added the two columns of windows and the articulation
25 along that east side, and we would be happy to agree to a

1 condition that says exactly that as Mr. Jesick was requesting
2 during his overview. The team has made streetscape updates,
3 including a green screen and adding additional articulation
4 along that east side.

5 We will commit to a mural, both on that east side and
6 on that northeast side adjacent to the bike pathway, and it can
7 agree to a condition there. And we are happy to put a time to
8 it. Something like one year after a C of O for when it's in
9 place, would be something that could be achieved with the --
10 the concept that's on the table. And then just the -- the last
11 element that was responded to from the report was the detailed
12 landscaping plan that is now on the record next to you all
13 allowing it in that big filing. And then relating to the DDOT
14 conditions, as mentioned before, there were three conditions,
15 and all three, the applicant is happy to agree to -- the
16 pedestrian easement, the TDM plan, and then the loading
17 management plan.

18 So with that, we would greatly appreciate a -- a
19 favorable outcome. We are happy to answer any questions. We
20 would request the ability to file a post-hearing condition that
21 would allow there to be one complete exhibit that captures
22 everything and (indiscernible) all pages to reflect the update
23 that was made over the weekend. But otherwise, we greatly
24 appreciate your time. Thank you.

25 VICE CHAIR MILLER: Thank you, Mr. Utz, for your

1 rebuttal and closing, and your presentation on behalf of the
2 Redbrick (indiscernible) team and all your responses to our
3 questions and others' questions.

4 I think we don't have cross-examination of rebuttal
5 in closing, but I think the Chairman usually gives asks the
6 colleagues if they have --

7 MS. SCHELLIN: You have to close and rebuttal.

8 VICE CHAIR MILLER: Yeah, I know. I was just asking
9 colleagues if they had any additional questions they wanted to
10 ask at this time. Okay. So thank you.

11 I think we can, Mr. Young, we can take down everybody
12 else who's here so that the Commission can discuss this case.
13 Thank you. Thank you, Mr. Young. I think everyone's gone but
14 the Commission, is that correct, or is this still -- what's the
15 number up there, 202763? Is that --

16 MS. SCHELLIN: I believe that Commissioner Imamura's
17 because his audio was not working on his computer. Does it end
18 with 63?

19 VICE CHAIR MILLER: Okay. That's great.

20 MS. SCHELLIN: Yes.

21 VICE CHAIR MILLER: We'll keep -- we'll keep
22 Commissioner Imamura's audio up on the screen. So colleagues,
23 I think we may need to leave the record open at least for the
24 written report of the ANC to action last week so we can give
25 great weight to it. She said she was going to submit it this

1 afternoon. I don't know if it's come in in the last 30
2 minutes, but I doubt it. So we need to leave the record open
3 for that. And we have a request from the ANC that we can leave
4 the record open for 30 days so they can further negotiate the
5 outstanding issues they have with the applicant.

6 And let me just ask my colleagues, do you have any --
7 did you ask for, or are you asking for specific any specific
8 information or renderings that you need in order to deliberate
9 on this, which won't be tonight?

10 COMMISSIONER WRIGHT: I can just step in. I don't
11 think any of us were asking for any additional information, at
12 least I wasn't asking for any additional information. I know
13 the Office of Planning mentioned asking for maybe one more look
14 at if there could be some ground floor uses moved around to
15 help activate the east side of the building. But I also heard
16 in the closing, by the applicant's attorney that that wasn't
17 possible, that they've already looked and that they really
18 didn't see any way to change the location of the staircase
19 or -- which is one thing the office of planning had asked
20 about.

21 So you know, part of me was thinking, you know, let's
22 give this a little more time to allow both the opportunity for
23 the office of planning issues to be further explored and to
24 allow the ANC to continue talking with the applicant. But then
25 on the other hand, you know, the applicant's representative

1 have has already said they've done as much as they can in terms
2 of responding to the OP's suggestions. That's the bottom line
3 I heard. And you know, I do take seriously the comments that
4 were made that a community benefits agreement, a CBA, is not a
5 requirement of a design review.

6 I do understand the ANC is using this opportunity,
7 and rightly so, to bring up that issue and to bring up their
8 desire for a CBA. But I don't know if we really can hold the
9 project up -- can hold a design review up because we want the
10 applicant to somehow work out a community benefits agreement
11 with the ANC. So you know, I had, you know, initially been
12 thinking, okay, 30 days won't make or break things; let's give
13 it a try. But you know, I -- I am concerned about, you know,
14 linking the Community Benefits Agreement to a design review.
15 So no good solution here, but I -- I am a little on the fence
16 about whether, you know, I would propose we vote tonight, or
17 whether we have some delay.

18 VICE CHAIR MILLER: Okay. Thank you. I think that
19 all of your comments were very helpful, and I echo your
20 comments about the community benefits agreement not being part
21 of design review, but it's something that obviously the ANC and
22 the community would like to see. We this is also not a planned
23 unit development where we look at public benefits in addition
24 to meeting the requirements of the zoning regulations. It's
25 but -- we are aware of the public benefits that are available

1 in this particular project through the design review
2 presentation.

3 So I -- let me ask my other Mr. Imamura or -- or
4 Bruins, do -- do you have any thoughts about whether to take
5 action tonight? I also was thinking, well, we would leave it
6 open just for the written report of -- of the ANC, but -- and
7 to allow Chairman Hood an opportunity to participate in the
8 vote. But do other colleagues have any thoughts about voting
9 tonight versus waiting?

10 COMMISSIONER BRUINS: I have a question. So during
11 ANC Commissioner Wright's comments, you know, the community
12 benefits agreement was a major concern was employment, but she
13 was also asking for formal commitments to a level of design
14 with murals or having that formal commitment tied to design or
15 tied to design review for some of those, I guess, aesthetic
16 commitments to the building that tie it as an anchor for an
17 arts and culture district. And I'm wondering if it would be
18 appropriate to include their submittal, but with a little extra
19 about the arts and mural, and the requirements on-site that are
20 tied to the design. Is there a formal process to do that
21 that's appropriate in this stage?

22 VICE CHAIR MILLER: Well, we could leave the record
23 open for the applicant to respond to that. We could leave the
24 record open for some of the OP issues, which they partial --
25 partial -- they partially responded to -- the applicant

1 partially responded to tonight, we could leave the record with
2 the applicant to respond.

3 COMMISSIONER BRUINS: Take a take a last and best
4 look.

5 VICE CHAIR MILLER: (Indiscernible) design --
6 specifically to respond in writing to the design, five or six
7 design issues that Matt, Mr. Jesick, raised. Although, I -- I
8 agree with Commissioner Wright that they -- they basically have
9 given us their -- their response. They did they -- did they --
10 had done some of them, and they have done this much of them.
11 And they were willing to continue to explore as the -- as the
12 as the project moves forward. So Commissioner Imamura --

13 COMMISSIONER WRIGHT: They did state -- I just do
14 want to note. They did state in the -- their closing rebuttal
15 that they were open to a condition about, creating a date
16 certain for the installation of the mural, and they proposed
17 one year from certificate of occupancy. So you know, we
18 haven't seen a written condition, but they did say they were
19 willing to do a condition.

20 VICE CHAIR MILLER: Right. And --

21 COMMISSIONER IMAMURA: I will follow-up. Sorry, Vice
22 Chair Miller. I defer.

23 VICE CHAIR MILLER: Go ahead.

24 COMMISSIONER IMAMURA: All right. Thank you, Vice
25 Chair Miller. This is a new review. Commissioner Bruins' and

1 Commissioner Wright had accurately summarized their time-bound
2 commitment -- the applicant time-bound commitment for one year
3 after the certificate of occupancy. To the point about the
4 resolving the other, design issues, I will say that I think
5 what we saw tonight is really their best option, and that
6 they've looked at other solutions, and this is where it landed
7 based on the program and the constraint, the site constraint.
8 It is what it is. This is where it's at. And frankly, I think
9 it's a rather nice design solution.

10 I would like to see them try to resolve the issue
11 that Commissioner Wright and Commissioner Bruins brought up
12 about sort of the sequence of events and pedestrian experience
13 from the Metro Parking Garage. I do believe that there's some
14 opportunity there in the niche that, even, you know, Mr. Jesick
15 had commented on that there might be a there -- there, but
16 certainly not enough to hold anything up. I think it'd be to
17 their benefit to see if there might be something there. It
18 sounds like things are still rather unresolved with the amenity
19 space immediately adjacent to the lobby that they haven't quite
20 worked out yet either. But those are small moves, small
21 gestures that, I think in totality here, I think this is ripe
22 for action. And probably because it is a one-vote case, I
23 think most of the issues here have been resolved.

24 I am reluctant to tie a community benefit package to
25 a design review. I think that would set a terrible precedent

1 here. I understand the ANC, the community's desire, but we
2 also have a significant number of letters of support as well,
3 albeit that the letter from the ANC is also late. So those are
4 my thoughts, Vice Chair Miller. I'm prepared to move forward,
5 if others are.

6 VICE CHAIR MILLER: Okay. Well -- well, thank you,
7 Commissioner Imamura.

8 I -- I'm prepared to move forward having heard my
9 colleague's comments, but Commissioner Bruins, did you want --
10 are you ready to move forward with a vote? You don't have to
11 vote yes. You can abstain. You can vote no. But it is a one
12 vote case. So this is the one -- this would be the one
13 opportunity to vote. Do you have a response about that?

14 COMMISSIONER BRUINS: I'm prepared to vote.

15 VICE CHAIR MILLER: Okay. Would somebody like to
16 make a motion then to approve?

17 COMMISSIONER IMAMURA: Vice Chair Miller, I'm happy
18 to make the motion. And I'm -- I guess my question would be
19 before I make the motion, if we can add the stipulation, the
20 time-bound stipulation to the motion. So I'll try to do that
21 succinctly here. I move that the Zoning Commission approve
22 Case No. 26-07, CQ Metro Land, LLC design review in the NHR
23 zone, Parcel 7, building hotel in Square 5860, part of Lot
24 1039, to include a time-bound commitment as stated by the
25 applicant verbally that they're willing to have an art

1 installation within one year of the certificate of occupancy
2 and ask for a second.

3 COMMISSIONER WRIGHT: Second. You're on mute, Vice
4 Chair Miller.

5 VICE CHAIR MILLER: Thank -- thank you. The motion
6 to approve has been made by Commissioner Imamura, seconded by
7 Commissioner Wright. Is there any further discussion? No.

8 Ms. Schellin, would you please take a roll call vote?

9 MS. SCHELLIN: Yes, sir. Commissioner Imamura?

10 COMMISSIONER IMAMURA: Yes.

11 MS. SCHELLIN: Commissioner Wright?

12 COMMISSIONER WRIGHT: Yes.

13 MS. SCHELLIN: Commissioner Miller?

14 VICE CHAIR MILLER: Yes.

15 MS. SCHELLIN: Commissioner Bruins?

16 COMMISSIONER BRUINS: Yes.

17 MS. SCHELLIN: And the vote is four to zero -- to
18 one, the minus one being Commissioner Hood not present, not
19 voting.

20 And Commissioner, or actually, Vice Chair Miller, if
21 I may, ask that the applicant provide a draft order by 3:00
22 p.m. September 30th.

23 VICE CHAIR MILLER: Mr. Ritting, did you want to say
24 something?

25 MR. RITTING: Yeah. Just that the ANC has, under the

1 ANC Act, a period of time to submit a written report after the
2 decision or after the hearing, and -- and I just wanted to
3 state that publicly so -- so Commissioner, the ANC 8A
4 Commissioner is aware of that. I believe it's seven days.
5 It -- it may be 14. I can't remember, but I don't think it
6 matters since she said that she'd be filing it before then. So
7 the record should remain open to -- to allow that to come in.

8 VICE CHAIR MILLER: Thank you, Mr. Ritting. And I
9 would comment that when you're drafting the order, you
10 typically have worked with the applicant to incorporate
11 conditions that may have been made -- commitments that may have
12 been made during the hearing, you have the flexibility to add
13 consulting with the applicant's attorney any other conditions
14 beyond the mural one that we specifically mentioned. Because
15 there were -- there was a lot of verbal responses to the issue,
16 so thank you.

17 MR. RITTING: Thank you. Ms. Schellin, do we have
18 anything else to come before us this evening?

19 MS. SCHELLIN: No, sir. That's it.

20 VICE CHAIR MILLER: Okay. Well, with that, this -- I
21 can't know what our next I think it's --

22 MS. SCHELLIN: It's going to be September 24th, and
23 it's your public meeting.

24 VICE CHAIR MILLER: Okay. That is our next meeting.
25 But as of now, this meeting is adjourned. Thank you all for

1 your participation.

2 MS. SCHELLIN: Thank you.

3 (Proceedings concluded)

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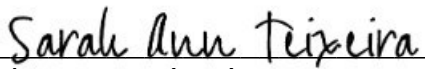
In the matter of: Public Hearing - Case No. 26-07

Before: DC Zoning Commission

Date: 09-14-26

Place: Webex Videoconference

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