

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,
APRIL 3, 2025

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The meeting convened via Videoconference, at
1:00 p.m. EDT, Teri Hawks Goodman, Chair,
presiding.

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS
PRESENT:

TERI HAWKS GOODMAN, Chair
Presidential Appointee (At-Large)
ELIZABETH HEWLETT, Vice Chair, Presidential
Appointee
LINDA ARGO, Mayoral Appointee
EVAN CASH, Office of the Chairman of the Council
of the District of Columbia
ANITA COZART, Office of the Mayor of the District
of Columbia
ARRINGTON DIXON, Mayoral Appointee
BRYAN CLARK GREEN, Presidential Appointee
ELLIE MCGOWAN, Committee on Oversight and
Government Reform, United States House of
Representatives
TAMMY STIDHAM, Department of the Interior
KRISTI TUNSTALL-WILLIAMS, General Services
Administration

NCPC STAFF PRESENT:

MARCEL C. ACOSTA, Executive Director
MEGHAN HOTTEL-COX, General Counsel and
Secretariat
STEPHANIE FREE, Urban Planner
JAMIE HERR, Urban Planner
MICHAEL WEIL, Urban Planner

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

2 (1:03 p.m.)

3 CHAIR GOODMAN: Good afternoon and
4 welcome to the National Capital Planning
5 Commission's April 3, 2025, open session.

6 First, Secretary Hottel-Cox, can you
7 please call the roll?

8 MS. HOTTEL-COX: Yes. Commissioner
9 Cozart?

10 COMMISSIONER COZART: Here.

11 MS. HOTTEL-COX: Commissioner
12 McMahon? Commissioner Stidham?

13 COMMISSIONER STIDHAM: Here.

14 MS. HOTTEL-COX: Commissioner Argo?

15 COMMISSIONER ARGO: Here.

16 MS. HOTTEL-COX: Vice-Chair Hewlett?

17 VICE CHAIR HEWLETT: Here.

18 MS. HOTTEL-COX: Chair Goodman?

19 CHAIR GOODMAN: Here.

20 MS. HOTTEL-COX: Commissioner Green?

21 COMMISSIONER GREEN: Here.

22 MS. HOTTEL-COX: Commissioner

1 Tunstall-Williams?

2 COMMISSIONER TUNSTALL-WILLIAMS:

3 Here.

4 MS. HOTTEL-COX: Commissioner Dixon?

5 COMMISSIONER DIXON: Here.

6 MS. HOTTEL-COX: Commissioner Cash?

7 COMMISSIONER CASH: Here.

8 MS. HOTTEL-COX: Commissioner

9 McGowan?

10 COMMISSIONER MCGOWAN: Present.

11 CHAIR GOODMAN: Great. I'm noting
12 the presence of a quorum. I'd like to call the
13 meeting to order.

14 Today's meeting is being live-
15 streamed and will be available in a few days as
16 a video on NCPC's website.

17 If there's no objection, the agenda
18 as posted will be the order of business. And
19 now, I'd like to ask everyone to please stand
20 for the Pledge of Allegiance.

21 (Pledge of Allegiance.)

22 CHAIR GOODMAN: Thank you. Today

1 is our April meeting, as we noted earlier, and
2 this is the meeting where we elect a vice chair
3 and commissioner, and the Commission approves a
4 third member of the Executive Committee. And
5 I'd like to start with the election of a vice
6 chair.

7 And I'll share with the Commission
8 that I have verified with current Vice Chair
9 Hewlett her interest in remaining in this
10 position. With that, will there be a motion to
11 approve?

12 COMMISSIONER DIXON: I move that we
13 (audio interference.)

14 COMMISSIONER STIDHAM: Second.

15 CHAIR GOODMAN: Thank you. It has
16 been moved and seconded. Thank you very much.

17 Is there any discussion? Is there any
18 discussion?

19 Hearing none, can the Secretary
20 please confirm the motion and the second and
21 take the call therewith?

22 MS. HOTTEL-COX: Yes, a motion was

1 made by Commissioner Dixon and seconded by
2 Commissioner Stidham. Commissioner Cozart?

3 COMMISSIONER COZART: Yes.

4 MS. HOTTEL-COX: Commissioner
5 Stidham?

6 COMMISSIONER STIDHAM: Yes.

7 MS. HOTTEL-COX: Commissioner Argo?

8 COMMISSIONER ARGO: Yes.

9 MS. HOTTEL-COX: Vice Chair Hewlett?

10 VICE CHAIR HEWLETT: Yes.

11 MS. HOTTEL-COX: Chair Goodmann?

12 CHAIR GOODMAN: Yes.

13 MS. HOTTEL-COX: Commissioner Green?

14 COMMISSIONER GREEN: Yes.

15 MS. HOTTEL-COX: Commissioner

16 Tunstall-Williams?

17 COMMISSIONER TUNSTALL-WILLIAMS:

18 Yes.

19 MS. HOTTEL-COX: Commissioner Dixon?

20 COMMISSIONER DIXON: Yes.

21 MS. HOTTEL-COX: Commissioner Cash?

22 COMMISSIONER CASH: Yes.

1 MS. HOTTEL-COX: Commissioner
2 McGowan?

3 COMMISSIONER MCGOWAN: Abstain.

4 CHAIR GOODMAN: Thank you. The
5 motion has carried. And congratulations, Vice
6 Chair Hewlett. A happy early birthday. Would
7 you like to say --

8 COMMISSIONER DIXON: Madam Chair, I
9 will say that it was a unanimous vote.

10 CHAIR GOODMAN: Thank you. It was
11 a unanimous vote. And we'd like to recognize
12 you today as Vice Chair, but also it's your
13 birthday tomorrow and we want to wish you a
14 happy birthday on that occasion. Did you have
15 anything you'd like to say?

16 VICE CHAIR HEWLETT: No, I just
17 would like to thank you for reaching out to me
18 and I'd like to thank the Commissioners for
19 your support and your vote of confidence. And
20 I would love to continue to serve in this
21 capacity. I'm very grateful. Thank you. I'm
22 grateful to live another year, too.

1 CHAIR GOODMAN: Thank you,
2 Commissioner Hewlett. We're glad, too.

3 The next agenda item is for the
4 Commission to approve a third member of the
5 Executive Committee. I spoke with Commissioner
6 Arrington Dixon, and he is willing to continue
7 on the committee as well. Is there a motion to
8 approve Commissioner Arrington Dixon as the
9 third Commission member on the Executive
10 Committee?

11 VICE CHAIR HEWLETT: I move
12 approval, Madam Chair.

13 CHAIR GOODMAN: Thank you. It's
14 been moved by Vice Chair Hewlett. Is there a
15 second?

16 COMMISSIONER ARGO: I'll second.

17 CHAIR GOODMAN: Thank you. It's
18 been seconded by Commissioner Cozart. I'm
19 sorry, Commissioner Argo. I'm sorry, my
20 apologies. Commissioner Argo, thank you. Is
21 there any discussion on this item?

22 Hearing none, can the Secretary

1 please call the vote by roll?

2 MS. HOTTEL-COX: Yes, a motion was
3 made by Vice Chair Hewlett and seconded by
4 Commissioner Argo. Commissioner Cozart?

5 COMMISSIONER COZART: Yes.

6 MS. HOTTEL-COX: Commissioner
7 Stidham?

8 COMMISSIONER STIDHAM: Yes.

9 MS. HOTTEL-COX: Commissioner Argo?

10 COMMISSIONER ARGO: Yes.

11 MS. HOTTEL-COX: Vice Chair Hewlett?

12 VICE CHAIR HEWLETT: Yes.

13 MS. HOTTEL-COX: Chair Goodmann?

14 CHAIR GOODMAN: Yes.

15 MS. HOTTEL-COX: Commissioner Green?

16 COMMISSIONER GREEN: Yes.

17 MS. HOTTEL-COX: Commissioner

18 Tunstall-Williams?

19 COMMISSIONER TUNSTALL-WILLIAMS:

20 Yes.

21 MS. HOTTEL-COX: Commissioner Cash?

22 COMMISSIONER CASH: Yes.

1 MS. HOTTEL-COX: Commissioner
2 McGowan?

3 COMMISSIONER MCGOWAN: Abstain.

4 CHAIR GOODMAN: Motion has carried.
5 Congratulations, Commissioner Dixon. Would
6 you like to say a few words?

7 COMMISSIONER DIXON: I would just
8 like to make it clear there was no conspiracy
9 between the Vice Chair and me.

10 CHAIR GOODMAN: Okay.

11 COMMISSIONER DIXON: I'm glad to be
12 back. And thank you all very much.

13 CHAIR GOODMAN: Thank you,
14 Commissioner Dixon.

15 Agenda item number four is Report of
16 the Chair. And I just wanted to say, I don't
17 know that all of you have heard this, but the
18 former NCPC Chair, David M. Childs, passed away
19 last week.

20 We have sent our deepest condolences
21 on behalf of the Commission, to his family, and
22 colleagues and friends. Mr. Childs had a

1 profound impact on the nation's capital through
2 his influential work on the plans for the
3 revitalization of Pennsylvania Avenue and the
4 National Mall.

5 He served as the presidentially-
6 appointed chair of NCPC from 1975 to 1981, and
7 he chaired the U.S. Commission of Fine Arts
8 from 2003 to 2005.

9 Mr. Childs worked in the Washington,
10 DC, office of Skidmore Owings & Merrill from
11 1971 to 1984.

12 Above all, Mr. Childs was a
13 gracious, thoughtful, and strategic leader who
14 reinforced the importance of architecture and
15 urban design in the nation's capital, as a
16 reflection of our national history, our
17 aspirations, our democratic values, and to make
18 Washington a thriving and vital city.

19 He will be missed.

20 Second, I'd like to share an update
21 on the NCPC flood risk management initiative
22 being led by Julia Koster -- Staffperson Julia

1 Koster. As Commissioners likely remember,
2 Julia gave an information presentation to us at
3 the December 24th meeting on this initiative,
4 which began in the fall.

5 Julia briefed me this month on the
6 initiative's progress. And I'm very pleased
7 that on April 10, 2025, NCPC will host a multi-
8 agency workshop with both local and federal
9 stakeholders, to discuss the initiative and
10 what they have discovered regarding the flood
11 risk approaches along the Potomac River. We
12 look forward to hearing an update from the team
13 after the workshop.

14 And finally, now that we are here in
15 April, I'd like to wish everyone a happy
16 spring. Last month we reviewed the Tidal Basin
17 Master Plan and discussed the importance of the
18 cherry blossoms in Washington, DC, and this
19 very special season.

20 I know that, coming to town, I was a little
21 disappointed, I saw a few, but most of them had
22 done what the cherry blossoms do. They had a

1 short life this year based on weather, I
2 understand from everyone in town. But they
3 were still beautiful, and my daughter sent me
4 pictures from Arlington. My daughter lives
5 here. So, we were able to enjoy them from
6 afar.

7 So, I hope everyone here who lives
8 in the DC area, metro area and counties, had a
9 chance to visit the Tidal Basin and this
10 incredible site this spring. And that was a
11 gorgeous bloom.

12 So, that finalizes my report and the
13 next agenda item number five is the Report of
14 Executive Director Marcel Acosta. Marcel?

15 MR. ACOSTA: Thank you, Chair
16 Goodmann, and good afternoon.

17 I just have two items of public
18 interest. The National Park Service and the
19 District continue to seek public comments on
20 the Poplar Point plan, which is currently under
21 consideration by the Commission today, and is
22 at a concept master plan level.

1 The deadline for submitting public
2 comments is April 18th.

3 Additionally, the Park Service
4 requests comments on safety and operational
5 improvements to Rock Creek and Potomac Parkway,
6 when comments are due by May 2nd. This project
7 will be brought before the Commission probably
8 next month. Our website's home page provides
9 information on the public comment
10 opportunities.

11 Now, this concludes my report. You
12 do have my full report in your packets. I'm
13 happy to answer any questions you might have.

14 CHAIR GOODMAN: Thank you, Marcel.

15 Do any of the Commissioners online or in
16 person have questions?

17 (Audio interference.)

18 MS. HOTTEL-COX: -- specific items
19 to report on this month.

20 CHAIR GOODMAN: Okay, thank you
21 very much, Meghan.

22 Agenda item number seven is a

1 consent calendar. There are four items on this
2 month's consent calendar.

3 The first item is to approve
4 preliminary and final site development plans
5 for the Freer Gallery of Art exterior lighting
6 replacement.

7 The second item is to approve
8 preliminary and final building plans for the
9 Freer Gallery of Art wireless communications
10 antenna.

11 The third item is to approve
12 preliminary and final site plans for the
13 National Museum of American History interim
14 flood mitigation improvements.

15 And the final item is to approve
16 preliminary site and building plans for the DC
17 National Guard Armory Access Control Center.

18 Are there any questions or
19 discussion on the consent items from the
20 Commissioners online or in person? Any
21 questions? Any questions?

22 Seeing none, is there a motion to

1 approve the consent calendar?

2 VICE CHAIR HEWLETT: Madam Chair, I
3 move approval of the consent calendar.

4 CHAIR GOODMAN: It's been moved by
5 Vice Chair Hewlett. Is there a second? We
6 have a second -- yes from --

7 COMMISSIONER ARGO: I second.

8 CHAIR GOODMAN: Commissioner Argo,
9 thank you. Can you -- okay, we can hear you.
10 There's a second by Commissioner Argo. Thank
11 you. Is there any discussion on this item?

12 Can the Secretary please confirm the
13 vote?

14 MS. HOTTEL-COX: Yes. A motion was
15 made by Vice Chair Hewlett and seconded by
16 Commissioner Argo. Commissioner Cozart?

17 COMMISSIONER COZART: Yes.

18 MS. HOTTEL-COX: Commissioner
19 McMahon? Sorry, Commissioner Stidham?

20 COMMISSIONER STIDHAM: Yes.

21 MS. HOTTEL-COX: Commissioner Argo?

22 COMMISSIONER ARGO: Yes.

1 MS. HOTTEL-COX: Vice Chair Hewlett?

2 VICE CHAIR HEWLETT: Yes.

3 MS. HOTTEL-COX: Chair Goodman?

4 CHAIR GOODMAN: Yes.

5 MS. HOTTEL-COX: Commissioner Green?

6 (Off-microphone comments.)

7 MS. HOTTEL-COX: Commissioner

8 Tunstall-Williams?

9 COMMISSIONER TUNSTALL-WILLIAMS:

10 Yes.

11 (Off-microphone comments.)

12 COMMISSIONER MCGOWAN: Abstain.

13 CHAIR GOODMAN: The motion has
14 clearly passed. Thank you very much.

15 We have three items on the open
16 session today. Agenda item 8A is a request to
17 approve comments on the concept master plan for
18 Poplar Point. Jamie Herr is making the
19 presentation today. Jamie, you may begin.

20

21 (Simultaneous speaking.)

22 MS. HERR: Today we are looking at

1 the concept master plan level, where the
2 Commission should be focused on issues such as
3 consistency with NCPC's comprehensive plan and
4 other policies, appropriateness of the concept
5 of a site, any particularly unique and/or
6 complex issues, and meaningful differences
7 between alternatives, if applicable.

8 In addition, it is important to note
9 that this review is very early in the master
10 planning process.

11 The conceptual alternatives
12 submitted for Poplar Point for the Commission's
13 review and comment are very high-level, and
14 include only Block Street and open space
15 layouts.

16 The density, land uses, and other
17 typical master plan details, will be developed
18 for Commission review after additional public
19 engagement.

20 (Audio interference) Environmental
21 Act policy in March. The comment period for
22 the scoping is open.

1 Today, the Commission is reviewing
2 and providing comments on the conceptual master
3 plan alternatives. This review is not an
4 approval of one alternative.

5 The Commission's comments provide
6 feedback to the applicant and identify elements
7 of the design alternatives to consider as the
8 applicant refines the design. As noted here,
9 there will be additional opportunities to
10 provide input into the design.

11 Poplar Point is located along the
12 eastern edge of the Anacostia River in Ward 8.
13 It is adjacent to Historic Anacostia and is
14 bordered by the Frederick Douglass Memorial
15 Bridge to the west, the Anacostia River to the
16 north, Anacostia Park to the east, and the
17 Bridge District, the Anacostia Metrorail
18 Station parking garage, and I-295 to the south.

19 Today, I will cover the following
20 topics in review of this conceptual master
21 plan. The project's purpose, site history,
22 existing conditions, guidance, the three

1 alternatives and their respective
2 recommendations, review with comparison, and
3 general recommendations.

4 The purpose of this master plan is
5 to meet the requirements of the Federal and
6 District Government Real Property Act of 2006,
7 otherwise (audio interference) of Poplar Point.

8 The DC Lands Act specifically
9 requires a minimum of 70 acres of land is set
10 aside for park purposes, the relocation of the
11 existing facilities, identification of at least
12 2 sites within the parkland for future
13 commemoration, and would be conveyed back to
14 the National Park Service in the future, in
15 consistency with the Anacostia Waterfront
16 Initiative Framework Plan, to the greatest
17 extent practicable.

18 The planning principles are based on
19 an analysis of existing conditions, and
20 incorporating ideas from previous planning
21 efforts, including the Anacostia Waterfront
22 Initiative Framework Plan.

1 The following planning principles
2 guided the development of the alternatives:
3 expanding the wetlands, celebrate the Point,
4 rediscover the shoreline, build upon adjacent
5 projects, focus on Metrorail access, connect
6 with Anacostia community, and lastly establish
7 a primary corridor.

8 Prior to 1882, the area that became
9 Poplar Point was comprised of tidal marshes
10 associated with the Anacostia River.

11 Between 1882 and 1927, sediment
12 dredged from the Anacostia River was placed
13 into these marshes to create developable land.

14 From the mid-1920s until 1983, the
15 western portion of Poplar Point site was used
16 for plant nurseries and greenhouses, while the
17 eastern portion was used by the U.S. Navy.

18 Some of these uses created
19 contamination in the soil that is being
20 monitored jointly by the District of Columbia
21 and the National Park Service.

22 Poplar Point is in close proximity

1 to several historic areas and sites on both
2 sides of the Anacostia River.

3 The National Park Service initiated
4 Section 106 of the National Historic
5 Preservation Act for the site on January 27,
6 2025.

7 The area of potential effect is
8 shown in yellow and includes several important
9 historic properties that will be evaluated as
10 part of the Section 106 process.

11 Specifically, as part of the
12 Section 106 consultation process, any possible
13 adverse effects caused by the project would be
14 evaluated, including any possible impacts to
15 important views to the monumental core from
16 historic sites across Poplar Point, such as the
17 Frederick Douglass Historic House pictured
18 here.

19 There has been extensive planning
20 history for the site, including the Anacostia
21 Waterfront Framework Plan from 2003, that is
22 referenced in the DC lands act. Additional

1 plans were developed by NPS, the District and
2 most recently the Anacostia parks and community
3 collaborative in 2024.

4 The National Park Service cannot
5 transfer the land until the master plan's
6 approved, meeting the requirements of the DC
7 Lands Act.

8 Poplar Point is surrounded by
9 notable sites and developments, including the
10 in-progress Bridge District development, the
11 Barry Farm Redevelopment, and historic
12 Anacostia, on the other side of I-295.

13 And now I'll review the existing
14 conditions on the site.

15 Currently, the site has
16 approximately 5.7 acres of scattered pockets of
17 non-tidal wetlands and high water table.

18 There are also protected species
19 identified on the site, including the Northern
20 Long-Eared Bat, the Tri-Colored Bat, and the
21 Monarch Butterfly.

22 The site is relatively flat, with

1 elevations at zero feet along the shoreline to
2 31 feet at the eastern end, adjacent to the
3 11th Street Bridge Park, making it extremely
4 vulnerable to flooding.

5 The site contains extensive
6 infrastructure, including the WMATA Metro
7 Tunnel for the Green Line, the Anacostia River
8 Tunnel, the Stickfoot Branch storm drain, and a
9 variety of other utilities noted here.

10 In addition, the three buildings on
11 the site, including the National Park Service
12 National Capital Park's East Headquarters, U.S.
13 Park Place Anacostia Operations Facility, and
14 the U.S. Park Place Anacostia Aviation
15 Facility. All three of these facilities are
16 required to be relocated as part of the land
17 transfer and master plan.

18 The site is accessible from several
19 locations, including the traffic oval at the
20 Frederick Douglass Memorial Bridge, Howard
21 Avenue SE, and the Anacostia Metro Station.

22 The site falls almost completely

1 within the 100-year and 500-year floodplains.

2 Due to the conceptual nature of these
3 alternatives, they do not address flooding
4 risks. However, this site presents a unique
5 opportunity to connect with the shoreline and
6 model natural flood resiliency in addition to
7 creating a new neighborhood amenity.

8 The applicant has identified vistas
9 of the U.S. Capitol and Washington Monument, as
10 characteristics of the site.

11 As you will see in the analysis, the
12 alternatives, to varying degrees, consider
13 these vistas in the street block and open space
14 patterns.

15 One of these existing vistas is
16 shown here to the U.S. Capitol. We've
17 highlighted in the Executive Director's Report
18 and later in this presentation, where the
19 alternatives proposed development within these
20 vistas.

21 However, additional information,
22 including building height, massing, and

1 specific viewpoints, will be needed to further
2 understand the relationship, the master plan
3 alternatives, to these vistas.

4 Before I go into the alternatives, I
5 want to highlight some of the relevant guidance
6 from NCPC's planning work.

7 The Memorials and Museums Master
8 Plan, or 2M plan, envision the future
9 commemoration site on the Point with the
10 potential for a new museum site as well.

11 The plan also acknowledged the
12 existing view corridor to the U.S. Capitol,
13 access to Metrorail, and the need to preserve
14 and incorporation existing parkland and the
15 waterfront.

16 The Urban Design Element of the
17 Comprehensive Plan also indicates the New
18 Jersey Avenue view shed from the U.S. Capitol,
19 across the Anacostia River to Poplar Point, a
20 significant visual connection, as shown on the
21 map on the left as number twelve.

22 In addition, Anacostia Waterfront

1 Initiative Framework Plan suggests reading a
2 visual extension of New Jersey Avenue, across
3 the Anacostia River, as noted by the yellow
4 arrow.

5 Now, I will review the three
6 alternatives. As a reminder, the concept
7 master plan is at an early stage. There will
8 be a number of opportunities for public
9 feedback as the planning process advances.

10 In general, staff recommends the
11 Commission find all three alternatives would
12 help address expansion of the wetlands as a
13 focal feature, include new memorial sites and
14 cultural views, improve use of the shoreline,
15 and provide focal uses on the Point. And
16 further, finds the three alternatives each
17 contain successful components that may be
18 interchanged, or combined, in the development
19 of a preferred alternative.

20 For each alternative, I will review
21 the key defining elements of that alternative,
22 and end with recommendations. General

1 recommendations that cover all the alternatives
2 will be included at the conclusion of the
3 alternative's comparison.

4 The first concept alternative is
5 Alternative A, Greenway Connections.

6 Alternative A emphasizes Greenway
7 Connections across the site and into Anacostia,
8 linking the wetlands to the 11th Street Bridge
9 Park.

10 Number one shows the 7.3 acres of
11 wetlands in the center, with open views to the
12 river.

13 Number two on the plan indicates a
14 future memorial and cultural use site on the
15 Point.

16 Number three is the new waterfront
17 park with diagonal roads that lead to it.

18 Overall, this alternative includes
19 twenty-two acres of development and two future
20 memorial sites. The existing vistas on the
21 site are highlighted in yellow.

22 This alternative includes a new

1 standalone pedestrian bridge to increase access
2 to the site, with a main roadway in between the
3 development and the river.

4 There are also two new street
5 connections across I-295 at W Street SE and
6 Marion Barry Avenue SE.

7 Based on the design concept, staff
8 supports the protection of view of the U.S.
9 Capitol and the Washington Monument, important
10 viewsheds that add to the uniqueness of the
11 site, supports the prominent locations
12 identified for two future memorials, including
13 one at the Point, supports the absence of
14 development between the wetlands and the river,
15 which conserves expansive views, and can allow
16 for more natural hydrology, finds that the
17 roadway design creates the regular sheet blocks
18 and intersections that will need refinement as
19 the plan progresses, finds the development
20 pattern results in a potentially green space
21 between buildings and the I-295 freeway, which
22 is a space that'd be better suited for

1 development.

2 Next, we will review Alternative B,
3 Central Wetlands.

4 Alternative B is a large central
5 wetland at number one, surrounded by
6 development. This alternative includes
7 23.2 acres of development around the wetlands
8 and in the center of the site.

9 The alternative places development
10 on the Point along with a future cultural use,
11 a memorial, as indicated by the number two.

12 This alternative includes two other
13 future memorial sites in the center of a public
14 square and at the eastern end of the site,
15 adjacent to the 11th Street Bridge Park.

16 Number three indicates the proposed
17 activated waterfront park along Anacostia
18 Drive. The existing vistas are noted in
19 yellow.

20 In addition to Alternative A,
21 Alternative B includes a new standalone
22 pedestrian bridge and two new street

1 connections, to increase access to the site,
2 and a main roadway along the riverfront.

3 Based on the design concept, staff
4 finds Alternative B respects the viewshed to
5 the Washington Monument, but not the New Jersey
6 Avenue view to the U.S. Capitol, meaning the
7 alternative shows development within the area
8 defined as a viewshed.

9 As noted in the EDR, it is difficult
10 to assess specific impacts of such development
11 without more information on building height and
12 massing which we are requesting for the next
13 submission. supports the prominent locations
14 identified for the three future memorials,
15 finds surrounding the wetlands with
16 development, limits views to and from the
17 wetlands, and reduces the opportunity for
18 natural river flooding into the wetlands, and
19 finds the development pattern to the east is
20 more efficient with smaller blocks, allowing
21 greater porosity, with four usable areas for
22 recreation.

1 The last alternative we will review
2 is Alternative C, anchor use on the Point.

3 Alternative C envisions the wetlands
4 framed by development at number one, and the
5 large fifteen-acre use on the Point at number
6 two.

7 The waterfront park at number three
8 is the largest of the three alternatives, with
9 a main roadway pulled back from the river.

10 The wetlands are framed with
11 development on three sides, with an anchor use
12 to the north.

13 This alternative includes the
14 highest amount of development, with 27.3 acres,
15 two memorial sites, and a cultural facility,
16 all within the large waterfront park. The
17 existing vistas are noted in yellow.

18 This alternative does not include
19 the new pedestrian bridge at Chicago Street SE,
20 that is proposed in Alternatives A and B and
21 instead makes the proposed crossing at W Street
22 SE pedestrian-only.

1 This alternative does include a
2 street parallel to the river, but it is pulled
3 back and there is a new connection at Marion
4 Barry Avenue SE.

5 Based on the conceptual design for
6 Alternative C, staff finds Alternative C does
7 not respect either the New Jersey Avenue
8 viewshed or the Washington Monument viewshed in
9 the design meaning the alternative shows
10 development within the area defined as a
11 viewshed. As noted in the EDR, it is difficult
12 to assess specific impacts of such development
13 without more information on building height and
14 massing, which we are requesting for the next
15 submission, and finds the large anchor use on
16 the Point appears disconnected from the rest of
17 the site and, depending on the overall massing,
18 could have impact on views to and from the
19 wetlands, finds Alternative C allows for the
20 greatest amount of recreational space to the
21 east, identified as recreational fields, and
22 finds the elimination of the pedestrian bridge

1 at Chicago Street SE, in conversion of the
2 W Street SE bridge, to pedestrian-only, results
3 in the least number of connections to the
4 existing neighborhood.

5 As a reminder of the key elements of
6 each alternative, Alternative A is a large
7 central wetland that is open to the river.

8 Development of Alternative A is
9 concentrated in the center along the west and
10 adjacent to the Metro Station. There are two
11 memorial locations in prominent park-like
12 settings.

13 Alternative B is a central wetland
14 surrounded by development on all sides. This
15 alternative has more open space on the eastern
16 end of the site and three potential memorial
17 sites in a variety of settings.

18 Alternative C includes three
19 memorial sites within the waterfront park and
20 an anchor use at the Point.

21 Now, I will compare the alternatives
22 by key design elements. The primary existing

1 element onsite driving the design is the
2 existing wetlands. All of the alternatives
3 preserve the wetlands, with Alternative B
4 having the largest acreage of wetlands. In
5 Alternative A, the wetlands are open to the
6 river, with a backdrop of wooded buffer.

7 Alternative B encloses the wetlands
8 with development, prepares the wetlands with
9 recreational space.

10 Alternative C places development
11 immediately adjacent to the wetlands, with
12 recreational space placed elsewhere.

13 When comparing the alternatives and
14 how they consider open space in the future
15 memorial sites, Alternative A includes linear
16 park corridors, with memorial sites in park-
17 centered spaces.

18 Alternative B includes larger, more
19 active recreation spaces, with urban, plaza-
20 style commemorative spaces.

21 And Alternative C includes a large
22 community park with amenities and waterfront

1 memorial spaces.

2 The comparison alternatives relative
3 to access shows that Alternatives A and B both
4 include multiple roadway connections and a new
5 pedestrian bridge at Chicago Street SE, while
6 Alternative C does not include the pedestrian
7 bridge at Chicago Street SE, and instead
8 includes it at W Street SE.

9 The final comparison alternatives
10 focuses on the Point.

11 In Alternative A there is a cultural
12 center with public space in commemorative
13 location overlooking the river, Alternative B
14 proposed mixed-use development with public
15 space, and Alternative C includes a large
16 anchor use and public space.

17 In conclusion, I will wrap up by
18 reviewing the general recommendations that
19 cover all of the alternatives. These
20 recommendations are specific to development and
21 massing for the applicant as they move forward
22 in the design process.

1 Staff supports lighting the I-295
2 corridor in the east oval of the Frederick
3 Douglass Memorial Bridge, with buildings, given
4 the amount of noise disturbance, and requests
5 the following information as part of the next
6 submission.

7 The proposed development density,
8 heights, and land uses, how the proposed
9 development will respect and enhance existing
10 views and vistas, both from the site and across
11 the site from historic Anacostia, specifically,
12 views along New Jersey Avenue to the U.S.
13 Capitol, and from the historic Frederick
14 Douglass home, as outlined in the federal
15 elements of the Comprehensive Plan, how
16 potential anchor use will be incorporated into
17 Alternatives A and B, and whether the anchor
18 could work in the green space to the east in
19 Alternative C, clarifying what opportunities
20 for public space use could occur in the green
21 spaces, based on size, configuration, and
22 location, and more information on the

1 anticipated volume of traffic for this primary
2 roadway, closed design, and how pedestrian
3 crossings to the riverfront trail will be
4 accommodated.

5 As noted earlier, the site has
6 significant flooding challenges. As the
7 applicant continues toward a preferred
8 alternative, staff finds that unlike the west
9 side of the Anacostia River, this large,
10 undeveloped site presents a unique opportunity
11 to connect with the shoreline and more natural
12 flood resiliency, in addition to creating a
13 wonderful new neighborhood amenity.

14 In addition, staff requests the
15 following information as part of the next
16 submission.

17 The overall flood mitigation
18 approach for the site, including resilient
19 approaches to allow water onsite and flood-
20 proofing, the impacts of achieving the desired
21 elevation of plus-ten-feet on the design of the
22 development in open space, particularly the

1 relationship between the ground-floor level and
2 adjacent public spaces, the intended future of
3 the existing seawall, which is in poor shape,
4 and whether it will continue to provide flood
5 protection, or be removed to allow more natural
6 hydrology, along with any new flood-protection
7 structures, and the status of any coordination
8 with Joint Base Anacostia Bolling, and if and
9 how flood mitigation proposals at both sites
10 are being considered together.

11 Finally, given the access challenges
12 on the site, staff finds roadways along the
13 shorelines or through wetlands are not
14 desirable, but may be necessary, given the
15 constraints of the site, and requests more
16 information in the next submission regarding
17 the anticipated volume of traffic and proposed
18 design, and how pedestrian crossings to the
19 riverfront trail will be accommodated.

20 Also, given the long planning
21 history and already high civic interest and
22 potential for the site, staff encourages the

1 applicant to continue coordination and outreach
2 with the community, in the development of a
3 master plan, including identifying
4 opportunities for interpretation of the site's
5 history, and other uses that would support
6 local needs.

7 This concludes my presentation. I
8 have incorporated the Executive Director's
9 recommendations into my presentation, so I will
10 not read them again, but I have listed them
11 here for your reference.

12 (Audio interference.) Whit Smith
13 from the District Office of the Deputy Mayor
14 for Planning and Economic Development is here
15 to provide comments, and representatives from
16 the design team are here to answer any
17 questions you may have. Thank you.

18 CHAIR GOODMAN: Thank you very
19 much, Jamie. And thank you, Whit, for coming
20 today.

21 And I'd like to ask the
22 Commissioners, are there any questions at this

1 time? Are you going to present?

2 MR. SMITH: Just a quick --

3 CHAIR GOODMAN: Perfect. No, you
4 can go as long as you like. Thank you. Sorry.

5 MR. SMITH: No, you're fine. I
6 appreciate it.

7 CHAIR GOODMAN: No worries.

8 MR. SMITH: Good afternoon,
9 Commissioners, staff members of the community.

10 My name is Whit Smith and I serve in
11 the District of Columbia Deputy Mayor Office
12 for Planning and Economic Development, also
13 known as DMPED.

14 I'm the District lead for the Poplar
15 Point plan. Poplar Point's transformation is a
16 top priority for the Mayor, Deputy Mayor, and
17 the District.

18 The District, in partnership with
19 the National Park Service, has launched our
20 planning efforts, which include developing an
21 environmental assessment and master plan.

22 That work will involve community

1 engagement to receive input from the public and
2 the surrounding communities of Wards 6, 7, and
3 8, to ensure the redevelopment aligns with the
4 community and the environmental needs.

5 We have held two community meetings
6 and met with a number of community stakeholders
7 thus far, and we will be hosting an in-person
8 workshop this Saturday at Poplar Point.

9 The planning process is a major step
10 in realizing the vision of the 2003 Anacostia
11 Waterfront Initiative Plan.

12 Poplar Point will be a once-in-a-
13 lifetime opportunity to create economic,
14 cultural, and recreational opportunities along
15 Anacostia waterfront in Ward 8.

16 The redevelopment of Poplar Point is
17 an opportunity to improve and develop the site
18 into a community amenity by providing a
19 publicly accessible waterfront park, with
20 cultural, economic, and recreational
21 attractions and activities, spur revitalization
22 efforts east of the Anacostia River, by

1 providing a mix of uses around Metrorail's
2 Anacostia Station, improve access to and expand
3 the recreational amenities within southern
4 Anacostia Park.

5 The planning process we are leading
6 now is critical to facilitate convenience of
7 the land from the federal government to
8 District of Columbia, as envisioned in the 2006
9 federal legislation, and implements a land-use
10 plan for Poplar Point.

11 In addition to the planning process,
12 in September of 2024 the District issued a
13 request for expressions of interest, to
14 identify potential destination anchor for the
15 Poplar Point site.

16 In March, Mayor Bowser announced
17 that the District has selected a proposal from
18 Therme U.S., contingent on completion of the
19 environmental assessment process.

20 We are excited to find such a
21 compatible use with aligning design principles.

22 We're excited to study this transformative

1 anchor at Poplar Point. Our submission
2 included alternatives for the community to
3 evaluate elements of each.

4 We would like to emphasize that the
5 preferred alternative will not be an iteration
6 of the three alternatives, but will be a
7 preferred alternative that incorporates
8 elements of each.

9 I'm joined here today by my
10 colleagues from the Office of Planning, as well
11 as representatives from HR&A and AECOM, who are
12 supporting the District in moving the Poplar
13 Point plan forward.

14 We look forward to your comments and
15 questions about the project. Thank you.

16 CHAIR GOODMAN: Appreciate your
17 presence today here. Do Commissioners here in
18 the chambers have any questions? Commissioner
19 Green.

20 COMMISSIONER GREEN: Thank you. I
21 have a question. In the beginning, you showed
22 a series of previous plans for the site.

1 MS. HERR: Do you want me to go back
2 to that?

3 COMMISSIONER GREEN: Would you mind,
4 please?

5 MS. HERR: I can. I need the
6 PowerPoint back.

7 COMMISSIONER GREEN: You need to
8 drive, don't you?

9 MS. HERR: Okay, thank you.

10 COMMISSIONER GREEN: Thank you. And
11 I'm fifteen minutes younger. I appreciate
12 that.

13 One question is about the plan in
14 the lower right-hand corner, the Anacostia
15 Parks and Community Collaborative Design for
16 '24.

17 Could you talk a little bit about
18 how that seemed to be, and how that was or was
19 not incorporated into the alternatives that
20 we're seeing today?

21 MR. SMITH: Thank you. I'm going to
22 defer to my colleague.

1 COMMISSIONER GREEN: Thank you.

2 MR. HARWOOD: Hi. Good afternoon.

3 Thanks for taking the time to speak with us.

4 My name is Alan Harwood. I'm a
5 planner and urban designer with AECOM. We
6 appreciate your time today.

7 These plans, all of them were
8 incorporated into the alternatives. That one
9 specifically is kind of the genesis of the
10 wetlands being the center of the plan.

11 We didn't feel like it had enough
12 development to pay for that open space. So,
13 there's seventy acres of open space and about
14 forty acres left for roads and development.
15 And so, we kind of took that but adapted it a
16 little bit.

17 COMMISSIONER GREEN: And here, the
18 target for development of the project, was
19 there a certain acreage number that you came to
20 that was sort of your --

21 MR. HARWOOD: There's at least
22 seventy acres of open spaces, a mandate in the

1 legislation.

2 COMMISSIONER GREEN: Sure, sure.

3 MR. HARWOOD: And then at least
4 twenty acres on the 110 for roads and
5 development.

6 COMMISSIONER GREEN: The 40 acres,
7 was that because that had enough economic
8 engine to support this, or that's what was left
9 --

10 MR. HARWOOD: That's what's left.

11 COMMISSIONER GREEN: Okay.

12 MR. HARWOOD: And so, try to
13 maximize that to the greatest extent possible.
14 Thank you for the question.

15 CHAIR GOODMAN: Are there any other
16 questions? Yes, Commissioner Stidham.

17 COMMISSIONER TUNSTALL-WILLIAMS: I
18 had assumed -- and it may just be early days --
19 that your envisioning this to be mixed-use,
20 right? All types of development? Because I
21 didn't hear anything about the mix. If you
22 could talk a little bit about what your

1 targeting, that would be great.

2 MR. HARWOOD: Well, I think it's
3 going to be a long-term project, so we need to
4 be flexible.

5 COMMISSIONER TUNSTALL-WILLIAMS:
6 Right.

7 MR. HARWOOD: And so, we're kind of
8 establishing that framework of open space and
9 development and where the appropriate places
10 are, is really the first step.

11 But you're right, it's going to be a
12 mixed-use with a bit of a commercial focus
13 right at the Metro stop, potentially, when that
14 market comes around. But also, it'd be mixed-
15 use with primarily a residential focus in a lot
16 of it.

17 But that remains to be seen. That's
18 all part of the next phase as we continue to
19 work with the community and see what they want
20 and what the market bears. HR&A is a top-notch
21 firm for looking at those kind of issues.

22 COMMISSIONER TUNSTALL-WILLIAMS:

1 Thank you.

2 CHAIR GOODMAN: Thank you,
3 Commissioner Tunstall-Williams. Are there
4 other questions?

5 COMMISSIONER DIXON: Chair?

6 CHAIR GOODMAN: Yes, sir,
7 Commissioner Dixon.

8 (Simultaneous speaking.)

9 CHAIR GOODMAN: Well, this is
10 questions. I'm going to go round-robin in a
11 minute and everyone can weigh in on their --
12 but this is for questions of the speakers.

13 COMMISSIONER DIXON: I'll wait to
14 weigh in.

15 CHAIR GOODMAN: All right.

16 COMMISSIONER DIXON: Thank you.

17 CHAIR GOODMAN: Okay, sure. Are
18 there any other questions for our guest or for
19 our staff today?

20 Hearing no further questions, again
21 thank you both for the presentation. And that
22 concludes our public testimony. And now, we're

1 going to ask for a motion --

2 MS. HOTTEL-COX: Madam Chair, we
3 have two public witnesses. Those were just the
4 applicants.

5 CHAIR GOODMAN: I apologize. I'm
6 so sorry. We do have two public witnesses.
7 And the first is Anne Lewis. Please, Anne
8 Lewis is testifying on behalf of the Citizens
9 of Poplar Point Working Group, and you have
10 five minutes to provide your testimony. Please
11 begin whenever you are ready.

12 MS. LEWIS: I'm ready.

13 CHAIR GOODMAN: Thank you.

14 MS. LEWIS: Can you hear me?

15 CHAIR GOODMAN: Yes.

16 MS. LEWIS: Good day, Commissioners,
17 and thank you for the opportunity to testify on
18 the Poplar Point master plan.

19 My name is Anne Lewis and I'm
20 testifying as a representative of the Citizens
21 Poplar Point Working Group.

22 This working group was created in

1 2021 for the purposes of keeping the community
2 informed of ongoing public and private plans
3 for Poplar Point, and for giving members of the
4 community the opportunity to express their
5 goals for the development.

6 The working group consists of
7 representatives from ten partner organizations,
8 all of which have an interest in an
9 environmentally responsible plan for Poplar
10 Point that serves the needs of the community.
11 These groups are listed in our written
12 testimony.

13 From 2022 to 2024 the working group
14 sponsored four public listening sessions, one
15 student charrette and seven presentations by
16 representatives from government and the private
17 sector, on issues related to Poplar Point, and
18 thank you for those who helped us with this.

19 From these meetings, the working
20 group learned that the community particularly
21 supports the following:

22 Ecological connections. That is,

1 preserving this unique area of nature in the
2 city. Transportation connections. Connecting
3 Poplar Point and its Ward 8 neighborhoods,
4 particularly over I-295.

5 Cultural connections. Preserving
6 Poplar Point as an extension of these historic
7 communities. And finally, recreation.
8 Establishing high-quality recreational
9 facilities and green space to ensure good
10 health of Ward 8 residents.

11 On the basis of what we learned at
12 these meetings, the working group prepared its
13 Poplar Point vision plan, which is actually the
14 plan in the lower-right corner.

15 The plan was released in the spring
16 of 2024 and we've submitted it as part of our
17 testimony.

18 Since the plan directly reflects the
19 needs of the community, we believe it should
20 serve as a guiding document for the development
21 of Poplar Point.

22 Poplar Point is one of the few

1 irreplaceable ecological resources in the
2 District. Ecological restoration and sensitive
3 site use should be at the heart of the
4 sustainable, equitable development for this
5 site, and should guide the design and placement
6 of any new buildings, roads, and managed
7 landscapes at Poplar Point.

8 We've read the NCPC's staff
9 excellent report on NCPC's three alternatives,
10 and it's evident that they agree with this
11 approach.

12 Thus, we substantially agree with
13 the staff's recommendations. Especially those
14 that we've listed in our testimony.

15 We do, however, have concerns about
16 the limited area devoted to the expanded
17 wetlands.

18 The requirement to include a minimum
19 of seventy acres devoted to park purposes was
20 clearly intended to preserve most of the
21 extensive natural area that currently exists
22 and that the community views as its own

1 potential nature park. Yet, all the
2 alternatives actually diminish that area
3 substantially.

4 NCPC's map of existing conditions
5 shows wetlands extending from close to the
6 oval, all the way to the east wall of the Metro
7 garage, yet all the NPS proposals terminate the
8 wetlands at the Metro tunnel or less.

9 This results in an area much smaller
10 than is currently vegetated, and will diminish
11 its effectiveness both as a nature experience
12 for the community, and as a habitat for the
13 wildlife that people want to see.

14 We strongly recommend that the plan
15 increase the natural area and its associated
16 wetlands, to more closely reflect the wild
17 lands that currently exist.

18 Our vision plan also suggests
19 eliminating vehicles from that portion of the
20 road that runs between the natural area and the
21 river.

22 We know that circulation on the site

1 is challenging. But an active roadway between
2 the wetlands and the river will constitute a
3 hazard to wildlife, diminish the park's
4 visitors' experience, and require an underpass,
5 or several of them, to keep the animals safe.

6 It would be preferable if this
7 section of the road could be limited to bikes
8 and pedestrians.

9 Finally, we agree with the staff's
10 recommendation that subsequent submissions
11 include more detailed information on height,
12 elevations, massing, and land uses.

13 We suggest this information also
14 include details on the components that will
15 comprise the minimum seventy acres devoted to
16 park purposes, with a table that identifies the
17 function and area of each park component, so
18 that small, discontinuous -- we recommend that
19 NPS establish a minimum size for any space
20 included as a park purpose, so that small,
21 discontinuous outdoor spaces around buildings,
22 or spaces in courtyards, will not be permitted

1 to count toward the minimum seventy-acre
2 requirement.

3 Also, all the acres counted as park
4 purposes should be free and open to the public.

5 We appreciate NCPC's support as
6 plans for Poplar Point move forward, and look
7 forward to working with NPS and NCPC as these
8 plans develop. Thank you.

9 (Off-microphone comments.)

10 CHAIR GOODMAN: -- dedication to
11 this space. Thank you. Our next speaker is a
12 virtual speaker.

13 Tom Skinner, you are testifying on
14 behalf of Redbrick LMD and you will have five
15 minutes to provide your testimony. Please let
16 us know when you're ready.

17 MR. SKINNER: Ready. Good
18 afternoon, Commissioners. Can you hear me
19 okay?

20 CHAIR GOODMAN: Yeah, we can hear
21 you. We just want to make sure you can hear us
22 too.

1 MR. SKINNER: Okay, thank you. So,
2 there were audio problems earlier, but it looks
3 like everything's working now. Thank you.

4 CHAIR GOODMAN: Very good.

5 MR. SKINNER: And good afternoon,
6 Commissioners. My name is Tom Skinner and I am
7 a managing partner and the founder of Redbrick
8 LMD. Thank you for the opportunity to provide
9 Redbrick's perspective on the Poplar Point
10 master plan alternatives.

11 Redbrick is the owner of the Bridge
12 District, a 2.5 million square foot development
13 adjacent to the park and the Metro on the north
14 and south sides of Howard Road. Redbrick is
15 also the Navy's ground lessee of fifteen acres
16 on the southeast corner of the Washington Navy
17 Yard, bridging the 11th Street Bridge Park.

18 Additionally, Redbrick has
19 development rights to the northern 32 acres of
20 Joint Base Anacostia Bolling. A portion of
21 these 32 acres is one of the three potential
22 sites for the relocation of the NPS facilities

1 from Poplar Point, which is a precondition for
2 moving forward with the development of Poplar
3 Point.

4 So, Poplar Point is situated in the
5 middle of Redbrick's three neighborhoods. As a
6 result, we invested in two master planning
7 studies of Poplar Point, and I'd like to share
8 some thoughts from these studies with the
9 Commission.

10 In a year's time we'll have about
11 1,500 residents living at the Bridge District.

12 And over the next five to 15 years, we expect
13 to invest \$5 billion or more building out these
14 three locations. At full build-out, they will
15 be home to over 5,000 District residents,
16 cutting-edge R&D facilities that employ
17 thousands, world-class restaurants and hotels,
18 and open spaces that set new standards.

19 None of these current and future
20 residents and employees could be here today.
21 So, it is my duty and honor to speak for them.

22 I would also like to say that five

1 minutes for 5,000 residents, five minutes for
2 5,000 hardworking private and public sector
3 employees, and five minutes for \$5 billion
4 hard-earned investment dollars from our
5 nation's retirees and savers, is not
6 sufficient.

7 There have been twenty years to
8 develop the plan. And yet, now it feels very
9 rushed. We must continue the active and
10 deliberate collaboration with all affected
11 parties, especially those that have developed
12 some extraordinary expertise, living,
13 breathing, and dreaming this plan over the past
14 10 to 15 years. If a careful and comprehensive
15 review of the plan takes an extra six months to
16 reach consensus and agreement, so be it.

17 Poplar Point is a very special
18 place. And for the sake of future generations,
19 we have to get it right. I'd like to have
20 enough time to go into all of our plans in
21 detail. For example, the road-bike-pedestrian-
22 Metro-water connectivity.

1 But today, I'll emphasize just three
2 main themes. First, the importance of early
3 wins. Second, the importance of an anchor.
4 And third, the importance of bridging and
5 connecting the north and south banks of the
6 Anacostia River. We should work together to
7 meet these priorities.

8 To the first priority, early wins.
9 There are going to be many steps and many years
10 before construction of the first new building
11 on Poplar Point commences. The NPS facilities
12 have to be relocated. Master plans and local
13 zoning needs to be approved. Environmental
14 remediation needs to be completed. Land in the
15 floodplain has to be elevated. New
16 infrastructure needs to be built. And building
17 designs need to be approved and capital needs
18 to be raised.

19 However, we can achieve meaningful
20 progress in the near-term from public space
21 improvements, often at the edges of Poplar
22 Point. In fact, significant portions of the

1 11th Street Bridge Park -- God bless Scott
2 Kratz and his assistance over all of these
3 years -- are on Poplar Point land. And that is
4 an excellent example of an early win.

5 We have two proposals about
6 additional early wins. First, our 2020 master
7 plan incorporated a promenade that connected
8 the traffic oval on the south side of the
9 bridge to the Anacostia Metro, and then
10 continued to Marion Barry Avenue and the
11 11th Street Bridge Park.

12 Redbrick has reserved twenty feet on
13 the park side of each Bridge District parcel,
14 to accommodate the sixty-foot wide bike and
15 pedestrian connection. We would urge NPS to
16 re-engage in discussions on their forty-foot
17 wide portion of the promenade. And let's get
18 that built in the next two to three years.

19 Second, our 2015 master plan
20 incorporated a sculpture garden on significant
21 portions of Poplar Point. Think of Storm King
22 in New York. More recently, we've adapted this

1 concept to embrace the spirit of the
2 January 29, 2025 executive order celebrating
3 America's 250th birthday. A portion of that
4 order reinstates EO 13978, Building of the
5 National Garden of American Heroes. We
6 envision a garden similar to the Musicians Park
7 in Batruli (phonetic), Georgia, but one that
8 celebrates 250 American heroes.

9 Let's get started right away on this
10 part of the project, so that we can have a
11 temporary immersive exhibit that provides a
12 taste of the permanent garden, in time for our
13 nation's 250th birthday in fifteen months.

14 The second priority is an anchor.
15 I'm not going to weigh in on the siting of the
16 anchor and the impact of any proposed anchor on
17 sight lines. I'm sure locations can be
18 adjusted, heights modified, and these important
19 considerations be accommodated.

20 What we do know from our expertise
21 and experience is that, for Poplar Point to be
22 successful, an anchor is essential. We support

1 Therme, the proposed anchor that I'm sure many
2 of you are aware of. I visited their Bucharest
3 location in the fall of 2022.

4 Therme embraces the tradition of
5 public baths that have been a keystone of human
6 experience across almost every culture over
7 thousands of years. It also brings a
8 distinctly 21st Century application of this
9 through its embrace of sustainability, near and
10 dear to Redbrick's heart.

11 CHAIR GOODMAN: Thank you. We
12 appreciate your time.

13 (Simultaneous speaking.)

14 MR. SKINNER: Thank you. I'm sorry,
15 Andy Altman ceded his five minutes to me. So,
16 is it okay if I take an extra couple of minutes
17 to conclude the testimony?

18 CHAIR GOODMAN: I'm not aware of
19 that. Are you aware of it?

20 (Off-microphone comments.)

21 CHAIR GOODMAN: Well, Commission,
22 do we want to hear the remainder of his

1 comments?

2 COMMISSIONER DIXON: Pardon?

3 CHAIR GOODMAN: Do we want to hear
4 the remainder of his comments?

5 COMMISSIONER DIXON: I would like to
6 hear them, yes.

7 CHAIR GOODMAN: Other
8 Commissioners? Yes? Consensus?

9 COMMISSIONER DIXON: Why not?
10 (Simultaneous speaking.)

11 CHAIR GOODMAN: Go ahead, please
12 finish, if you can, in the next two minutes.

13 MR. SKINNER: Thank you. It'll be
14 two minutes. Thank you very much.

15 It also brings a distinctly
16 21st century application of this through its
17 embrace of sustainability, near and dear to
18 Redbrick's heart. The Bridge District is the
19 largest ILFI net zero residential project in
20 the country.

21 Therme will also deliver hundreds of
22 jobs for the local community, and prospect of

1 iconic architecture that will blend in with the
2 beautiful Frederick Douglass Memorial Bridge.
3 Imagine the Sydney Opera House on the south
4 bank of the Anacostia.

5 The third priority is bridging the
6 north and south banks of the river. Former
7 Mayor Anthony Williams, who recruited Andy
8 Altman to be the director of DC's Office of
9 Planning, likes to tell how he laid the map of
10 the Seine River over the Anacostia and it was
11 almost a perfect match.

12 We all know that, in urban planning,
13 great retail corridors must have two-sided
14 retail to be successful. Similarly, I believe
15 that great cities must have two-sided
16 waterways. If one thinks of London or Paris, or
17 most other world-class cities, there's almost
18 constant pedestrian, bike, boat, and private
19 and mass transit crossing rivers and connecting
20 communities.

21 If one pulls out a map of D.C. and
22 follows the Potomac River from north to south,

1 and the Anacostia River from west to east,
2 you'll quickly realize that this mile stretch
3 of river between the Frederick Douglass
4 Memorial Bridge and the 11th Street Bridge is a
5 unique opportunity to achieve this in
6 Washington, D.C.

7 So we have an unprecedented
8 opportunity to transform Polar Point to a
9 showcase for the region and the envy of cities
10 around the world. Let's take the time to
11 complete that vision for all stakeholders and
12 residents.

13 And let me conclude by quoting Mayor
14 Williams' vision from 2002. "And how will we
15 know when these seeds are grown into the one
16 magnificent city that we are destined to be?
17 We will know when we stand on the hill at
18 St. Elizabeths and look out at the Anacostia
19 and see people shopping, working, eating,
20 swimming, boating, and bringing their out-of-
21 town guests to see the jewel of our city."

22 CHAIR GOODMAN: Thank you very

1 much. We appreciate your contributions today.

2 And thank you --

3 MR. SKINNER: Thank you.

4 CHAIR GOODMAN: -- to the
5 Commission for your generosity in letting him
6 finish his remarks.

7 So, right now we're asking does
8 anyone have a question -- any Commissioners
9 online or in person -- have a questions for
10 Anne Lewis or for Mr. Tom Skinner? Are there
11 any questions?

12 (Simultaneous speaking.)

13 COMMISSIONER DIXON: Questions or
14 comment. Maybe I better wait, because it's a
15 comment more than a question. I appreciate
16 their testimony.

17 CHAIR GOODMAN: Okay. All right.
18 Any questions? Okay, hearing none then, that
19 concludes public testimony. And I would like
20 to thank our speakers for coming today and
21 making their contributions. Thank you very
22 much. This is obviously a very important

1 project for the public and for the District,
2 and for the region.

3 Is there a motion to approve the
4 comments on the concept master plan for Poplar
5 Point?

6 COMMISSIONER DIXON: I move that we
7 approve.

8 CHAIR GOODMAN: It's been moved by
9 Commissioner Dixon.

10 VICE CHAIR HEWLETT: Second.

11 CHAIR GOODMAN: Seconded by Vice
12 Chair Hewlett. So, now we're going to open up
13 this project for discussion by the Commission.

14 And I'm going to start deliberations with
15 Commissioner Dixon.

16 COMMISSIONER DIXON: Thank you very
17 much, Madam Chair.

18 First of all, if you want to stop
19 me, I don't want to be too verbose, but I got a
20 lot of thoughts. And let me give you some
21 foundation.

22 I am a resident of Anacostia River

1 East. And I'm not Redbrick, I'm green brick.
2 My house is the green house on Shannon Place, a
3 block from the Metro station. And I grew up in
4 that block and I'm still in that block. I
5 can't seem to leave it.

6 Now I live in a home. We did live
7 in an apartment that was torn down to build
8 Savoy School.

9 The Anacostia area, or Anacostia
10 Park, was a playground for me as a child. So,
11 I go back a long way, further back than most
12 anybody in this room, I would think.

13 We also -- I used to use it a lot,
14 go there a lot, and had a lot of access to it.

15 So, I'm real excited about the access
16 discussion we're having today.

17 I'm encouraged by the fact that the
18 community group got together to evaluate
19 possibilities, and particularly happy that
20 Redbrick is engaged. They got a lot at stake.

21 When you got a lot at stake, you do
22 a lot of serious thinking. And I'm with them a

1 hundred percent. I would like to see their
2 building, because even though I don't have any
3 plans to move, I'd like to see what we got in
4 that beautiful building, and what their plans
5 are. Maybe I can have a discussion with them
6 at some point as a local resident, about what
7 they're planning.

8 My concerns about -- my interest in
9 what's going on. First of all, the spirit of
10 that community comes from Native Americans.
11 Native Americans, when you look at maps of the
12 city where Native Americans existed, they were
13 all along the Anacostia River, east side of the
14 river.

15 So, I hope as we move forward in all
16 our efforts, we try to incorporate that
17 presence. It would be very interesting for a
18 memorial of some kind; one of those memorials
19 to recognize their presence in this
20 neighborhood and community. Because it ties
21 our community to a historical -- the folks who
22 were really here at first.

1 I also am concerned that the
2 wetlands, which are in our oval, it's been
3 asked by Diane Dale, who's been at this for a
4 long time, that this be considered the
5 Frederick Douglass Gardens. And she's a
6 resident from the community and grew up with
7 me.

8 I'm also interested in a flow -- I'm
9 actually concerned about traffic flow. And
10 actually, that's because if you come into my
11 community at rush hour, or maybe almost any
12 time, there's like a five-block backup on MLK,
13 going towards the 11th Street Bridge, and
14 either way you go, and we're closing down a lot
15 of lanes for bikes, and I think that's a good
16 idea.

17 I think that we want to be more of a
18 walking, and maybe a Metro riding community.
19 And I think that's a goal, but it's good.

20 The park itself, I have a lot of
21 ideas and concepts and concerns about it. I'd
22 like to really have -- and I'd ask the staff

1 here to maybe have some sidebar time, because I
2 got a page here of notes which is like my
3 thoughts, kind of all over the place, and I'd
4 like to be able to not take up your time with
5 this, Commission, but talk maybe off-record
6 with some folks about what's going on.

7 This is very special to me. I'm in
8 a very interesting position. I am senior
9 enough that I knew it when it was a playground
10 for me, and now I'm senior enough to know where
11 it might be going, and hopeful that I'll be
12 able to play -- well, maybe not play, but go to
13 that land and enjoy some of these amenities;
14 the facility that's going on in Buzzard Point,
15 if I can afford to go in.

16 But that's much of my comment.
17 There's a lot more on my paper here, but
18 frankly, I can't make out all notes right now.
19 Thank you.

20 CHAIR GOODMAN: Thank you,
21 Commissioner Dixon. It's great to hear your
22 passion, and we appreciate your comments as a

1 resident of this --

2 COMMISSIONER DIXON: Thank you.

3 CHAIR GOODMAN: Thank you.

4 COMMISSIONER DIXON: I want to also
5 say one other thing.

6 CHAIR GOODMAN: Mm-hmm.

7 COMMISSIONER DIXON: I got to make
8 this clear. Well, I chaired the Anacostia
9 Coordinating Council for thirty-five years, and
10 I also funded it. And I didn't do it as a
11 write-off, I did it as a bottom-line
12 contribution.

13 We did a number of public forums on
14 the Anacostia Park. We got all kinds of plans
15 from the community, and much of what we asked
16 for is included in what I see now.

17 So, this is not a new dance for me,
18 trying to be engaged in it from a planning
19 standpoint. And that beta and information I
20 see percolating up into some of these plans.
21 So, hope we can keep that going. Thank you.

22 CHAIR GOODMAN: Thank you,

1 Commissioner Dixon. Commissioner Cash?

2 COMMISSIONER CASH: I won't try to
3 follow that up but I'll thank the staff for the
4 presentation and for our presenters for their
5 contributions. So, thanks.

6 CHAIR GOODMAN: Thank you very
7 much, Commissioner Cash. And now we have
8 Commissioner -- we don't have a Senate
9 representative here, so Commissioner McGowan.
10 Commissioner McGowan, are you still with us?

11 COMMISSIONER MCGOWAN: Yes, I am.
12 I don't have any comments at the time, but I
13 appreciate the presentations.

14 CHAIR GOODMAN: Thank you very
15 much, Commissioner McGowan. Commissioner
16 Cozart.

17 COMMISSIONER MCGOWAN: I too want to
18 thank the staff for a great presentation and
19 the work on what's a really important project.

20 And my colleague from the District shared how
21 important it is. And I just want to underscore
22 that this is an important piece of the

1 Anacostia Waterfront Initiative, right?

2 And Commissioner Dixon talked about
3 like how long this takes to realize, right?

4 And so, this is a really important piece of it,
5 and couldn't agree more that it's important to
6 take the time.

7 The other piece to underscore is
8 that we certainly are in -- having done some of
9 this work through Anacostia Waterfront
10 Initiative, done work with National Park
11 Service before -- in a good position, in terms
12 of this kind of handoff.

13 It's a partnership until we do the
14 handoff, and I'm really proud of that and the
15 way that's working, particularly in the times
16 that we find ourselves in.

17 So, I'm just really appreciative of
18 that partnership. And hopefully, that's
19 evident to the Commission here.

20 And I just also want to underscore
21 what Ms. Herr shared about this being in the
22 early stages. And so, this is the time to

1 share your list of notes once you're able to
2 read through what they are, and for others who
3 are listening to this and others that we may
4 encounter, to be able to just share what are
5 their kind of visions, and places where this
6 master plan can really lift up the aspirations
7 that folks have for Waterfront in this kind of
8 fine frontier of our waterfront here in the
9 District.

10 CHAIR GOODMAN: Great. Thank you
11 very much, Commissioner Cozart. Commissioner
12 Stidham?

13 COMMISSIONER STIDHAM: It's really
14 hard to follow that. The National Park
15 Service, I mean, we've been thinking and
16 working with the District and talking about
17 Poplar Point most of my career, frankly.

18 And so, while we are moving in a
19 very forward direction at this time, this is
20 not new. I mean, we've been talking with the
21 community, we've been talking with everyone.

22 We are at a really critical point

1 where we're really taking as much feedback as
2 we can get from whomever is willing to offer
3 it.

4 So, cannot reiterate enough that
5 we're at the very beginning stages, and the
6 importance of the public involvement at this
7 stage. And it's a generational opportunity for
8 the District and we're really happy to be a
9 partner in this work.

10 CHAIR GOODMAN: Very good. Thank
11 you so much, Commissioner Stidham.
12 Commissioner Argo.

13 COMMISSIONER ARGO: I don't have any
14 additional comments. I'm impressed with the
15 work that's going on, but I'm also, even though
16 I haven't been on the Commission long, I've
17 heard the conversations that have been going on
18 about (audio interference).

19 I've lived in the District over
20 thirty years. So, it's great to see some meat
21 on the bones. And I'd like to see the
22 continued acceleration of this plan and not

1 have it stall out in some way, which my memory
2 is that has happened before. So, onward and
3 upward.

4 CHAIR GOODMAN: Thank you. Thank
5 you very much, Commissioner Argo. Vice Chair
6 Hewlett.

7 VICE CHAIR HEWLETT: Yes. First,
8 I'd like to thank Ms. Herr for her
9 presentation, and also for the detailed
10 explanation of the three alternatives. Because
11 it was far more than was encompassed in the
12 report. So, that was very helpful for me.

13 And I also wanted to thank the
14 Citizens Poplar Point Work Group for your
15 comments and for your steadfast work on this.
16 And to reiterate what everyone else has said,
17 that notwithstanding how long this has been in
18 the process, the actual concept plan is still
19 at the early stages.

20 The actual master plan is still in
21 its early stages. So, for those who feel you
22 need more time to convey your sentiments, you

1 do have that time.

2 We accept written testimony, and it
3 is an opportunity to work with the work group.

4 And so, there'll be other opportunities in the
5 future.

6 So, I just wanted to say thank you,
7 and thank you to Mr. Smith, and others who have
8 presented as well. Thanks.

9 CHAIR GOODMAN: Thank you very
10 much, Vice Chair Hewlett. And Commissioner
11 Green.

12 COMMISSIONER GREEN: Thank you very
13 much. No, I appreciate the presentation. And
14 I personally would recommend further
15 development of Approach A, with additional
16 focus on the really terrific 2024 Community
17 Plan.

18 As I think when we can, we need to
19 look at ways to model natural flood resilience.

20 This is a great opportunity here for that.

21 We had no choice but to armor the
22 Tidal Basin. And we should really be looking

1 for natural approaches when we can. And this
2 is an excellent opportunity, right there before
3 us.

4 And it's the most -- not only the
5 most economical way to do it, but the most
6 sustainable way to do it. And as the problem
7 gets worse, this is a place where we can look
8 to make it better.

9 Furthermore, I think -- just
10 additional suggestions, as others has brought
11 up, to really emphasize natural connections,
12 transportation connections, neighborhood
13 connections, at Green Space. That should
14 really be prioritized in this plan. And I
15 appreciate, again, the 2024 Community Plan.

16 And I would again ask to look for
17 ways to increase the natural areas in the
18 wetlands. And not by small discontinuous
19 elements, but in meaningful blocks.

20 And I thought that was an excellent
21 suggestion to limit that portion of the road to
22 bikes and pedestrians, to support that use.

1 And then finally, I think this is
2 also a really interesting opportunity to think
3 about what a memorial is, and what a monument
4 might be now.

5 Doesn't necessarily have to be a
6 static physical object. There might be another
7 way to do that.

8 And given the natural resources on
9 this site, there's some really interesting cues
10 and really interesting ways that this could go.

11 So, thank you very much.

12 CHAIR GOODMAN: Thank you,
13 Commissioner Green. Commissioner Tunstall-
14 Williams, please?

15 COMMISSIONER TUNSTALL-WILLIAMS:
16 Thank you. Another hard one to follow. Thank
17 you all for the presentations.

18 Really exciting project. I think
19 place-making and the city, when you get to kind
20 of start from a bear while there are things
21 there, gives us an opportunity to be
22 thoughtful.

1 And the thing that gives me most
2 pause is looking at that flood map, and
3 thinking, gosh, we're going to be building
4 here. What are we going to do?

5 And so, I think we need to think
6 very early about resilience and how we do that.

7 And one of the things that struck me is,
8 you've got development kind of coming up very
9 close. Could you think about spreading the
10 development more that it's running along the
11 295 corridor?

12 I understand there's value in having
13 the parks to the east, but maybe we think of
14 really the green swerve like following the
15 river, setting the development back. I'm sort
16 of not pro-road along there. I think bikes and
17 pedestrians are huge.

18 I think the one thing about this
19 neighborhood is while it's surrounded by roads,
20 it's hard to get to. And you're going at
21 speeds. So, is there a way to sort of slow
22 that down and connect the neighborhood back to

1 the city? I think you should definitely look
2 at it.

3 It's also an island. And so, my
4 question about mixed-use. I think we need to
5 be thinking about the things that are happening
6 there need to be able to support everything a
7 neighborhood might need.

8 Because it is hard to kind of move
9 from there. Grocery stores and all the things
10 that residents need, I think all of that should
11 be occurring there.

12 Let's see what else I have. One of
13 the precedents, I think the Southeast Federal
14 Center and Yards Park redevelopment has done a
15 good job of pulling the development back for a
16 city, and now Brookfield, have done a great job
17 leaving sort of money on the table, by allowing
18 for public space.

19 And I think concentrating what's
20 happening immediately adjacent to whatever the
21 Green Space is, to more public uses, as opposed
22 to private high-end residences, I think that's

1 one of the challenges in the city, that not
2 enough people access to the waterfront. So,
3 looking at opportunities to do that.

4 But otherwise, I think it's a great
5 project. I look forward to seeing how it
6 develops.

7 CHAIR GOODMAN: Thank you,
8 Commissioner Tunstall-Williams. And I'd just
9 like to associate my remarks with the last two
10 Commissioners.

11 I'm particularly impressed by the
12 work that Ms. Skinner's group -- I'm sorry,
13 Ms. Lewis's group -- has done with the
14 neighborhood and the planning that's been there
15 for generations, and of course with
16 Commissioner Dixon's testimony as a neighbor
17 and resident of the space.

18 And I think too that this is a
19 perfect opportunity for us to create a model
20 that can be seen across the nation and the
21 world for resiliency in these kind of
22 threatened and necessary wetland areas that

1 have to become the buffer for the community
2 against the rain events we're all experiencing.

3 And so, I think that I'm glad we're
4 at the early stage of looking at these
5 concepts. I think it's really important to
6 look at it from all the different lenses that
7 have been mentioned today, I think as a
8 recreational site and as housing mixed-use.

9 The transportation. I would concur
10 that the transportation close to the water,
11 unless it's bike and pedestrian, doesn't make
12 all the sense in the world, but perhaps there's
13 a way to find that access that's represented in
14 some of these plans.

15 But as was mentioned here today,
16 we're early in the process. And I really look
17 forward to the work ahead -- the collaborative
18 work ahead, with all the stakeholders of this
19 important space, and with an eye toward the
20 fact that flooding is something that you live
21 with, and inundatable structures are possible,
22 and design and architectural around those types

1 of buildings is possible.

2 And I really want to thank the staff
3 for the great presentation. Thank you very
4 much, Jamie, and also for the contributions
5 from community and from our other advocates
6 around the community.

7 So, thank you all. And I'm looking
8 forward to seeing the next iteration.

9 COMMISSIONER DIXON: I just want to
10 add --

11 CHAIR GOODMAN: Yes, Commissioner
12 Dixon.

13 COMMISSIONER DIXON: We're dealing
14 with a very delicate community and I'm very
15 pleased with you all getting this to us,
16 getting this kind of feedback. The community
17 is made up of seventy percent renters. So,
18 folks don't feel that they may be this stable.

19 They have to be engaged in what's going to
20 come to them.

21 And that's changing too. I mean,
22 Redbrick's huge building, all these new

1 residents coming in who will really appreciate
2 this.

3 You said it's been a long time
4 coming. For me, it's been a real long time
5 coming.

6 So, I should hope that we can move
7 with some dispatch. When we move with
8 dispatch, acknowledge the fact that the
9 population is changing.

10 And I hope that the local government
11 can try to look at ways to keep some residents
12 like me there, and others there, to be able to
13 benefit and enjoy what comes. But as these
14 things come online, property taxes go up.

15 I mean, I'm sure that neighborhood's
16 going to be very, very good to be in. You can
17 walk two blocks to a river that has all the
18 amenities.

19 So, I think we got to think about
20 how we can try to preserve the population in
21 some way, legislatively, so that we can try to
22 keep people who are in Anacostia River East

1 there to enjoy this. And maybe their families
2 as well. It's a legacy issue. Thank you.

3 CHAIR GOODMAN: Thank you. So,
4 displacement needs to be kept in mind.

5 COMMISSIONER DIXON: Yes.

6 CHAIR GOODMAN: Yeah. Thank you
7 very much. All right, any other comments
8 before we move on? Could the secretary please
9 confirm the motion and the second, and take the
10 vote by roll?

11 MS. HOTTEL-COX: The motion was made
12 by Commissioner Dixon and seconded by Vice
13 Chair Hewlett. Commissioner Cozart?

14 COMMISSIONER COZART: Yes.

15 MS. HOTTEL-COX: Commissioner
16 Stidham?

17 COMMISSIONER STIDHAM: Yes.

18 MS. HOTTEL-COX: Commissioner Argo?

19 COMMISSIONER ARGO: Yes.

20 MS. HOTTEL-COX: Vice Chair Hewlett?

21 VICE CHAIR HEWLETT: Yes.

22 MS. HOTTEL-COX: Chair Goodman?

1 CHAIR GOODMAN: Yes.

2 MS. HOTTEL-COX: Commissioner Green?

3 COMMISSIONER GREEN: Yes.

4 MS. HOTTEL-COX: Commissioner

5 Tunstall-Williams?

6 COMMISSIONER TUNSTALL-WILLIAMS:

7 Yes.

8 MS. HOTTEL-COX: Commissioner Dixon?

9 COMMISSIONER DIXON: Yes.

10 MS. HOTTEL-COX: Commissioner Cash?

11 COMMISSIONER CASH: Yes.

12 MS. HOTTEL-COX: Commissioner

13 McGowan?

14 COMMISSIONER MCGOWAN: Abstain.

15 CHAIR GOODMAN: Thank you very

16 much. The motion has carried.

17 Agenda Item 8B is a request to
18 approve preliminary and final site development
19 plans for the Long Bridge Corridor Project,
20 north section. And today, Michael Weil is
21 making the presentation. Thank you, Michael.

22 MR. WEIL: Thank you very much.

1 CHAIR GOODMAN: Mm-hmm.

2 MR. WEIL: Thank you. Good
3 afternoon, Chair Goodman and members of the
4 Commission.

5 The National Park Service, on behalf
6 of the Virginia Passenger Rail Authority, or
7 VPRA, has submitted plans to improve a section
8 of the Long Bridge railway corridor that
9 crosses through East Potomac Park and over
10 Maine Avenue in Southwest Washington, DC.

11 As background, the project would add
12 two new tracks to the Long Bridge Corridor, for
13 a total of four tracks, with the purpose of
14 providing additional capacity and improve
15 travel reliability into the city and through
16 the region, with a direct benefit of passenger
17 rail service. And this project is part of a
18 larger plan by VPRA to improve service
19 throughout the State of Virginia.

20 Previously, our Commission approved
21 the preliminary plans for the corridor widening
22 improvements across the federal land here, back

1 in July of 2022.

2 However, we did not review the
3 improvements to the District-controlled areas
4 along Maine Avenue, since VPRA required
5 additional time to work with adjacent property
6 owners at that time.

7 Since then, although VPRA is in the
8 process of designing the corridor in a unified
9 manner, they have divided the project into two
10 different sections, the north section, which we
11 are reviewing here today, and the south
12 section, which NPS will submit to the
13 Commission in the future.

14 So, for today's meeting, we are
15 reviewing the final plans for improvements to
16 East Potomac Park and the Washington Channel,
17 as federal property.

18 And then we are also reviewing the
19 corridor plans for the District-controlled
20 areas, as a combined preliminary and final
21 review action here today.

22 As a final submission package, we

1 are considering issues like the project's final
2 landscape plans, its overall architectural
3 aesthetic, and how VPRA has responded to the
4 Commission's previous preliminary approval
5 comments.

6 Today, the existing Long Bridge
7 Corridor consists of two tracks that are
8 aligned across East Potomac Park over a series
9 of bridges, and along an elevated embankment
10 with a mix of trees and shrubs lining both
11 sides of the tracks, as shown here in these
12 photos.

13 Here's a closeup of the project area
14 as it crosses through East Potomac Park, with a
15 number of notable features, including the Metro
16 Rail portal, the National Park Service's main
17 National Mall and Memorials Parks headquarters
18 complex, and several baseball fields located
19 along East Drive. Excuse me, Ohio Drive East.

20 There's a closeup of the affected
21 District-controlled property, the Washington
22 Marina surface lot, which will be reconfigured,

1 and various changes made within the main avenue
2 right-of-way that are necessary to accommodate
3 the wider railway bridge and new pedestrian
4 bridge there.

5 Here are ground views of three of
6 the railway bridges today, crossing over I-395,
7 Ohio Drive East and the Washington Channel, and
8 then here is the railway bridge as it crosses
9 over Maine Avenue.

10 And then here is the existing nearby
11 pedestrian bridge, which is owned by the
12 portal's development improvement association.
13 VPRA will demolish and rebuild the bridge just
14 to the southeast of its current location, to
15 make way for the new, wider railway bridge.

16 The bridge currently provides direct
17 pedestrian access between the Washington Marina
18 wharf area, and the portal's development and
19 larger Maryland Avenue corridor area.

20 So, with that, I will now walk you
21 through the north section project submission.

22 Here is a summary table on the right

1 side that shows the basic elements of the
2 project, a series of new retaining walls and
3 bridges with new landscaping and lighting along
4 the future widened four-track corridor. Here
5 are the five improved bridge locations.

6 And similar to this rendering of the
7 new bridge over I-395, all of the new bridges
8 would consist of either through-girder, or
9 simply supported designs, with weathering steel
10 sidewalls, for a more utilitarian and
11 consistent look.

12 Here's the new wider rail bridge
13 over Ohio Drive East, again with the noticeable
14 weather and steel sides.

15 And as part of a Section 106
16 agreement between VPRA and the National Park
17 Service, the new bridge will reuse some stone
18 from the existing bridge's piers and abutments,
19 to help preserve the corridor aesthetic as it
20 passes through the East and West Potomac Park's
21 historic district.

22 VPRA will also preserve a portion of

1 the existing Washington Channel Bridge's wing
2 walls, again to help preserve the project
3 area's historic aesthetic.

4 Here's the new railway bridge over
5 Maine Avenue, again with a similar appearance,
6 and then the new pedestrian bridge over Maine
7 Avenue.

8 And this design echoes back to the
9 bridge's original purpose, providing rail
10 access to a rail yard that was previously in
11 the area at that time of its original
12 construction.

13 The new bridge will have elevated
14 planting beds with an interior deck and
15 railings similar to the existing bridge. And
16 VPRA developed the design in coordination with
17 the portal's development improvements
18 association, which will maintain ownership of
19 the bridge, in order to preserve this direct
20 pedestrian connection between the southwest
21 waterfront area and the larger Maryland Avenue
22 corridor.

1 There will be multiple new retaining
2 walls, as shown here on the slide, along the
3 corridor, ranging from five to twenty-five feet
4 in height above the ground level, with topside
5 six-foot-high concrete parapet walls, and then
6 granite cladding with a running block pattern,
7 varying stone heights in a rough finish on the
8 lower portion of the walls.

9 And the granite is the same stone
10 used to construct the historic Long Bridge's
11 piers and wing walls, and parts of other
12 bridges along the corridor today.

13 Here are several retaining wall
14 elevations without the new landscaping, which
15 show the new granite cladding. And here's a
16 closeup of the cladding that depicts the
17 running block pattern and the cladding's rough
18 finish.

19 And we note the use of the cladding
20 and weathered steel in the new bridges as key
21 design features, which are intended to present
22 a consistent corridor aesthetic and to

1 approximate the original historic pier and
2 abutment stone materials along the corridor.

3 In terms of new landscaping, VPRA
4 developed a design that provides a natural look
5 to the corridor, with a variety of native and
6 non-native trees, shrubs, and brown covers.

7 There will be a wide variety of
8 canopy, ornamental, and evergreen trees, with
9 mostly native species used, but the plans do
10 show some non-native species that are based on
11 the East Potomac Park's historic planting
12 plans.

13 We note our support for the proposed
14 planting palette, as part of our executive
15 director's recommendation and comments.

16 Here you can see an example of the
17 plan's basing and mix of tree types with the
18 intent of establishing a more natural look,
19 rather than more defined linear vegetative
20 buffers along both sides of the corridor.

21 The new trees would be different
22 heights and positioned in such a way that there

1 would be filtered views of the new retaining
2 walls, with periodic gaps in the new
3 vegetation, as shown here on this elevation.
4 Here is another elevation that shows this
5 condition as well.

6 Where possible, VPRA would preserve
7 existing trees in the park, such as the trees
8 surrounding the East Potomac Park ballfields,
9 and then new trees would be planted closer to
10 the future corridor, to replace the impacted
11 trees.

12 And here are several aerial views
13 that help convey the plan layering of the
14 future landscape along the corridor.

15 And we find the new landscaping does
16 accomplish the design goal of creating a
17 natural looking mix and arrangement of trees
18 and vegetation within the project area.

19 Here's a closeup of the future
20 reconfigured Washington Marina lot, which will
21 maintain its seventy-six-space capacity. VPRA
22 would plant trees along the new ADA-accessible

1 switchback ramp and stairs that lead up to the
2 new pedestrian bridge, with a colorful mixture
3 of shrubs and ground covers, and various
4 pollinator species.

5 And we note the new landscaping
6 scheme would provide visual interest and shade
7 to the area, as a place with higher pedestrian
8 activity, and this was based on a previous
9 recommendation by the Commission.

10 We note that the landscape plans do
11 comply with our tree replacement policy, as
12 well as our pollinator best-practices
13 guidelines. And while we did receive a request
14 for public testimony on these plans previously,
15 the witness has since withdrawn their request,
16 since VPRA was able to accommodate their
17 comments in the final landscape design.

18 In addition, we find that overall
19 the final project design is consistent with our
20 previous comments, to approximate the
21 corridor's defining features in the new design
22 vocabulary.

1 Here is a rendering that depicts the
2 future lighting for the Maine Avenue area,
3 which will have lighting levels that are
4 similar to today's levels.

5 In general, VPRA will preserve the
6 corridor's nighttime pedestrian and vehicular
7 safety lighting, as shown here, with
8 approximately thirty locational changes that
9 are necessary to accommodate the wider
10 corridor, and this is noted in our staff
11 comments.

12 So, with that, that concludes my
13 presentation, and these comments are all
14 included in our staff report to the Commission.

15 And I have also incorporated many of these
16 into my presentation here today.

17 Staff has prepared a record of the
18 decision to conclude NCPC's responsibility for
19 the affected federal property along the
20 corridor under NEPA, and a ROD is based on the
21 Federal Railroad Administration's previous 2020
22 EIS and ROD, as well as a 2024 reevaluation

1 study.

2 And finally, I would like to note
3 that we have Shirleen Cleveland and Naomi Klein
4 here today. Shirleen is the project manager on
5 behalf of VPRA, and she would like to provide a
6 brief statement in support of the project.

7 And then she and her design team
8 will be able to respond to any technical
9 project-related questions. Her design team is
10 all virtual today.

11 And then Yue Li will also be able to
12 respond to any questions on behalf of the
13 National Park Service. Thank you.

14 CHAIR GOODMAN: Thank you, Michael.
15 And welcome, Shirleen Cleveland.

16 MS. CLEVELAND: Thank you so much.

17 CHAIR GOODMAN: And please feel
18 free to recognize your team as well.

19 MS. CLEVELAND: Okay. Naomi Klein
20 is a planner on the project. And we have a
21 whole slew of people, and I don't know if we
22 want to go over every person, but they're

1 available to answer questions. We have
2 landscape architects, designers, that kind of
3 thing.

4 CHAIR GOODMAN: Thank you.

5 MS. CLEVELAND: We cover all the
6 bases.

7 CHAIR GOODMAN: Thank you and
8 welcome.

9 MS. CLEVELAND: Thank you so much.
10 So, again, my name is Shirleen Cleveland. I am
11 the senior director of the Long Bridge Project
12 for the Virginia Passenger Rail Authority.
13 Thank you for allowing us to speak in support
14 of the project as we seek the approval of the
15 North Package, the portion of the project
16 overland in DC, a critical step in advancing
17 one of the most transformative infrastructure
18 projects in the region.

19 The Long Bridge project is the
20 cornerstone of Virginia's transforming rail and
21 Virginia initiative, a \$2.3 billion investment
22 that will significantly span rail capacity,

1 improvability, and support economic growth in
2 the DC region along the east coast.

3 These two new rail tracks, including
4 a new bridge across the Potomac River, built
5 parallel to the existing 119-year-old
6 structure, will alleviate on the most critical
7 rail bottlenecks in the country, allowing for
8 increased capacity for both freight and
9 passenger rail services.

10 This project will enable Amtrak
11 Virginia to expand its service from eight to
12 thirteen daily round trips, improving service
13 along the northeast corridor and offering
14 passengers more frequent and reliable travel
15 options.

16 It will also provide expanded
17 service for the Virginia Railway Express, or
18 VRE, including new evening and weekend trains,
19 ensuring more flexible and convenient options
20 for commuters. The project's ability to
21 separate passenger rail from freight rail will
22 enhance the on-time performance for both,

1 making travel and logistics more efficient.

2 Importantly, the Long Bridge project
3 will also help bridges' traffic congestion, by
4 offering Virginians a reliable alternative to
5 driving.

6 By increasing the capacity of rail,
7 the project will ease the burden on our
8 highways, improving overall transportation in
9 the region.

10 In addition, it's expected to
11 contribute \$7.2 billion to Virginia's economy,
12 supporting growth and job creation for years to
13 come.

14 Since launching Virginia State-
15 supported service in 2009, ridership has grown
16 substantially, with Amtrak-Virginia carrying
17 over \$1.3 million passengers in 2023 alone.

18 The Long Bridge project is essential
19 to provide for this increasing demand, ensuring
20 that rail remains a viable and effective mode
21 of transportation.

22 And now at this point I would be

1 remiss if I didn't take a moment to acknowledge
2 the valuable partnership we have had with NCPC
3 staff throughout the many years of the
4 development of this project.

5 The staff work sessions have been
6 incredibly beneficial in refining the project
7 and we truly appreciate the team's
8 collaboration and thoughtful input as we have
9 moved forward.

10 Your approval of the North package
11 today move us one step closer to making the
12 project's vision a reality.

13 On behalf of VPRA, I thank you for
14 your time and consideration, and look forward
15 to continuing this partnership to deliver a
16 modern, efficient, and connected rail network.

17 Thank you.

18 CHAIR GOODMAN: Thank you,
19 Shirleen, and thanks to your team. And thank
20 you, Michael. That was a great recognition of
21 our staff too. So, we appreciate the
22 partnership.

1 Are there any questions right now
2 from any of the Commissioners in chambers or
3 online? Yes, Commissioner Cash.

4 COMMISSIONER CASH: So, I just want
5 to confirm. So, one of the things that we
6 heard about a lot when this first came in force
7 was the pedestrian connection of the
8 Salamander. So, everyone's happy there? The
9 bridge isn't going to be out of commission for
10 too long? Or is that going to be a priority on
11 getting that opened back up to make the portals
12 happy?

13 MR. WEIL: So, yes. When I spoke to
14 VPRA -- and they can provide more details -- my
15 understanding is they have been meeting with
16 the Salamander Hotel and the property owners
17 there monthly over the last couple of years, to
18 work through those access management issues
19 during the construction phase and beyond.

20 MS. CLEVELAND: They'll be providing
21 a temporary pedestrian bridge during
22 construction. So, they will never be without a

1 pedestrian bridge.

2 CHAIR GOODMAN: Okay, thank you,
3 Commissioner Cash. Other questions? I'm
4 sorry. Yes, Commissioner Cozart.

5 COMMISSIONER COZART: Thank you.
6 Just for clarity on kind of time frame and next
7 steps, could you say just, like, one sentence
8 about that? I think I may have missed it.

9 MS. CLEVELAND: So, for time frame,
10 this is a progressive design goal project, if
11 you know what that means. That means there's a
12 phase one and a phase two.

13 So, right now, we are basically
14 moving to a hundred percent design completion
15 and doing early works packages while we
16 negotiate the price of the total contract.

17 So, we were looking forward to doing
18 these early works packages. They're kind of
19 sprinkled throughout the project. Just stuff
20 that needs to be done early in order to
21 preserve the schedule.

22 And then as we get to a final price

1 for phase two, we would be looking to start
2 construction everywhere.

3 Now, mind you, there is a south
4 package as well. So, we will be coming back
5 with that project. They just got started.
6 They're at thirty percent.

7 But I would say in about six months
8 we will be coming up and presenting them to
9 this group.

10 COMMISSIONER COZART: Thank you.

11 CHAIR GOODMAN: Thank you. Any
12 further questions from the Commission of our
13 staffer? Yes? No?

14 Hearing none, thank you very much
15 then again. Thank you, Shirleen, and thanks,
16 Michael, for your presentation. Is there a
17 motion to approve the preliminary and final
18 site development plans for the Long Bridge
19 Corridor Project, north section?

20 COMMISSIONER STIDHAM: So moved.

21 CHAIR GOODMAN: It's been moved
22 by --

1 VICE CHAIR HEWLETT: Second.

2 CHAIR GOODMAN: It's been moved and
3 seconded, and we will now open this project up
4 for a discussion by the Commissioners. And I'm
5 going to start with Commissioner Stidham.

6 COMMISSIONER STIDHAM: Thank you.
7 And thank you, Mr. Weil, for your presentation.

8 We have been working with VPRA on
9 this project for I don't even know how long.
10 It feels like a really, really long time.

11 But it will be -- you talk about a
12 transformational project in terms of
13 transportation, and part of this project that
14 will be coming later includes a bike-ped bridge
15 that will be crossing the river that will also
16 be transformational.

17 So, I really don't have much more
18 to say, other than it's been great working with
19 VPRA and we look forward to finishing.

20 CHAIR GOODMAN: Great. Thank you
21 so much, Commissioner Stidham. Commissioner
22 Argo.

1 COMMISSIONER ARGO: I don't have any
2 additional comments or questions. Just very
3 excited to see this moving forward, which will
4 be a transformational project, you know, in so
5 many way. Thank you.

6 CHAIR GOODMAN: Thank you so much,
7 Commissioner Argo. Vice Chair Hewlett?

8 VICE CHAIR HEWLETT: Yes. Thank
9 you, Mr. Weil, for your presentation. And
10 thank you for your hard work.

11 It seems very exciting. It's a very
12 exciting and much-needed project, and
13 definitely transformative, yeah.

14 CHAIR GOODMAN: Thank you, Vice
15 Chair Hewlett. Commissioner Green.

16 COMMISSIONER GREEN: Thank you. And
17 as a Virginia frequent rider of Amtrak, I
18 greatly look forward to the increased capacity.

19 Spent a little while this morning
20 sitting in this stretch. That will be
21 terrific. I mean, it's just the more trains,
22 the merrier. And with just the more

1 connectivity, the more we can penetrate into
2 Virginia with Amtrak. It'll be terrific.

3 So, I think it's a wonderful project
4 and very much look forward to this being
5 completed.

6 CHAIR GOODMAN: Great. Thank you,
7 Commissioner Green. Commissioner Tunstall-
8 Williams?

9 COMMISSIONER TUNSTALL-WILLIAMS:
10 Yeah, great project. And just because I can't
11 help myself -- I know I'm late to the game
12 here -- I'm intrigued by the choice of the
13 weathered steel, to the degree that is there
14 now. So, just I'm not going to stand in the
15 way of that, but it just seems very industrial
16 for an area that is not so much. So, that's
17 all. Otherwise, nice work.

18 CHAIR GOODMAN: Thank you,
19 Commissioner Tunstall-Williams. Commissioner
20 Dixon.

21 COMMISSIONER DIXON: Thank you very
22 much.

1 CHAIR GOODMAN: Thank you,
2 Commissioner Dixon. Commissioner Cash.

3 COMMISSIONER CASH: Thanks, staff,
4 for the presentation and for the update.

5 CHAIR GOODMAN: Thank you,
6 Commissioner Cash. Commissioner McGowan?

7 COMMISSIONER MCGOWAN: No comment,
8 but thank you so much for the presentation.

9 CHAIR GOODMAN: Thank you,
10 Commissioner McGowan. Commissioner Cozart.

11 COMMISSIONER COZART: I appreciate
12 the staff for your hard work on this, and no
13 additional comments.

14 CHAIR GOODMAN: Thank you very
15 much, Commissioner Cozart. And I'd like to
16 thank the applicant team and the staff for
17 their work on this impressive project.

18 This is an infrastructure project.
19 I know, just from the small town that I hail
20 from, working with railroads is never a fast
21 project. It's always, it takes years and it
22 takes a lot of coordination.

1 And cannot imagine the work that you
2 all have gone through in order to get it to
3 this point today.

4 So, really appreciate the
5 improvements that are going to be made,
6 creating greater connectivity and creating a
7 greater mobility and safety for all.

8 I look forward to seeing the
9 southern section come before the Commission in
10 the future, and grateful for all the work
11 that's been today to date.

12 So, thank you. Are there any
13 further comments from Commissioners? Hearing
14 none, then we will please ask the Secretary to
15 call the roll for the vote.

16 MS. HOTTEL-COX: The motion was made
17 by Commissioner Stidham and seconded by Vice
18 Chair Hewlett. Commissioner Cozart?

19 COMMISSIONER COZART: Yes.

20 MS. HOTTEL-COX: Commissioner
21 Stidham?

22 COMMISSIONER STIDHAM: Yes.

1 MS. HOTTEL-COX: Commissioner Argo?

2 COMMISSIONER ARGO: Yes.

3 MS. HOTTEL-COX: Vice Chair Hewlett?

4 VICE CHAIR HEWLETT: Yes.

5 MS. HOTTEL-COX: Chair Goodman?

6 CHAIR GOODMAN: Yes.

7 MS. HOTTEL-COX: Commissioner Green?

8 COMMISSIONER GREEN: Could I vote

9 also for Paul, who's not here, and say "yes"

10 twice? Just say yes then.

11 MS. HOTTEL-COX: Commissioner

12 Tunstall-Williams?

13 COMMISSIONER TUNSTALL-WILLIAMS:

14 Yes.

15 MS. HOTTEL-COX: Commissioner Dixon?

16 COMMISSIONER DIXON: Yes.

17 MS. HOTTEL-COX: Commissioner Cash?

18 COMMISSIONER CASH: Yes.

19 MS. HOTTEL-COX: Commissioner

20 McGowan?

21 COMMISSIONER MCGOWAN: Abstain.

22 CHAIR GOODMAN: Thank you. The

1 motion has carried.

2 Agenda Item 8C is a request to
3 preliminary site and building plans for the DC
4 Correctional Treatment Facility Annex. And
5 Stephanie Free is going to be making the
6 presentation today. Welcome, Stephanie.

7 MS. FREE: Hi. Yes, thank you.
8 Good afternoon, Chair Goodman and
9 Commissioners. The District Department of
10 General Services submitted preliminary site and
11 building plans for a new Correctional Treatment
12 Facility, or CTF, annex located at
13 1900 Massachusetts Avenue in Southeast D.C.

14 Overall, staff is recommending
15 approval of the preliminary plans, with
16 comments to be addressed prior to the
17 Commission's final review.

18 As a reminder for the preliminary
19 review stage, the Commission is focused on
20 topics such as the project's consistency with
21 the federal elements of the comprehensive plan,
22 the architectural and landscape strategy, the

1 appropriateness of the site putting it in
2 context, and how the project will affect views
3 and view sheds.

4 The CTF annex will be constructed
5 within the DC Jail complex along Massachusetts
6 Avenue SE in an area known as "Hill East."
7 Hill East is a sixty-seven-acre former federal
8 reservation located on the eastern edge of the
9 Capitol Hill neighborhood, west of the
10 Anacostia River.

11 NCPC's Memorials and Museums Master
12 Plan, or 2M Plan, identifies the terminus of
13 Massachusetts Avenue at the Anacostia
14 Waterfront as a potential future memorial site.

15 The location of the CTF annex at a
16 former federal reservation within the L'Enfant
17 city, its frontage along with L'Enfant Street,
18 which is Massachusetts Avenue, its proximity to
19 Anacostia Park, and a potential memorial site,
20 are federal interests addressed in the federal
21 elements in the comprehensive plan within the
22 National Capital.

1 The District's master plan for
2 reservation thirteen, Hill East Waterfront, was
3 approved by the District Council in October
4 2002, and title to this former federal
5 reservation was transferred to the District of
6 Columbia pursuant to the 2006 land transfer
7 law.

8 In September 2008, NCPC provided
9 comments on the proposed text and map
10 amendments for the Hill East overlay district,
11 which proposed a mixed-use, mixed-income
12 neighborhood.

13 Redevelopment, pursuant to the plan,
14 has begun, mainly at the intersection of
15 Massachusetts Avenue and 19th Street, with a
16 new development known as Park Kennedy.

17 The existing correctional facility
18 uses were intended to remain as part of the
19 master plan and associated zoning amendments.

20 The District Department of
21 Corrections currently operates and maintains a
22 450,000 sq. ft. Central Detention Facility, or

1 CDF, identified here as letters B and C, and
2 the 450,000 sq. ft. Correctional Treatment
3 Facility or CTF, identified here as letter A.

4 Collectively, the CDF and the CTF
5 are commonly referred to as the DC Jail.

6 The existing CDF is almost fifty
7 years old and has many operational and
8 maintenance challenges, extreme wear and tear
9 on the building, and outdated and aging
10 infrastructure in need of costly repairs.

11 The surrounding area features a mix
12 of uses. To the north of the project site
13 across Massachusetts Avenue is the remaining
14 portion of former Reservation Thirteen that is
15 being redeveloped under the Hill East Master
16 Plan. You can see the Park Kennedy development
17 in the top photo on the left.

18 The bottom photo was taken near the
19 intersection of Massachusetts Avenue and
20 19th Street, from this new development looking
21 west of the existing jail complex.

22 And here we have additional photos

1 of the Park Kennedy development in the bottom
2 row, illustrating the scale and architectural
3 typology of the developing Hill East area along
4 Massachusetts Avenue.

5 The top row of images shows the
6 existing neighborhood to the west of the
7 project site, which is primarily residential
8 row homes within the RF-1 Zone.

9 Here, we have a look at the proposed
10 annex in plan and perspective. The proposal
11 includes demolishing the existing CDF
12 administration building, and constructing two
13 new buildings along Massachusetts Avenue SE,
14 which will be extended along the project's
15 frontage. The buildings will be connected by
16 above-grade walkways and below-grade parking.

17 The eastern-most building,
18 Building One, will be five stories, the
19 western-most building, or Building Two, will be
20 two stories, each with mechanical penthouses.

21 Staff notes the proposed height of
22 Building One at 88 feet and Building Two at

1 46 feet tall, each with a twenty-foot height
2 mechanical penthouse, comply with the 1910
3 Height of Buildings Act for properties with
4 frontage along the 160-foot Massachusetts
5 Avenue right-of-way.

6 Building One will have a public
7 entrance and lobby access from Massachusetts
8 Avenue, medical clinic space and infirmary
9 housing intake space, transfer and release
10 services, a visitation center, behavioral
11 health facilities, office space for staff,
12 space for resident educational programming, and
13 resident housing. The top three floors of
14 Building One will be dedicated to housing and
15 support spaces.

16 Building Two will primarily be used
17 for housing and program support, with both
18 floors dedicated primarily to housing.

19 There will also be educational
20 programming space, staff support, and
21 administrative offices, on each floor.

22 The project will be completed

1 sequentially, to minimize disruptions to DOC
2 operations. First, Building One will be
3 constructed on an existing surface parking lot
4 located in front of the existing CTF, as seen
5 in the plan here on the right.

6 The eastern portion of the CDF will
7 be demolished following completion of
8 Building one. This will allow some residents
9 in the ancillary services located in the CDF to
10 be moved to the newly completed Building One.

11 Building Two will then be
12 constructed. Once complete, the remaining
13 residents in the CDF will be moved to Building
14 Two.

15 The applicant intends for
16 construction to begin in fiscal year 2027, with
17 Building One to be complete in fiscal year
18 2030, and Building Two to be complete in fiscal
19 year 2034.

20 In the next part of the
21 presentation, I will provide an overview of the
22 proposed building massing and design, and the

1 executive director's recommendations related to
2 those elements, followed by a review of those
3 related to the site plan and landscape design.

4 And before I begin, I would just
5 like to note that the building design received
6 District Zoning Commission design review
7 approval on March 17th.

8 The submission materials indicate
9 the proposed architectural design is intended
10 to create a strong, safe, and secure civic
11 building that provides a place for residents to
12 be healed, with the intent to reduce
13 recidivism.

14 Inspired by natural elements and
15 biophilic design, the project seeks to blur the
16 function of the correctional facility with an
17 exterior building facade that blends into the
18 surrounding neighborhood, and mitigates the
19 location of this use with frontage on a primary
20 street within the Hill East community.

21 And here, we have a 3D model of the
22 property, with Building One massed in at

1 88 feet tall. This condition reflects the
2 first phase of development prior to the
3 demolition of the CDF administration building
4 and construction of Building Two.

5 And here, we have the ultimate
6 condition, with Building Two massed into the
7 model. You can see it's 46-foot height here,
8 relative to Building one, and the existing jail
9 complex buildings, as well as the height and
10 mass of both buildings relative to the
11 streetscape.

12 In elevation, you can see a tiered
13 courtyard between the two buildings, and the
14 walkway connection at the second floor. The
15 facade materiality and coloring also becomes
16 apparent.

17 Staff notes the building facade
18 consists of a window wall with a combination of
19 visions, semi-transparent and opaque glass
20 panels, layered with a perforated powder-coated
21 aluminum veil, to provide variations in
22 texture, transparency, color, and tone, in the

1 overall facade.

2 This veil dissolves from the top of
3 the building to the base of the building,
4 working with the window walls to provide
5 varying changes in texture, transparency,
6 color, and tone, in the overall facade.

7 The veil is further defined by a
8 series of horizontal leaves that act as
9 disruptions in the facade, and allow it to
10 break down even further.

11 There are approximately twenty of
12 these horizontal leaves of varying length,
13 distribution, and height, proposed on the
14 facades of the two buildings.

15 However, staff finds the sequence
16 upon any placement and curvature of the
17 proposed horizontal leaves in the facade
18 appears to randomly interrupt the verticality
19 of the metal veil, and requests the applicant
20 reevaluate the purpose of these leaves and
21 their appropriateness within the facade.

22 And here, we have a couple more

1 views of the building from the streetscape
2 level. While staff finds the proposed
3 renderings adequately demonstrate the building
4 design and materials, visuals of the project
5 shown in context of the adjacent Hill East
6 development would assist staff and the
7 Commission in evaluating the design along this
8 L'Enfant Street.

9 Therefore, staff requests additional
10 renderings that illustrate longer views looking
11 east and west on Massachusetts Avenue, from
12 Anacostia Park and 19th Street, to capture the
13 proposed CTF annex and context of recently
14 completed and future development on the north
15 side of the street, and to better understand
16 how the proposed building will appear in
17 context with the surroundings.

18 I will conclude this section of the
19 presentation by noting the project is designed
20 to meet LEEDS standards, which will include new
21 landscaping and stormwater management features
22 that contribute to sustainable design.

1 So, now I will move on to an
2 overview of the site plan and landscape design,
3 and the associated executive director's
4 recommendations.

5 As I mentioned earlier, the project
6 will extend the 160-foot Massachusetts Avenue
7 right-of-way along the annex's frontage. A
8 single curve cut, circled here in yellow, is
9 proposed for a new private drive along the
10 eastern side of Building One.

11 The private drive will connect to an
12 internal road network within the jail complex,
13 allowing staff access to below-grade parking
14 within the annex and resident transport. The
15 project will also continue to utilize the
16 existing private drive on the western side of
17 the site.

18 Visitors will utilize the Building
19 One public entrance and lobby from
20 Massachusetts Avenue. Released residents will
21 exit the building from Building One onto the
22 Massachusetts Avenue sidewalk.

1 Both private drives will be gated to
2 restrict access from the public. The
3 submission includes a site-controlled diagram,
4 seen here, that indicates the entire DC Jail
5 complex has a secure perimeter, with site-
6 control features that overlap the secure
7 perimeter in some places, and extend beyond the
8 perimeter in others, such as with the tiered
9 planter walls adjacent to the sidewalk on
10 Massachusetts Avenue at Building Two.

11 As such, staff requests elevation
12 drawings, precedent photographs, and a written
13 description of the site-controlled features as
14 they relate to the streetscape on Massachusetts
15 Avenue, and their impact on the visual quality
16 of the public realm.

17 All streetscape improvements within
18 the public right-of-way will require approval
19 by the District's Public Space Committee. The
20 project proposes improvements along with 160-
21 foot Massachusetts Avenue right-of-way,
22 including street trees, sidewalks, bicycle

1 lanes, and building yard plant use of
2 landscaping.

3 On the southern side of the right-
4 of-way, adjacent to the CTF annex, the public
5 space will incorporate approximately 32-feet of
6 landscaping, directly adjacent to the proposed
7 buildings and tiered planters.

8 The submission indicates the
9 proposed landscape plan serves a dual purpose
10 by contributing to the feeling of Massachusetts
11 Avenue as a grand boulevard, while
12 simultaneously softening the building as it
13 meets the public environment.

14 The building yard landscape is made
15 up of berm retaining walls, and extensive
16 plantings of various heights. Here, we have
17 enlargement plans and sections of the
18 Massachusetts Avenue streetscape improvements
19 in front of both Buildings One and Two.

20 And overall, staff finds the
21 building massing, interior planters that
22 transition the facades and topography to the

1 public streetscape, create a strong street wall
2 along Massachusetts Avenue, which will
3 reinforce the vista of this L'Enfant Street and
4 enhance the pedestrian experience, ultimately
5 linking the Anacostia River to the Hill East
6 neighborhood.

7 A large open space is created
8 between the existing CDF and Building Two,
9 which is circled here in yellow, offering views
10 into the DC Jail complex from Massachusetts
11 Avenue.

12 The plans also show an interruption
13 in the street trees and streetscape plantings
14 at this location, with the sidewalk directly
15 abutting the property line.

16 The applicant indicated the program
17 of the open space here has not yet been
18 determined as a use of the remaining portion of
19 the CDF, will be determined by the District in
20 the future.

21 For the interim conditions, staff
22 suggests the applicant continue the street

1 trees and landscape treatment along the
2 entirety of the open space between Building Two
3 and the existing CDF, to reinforce the
4 streetscape, limit views into the campus, and
5 screen views of the existing buildings and
6 site-controlled features from Massachusetts
7 Avenue.

8 And while the planting palette
9 includes native species and also proposes some
10 plant species that are recognized as invasive
11 in the National Capital Region, such as
12 heavenly bamboo and doublefile viburnum.

13 Therefore, staff recommends the
14 applicant replace any plant species recognized
15 as invasive in the National Capital Region on
16 the plant list, with regionally native
17 alternatives that support pollinator habitats,
18 consistent with the recommendations of NCPC's
19 pollinator's best-practices resources guide.

20 The executive director's
21 recommendations are listed here, as well as the
22 staff report, and have been incorporated into

1 my presentation.

2 So, this concludes my presentation.

3 Myself and several others from the applicant
4 team are on the line and available to answer
5 your questions. Thank you.

6 CHAIR GOODMAN: Thank you very
7 much, Ms. Free. Do Commissioners online or in-
8 person have any questions? Yes.

9 COMMISSIONER TUNSTALL-WILLIAMS: Is
10 there a programmatic reason that's driving the
11 disparity in the heights? Like, it seems quite
12 marked between the two buildings. Is there
13 some reason for that?

14 MS. FREE: Sure. I think that is
15 the square footage needed to accommodate the
16 program. But I think that the applicant can
17 provide a bit more clarity on that.

18 COMMISSIONER TUNSTALL-WILLIAMS:
19 Yeah, I'd like if you could make them the same
20 height, or shifted -- just curious. Okay,
21 thank you.

22 MS. FREE: Mm-hmm.

1 CHAIR GOODMAN: Questions?

2 Commissioner Cash.

3 COMMISSIONER CASH: Actually, I'd
4 like to drill down on that, because that was my
5 primary question.

6 So, we're getting to the CDF --
7 which as the folks know, that's general
8 population, that's the part that's like really
9 falling down and bad right now -- that's
10 eventually all going to go away.

11 But it seems like we're not using
12 the full height that we could be getting from
13 that smaller building. So, why aren't we
14 future-proofing this now and building two
15 buildings that are up to a height that can
16 accommodate the future use, since we're
17 actually going to be getting rid of all that whole
18 CDF? Is this just because of budgetary
19 reasons, or is there something else driving it?

20 MS. FREE: Sure. Is someone from
21 the applicant team available on the line to
22 answer that question?

1 MS. MOLDENHAUER: Good afternoon,
2 Meredith -- am I frozen? I think I froze for a
3 second, I'm sorry.

4 Good afternoon, Meredith
5 Moldenhauer, land use counsel for Cozen
6 O'Connor.

7 I think, one, the height reduction,
8 or our increase in height, also is consistent
9 with the Hill East Master Plan for intending to
10 have lower density towards the residential
11 community, and then have an increase in height
12 as you approach the Anacostia River, creating
13 the master boulevard appearance.

14 I think that was one intent, as well
15 as the overall intent to satisfy the
16 programmatic requirements and needs of the jail
17 and the current population, but not to
18 overbuild.

19 And I can also turn over to one of
20 our design team or the deputy director,
21 Michelle Wilson, to answer that as well.

22 MS. WILSON: Good afternoon. My

1 name is Michelle Wilson, I'm the Deputy
2 Director of Administration at the Department of
3 Corrections.

4 I think a lot of our primary
5 considerations was to ensure that, especially
6 as we build into Building One, a lot of the
7 community feedback we received was to be able
8 to move as many people from the Central
9 Detention Facility, or CDF, I believe is one of
10 the Commissioners has stated, was to move as
11 many people from CDF as possible.

12 So, there was some additional floors
13 added to Building 1 to ensure that we would be
14 able to have the general population housing
15 units within the first phase of the new design
16 in the annex building.

17 CHAIR GOODMAN: Thank you.

18 MS. WILSON: Commissioner Cash, does
19 that answer your question?

20 COMMISSIONER CASH: Yeah, I also
21 want to say that I think that answers the
22 question.

1 CHAIR GOODMAN: Okay. Thank you,
2 Commissioner Cash and team. Any further
3 questions?

4 Hearing no further questions, we
5 have one person here today who signed up to
6 speak, and that is Sumayya Lane, who's
7 attending in person. And Sumayya, you will
8 have three minutes to provide your testimony.
9 Please let us know when you're ready, and thank
10 you for coming.

11 MS. LANE: Thank you. My name is
12 Sumayya Lane and I'm a Ward 7 resident. I'm
13 also a former nurse that used to work at the
14 CTF and CDF facilities. And so, I'm also a
15 former nurse educator at St. Elizabeths
16 Hospital.

17 So, in both these facilities, it
18 behooved me to come and testify, because I
19 actually worked at these facilities.

20 And I want to say that St.
21 Elizabeths -- I don't want to spend too much
22 time, but I want to just tell you my reason why

1 I was here.

2 I don't think anyone took into
3 consideration the people that worked at these
4 facilities, in order to make a conducive design
5 for people to carry out their work.

6 So, with that in mind, I just want
7 to say that during the presentation, heard a
8 lot about the design, but nothing about the
9 interior design and how to facilitate the
10 correctional officers, doctors, and other
11 personnel, to properly house and go about day-
12 to-day correction of the inmates.

13 I want to really talk about women
14 and how the women are separated in the DC Jail.

15 When I was a nurse at the DC Jail,
16 the section for the women was abhorrent. It
17 was dirty, flaky, it was far worse than the
18 men.

19 I just wanted to say that. I was
20 actually -- so, I'm hoping that this Commission
21 will hear me and do something about planning
22 something for the women.

1 Women have unique and different
2 pathways into the criminal justice system, as
3 related to men, and require different services
4 responses.

5 In 2016, the Washington Lawyers
6 Committee prepared a white paper regarding on
7 the challenges that the DC Department of
8 Corrections faced, with confinement of women,
9 such as maintaining contact with their children
10 and families, medical care, education, job
11 training, sexual abuse, and reentry into
12 society. There were eleven recommendations.

13 However, the one that I really want
14 to concentrate on is to expand opportunities
15 for incarcerated mothers to live with their
16 newborns.

17 We talk about the crime. We want to
18 lock up people and think that that is the
19 answer to things.

20 The actual root of the problem is
21 that our children are not being bonded with --
22 they have no bonding with their parents.

1 And so, what happens is you have a
2 cycle of women getting locked up and we have an
3 increase in women being locked up. They're
4 pregnant, they have children, and they lose
5 custody of their children.

6 PARTICIPANT: Time.

7 MS. LANE: Okay. But I would just
8 thank you for my presentation. And I hope that
9 this Commission will consider facilities to
10 facilitate women and children bonding together.

11 CHAIR GOODMAN: Thank you very
12 much. We really appreciate that testimony from
13 real-life experience. And feel free to send
14 your comments to the staff to include.

15 MS. LANE: If anybody has any
16 questions, I would like to stay and answer any
17 questions.

18 CHAIR GOODMAN: Well, that is next.
19 Are there any questions for the witness from
20 the Commission? So, we're not finished with
21 you yet.

22 MS. LANE: Thank you.

1 CHAIR GOODMAN: Yes.

2 COMMISSIONER DIXON: I want to thank
3 you for your work that you did at St.
4 Elizabeths. Because -- I won't go into the
5 history of my St. Elizabeths. I haven't been
6 there, but I used to -- maybe I should have,
7 but I used to break through the fence and go
8 chase rabbits upon your lawn, when you were
9 functioning. That was our Thanksgiving effort
10 to get some extra food in the house. It wasn't
11 that bad, but anyhow. But thank you for your
12 service, okay?

13 I would also like to have you
14 explain to us some of the things you think need
15 to be tweaked to make the layouts and things
16 work for you better.

17 MS. LANE: In St. Elizabeth, or just
18 this --

19 COMMISSIONER DIXON: Where you want
20 us to share ideas.

21 MS. LANE: Well, for St. Elizabeths,
22 the nursing stations were so small you had to

1 almost just stand up and you couldn't even
2 hardly do your notes, you weren't comfortable,
3 and I thought that that was extremely poor
4 planning in the new hospital.

5 No one took into consideration work
6 conditions of these nurses that have to extend
7 themselves to these patients. It is a lot
8 dealing with the patients.

9 COMMISSIONER DIXON: Yep.

10 MS. LANE: And so, when you have an
11 uncomfortable nursing station where you can't
12 even hardly bend to do your notes or anything,
13 and so the same thing might be transferred over
14 to this new jail.

15 When I was there at the nursing
16 station, it just was just, to me, not
17 conducive. And so, I know that there was some
18 vacant space that was going to be available.
19 And I'd like to make a suggestion, if you could
20 take that vacant space and make cottages for
21 women and children to be able to stay together.

22 These children did not commit a

1 crime. They didn't commit a crime. And so,
2 they deserve to at least have bonding with
3 their mothers.

4 COMMISSIONER DIXON: So, you don't
5 know of any outreach to nurses or others to
6 give ideas to this plan, as far as you know.

7 MS. LANE: I would imagine that if
8 they were invited to come. It's just that -- I
9 guess I used to be a real estate agent also,
10 before I was a nurse.

11 So, I just took the interest and
12 know that you have planning. And in order to
13 get what you want, you have to stand up and
14 have your voice heard.

15 COMMISSIONER DIXON: Well, you have
16 to be given a chance to stand up in place.

17 MS. LANE: You have to be given a
18 chance to stand up.

19 COMMISSIONER DIXON: Thank you very
20 much. Thank you.

21 MS. LANE: Thank you. Any other
22 questions?

1 CHAIR GOODMAN: Are there any other
2 questions? I think Vice Chair Hewlett.

3 VICE CHAIR HEWLETT: Yeah. First of
4 all, thank you, Commissioner Dixon. And thank
5 you, Ms. Lane, for coming here and presenting
6 today. And thank you, Commissioner Dixon, for
7 your concern as well.

8 It seems to me there are folks
9 listening, and you have the District Department
10 of General Services and everyone listening. If
11 we can point here in the right direction for
12 her, to provide an opportunity for her to be
13 heard in a wider venue, she's got some very
14 good points and I'd love for them to be heard.

15 So, if we can point her in the right
16 direction. Or if anyone else from the District
17 has any advice, that would be appreciated.

18 MS. WILSON: Good afternoon. This
19 is Michelle Wilson from DC Department of --

20 MS. LANE: I am very sorry. I have
21 to speak up because I really can't hear you. I
22 didn't hear you before, the first time, to tell

1 you the truth.

2 MS. WILSON: Oh, I apologize. Can
3 you hear me now?

4 MS. LANE: Barely.

5 COMMISSIONER DIXON: Not much
6 better.

7 MS. WILSON: Hold on, let me check
8 my audio. Can you hear me now?

9 CHAIR GOODMAN: It's about the
10 same. Maybe if you could raise the volume of
11 your voice, because it's about the same. It's
12 pretty quiet. Not your voice but the sound
13 we're receiving.

14 MS. WILSON: Can you hear me now?

15 CHAIR GOODMAN: A little better,
16 yeah.

17 MS. LANE: A little better.

18 MS. WILSON: No one has ever told me
19 I talk too softly, so I appreciate that.

20 I apologize if you weren't able to
21 hear me before. I hope you can hear me now.

22 I'm happy to talk to Ms. Lane. I

1 think that the District of Columbia Department
2 of Corrections that she knew when she worked
3 here would be -- she would see that as very
4 different from the experience that she had.

5 For instance, we do not house women
6 at the Central Detention Facility any longer.
7 They are all at the Correctional Treatment
8 Facility. But we are happy to talk to her.
9 We've got a number of policy updates and other
10 things that I think could address and do
11 address a number of the concerns she's raised.

12 So, I encourage her to reach out to
13 me. My email is michelle.wilson@dc.gov, and I
14 can place it in the chat as well. And I'd be
15 happy to talk to her further.

16 (Simultaneous speaking.)

17 VICE CHAIR HEWLETT: Ms. Free, will
18 you provide that information to --

19 (Simultaneous speaking.)

20 CHAIR GOODMAN: Okay. Well, thank
21 you very much. We appreciate it. And it's
22 good to hear from you. Thank you. Are there

1 any other questions for our presenters today
2 that are testimonial?

3 COMMISSIONER CASH: Actually, I've
4 got one more. I was going to wait for comment,
5 but I do legitimately have a question.

6 So, on the slide in our packet it's
7 called "design precedence." It looks like a
8 bunch of trees inside a mall and a waterfall
9 and all that. I'm not getting this at all.

10 So, I don't know if anyone from the design team
11 can speak to this. Because all we've seen so
12 far is the facade of a building and a massing.

13 And like, all this stuff on it that looks like
14 the Australian Embassy, I'm just confused.

15 Maybe someone can put some context
16 around what we're looking at. Because some of
17 these things seem like interior features. I'm
18 not getting that translated to what we have
19 before us.

20 CHAIR GOODMAN: Can anyone answer
21 that question?

22 MS. MOLDENHAUER: I think our

1 architects from CORE can walk through that.

2 MR. CHENEY: Yes. Hi, Dave Cheney,
3 partner at CORE Architectural Design. We
4 designed the facade of the building.

5 So, I think what you're referring
6 to, our precedent images, which we're trying to
7 use to evoke the different programmatic
8 requirements to make the building kind of fit
9 within the context, and also soften it at the
10 street edge, and then also just blur it a
11 little bit.

12 So, we use those images not as
13 explicit representations of the facade, but as
14 references to try and get the embodiment of
15 those feelings and those materials, and looks
16 and feels, into the facade itself.

17 So, they're not specifically to have
18 those elements on it, but to invoke the feeling
19 that the facade is falling over the parapet and
20 broken by the horizontal leaves to give it that
21 sort of, again, the character of the filter and
22 the light and the shadow, and the play of the

1 color, and the materiality that way.

2 CHAIR GOODMAN: I think you're
3 referring to something different, aren't you?
4 Or no?

5 (Simultaneous speaking.)

6 COMMISSIONER CASH: Yeah, it's in
7 our packet as page 24, in what was online. But
8 I appreciate that. I mean, I see that a lot in
9 these different designs. Like I said, one
10 would look like it was a bunch of trees inside.

11 So, I'll take it as that's why I'm
12 not a designer, I'm in government. So, I
13 appreciate the feedback.

14 MR. CHENEY: Okay.

15 CHAIR GOODMAN: Okay. Any other
16 questions? Hearing none, again, thank you to
17 everyone who came today. Thank you very much
18 for coming and for presenting. So, thanks.

19 So now, is there a motion to approve
20 the preliminary site and building plans for the
21 DC Correctional Treatment Facility Annex?

22 VICE CHAIR HEWLETT: So moved, Madam

1 Chair.

2 CHAIR GOODMAN: It's been moved by
3 Vice Chair Hewlett. Is there a second?

4 COMMISSIONER ARGO: Second.

5 CHAIR GOODMAN: Second by
6 Commissioner Argo. It's now open to the
7 Commission for discussion. And I'm going to
8 begin with Commissioner Cozart.

9 COMMISSIONER COZART: So, I also
10 appreciated having Ms. Lane's comments to give
11 some greater kind of lived experience to this,
12 given that the Commission's purview on this is
13 quite narrow. It's really helpful to have
14 additional context. So, appreciate that very
15 much and appreciate the offer from Department
16 of General Services to have a conversation and
17 share some of her experience and lend that to
18 the design.

19 With that, I appreciate the
20 applicant's work and appreciate our staff's
21 work on this as well. No further comments.

22 CHAIR GOODMAN: Thank you,

1 Commissioner Cozart. Commissioner Stidham.

2 COMMISSIONER STIDHAM: So, I had the
3 benefit of -- I saw this during my seat on the
4 Zoning Commission as well.

5 And I think that something that
6 probably didn't ring through in this
7 presentation is the intentionality, not only of
8 the landscaping, but also of the building
9 facade in the actual interior functions of the
10 building.

11 And that tiered planter is not only
12 a great outside asset, but it allows for
13 windows at that level, without people looking
14 in, in the facility, where either residents or
15 people are working, so that it provides that
16 light that you really need as part of a
17 building, but it gives that setback to give the
18 privacy that is needed for the facility to take
19 place.

20 And the facade too. I'm not a great
21 fan of this facade. I think I said that
22 before. But the reason that it exists I think

1 is essential to the function of this building.

2 And this is not your typical jail
3 facility. I mean, this is in a very sort of
4 residential place. It's going to be
5 significant. You can't hide something like
6 this, but you can make it so that the people
7 who use that building, it's a livable, workable
8 space.

9 And I think the facade gives that.
10 It gives that privacy, it gives that look
11 inside. But you're our speaker. Thank you
12 very much.

13 I think the intentionality that has
14 occurred on the outside should carry through on
15 the inside as well. And I know that it's only
16 resolved some of that.

17 Not being of that world, I think
18 it's important that you do carefully consider
19 how those interior spaces work, to ensure that
20 it is successful.

21 But I do appreciate the design of
22 the building, and I look forward to seeing more

1 of this. I think that you've made a lot of
2 really good changes from your time at CFA.

3 I would continue to consider and
4 refine. I'm not a great fan of the horizontal
5 bar. It does sort of interrupt the flow. And
6 maybe it's the color and the combination. I
7 think I said this before. But anyway, I think
8 that's it.

9 CHAIR GOODMAN: Well, thank you.
10 Thank you very much, we appreciate your
11 comments, Commissioner Stidham. So, we are now
12 at Commissioner Argo.

13 COMMISSIONER ARGO: I especially
14 appreciate your comments. And I don't have any
15 additional comments.

16 This has been -- it's been very
17 illustrative. I mean, I'm interested in how it
18 moves forward. But appreciate all the thought
19 that's gone into it, and especially our
20 comments, which I think are very useful.
21 That's it.

22 CHAIR GOODMAN: Thank you. Thank

1 you very much, Commissioner Argo. Vice Chair
2 Hewlett.

3 VICE CHAIR HEWLETT: Yes. First,
4 I'd like to thank Ms. Free for her
5 presentation, I'd like to thank Ms. Lane for
6 taking the time to come down here, and thank
7 you all for working with her and pointing her
8 in the right direction to share her additional
9 comments.

10 Commissioner Cash made a good point
11 about why aren't we preparing for the future
12 here. Because we've already heard that there's
13 an increase. So, that's a point that we should
14 keep in mind and they should keep in mind, as
15 we continue to move forward.

16 I'd like to associate my comments
17 and adopt the comments of Commissioner Cozart.

18 But I also appreciate the comments of
19 Commissioner Stidham explaining about the
20 light. That thought hadn't occurred to me.
21 So, thank you for enlightening us on that. So,
22 that was it for me.

1 CHAIR GOODMAN: Thank you, Vice
2 Chair Hewlett. Commissioner Green.

3 COMMISSIONER GREEN: Thank you very
4 much. One of the things that I think is
5 interesting about this design is the
6 traditional jails are solid, impenetrable
7 buildings. You can see in, you can't see out.
8 The persons were moved from society, they do
9 their time, they leave.

10 But there's no connection to the
11 community around. It's a separate, it's an
12 other. And the person who goes in is an other.

13 And one of the nice things about
14 transparency is that it emphasizes the
15 connection to community.

16 People make mistakes, but people
17 aren't mistakes. They're going to come out.
18 They're going to rejoin community. It's not
19 just good design, it's a good metaphor.

20 But what I struggle a bit with here
21 is the use of that veil. Because the veil
22 obscures a pretty high percentage of the

1 elevation. And it's not in regular blocks, so
2 it doesn't allow the user to simply shift and
3 see, and then shift back and not see.

4 And I wonder what's happening with
5 that. It's almost as if you're sort of teasing
6 folks with the view of the outside, but not
7 really quite allowing them to see beyond that.

8 And I'm not sure how to resolve
9 that. And I also don't know what happens to
10 the quality of light within the building. So,
11 when you have light coming through this screen
12 wall, are we getting heavenly shadow spaces,
13 heavenly model spaces, inside for the users to
14 have to contend with?

15 I'm just thinking about Ms. Lane.
16 It's just been a great situation for staff and
17 nurses when you don't have predictable light.
18 Where you're moving in and out of shadow,
19 moving in and out of view planes.

20 And so, I'm not quite sure what to
21 make of that. And I would very much like to
22 know more about it, because it presently

1 doesn't work terribly well for me, as do the
2 horizontal fins are really adding nothing to
3 it.

4 They're really working against the
5 patterning, without providing -- and normally,
6 you would see those to provide some solar
7 shading for large window openings for doors.
8 And at present they just appear sort of random.

9 But I'm struggling a little bit with
10 that clash between transparency, and then the
11 pattern of that veil, and what exactly that
12 means for folks inside. So, thank you.

13 CHAIR GOODMAN: Thank you,
14 Commissioner Green. And Commissioner Tunstall-
15 Williams.

16 COMMISSIONER TUNSTALL-WILLIAMS:
17 It's always a blessing and a curse to go after
18 you.

19 He covered a lot. And I really do
20 agree with one of the things that I think the
21 design does well, whether we like the veil or
22 not, is that it doesn't feel like a fortress.

1 It feels like it could be any sort of feature
2 in the community.

3 I think that the landscape and the
4 way you've handled what I'm sure are security
5 concerns, really make for a streetscape
6 environment, as opposed to feeling like I'm
7 trying to separate this facility from the rest
8 of the community.

9 So, I think that's very good. One
10 thing -- this is on me -- I'm not hugely
11 familiar with the current development in Hill
12 East. So, I would love to see some more -- and
13 I will go over there before we look at this
14 again -- contextual views, to see how the
15 building fits in.

16 The massing did strike me as a
17 little bit odd. I understand, based on what
18 you said, about trying to step down closer to
19 the residents.

20 In my head, it seemed like it should
21 have gone the other way. But again, that's my
22 unfamiliarity with the neighborhood.

1 I kind of felt differently about the
2 veil and the facade. I was kind of struck that
3 it seemed like it would be a very light-filled
4 building, which seems very different from when
5 you think of a punched opening, little tiny
6 opening, for a correctional facility.

7 So, I think it has great promise,
8 and I don't disagree that maybe we need to know
9 a little bit more about what that veil looks
10 like.

11 I mean, it could be as transparent
12 as what we see at the African American museum.

13 It could have some quality like that. So, I
14 think there's a lot of development there. I
15 think it does have promise.

16 The horizontal bars, I can take them
17 or leave them. They do seem arbitrary, maybe.

18 And so, maybe looking at ways to particularly,
19 based on Ms. Lane's comments, are there ways to
20 provide relief and maybe additional
21 transparency for nurse stations, or whatever
22 programming is appropriate, to have a more

1 external view in locations, and those are tied
2 with the horizontal beams as a way to break
3 down that massing.

4 But I think for a preliminary
5 design, I think it is quite promising. I think
6 you've done a great job integrating it into
7 what could be a broader community, and not
8 feeling like a separate piece.

9 CHAIR GOODMAN: Thank you very
10 much, Commissioner Tunstall-Williams.
11 Commissioner Dixon.

12 COMMISSIONER DIXON: I think all the
13 comments about the building I appreciate. I'm
14 really more concerned about the people and how
15 they're going to be treated inside.

16 And I think that's why the nurse's
17 presentation was very important. And
18 hopefully, we will be brought into play so we
19 can make sure that folks who are helping and
20 taking care of these patients have a situation
21 that makes them more productive.

22 I'm also kind of -- I'm troubled

1 because I was a guy who helped with the
2 legislation gather to be institutionalized,
3 which was very progressive at that time,
4 assuming we'd have all kinds of social services
5 out there to support people.

6 Well guess what? They weren't
7 there. And now we've got a lot of people on
8 the streets and in this facility, who are not
9 criminals, but who have other challenges that
10 need to be dealt with that are not being done
11 within the proper environment.

12 If we connect this environment more
13 appropriately functional, maybe we can help
14 deal with those issues more effectively, and
15 treat people as the humans they are, for future
16 productive service.

17 So, that's my point. I'm glad to
18 see us moving forward, but let's focus on
19 what's going on with the folks inside. It's
20 not just a building. Thank you very much.

21 CHAIR GOODMAN: Thank you very
22 much, Commissioner Dixon. Commissioner Cash.

1 COMMISSIONER CASH: Thanks. So,
2 yeah, as far as the horizontal fins, I'm just
3 not really getting it, but that's kind of all I
4 really have to say about this.

5 I want to go back to, which is
6 somewhat operational, I think this gets to
7 Ms. Lane's testimony. We need space for both.

8 We need, like, people are housed here,
9 sometimes for several months to years. But we
10 also have all the support that are going to be
11 there. All the nurses, all the guards,
12 everyone else.

13 They need enough room to be able to
14 operate at current levels, or if not more,
15 because right now one of the biggest problems
16 is not only that the CDF is decrepit, we need
17 more beds, and there's overcrowding.

18 So, I feel like we're throwing away
19 an opportunity here to build both buildings up
20 to that same height envelope, because one of
21 two things is going to happen with the
22 leftovers of the CDF building:

1 Either it's going to continue to be
2 CDF overflow, or something like that, and it's
3 going to sit there on the corner and it's going
4 to be taller.

5 You've got this one sandwiched-down,
6 smushed-down building in between two taller
7 ones, or eventually we're going to sell the CDF
8 off to developers, and someone's going to
9 develop up to the maximum they can with height
10 and all density.

11 So, I know that costs and the budget
12 process that we're in right now are really
13 tough. I mean, everything that comes before
14 this Commission with the city eventually seems
15 like it gets value-engineered down anyway. If
16 we could just get the height, and even not
17 build out the space but have the height and the
18 capacity for the future, I think that we'd be
19 missing a big opportunity if we're not building
20 this up to the development potential that we
21 can.

22 Because we already got lucky that we

1 have space for these new CDF facilities because
2 we got Reservation Thirteen, but if we miss
3 this opportunity, I'm just afraid that we can
4 be right back here fifteen years after it's
5 built and have the same overcrowding, because
6 we didn't think to build up a little bit more.

7 So, that's really my only comments.

8 CHAIR GOODMAN: Thank you very
9 much, Commissioner Cash. And I just want to
10 say that perhaps we can go around again but we
11 won't.

12 But the primary focus I think for
13 this applicant -- first of all, thanks for
14 bringing it to our Commission -- but the
15 primary focus is how the building relates to
16 Massachusetts Avenue as a L'Enfant Street.

17 But having said that, I think we've
18 touched on the height of the building, the
19 profile, the architecture, etc.

20 I too am most compelled by our
21 guest's presentation, Ms. Lane, because we do
22 care about how architecture and how buildings

1 relate to the federal plan.

2 We also care about the people inside
3 and the work that has to go on there.

4 So, I think it's been a really very
5 robust discussion by the Commission, and I
6 think that's a good thing. And I would just
7 reflect all the comments that have been made
8 before.

9 I only worry about those horizontal
10 things for birds. That's my concern.

11 But I won't talk about that, because
12 that can become a real mess on a building to
13 clean. That's my experience from my father,
14 who was an engineer.

15 But anyway, I do think that the
16 building is attractive.

17 I do like the idea of transparency,
18 the light, the integration into the
19 neighborhood. It feels like a good space.

20 I'm less concerned I guess about the
21 height of the two buildings, because I think
22 sometimes variety is normal on streets.

1 But, having said that, I am far from
2 an architect. But I do like the design and I
3 do think that this functionality question is
4 something that touches all of us. So, just
5 glad we shared that with you.

6 And with that, hearing no further
7 comment, I will ask that the Secretary confirm
8 the motion and the second, take the vote.

9 MS. HOTTEL-COX: Yes, the motion was
10 made by Vice Chair Hewlett and seconded by
11 Commissioner Argo. Commissioner Cozart?

12 COMMISSIONER COZART: Yes.

13 MS. HOTTEL-COX: Commissioner
14 Stidham?

15 COMMISSIONER STIDHAM: Yes.

16 MS. HOTTEL-COX: Commissioner Argo?

17 COMMISSIONER ARGO: Yes.

18 MS. HOTTEL-COX: Vice Chair Hewlett?

19 VICE CHAIR HEWLETT: Yes.

20 MS. HOTTEL-COX: Chair Goodman?

21 CHAIR GOODMAN: Yes.

22 MS. HOTTEL-COX: Commissioner Green?

1 COMMISSIONER GREEN: Yes.

2 MS. HOTTEL-COX: Commissioner
3 Tunstall-Williams?

4 COMMISSIONER TUNSTALL-WILLIAMS:
5 Yes.

6 MS. HOTTEL-COX: Commissioner Dixon?

7 COMMISSIONER DIXON: Yes.

8 MS. HOTTEL-COX: Commissioner Cash?

9 COMMISSIONER CASH: Yes.

10 MS. HOTTEL-COX: Commissioner
11 McGowan?

12 COMMISSIONER MCGOWAN: Abstain.

13 CHAIR GOODMAN: Very good, the
14 motion passes. Okay, then I think we have
15 finished. Are there any further questions or
16 comments today?

17 Hearing none, I just again want to
18 wish Vice Chair Hewlett a happy birthday and
19 hope that she's able to celebrate later.

20 And thank you to all the presenters
21 today. This has been a good day of
22 presentations and good conversation.

1 So, this concludes our open session
2 agenda. Our next regular meeting will be
3 Thursday, May 1st, May Day, at 1:00 p.m. If
4 there's no further business, this meeting
5 stands adjourned.

6 (Whereupon, the above-entitled
7 matter went off the record at 3:24 p.m.)
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Date: 04-03-25

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