

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,
OCTOBER 1, 2026

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The meeting convened via Videoconference, at
1:00 p.m. EDT, Mark Paoletta, Chair, presiding.

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS
PRESENT:

MARK PAOLETTA, Chair,
 Presidential Appointee (At-Large)
STUART LEVENBACH, Vice Chair, Mayoral Appointee
LINDA ARGO, Mayoral Appointee
STEPHEN BRUCH, Department of War
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
DANIEL FALCONE, U.S. House of Representatives
 Committee on Oversight and Accountability
WILLIAM HENDERSON, U.S. Senate Committee on
 Homeland Security and Governmental Affairs
PAUL INGRASSIA, General Services Administration
TAMMY STIDHAM, Department of the Interior

1 NCPC STAFF PRESENT:

2 DIANE SULLIVAN, Acting Executive Director
3 MATTHEW FLIS, Acting Director, Current Planning
4 Division
5 MEGHAN HOTTEL-COX, General Counsel & Secretariat
6 LAURA SHIPMAN, Urban Planner
7 LEE WEBB, Historic Preservation Specialist
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1 P-R-O-C-E-E-D-I-N-G-S

2 (1:00 p.m.)

3 COMMISSION ROLL CALL

4 CHAIR PAOLETTA: Good afternoon and
5 welcome to the National Capital Planning
6 Commission's October 1, 2026, open session.

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

9 MS. HOTTEL-COX: Yes.

10 Commissioner Cozart?

11 COMMISSIONER COZART: Here.

12 MS. HOTTEL-COX: Commissioner Bruch?

13 COMMISSIONER BRUCH: Here.

14 MS. HOTTEL-COX: Commissioner Stidham.

15 COMMISSIONER STIDHAM: Here.

16 MS. HOTTEL-COX: Commissioner Argo?

17 COMMISSIONER ARGO: Here.

18 MS. HOTTEL-COX: Vice Chairman

19 Levenbach?

20 VICE CHAIR LEVENBACH: Here.

21 MS. HOTTEL-COX: Chairman Paoletta?

22 CHAIR PAOLETTA: Here.

1 MS. HOTTEL-COX: Commissioner Ingrassia?

2 COMMISSIONER INGRASSIA: Here.

3 MS. HOTTEL-COX: Commissioner Dixon?

4 COMMISSIONER DIXON: Here.

5 MS. HOTTEL-COX: Commissioner Cash?

6 COMMISSIONER CASH: Present.

7 MS. HOTTEL-COX: Commissioner Henderson?

8 COMMISSIONER HENDERSON: (No audible
9 response).

10 MS. HOTTEL-COX: Commissioner Falcone?

11 COMMISSIONER FALCONE: Here.

12 MS. HOTTEL-COX: Diane Sullivan, acting
13 executive director, and Matt Flis, current
14 planning division acting director, are also in
15 the meeting.

16 And with those present, Mr. Chairman,
17 we have a quorum to proceed.

18 CHAIR PAOLETTA: Noting the presence of
19 a quorum, I'd like to call this meeting to
20 order. Today's meeting is live-streamed and
21 will be available in a few days as a video on
22 NCPC's website. If there is no objection, the

1 agenda as posted is adopted as the order of
2 business.

3 Please stand for the Pledge of
4 Allegiance.

5 ASSEMBLY: I pledge allegiance to the
6 flag of the United States of America, and to the
7 republic for which it stands, one nation under
8 God, indivisible, with liberty and justice for
9 all.

10 REPORT OF THE CHAIRMAN

11 CHAIR PAOLETTA: Okay. First, I want
12 to report that pursuant to the commission's
13 delegation to me as chairman and on the advice
14 of staff, I have approved an application from
15 the National Park Service for a transfer of
16 jurisdiction of a portion of Reservation 343F
17 near Barney Circle.

18 Second, I'd like to thank everyone who
19 came to celebrate Marcel Acosta's illustrious,
20 very illustrious career at NCPC on September
21 15th. As we acknowledged at last month's
22 meeting, Marcel retired last month after 25

1 years of federal service, almost 20 of them as
2 NCPC's executive director.

3 I was delighted to join the more than
4 80 attendees to thank Marcel for his
5 extraordinary service, including two of my
6 predecessors, former NCPC chairs, Preston Bryant
7 and Beth White. I'd also like to thank NCPC
8 staff who organized and put on such a terrific
9 event on a beautiful D.C. night. We continue to
10 wish Marcel best of luck in his next venture.

11 Agenda item 3 is the report of the
12 acting director, Diane Sullivan.

13 And, Diane, welcome to the new job as
14 acting director and executive director, and look
15 forward to working with you.

16 REPORT OF THE EXECUTIVE DIRECTOR

17 MS. SULLIVAN: Thank you so much, Mr.
18 Chairman. Likewise.

19 I just have two things to report.
20 First, I'm pleased to announce that Matthew
21 Flis, sitting to my left, is serving as the
22 acting director of current planning, and we're

1 in good hands. He's coming up from the deputy
2 director role in that division.

3 And the second thing is earlier this
4 month, NCPC, in close coordination with GSA, the
5 National Park Service, and the district, kicked
6 off additional planning for Southwest D.C., and
7 we look forward to bringing that back to this
8 commission as we make some progress on it in the
9 next few months.

10 And the rest of my updates are in your
11 report that you already have --

12 CHAIR PAOLETTA: Okay.

13 MS. SULLIVAN: -- so that concludes
14 my --

15 CHAIR PAOLETTA: Thank you, Diane.

16 Do commissioners have any questions or
17 comments for Diane?

18 Agenda item 4 is a legislative update.

19 Meghan Hottel-Cox?

20 LEGISLATIVE UPDATE

21 MS. HOTTEL-COX: I don't have any
22 specific items to update the commission on this

1 month, but I'm happy to answer questions about
2 pending legislation if there are any.

3 CHAIR PAOLETTA: Any questions for
4 Meghan?

5 COMMISSIONER CASH: Yes, sir.
6 Actually, this is -- it doesn't quite fit into
7 either the executive director's report or the
8 legislative update, but I think it touched on
9 both of you. I did have a question my boss
10 wanted me to ask.

11 The Caesar Rodney statue, Freedom
12 Plaza, we approved that as a delegated action, I
13 believe, back in April. And it's my recollection
14 that these temporary installations are only
15 supposed to be permitted for, like, six months.

16 Do we have any update on when Delaware
17 is getting their statue back or when all those
18 other statues might go away and we get Freedom
19 Plaza back?

20 COMMISSIONER STIDHAM: We are aware of
21 the timeline, and where it goes is a question
22 mark that I can't answer, but we anticipate that

1 it will be removed when the six months is over.

2 CHAIR PAOLETTA: It's a beautiful
3 addition to Freedom Plaza. Of course, Caesar
4 Rodney came back from Delaware to help sign the
5 Declaration of Independence, so it's a worthy
6 statue. And I think Vince Haley and his staff
7 were spearheading that effort to put that statue
8 there during the -- our celebration of our 250th
9 anniversary.

10 COMMISSIONER CASH: No. And I just
11 want to make clear, I'm not criticizing
12 necessarily the statue or any of that. It's
13 just a lot of these kind of memorial projects go
14 through our processes we know most of the time.

15 So do we know if the count started from
16 when we approved in April? Was it installation
17 or --

18 COMMISSIONER STIDHAM: It's from the
19 time of installation.

20 COMMISSIONER CASH: Okay.

21 COMMISSIONER STIDHAM: And I want to
22 say it was April, but I'm not completely sure of

1 the exact date that it went into place.

2 COMMISSIONER CASH: Okay.

3 COMMISSIONER STIDHAM: But we're
4 watching the clock.

5 COMMISSIONER CASH: Thank you.

6 CONSENT CALENDAR

7 CHAIR PAOLETTA: Okay. There's one
8 item on this month's consent calendar that is an
9 application from the Department of the Army for
10 approval of a preliminary and final site
11 development plans for the Fort Belvoir new
12 antenna installation.

13 Are there any questions or discussion
14 on the consent calendar from commissioners? Is
15 there a motion to approve the consent calendar?
16 A second?

17 COMMISSIONER BRUCH: I second.

18 CHAIR PAOLETTA: Okay. Is there any
19 discussion on this item?

20 Can the secretary please confirm the
21 motion and the second, and take the vote by roll
22 call?

1 MS. HOTTEL-COX: Yes. The motion was
2 made by Commissioner Dixon and seconded by
3 Commissioner Bruch.

4 Commissioner Cozart?

5 COMMISSIONER COZART: Yes.

6 MS. HOTTEL-COX: Commissioner Bruch?

7 COMMISSIONER BRUCH: Yes.

8 MS. HOTTEL-COX: Commissioner Stidham?

9 COMMISSIONER STIDHAM: Yes.

10 MS. HOTTEL-COX: Commissioner Argo?

11 COMMISSIONER ARGO: Yes.

12 MS. HOTTEL-COX: Vice Chairman
13 Levenbach?

14 VICE CHAIR LEVENBACH: Yes.

15 MS. HOTTEL-COX: Chairman Paoletta?

16 CHAIR PAOLETTA: Yes.

17 MS. HOTTEL-COX: Commissioner Ingrassia?

18 COMMISSIONER INGRASSIA: 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 Falcone?

2 COMMISSIONER FALCONE: Yes.

3 MS. HOTTEL-COX: Motion passes
4 unanimously.

5 CHAIR PAOLETTA: Okay. Thank you. The
6 motion is carried.

7 We have three items on open session
8 today. Agenda item 6A is a request to approve
9 comments on concept plans for the RFK Campus new
10 stadium parking garages.

11 Laura Shipman, good afternoon.

12 MAYOR OF THE DISTRICT OF COLUMBIA,

13 400 OKLAHOMA AVENUE, NE,

14 WASHINGTON, DC – RFK CAMPUS

15 NEW STADIUM PARKING GARAGES

16 MS. SHIPMAN: Thank you. Good
17 afternoon, Chairman Paoletta and commissioners.

18 The District of Columbia's RFK Stadium
19 Project Management Office, in partnership with
20 the Washington Commanders, has submitted concept
21 plans for two new parking garages at the RFK
22 Stadium Campus.

1 As a reminder, at the concept review
2 stage, the commission is focused on topics such
3 as general consistency with NCPC policies,
4 appropriateness of the project for the site, and
5 identification of any complex issues.

6 Additionally, if more than one
7 alternative is under consideration, the
8 commission evaluates if there are meaningful
9 differences or preferences from NCPC's
10 perspective.

11 Similar to the new stadium review under
12 the National Capital Planning Act, NCPC has
13 advisory review authority for the garages as
14 district projects outside the central area.

15 The commission previously reviewed the
16 new 65,000 seat stadium project in April of this
17 year and provided recommendations and requests
18 for additional information regarding the
19 proposed parking garages to ensure their
20 appropriateness for the site as a prominent
21 gateway.

22 The applicant has responded to several

1 of the commission's requests as part of the
2 current submission, and remaining issues will be
3 highlighted throughout this presentation.

4 To support the stadium, two parking
5 garages are proposed on opening day. The Garage
6 G1 site is located along Independence Avenue,
7 south of the stadium site near the Hill East
8 redevelopment, and the Garage G2 site is located
9 north of the stadium along the Metrorail viaduct
10 near the Kingman Park neighborhood.

11 Here are existing conditions photos of
12 the garage sites. Of note, image 2 shows one of
13 the existing pedestrian tunnels that runs under
14 Independence Avenue to the stadium. Images of
15 the Metrorail viaduct as it emerges above ground
16 are also shown to the right.

17 Before we look at the designs of the
18 garages, I will provide a brief background on
19 the overall master plan for the RFK Campus. In
20 September, the D.C. Office of Planning released
21 the revised master plan for the RFK Campus and
22 transmitted the plan to the D.C. Council. The

1 campus will be comprised of five districts and
2 the Anacostia Commons, a 30-acre riparian area.

3 Redevelopment is envisioned to include
4 a mix of uses with approximately five to 65 --
5 5,000 to 6,500 new housing units, the new
6 stadium, a sportsplex, retail, restaurants,
7 hotels, and 30 percent of the campus as parks
8 and open space.

9 The master plan includes a zoning
10 framework that outlines the maximum allowable
11 height for both garages at 110 feet. Transition
12 zones are designated in the black hatched areas
13 adjacent to lower scale neighborhoods, where
14 building frontages will maintain a height of no
15 more than 60 feet.

16 At build-out, Garage G1 will be
17 surrounded on three sides by mixed-use
18 development and future development will be
19 constructed between the G2 garage and the
20 Kingman Park neighborhood.

21 The G2 garage will also sit adjacent to
22 the proposed Oklahoma Park, a 4-acre green space

1 intended for neighborhood gathering. The plan
2 also includes design guidelines with building
3 articulation strategies, as well as guidance for
4 parking garage design and screening.

5 Turning to the parking and
6 transportation approach, the master plan aims to
7 prioritize multimodal access to the stadium,
8 including Metrorail, Metro bus, and upgraded
9 pedestrian and bicycle infrastructure.

10 The gold line is a proposed bus rapid
11 transit route with center running dedicated
12 lanes connecting the RFK Campus to Union
13 Station. WMATA has also proposed improvements
14 to the Stadium Armory Metrorail Station to
15 better accommodate the anticipated stadium
16 crowds.

17 During previous reviews of the new
18 stadium, the commission requested more
19 information on the overall parking strategy to
20 understand the need for the number of structured
21 parking spaces proposed on opening day.

22 The applicant estimates a

1 transportation mode split of approximately
2 32,000 Metrorail riders and 8,000 other visitors
3 using non-auto modes. This results in the
4 remaining approximately 25,000 visitors arriving
5 via private vehicle, which generates a parking
6 demand of 8,000 spaces on opening day.

7 The applicant notes the RFK site is
8 located in a residential neighborhood with high
9 capacity transit and numerous mobility options,
10 but with limited access to shared parking. They
11 indicate that there are no other NFL stadiums
12 located in a comparable setting and with similar
13 transportation alternatives.

14 Other NFL stadiums are located in
15 residential neighborhoods, but have limited to
16 no transit service, suburban settings with
17 significant dedicated surface parking but with
18 limited access to shared parking, such as Kansas
19 City, or urban settings with high capacity
20 transit and access to shared parking, such as
21 Seattle.

22 The Kansas City Chiefs Arrowhead

1 Stadium, shown on the top, provides more than
2 19,000 dedicated spaces with no third-party
3 parking spaces, and the Seattle Seahawks Lumen
4 Stadium, on the bottom, provides 3,000 dedicated
5 spaces, with 10,000 third-party spaces in
6 existing office garages.

7 Of the 8,000 parking spaces proposed on
8 opening day, approximately 6,000 will be
9 structured and 2,000 will be existing surface
10 parking. Garage G1 has 2,400 parking spaces,
11 and Garage G2 includes 3,600 spaces.

12 By opening day, the existing high speed
13 roadway network will be replaced with an urban
14 grid of two-way streets, shown in orange. These
15 will serve game day and non-game day traffic. A
16 supplemental network of streets, shown in blue,
17 will carry the majority of parking garage
18 traffic, reusing many routes that were used for
19 prior stadium and parking access.

20 In terms of pedestrian circulation, the
21 existing tunnels under C Street and Independence
22 Avenue will be upgraded to provide pedestrian

1 access between the parking garages and stadium
2 without conflicting with vehicular traffic.
3 Special operations, including road closures,
4 will also be used on event days to prevent
5 conflicts with pedestrians and discourage cut
6 through traffic.

7 Oklahoma Avenue, which borders the
8 Kingman Park neighborhood, is proposed in the
9 master plan to be realigned with the
10 introduction of a new 22nd Street, which runs
11 along the site of the G2 garage. The
12 realignment will separate local from event day
13 traffic, and a new linear park buffer will also
14 be created between the neighborhood and campus
15 development.

16 The commission requested the
17 transportation analysis from the National
18 Environmental Policy Act process for the RFK
19 Campus be included with any future parking
20 garage submissions to understand the stadium's
21 potential impacts to the surrounding
22 neighborhood street network. The draft NEPA

1 analysis for the stadium and surrounding
2 redevelopment is anticipated to be released for
3 public comment in 2027.

4 Therefore, staff recommends the
5 commission request the applicant include the
6 transportation analysis from the NEPA process
7 with the next submission to identify any
8 potential impacts to the local roadway network
9 resulting from the garage's locations and
10 capacity.

11 We will now move on to the siting and
12 design of the proposed garages. The RFK Campus
13 serves as a gateway to the L'Enfant City, and
14 NCPC has long recognized the area as a
15 significant site identified in the legacy plan,
16 monumental core framework plan, and the agency's
17 2006 RFK Stadium site redevelopment study.

18 At 2,400 and 3,600 parking spaces and
19 110 feet maximum height, the proposed G1 and G2
20 garages will be substantial in scale and highly
21 visible prior to build out of surrounding mixed-
22 use development. The comprehensive plan's

1 transportation element encourages parking
2 structure design to be sensitive to the
3 surrounding context.

4 In line with this guidance at
5 preliminary review of the new stadium, the
6 commission requested that the applicant evaluate
7 alternative orientations and lower heights for
8 the garages to reduce visual impacts.

9 In response, the applicant submitted
10 alternative locations, orientations, and
11 configurations for the proposed parking garages
12 that were evaluated and dismissed due to
13 inefficiency, infrastructure constraints,
14 impacts to the Kingman Park and Hill East
15 neighborhoods, and pedestrian connectivity
16 concerns, amongst other reasons.

17 The commission also requested that the
18 applicant evaluate phasing the stadium garages
19 as surrounding surface lots are developed.
20 Phasing options could potentially include adding
21 additional floors at a later date or garage
22 expansion.

1 While the transportation element
2 recommends parking structures over surface
3 parking, it encourages parking structures to be
4 located below ground in the interest of
5 efficient land use and good urban design.

6 As such, staff recommends the
7 commission request additional information in the
8 next submission on whether phased garage
9 construction or the provision of additional
10 underground or podium parking levels is feasible
11 to reduce the height and bulk of the proposed
12 garages on opening day.

13 We will now review the design concepts
14 for Garage G1 located south of the stadium. The
15 proposed G1 parking structure is nine levels.
16 The applicant presented the first design concept
17 for the garage in pre-submission meetings with
18 Federal Review Agency staff.

19 In response to staff comments to reduce
20 the garage scale and bulk, the applicant
21 provided a second option for commission review.
22 The first option is intended to be a

1 complementary form to the stadium. The design
2 includes a roof canopy structure, large corner
3 pillars at the stair towers, and exposed
4 columns.

5 The second option is intended to
6 establish a relationship with future mixed-use
7 to buildings that will be developed in the
8 surrounding area. The facade is broken up with
9 a series of pavilions that are separated by
10 vertical reveals clad in the same decorative
11 perforated metal screen as option one.

12 Punched openings in the facade similar
13 to windows include decorative spandrel panels to
14 conceal the structure and vehicles. The ground
15 floor plan for both options are largely similar
16 with a floor plate that is 444 feet in length
17 along Independence Avenue by 240 feet in depth.

18 Pedestrians enter the garage from
19 Independence Avenue or from a pathway at a lower
20 level, which connects the garage to the tunnel
21 leading to the stadium.

22 There is one vehicular entry to the

1 garage from Independence Avenue and two at the
2 rear of the structure at a lower level due to
3 the slope of the site. At build out of the
4 Riverfront District, the garage's lower level is
5 planned to be surrounded by a large podium of
6 parking.

7 The roof plan for option 1 includes a
8 canopy structure and raised green roof with
9 solar panels. The cladding is perforated metal
10 screen with an abstract pattern reflecting the
11 wild rice native to the Anacostia River
12 landscape.

13 The proposed option 1 design has
14 elements of visual lightness with the facade
15 screen treatment and slender perimeter columns.
16 However, the roof canopy and large corner
17 pillars act to increase the perceived scale of
18 the structure.

19 Here is a rendered view of option 1
20 from the Whitney Young Memorial Bridge, and
21 aerial views on day 1 where the garage is
22 freestanding on the left and at build-out

1 surrounded by development on the right.

2 Now, taking a look at option 2. While
3 the architecture of the future surrounding
4 development has not been established, the design
5 of option 2 reflects the master plan design
6 guidelines for surrounding future mixed-use
7 development.

8 This guidance recommends vertical
9 facade articulation, such as recesses or
10 projections that break down the scale and create
11 depth and relief along the building facade.

12 Option 2 also removes the roof canopy
13 and the step-back raised green roof is less
14 visible from the sidewalk, creating a lower
15 perceived height of the building similar to the
16 step-backs that are recommended for mixed-use
17 development in the master plan.

18 Here is a rendered view of option 2
19 from the bridge, and aerial views of option 2 on
20 day 1 and at build-out. This view shows the
21 pedestrian pathway leading from the garage lower
22 level to the tunnel under Independence Avenue.

1 That is similar in both options.

2 Considering the elements of each option
3 that work well in this site context, staff
4 recommends the applicant consider advancing an
5 option that combines the modulation of the
6 facade and massing of option 2 with the
7 lightness of the screening and detailing of
8 option 1.

9 The comprehensive plan urban design
10 element notes development should enhance the
11 pedestrian experience and reinforce the human
12 scale along special streets, including
13 Independence Avenue.

14 As Garage G1 is developed, staff
15 recommends continued articulation of the ground
16 level facade treatment and enhanced streetscape
17 elements along Independence Avenue to improve
18 pedestrian functionality and comfort.

19 Now, we will take a look at the design
20 of Garage G2, north of the stadium. The
21 proposed G2 parking structure is eight levels,
22 and 780 feet in length along the new 22nd Street

1 by 248 feet in depth.

2 The garage site is located along the
3 WMATA viaduct, and vehicular entries to the
4 garage are on the other three sides of the
5 building at the first level, with a vehicular
6 bridge connecting from C Street to the second
7 level.

8 The garage structure is designed to
9 reflect the scale of its primary exposures,
10 including the Kingman Park neighborhood to the
11 north and the stadium, the fields, and long
12 views from the Whitney Young Memorial Bridge to
13 the south.

14 As noted in the master plan, residents
15 expressed a desire for new construction that
16 uses building breaks, projections, and recesses
17 to break down scale. The 22nd Street facade
18 includes this articulation with a rhythm of
19 pavilions along the facade and an overall height
20 of about 90 feet to the upper level parapet.

21 The southeast facade of the garage will
22 still be visible after full build -- build-out

1 of the campus. A pedestrian bridge running the
2 length of the garage above the viaduct provides
3 circulation and gathering space with views to
4 the fields and the Anacostia River.

5 The design of this long facade is also
6 modulated with larger frames that reach above
7 the upper level parapet on the 22nd Street side
8 to a height of approximately 100 feet.

9 It appears this height could be lowered
10 without impacting the number of parking spaces,
11 and staff recommends the applicant consider
12 reducing the height of the southeast facade to
13 decrease the perceived scale of the garage
14 structure and continue to refine the scale of
15 the facade design details throughout the
16 building.

17 Here is a view of the garage from the
18 fields, a view from the adjacent Kingman Park
19 neighborhood on day 1, and the same view with
20 future development. This is a rendered view
21 from the bridge, and aerial views on day 1, and
22 at build-out.

1 The southwest facade facing C Street
2 serves as a primary entry point for pedestrians
3 connecting to and from the stadium. Additional
4 information is needed regarding other pedestrian
5 access points and how visitors walk to and
6 around the large structure.

7 As such, staff recommends the
8 commission request the applicant provide
9 additional information and views of the pathway
10 to the tunnel under C Street leading to the
11 stadium, pedestrian entries and circulation
12 around the garage building, and the planned
13 wayfinding strategy in the next submission.

14 The comprehensive plan's transportation
15 element encourages parking structure design to
16 integrate other uses where possible. And at
17 preliminary review of the new stadium, the
18 commission requested that the applicant consider
19 active uses lining the ground floors to improve
20 the pedestrian experience and create
21 opportunities for community-serving uses.

22 The applicant responded in their

1 submission that retail uses are prohibited under
2 the parking garage lease. However, the ground
3 floors of each garage and the surrounding public
4 spaces are designed to host temporary events,
5 such as farmers' markets, bicycle meetups, food
6 festivals, and movie screenings. A bike valet
7 is also proposed at the ground floor of the G2
8 garage adjacent to the future Oklahoma Park.

9 If carefully designed and managed, the
10 ground floor design elements and programming
11 could help add interest to what would otherwise
12 be a long and inactive public realm around the
13 building. Staff recommends the applicant
14 further develop these elements as well as any
15 additional opportunities for ground floor active
16 uses as part of the next submission.

17 Finally, we take a look at the proposed
18 landscape design for the garage sites. The
19 primary landscape improvements at the G1 garage
20 site are proposed along Independence Avenue
21 within the right of way and are currently in the
22 design process.

1 The G2 streetscapes are also under
2 development, though one feature to note is the
3 driveway entry on the northeast of the garage
4 adjacent to the current green space and future
5 park. This flexible space is designed as a
6 larger plaza for community uses, such as
7 farmers' markets and other gatherings.

8 With the next submission, staff
9 recommends the commission request more detailed
10 landscape plans for the garages. And as the
11 site and building designs are developed, staff
12 recommends the commission request the applicant
13 continue to coordinate with NPS regarding
14 pedestrian and bicycle connections and
15 transitions to the broader Anacostia Park
16 system.

17 And with that, staff recommends the
18 commission approve the comments on concept plans
19 for the two new parking garage structures at the
20 RFK Stadium Campus noted throughout the
21 presentation and listed on the following slides.

22 That concludes my presentation.

1 Representatives from the district, the
2 Commanders, and the design team are also
3 available to answer any questions from the
4 commission. Thank you.

5 CHAIR PAOLETTA: Sir? Mr. Dixon?

6 COMMISSIONER STIDHAM: I just had two
7 questions. One, what are the particular drivers
8 that are forcing the locations that were chosen
9 for the parking garages?

10 MS. SHIPMAN: If a member of the
11 applicant team is available to respond.

12 MR. STUCKER: Good afternoon,
13 commissioners. My name is Gilles Stucker. I'm
14 with the RFK PMO office. Pleasure to be here.
15 In terms of the location of the garages, I think
16 the main question we received from the community
17 is the location of the G2 garage near the
18 Kingman Commons location. And the reason why
19 the -- it's in that location is for multiple
20 reasons. The G2 garage is larger because its
21 location is only -- the only place on the campus
22 where multiple constraints align without

1 compromising pedestrian connectivity, existing
2 recreation amenities, or essential
3 infrastructure.

4 The new north-south street connecting
5 Benning Road to C Street must sit between the
6 Metro tunnel and Oklahoma Avenue to preserve the
7 existing C Street underpass and also avoid
8 pushing stadium traffic into Kingman Park. The
9 placement defines the footprint for G2 along the
10 Metro tunnel wall where a larger garage can be
11 built without creating new pedestrian barriers,
12 while also allowing us to remove more surface
13 parking over time. And because it's -- of its
14 direct connections to C Street, Benning Road via
15 the new north-south street and the access road
16 towards Barney Circle, G2 can clear the campus
17 more efficiently into 295 and 695, helping keep
18 traffic off local streets.

19 COMMISSIONER STIDHAM: So I have a few
20 more. Thank you.

21 CHAIR PAOLETTA: Yeah.

22 COMMISSIONER STIDHAM: Thank you.

1 CHAIR PAOLETTA: Yeah, Commissioner.

2 COMMISSIONER STIDHAM: So on day one,
3 the stadium will be there, the parking garages
4 will be there. So I've noticed you've only
5 landscaped -- for instance, on G1 you're only
6 showing a landscape on the -- sort of the north
7 side. Do you anticipate doing a landscape
8 completely for that area as part of the, like,
9 day one opening instead of just along this
10 northern section?

11 MR. STUCKER: What we're showing is the
12 landscape plan most near the garages. There's a
13 whole set of determinations for the Kingman
14 Commons area and the recreation district in
15 terms of how those areas will progress through
16 design development for landscaping plans. So
17 we're happy to come back to the commission with
18 a greater sense of the landscaping for
19 preliminary review, if that would make sense.

20 COMMISSIONER STIDHAM: Okay. It's
21 just -- trying to understand. It may be a while
22 before that future development takes place, so

1 the landscaping on just that northern side
2 doesn't make a lot of sense to me because you
3 have -- you know, it'll be 360 and there be
4 views to consider. So consider, you know, what
5 an interim landscaping plan might look like for
6 both garages while you're waiting for the other
7 future development to come into play.

8 MR. STUCKER: Understood. Thank you.

9 COMMISSIONER STIDHAM: So one more.
10 These are pretty big structures. Were there
11 considerations for putting some of this below
12 grade?

13 MR. STUCKER: Yeah. It's very
14 challenging. There's many considerations for
15 placement of the garages and being below grade.
16 We have the WMATA infrastructure.

17 And if you can -- Laura, if it's
18 possible to go back to the image of the G2
19 garage, the bird's eye view, if that's possible,
20 it might be helpful to see that. Keep going
21 back. It's an overview that shows the shape of
22 the G2 garage. I'll speak to it as you're -- if

1 it's possible. The G2 garage, initially, we had
2 as a rectangle, right? Yes. Yes.

3 And you see where it's on the left
4 where it says Plaza where the red staircase is?
5 That plaza is there because there's WMATA
6 infrastructure supporting the metro viaduct. So
7 we have to pull that back in order to allow for
8 the garage to be where it is. So that's one
9 consideration. We also have a major
10 infrastructure through the Kingman Commons
11 neighborhood. We also have another major
12 viaduct through the campus. So really, this is
13 the only place where you could make it work.
14 And if you go below grade, we're also at the
15 water table as well, so you have that
16 consideration as well. So -- and also the
17 increasing cost for that. And so our goal is to
18 ensure that we can deliver the parking garages
19 for day one for stadium opening.

20 COMMISSIONER STIDHAM: Okay, great. As
21 far as operations, I mean, I know these will
22 serve the stadium and any events going on there.

1 So what is the day-to-day use? Is this a --
2 will these parking garages be available to the
3 community, to other things in the -- within the
4 development outside of events and uses of the
5 stadium?

6 MR. STUCKER: Yes.

7 COMMISSIONER STIDHAM: All right.

8 Thank you.

9 CHAIR PAOLETTA: Welcome.

10 Okay. Mr. Dixon?

11 COMMISSIONER DIXON: (inaudible)

12 actually, as a follow-on to your questions.

13 Is there a way to connect the Metro to
14 this parking lot so that it could be used as a
15 parking facility for Metro and community parking
16 and a lot of other things when it's not being
17 used for maybe even doing events at the stadium?

18 MR. STUCKER: There's a whole
19 operational strategy that's being formed now --

20 COMMISSIONER DIXON: Yeah.

21 MR. STUCKER: -- in terms of use.

22 We're focusing on the stadium operations --

1 COMMISSIONER DIXON: Yeah.

2 MR. STUCKER: -- from day one, but
3 there's -- we're in close coordination with
4 WMATA --

5 COMMISSIONER DIXON: Good.

6 MR. STUCKER: -- because of the work at
7 the Stadium-Armory Metro Station at the --

8 COMMISSIONER DIXON: Right.

9 MR. STUCKER: -- gold line, which was
10 presented. So that coordination will likely
11 resolve -- result in using, you know, shared
12 uses and, you know, how the public could get on
13 the Metro via the parking garages.

14 COMMISSIONER DIXON: Yeah, that'd be
15 great. I mean, if they connect, then the
16 community could use it and others could use it
17 and make it more functional all the time. So
18 thank you for that information. This last
19 question is this. We need to look at exploring
20 boat access, some kind of a docking facility, I
21 think, near this, because there could be use of
22 boats. Some -- it could be a business where

1 folks could actually, you know, be ferried there
2 from other parts of the neighborhood, from the
3 river to the game. So I think it could be --
4 it'd be a little cold sometime, but during --
5 when it's warmer in events, it could be real
6 interesting to see small boats, small vendors
7 bringing people in and -- on boats and walking
8 up to it. So that's parking, that's Metro,
9 that's a lot of stuff.

10 MR. STUCKER: Commissioner, to the
11 point, in terms of access to the Anacostia side,
12 we've worked very closely with our Department of
13 Energy and Environment to coordinate the
14 development of our RFK with improvements to
15 Kingman and Heritage Islands. So we're
16 trying -- we're really actively -- and also the
17 federal legislation requires --

18 COMMISSIONER DIXON: Yes.

19 MR. STUCKER: -- we provide better
20 access to Anacostia.

21 COMMISSIONER DIXON: Yes.

22 MR. STUCKER: So we're taking that to

1 heart and really using that as an --

2 COMMISSIONER DIXON: So --

3 MR. STUCKER: -- opportunity to have a
4 more holistic view of RFK in the context of
5 the -- this area of the city.

6 COMMISSIONER DIXON: Yes. I understand
7 it's a broader discussion and I appreciate it,
8 but I'm -- specifically a launching or someplace
9 for some boats to be able to dock and come in
10 and be released to go play -- go to the games.
11 And Kingsman (sic) Park is very important to me.
12 I think they ought to make that like Woods Hole
13 in Massachusetts for river research. Our river
14 was one of the top five endangered rivers in the
15 country and now we are doing -- almost ready to
16 swim. I think we could do a lot to train
17 people, kids and others, on that park, but that
18 (inaudible), I think.

19 CHAIR PAOLETTA: Commissioner Levenbach?

20 VICE CHAIR LEVENBACH: So I have two
21 questions. One is it's a beautiful stadium, and
22 I don't just say that because it's the only one

1 I've had a chance to vote in favor of, but I'm
2 curious. What views of the stadium are you
3 trying to preserve? And I'm particularly
4 interested in the Memorial Bridge perspective.
5 So your rendering shows a little bit of
6 impingement, but then the garage gets wrapped by
7 development. So tell me a little bit about this
8 and kind of what you -- what your thought
9 process is in trying to preserve this view.

10 MR. STUCKER: So if you see the garage
11 here, it's to the side. It's, you know, in a
12 location within the riverfront district. And
13 I'll ask Matt Bell perhaps to come up and talk
14 more about the context, but the garage itself is
15 in a location where it's 110 feet. It's not the
16 130 feet. It's outside of the main view of the
17 stadium, which you can see here. And also with
18 the master plan being recently published,
19 there's step-downs as to that edge to preserve
20 the view of the stadium in the ultimate build
21 out.

22 MR. BELL: Good afternoon. Matt Bell

1 with Perkins Eastman. We're urban design
2 consultants to the commanders. That's a good
3 question. One of the things that's important to
4 remember about this site is how big it is. It's
5 big, you know. And so this only shows the
6 garage there. I think there is either an aerial
7 view or something that shows it when the
8 development comes, which I think is your
9 concern. That's one of them. One of the things
10 we took into consideration is if you look to the
11 right, you -- well, you will have a view coming
12 across the Whitney Young Bridge directly on
13 access with the stadium, right. And on the
14 other side, coming from the west, you will have,
15 again, the large green area, the armory on the
16 right, and new development on the left. What is
17 important to remember here is what this plan
18 does is it preserves those fields. So the view
19 of the stadium will actually be very, very
20 visible to that side there, which I think will
21 be really great because it'll engage the stadium
22 with these wonderful fields that the mayor put

1 in there and are very, very much treasured by
2 the community and very much open the stadium to
3 that view.

4 So we felt that framing it a little
5 closer coming across the Whitney Young Bridge
6 was fine because you're still going to see this
7 axial view of the stadium. It's not getting in
8 the way of the axis there. And in fact, the
9 stadium and the site is so big that you can have
10 different conditions around it. It's not the
11 sort of thing where everything around it's going
12 to be the same. This is a very large site. So
13 we felt that actually the stadium has a
14 certain -- very clearly a monumental presence
15 that relates west, it relates east, and we felt
16 that we could have a variety of different
17 conditions around it. One, a landscape
18 condition where the fields are. We have the
19 Plaza District neighborhoods up by the Metro
20 Station and the armory, we have the
21 neighborhoods to the north leading over to
22 Kingman Park, and then we have the riverfront

1 district. So we felt that it could be rather
2 unique to have these different conditions around
3 the stadium. I hope that answers your question.

4 VICE CHAIR LEVENBACH: It does. Okay.
5 I got one more.

6 CHAIR PAOLETTA: Yeah.

7 VICE CHAIR LEVENBACH: Okay. So I saw
8 some of the comments that came in about Garage 2
9 and the -- and how you try to preserve access to
10 it without interfering with the King (sic) Park
11 community and their access, particularly on game
12 day. But when I looked at that layout, it looks
13 like there could be a lot of spillover traffic
14 nonetheless to that residential street. How are
15 you going to keep event day traffic from
16 spilling into the residential street and making
17 it really hard for people in that community to
18 just go about their day?

19 MR. BELL: Yeah, that -- that's a good
20 question. We worked really hard on this. One
21 quick answer is it'll be managed so that people
22 probably can't be -- won't be able to go in from

1 that street, but what we did was -- and maybe
2 it's not as clear to see here, but we did
3 introduce a new street, a new north-south
4 street. And what this north-south street does
5 is it siphons stadium traffic, you know, from
6 Benning Road onto it. And then we included a
7 small residential street in front of that and a
8 green space so that the residents of Kingman
9 Park will be able to move around without having
10 to engage stadium traffic on this new north-
11 south street.

12 It will be a management issue to make
13 sure traffic doesn't go in to the -- to those
14 neighbors -- neighborhoods from the new street
15 there and that's something important to be
16 worked out in the future about how that happens,
17 but we've been very cognizant of the fact that
18 we needed a network that would allow for stadium
19 and event traffic to have its way in and out
20 without adversely impacting the residential
21 areas. And I will say, one of the things that I
22 think this plan does, which I think will be a

1 daily improvement for the area, not just
2 something for events, is it will introduce a
3 better grid in this area that enhances mobility.
4 Right now, it's -- there are very limited
5 choices of movement through there because of the
6 parking lots and various things. So we think by
7 having more connectivity there, particularly
8 when there's not an event, it'll make the area
9 easy for residents to move around in.

10 CHAIR PAOLETTA: Commissioner Ingrassia?

11 COMMISSIONER INGRASSIA: Yes, sir.

12 Just very -- thank you for the
13 presentation. This is related somewhat to the
14 previous question raised, but maybe if you could
15 speak a little bit more about navigating foot
16 traffic between the parking garages and the
17 stadium itself. I know there's a tunnel brought
18 up in one of the slides. I'm wondering if
19 you've considered also, like, bridges,
20 pedestrian bridges to help navigate some of the
21 more busy intersections in that area?

22 MR. BELL: We -- the first thing we

1 tried to do was to use what's there. And the
2 tunnels were both very useful in terms of
3 getting pedestrians into the stadium core, but
4 remember, they separate the grade. So
5 Independence and C are up here and those tunnels
6 are down here. So what that allows us to do is
7 allows for people to come in and park in the
8 garages and not have to cross those streets,
9 because those streets will remain open during
10 events. So that's an important consideration.
11 And we think that they're going to work that
12 way. There will be obviously some intersections
13 where people will cross and there'll be
14 stoplights and managed pedestrian crossings
15 there, but the large preponderance of people
16 will be using those tunnels. And we think they
17 were a great thing to retain and they have a
18 kind of -- you know, historic kind of memory of
19 people who came to the stadium when RFK Stadium
20 was there about the tunnels and a lot of people
21 spoke to us about that. I will say one thing
22 about the bridges. We have found, in our

1 experience of it, and Gorove Slade as well,
2 who's our transportation consultant, that
3 overhead bridges don't work as well. People
4 tend not to use them and they become kind of
5 eyesores at one level, you know. So we tried to
6 avoid that, quite honestly.

7 CHAIR PAOLETTA: More questions?

8 COMMISSIONER DIXON: Mr. Chairman, I
9 was going to just comment that looking at the
10 complex, the sports complex, which is at the
11 other end, I remember when that was a dirt field
12 and we went to carnivals there and it was a long
13 time ago, but also it's pretty close to Langston
14 Golf Course.

15 MR. BELL: That's correct.

16 COMMISSIONER DIXON: And it seems to me
17 there may be some connect at some point. Maybe
18 as a city, we can think about it and talk about
19 it, whether this can spill over into Langston,
20 which is a part of a sports complex.

21 MR. BELL: That -- you -- you're right.
22 We did talk about that and its relationship to

1 the golf course and other things there. That's
2 one of the many reasons why we felt that was the
3 best place for the sportsplex.

4 COMMISSIONER STIDHAM: Just one follow-
5 up question on the view from the Whitney Young
6 Bridge. I had noticed also that the parking
7 garage was infringing on just the edge of that
8 axial view, but I don't recall seeing a similar
9 view that included the development, which I
10 would perceive that it would even infringe on
11 that view even more. Was there consideration or
12 is there consideration to pull that back some?
13 You have a -- I mean, you're framing it so
14 nicely because of the recreational fields on the
15 right-hand side, but on the left-hand side, you
16 have the development starting to infringe in on
17 that view, which just seems to complicate -- I
18 mean, it's such a gorgeous structure and such an
19 important view to have development infringing
20 onto it. Just doesn't make a lot of sense.

21 MR. BELL: A fair comment. I think a
22 little nipping and tucking could be under

1 consideration there. You know, I think that's a
2 fair comment. Yeah. Sure. We can take a look
3 at that.

4 COMMISSIONER CASH: Sure. Okay. I
5 have a few questions. So for everyone that
6 wasn't lucky enough to sit through an eight-hour
7 presentation on the master plan yesterday, like
8 I did with my boss, this just feels like
9 continuation, but I have a few follow-up
10 questions from that. So first of all, if you
11 could go back to the last slide, I think it was
12 labeled 9, that has kind of like the overall
13 site plan that showed the -- yeah. Has there
14 been any consideration to moving G2 up against
15 the sportsplex and moving the park down into the
16 center of the Commons, which is going to be
17 residential and people? Because right now, you
18 have a garage that's -- everyone in the
19 neighborhood's complaining about is going to be
20 in the center of the neighborhood when you have
21 an opportunity to maybe move it up north, be
22 adjacent to the sportsplex for parking, make it

1 so people don't have to drive as far into the
2 campus on game days. So maybe if you just talk
3 about what consideration was given to putting G2
4 farther to the north.

5 MR. BELL: I think there's a slide
6 about the G2 options there and I -- if you could
7 put that up, I could speak to that. This was
8 studied fairly aggressively. Yeah.

9 COMMISSIONER CASH: It's a (inaudible).
10 Yeah.

11 MR. BELL: Okay. So this is a little
12 bit of a -- not every study we did, but this is
13 a sequence of the studies -- some of the studies
14 that we did. First thing we looked at in the
15 upper left was maybe put parking on the field
16 side. And of course, then we came to realize
17 that the fields obviously are a very important
18 part of the neighborhood, and that was a no go.
19 The upper right, we originally started with two
20 decks, with one over there towards where the
21 sportsplex is shown there, and we felt that that
22 closed the neighborhood too off -- too much off

1 from the riverfront. Now, one thing that's
2 important to remember is that -- see where the
3 end of the upper purple garage is that's labeled
4 G2, not G3? You see where the end of it is on
5 the bottom of the slide? There is the Metro
6 viaduct and a concrete wall that runs along that
7 length and it ends just about where that corner
8 is at G2 right there.

9 You cannot see or traverse that. That
10 is a block. It's a wall. It's there. It's
11 part of the Metro infrastructure. So one of the
12 reasons why we felt the G2 garage was
13 appropriate there was because it was not --
14 would not be polluting a view that already
15 existed. And remember too, that the viaduct
16 goes up in the air and then it's on columns. So
17 you can see under those columns out to the
18 waterfront once you get beyond that corner. So
19 it was felt that -- so, you know, we did a
20 couple of other versions there. The bottom left
21 one, you can see we looked at straddling the
22 metro viaduct, but the problem there is it

1 blocked the service entrance, the service tunnel
2 into the stadium. And also it made it -- we
3 have to have a staging area for trucks to go
4 through that service zone there to get into the
5 stadium district. They have to be checked for
6 security and things.

7 So that area, when we go back to the
8 master plan, I'll be able to point that out.
9 But we felt we ruled out straddling the garage
10 also because the -- there is a Metro, Pepco
11 piece of infrastructure on that corner where the
12 plaza into that garage is that you cannot build
13 over top of. So we felt that having the garage
14 where we located it, framed with the sportsplex,
15 made it easy for people to walk into the stadium
16 from that garage. And, you know, as I said
17 before, the site is deceptively large. Oklahoma
18 Park there is easily as big as Stanton Park on
19 Capitol Hill, maybe as big as Lincoln Park as
20 well. I can't remember the exact dimensions of
21 it. So that is a very big space. So you know,
22 it's deceptive because it seems small in this

1 drawing, but it is something that you'll be able
2 to see through and experience as a very large
3 green space that connects that neighborhood to
4 the waterfront.

5 COMMISSIONER CASH: What I heard from
6 all of that was G2 is going to be closer to the
7 stadium. Sorry, but that's kind of what I
8 heard. Oklahoma Park seems like -- is there any
9 infrastructure under any of that square that's
10 Oklahoma Park?

11 MR. BELL: I don't think so, actually.

12 COMMISSIONER CASH: So --

13 MR. BELL: I can look, so --

14 COMMISSIONER CASH: And if the problem
15 is that this G2 garage won't fit there, because
16 obviously it's a little bit bigger, then I think
17 it gets to another point that a lot of people
18 have advocated for is swapping the G1 and the
19 G2. G2 is in an existing neighborhood that's
20 been there for probably a hundred years. G1 is
21 in a parking lot right now. I think you'd have
22 a lot less resistance to a bigger G1, a smaller

1 G2. Right now, you're encouraging people to
2 come onto Benning Road, drive into the
3 neighborhood in order to park in a garage. So I
4 feel like there's so many other configurations
5 that just feel so much more natural. A smaller
6 G1 that's farther to the north and making G2
7 bigger. You could -- even moving G2 somehow
8 farther up and putting -- I think having a park
9 in the middle of this new neighborhood as
10 opposed to adjacent to a sportsplex in, like,
11 one block of the current Kingman Park
12 neighborhood, it's -- I feel like G2 is here
13 because it's closer to the stadium. I -- that's
14 just the feeling I have and it's going to
15 encourage people to come onto Benning Road
16 instead of using the Whitney Young Bridge.
17 It -- the placement just feels off. But so
18 maybe it was more of a comment. You've answered
19 my question there.

20 MR. BELL: Can I speak to G1 for you?

21 COMMISSIONER CASH: Yeah. Yeah,
22 please. (inaudible) the swap idea. Yeah.

1 MR. BELL: Yeah. Let me just say one
2 other thing about G2. I think it's important to
3 recall that much of what's labeled Oklahoma Park
4 is asphalt now. And what that plan does is it
5 brings the green space closer to Kingman Park,
6 which I think is an asset. Brings it closer
7 to --

8 COMMISSIONER CASH: The green space
9 under a Metro viaduct --

10 MR. BELL: Only part of it's under the
11 Metro viaduct. The large preponderance of it is
12 not.

13 COMMISSIONER CASH: Yeah. And I'm glad
14 that you actually reminded me of that. So you
15 mentioned that this configuration will leave
16 more views open to the river, but it will be
17 views under a Metro viaduct. I would --

18 MR. BELL: That thing's pretty far up
19 in the air.

20 COMMISSIONER CASH: But if you put
21 the --

22 MR. BELL: You can see pretty good

1 underneath it.

2 COMMISSIONER CASH: -- if you put the
3 garage farther to the north, then you'd have an
4 unobstructed view of the river without any
5 viaduct from --

6 MR. BELL: No, the viaduct would still
7 be there.

8 COMMISSIONER CASH: Well, no. It goes
9 underground when you get -- doesn't -- so right
10 now, the current spot that you have the parking
11 garage in, by the time you get to the end of it
12 close to the stadium, it's completely
13 underground. So if you move --

14 MR. BELL: That -- that's not true,
15 actually. That's a concrete wall from the --
16 what I was trying to say earlier, I'm sorry I
17 wasn't very articulate about it. From where
18 that gray tower is back to C Street is a
19 concrete wall.

20 COMMISSIONER CASH: Right. But I'm
21 just looking at even this image. If you go to
22 the far end of it, you have a less obstructive

1 view over an underground -- I mean, there's a
2 wall there, granted, but --

3 MR. BELL: At grade, it's obstructed.

4 COMMISSIONER CASH: Okay. Well, let me
5 go on -- let me go onto my next slide.
6 Underground, putting more of this underground.
7 I've heard there's a high water table. I know a
8 lot of this is old infill. I know there's a lot
9 of dirtiness under the site that we're really
10 nervous to dig down because when we find stuff,
11 that just makes it all more expensive, but that
12 doesn't change the fact we could sink a lot more
13 of this underground, which could get you a few
14 things. At the current height, it can get you
15 more space in this garage to maybe shrink the
16 footprint a little bit. So actually, because we
17 didn't get the chance to ask this yesterday, can
18 you talk a little bit about why we can't go
19 underground? I understand there's water table.
20 I understand we're next to a river. I also
21 understand that we have Harbor Place in
22 Georgetown that's right next to a river that

1 goes like five or ten -- it goes quite a ways
2 underground. So can you talk to me a little bit
3 about why this parking garage or the other one
4 can't go underground some more?

5 MR. BELL: Well, obviously there were
6 budgetary issues about how much budget we had to
7 be able to build these garages. So that's one
8 thing. And you all probably know that when you
9 go underground with things, the price of things
10 goes very, very significantly higher. So
11 that's -- and I don't know if anybody else
12 wants -- the team wants to speak to that, but
13 let me just mention about G1. If we could go
14 back to -- there's a slide about the options for
15 G1 there. One of the things that was very
16 important to the district and also to the
17 Commanders was to bring the city to the water.
18 I don't know how many of you have walked around
19 down there, but the city and also the Park
20 Service has done a really outstanding job
21 remaking that park landscape, that green
22 landscape, particularly on the north side of the

1 Whitney Young Bridge. There's some very, very
2 nice new wetlands that have been created there
3 and things.

4 So one of our tasks was to figure out
5 how to bring the city to the water and to bring
6 it in a way that had a kind of -- more kind of
7 immediate impact and also bring, with the
8 stadium, new development, new housing
9 opportunities, new jobs, and things like that.
10 We felt that the riverfront district was the
11 best candidate for that in terms of larger
12 buildings. Now, I will say that the G1 garage
13 on the north side, there is new development that
14 screens the garage from the existing
15 neighborhood. So that was an important
16 component, too. We do have new development
17 screening. It's not right up against existing
18 buildings, there is a fair amount of development
19 there. Let me speak to this for a second.
20 These are some alternatives we studied. You may
21 know that there is a new development happening
22 on the old D.C. General Hospital site, which is

1 called Hill East. Some of that has been built.
2 There are currently development plans underway
3 to build that out. And so one of the things we
4 were asked to consider was the location of a
5 garage there that would not have an adverse
6 impact on ongoing development plans for the Hill
7 East neighborhood. So in the purple one on the
8 upper right and the one on the bottom left, when
9 we looked at these locations, it was felt
10 strongly that those locations had an adverse
11 impact on that development.

12 The -- you know, and you mentioned
13 would it be possible to have the size of a
14 garage of G2 in the location where G1 is? From
15 a -- just a basic site point of view and
16 geometry point of view, it would make any kind
17 of associated development there very difficult.
18 So what we decided to do was to propose early on
19 G1 to be a garage to be built with two levels of
20 deck to come later, which raises the
21 development -- potential development area out of
22 the floodplain and would allow us to have two

1 levels of parking below that in the deck, one
2 for events and the other for any kind of private
3 development that would occur there. So we felt
4 this achieved a number of things. So where we
5 ended up with something closer to what you see
6 in the bottom right, which is a parking deck
7 that would be surrounded by development to make
8 any kind of adverse impact of the deck, minimize
9 that, but also to have enough room so we could
10 build a mixed use neighborhood that brought the
11 city, like the wharf and like the yards, to the
12 water. And this is -- what I think this
13 achieves with this deck, being able to not only
14 raise the development levels so it's out of the
15 floodplain, get us a parking deck there, but
16 have enough development to create a new
17 neighborhood in that location.

18 COMMISSIONER CASH: So I'm going to
19 push back a little bit because I understand
20 bringing the neighborhood to the water, but we
21 already have an established neighborhood and
22 it's called Kingman Park and you're putting a --

1 the biggest parking deck in the history of
2 Washington D.C. in between that neighborhood and
3 the water. So if that's really the north star,
4 I would just urge you to see if there's ways to
5 mitigate the impacts in the Kingman Park
6 neighborhood. I appreciate the Reservation 13
7 that's been ongoing now for what, ten, 15 years?
8 That'll probably take another ten, 15 years to
9 reach the water. That's great. But this G1
10 garage is going to be put in place by the -- by
11 2030 and we can't move it. So yeah, I -- I'm
12 just really pushing the team to look at if
13 there's any way to go underground, which could
14 make G1 the same footprint, have more spaces,
15 and reduce the G2 size, because that G2 size is
16 just really big. So -- but as long as the
17 garages are where they are, maybe I have a few
18 questions too, just to talk about how we can
19 make them a little less bad.

20 So first off, I do -- I've given a lot
21 of thorns, but I want to give a rose. I think
22 that option one, throw it out, those giant

1 tapestries, that's ridiculous. I don't think --
2 I don't see how it looks at all like the
3 stadium. I don't see anything but -- I mean, it
4 looks like an ugly version of, like, an arena
5 because there -- there's just -- it's just flat.
6 So I -- but I love G2. I love the option 2. It
7 breaks it up. It makes it look like buildings.
8 It actually -- it -- these could be apartments
9 unless you really didn't look close enough to
10 see there's cars parked in there. So I think
11 this is a much better way to at least break it
12 up. But the problem we still have is while it
13 looks like apartments, it's just a long line of
14 nothing but parking because there's apparently,
15 according to the staff -- or according to the
16 staff report, and I'll quote it, not exactly,
17 but the lease prohibits any retail. So maybe
18 this is a question more for the PMO team, and we
19 asked this yesterday and I know I have some get-
20 backs on my -- on the other side of my --
21 getting this back. But can any -- can the staff
22 maybe speak to what you've been told by the

1 project team about this lease and the retail
2 prohibition in the parking garages on the ground
3 floor?

4 MS. SHIPMAN: Yeah. So in the
5 submission, in response to the question about
6 whether or not active retail or commercial uses
7 are permitted in the ground floor, the team
8 wrote that the parking garage leases prohibit
9 those uses in the ground floor of the garages.

10 COMMISSIONER CASH: So --

11 MS. SHIPMAN: And that's in the --
12 section 9 of the submission.

13 COMMISSIONER CASH: So can I ask
14 someone from the team to come up and, number
15 one, tell me, is that true that it's prohibited
16 in the lease? Number two, is there actually a
17 lease in place or is this a prohibition on the
18 future lease? So maybe let's start there.

19 MR. STUCKER: Commissioners, I'll start
20 with -- and I'll ask Andy to come up as well
21 afterwards. So we are negotiating leases now.
22 Retail is possible in the leases, so we will

1 study it. The community has expressed an
2 interest in it, so we will do that. I think a
3 couple points of interest is, first, it's the
4 type of money that was associated with the
5 parking garages that prohibits the uses like
6 that. But also, I think one of the things
7 that's very important at -- what the Office of
8 Planning has done with the master plan is
9 they've shown the active storefront areas across
10 the campus. Those active storefronts are
11 primarily in the Plaza District. They're also
12 south and east of the G1 garage. To truly
13 promote those active storefronts in areas that
14 are going to have a lot of economic activity so
15 we ensure that whatever storefronts are created
16 are open and not vacant. So that's -- so we
17 will -- to answer your question, yes, we will
18 study it.

19 But also, Andy, if you have anything
20 else you want to add? No?

21 COMMISSIONER CASH: Well, I -- I'm all
22 for active storefronts. Unfortunately, those

1 won't be there until 2038 and this will be here
2 in 2030 and we'll have nothing but garages with
3 no ground floor activation and a stadium. So
4 I'd really urge you to -- as these leases are
5 being finalized, negotiated, whatever you want
6 to call it, to see what flexibility you can
7 have. And I will say, so I mean, the money
8 for -- as a reminder, these garages are some of
9 the actual district assets. The district is --
10 and Events DC are putting up the money for these
11 garages. So I want to make sure that the
12 district isn't value engineering ourselves into
13 being the worst part of this project. But that
14 said, the Events DC angle did make me go back
15 and think of something that at the time I was
16 very critical of, which was the Walter E.
17 Washington Convention Center, the street
18 activation that happened on 7th and 9th Street a
19 few years ago. There was -- for anyone that's
20 ever been along 7th or 9th Street back before
21 they made the improvements, it was a long line
22 of just flat, unactivated space like this. And

1 they went through and they actually took these
2 little parts of the facade, which are, like,
3 maybe 25-foot wide boxes, and they put little
4 boxes that extended into the convention center
5 itself.

6 And they're not true retail, they're
7 kind of these pop-up shops. They're meant as,
8 like, short-term things. I think there's a
9 tailor in there. There's a couple coffee shops.
10 But maybe that's a use that isn't full-fledged
11 retail. We're not going to have kitchens built
12 out or anything like that. But if you just
13 have, like, some pop-up shops, a la what they
14 did at the convention center, to have that
15 activation in 2030 when game days are opened up
16 and you can have, like, people selling their
17 hats and stuff instead of out in the cold in the
18 winter, you can have someone doing a pop-up shop
19 and it will create activation on both G1 and G2.
20 So in keeping with the idea of me mentioning I
21 like this design a lot better because it looks
22 just more like it's in tune with the

1 neighborhood and not just a big flat wall, I
2 think you could do even better if you could get
3 some kind of retail in there. Even if it's not,
4 like, true retail, we don't have, like, a big
5 restaurant with a kitchen and all the back of
6 the house, but little 25-by-25 squares that take
7 up a couple of parking places out of the mix.

8 Not competing with the eventual retail
9 that'll come in, but it will give something at
10 the ground level because one of the things that
11 was brought up over and over yesterday is the
12 parking garages at Nats Park that we were kind
13 of forced to build, if you've been on that
14 street on a game day, it's nothing but bollards
15 at either end, no activation, a line of cars,
16 and a couple of businesses that have tried to
17 open up across the street, but no one wants to
18 sit out looking -- drinking a beer while people
19 are parking. So this is a very important part
20 and because these garages are so big, getting it
21 right at the front end is really important.
22 Otherwise, I feel like we're going to be back

1 here in 2032, everyone complaining that there's
2 nothing here but parking garages. So given
3 these are the district's assets, given that
4 we've heard from the community, these are their
5 asks, I would just really urge the team to go
6 back and look at if we can underground any of it
7 for the price, if we can get some kind of
8 activation. I really appreciate what OP did
9 with all the activation outside, but just bring
10 that in a little bit and get some more
11 permanence there and looking at anything we can
12 do just to address the community's concerns.

13 But I really think you should look at
14 moving G2 up to the north because it gets out of
15 the neighborhood and that little cut-through
16 street that you all showed, I just know that
17 there's going to be a new way to cut from -- or
18 from Benning down this new road to C Street and
19 it's going to become a nuisance in the
20 neighborhood all the time. But if we can get
21 that garage closer to Benning, people don't have
22 to come down in. We don't have to make the

1 roads as wide. So sorry. There's been a lot
2 there. It's nothing that didn't come up
3 yesterday, so I'm kind of reiterating, but yeah,
4 digging down, rightsizing it, getting retail
5 there. I think if you could address these
6 things, that the next time these development
7 plans come back to us, you'll hear a lot less
8 pushback from the community, which will make all
9 of our jobs easier because the goal is to get
10 this thing open on time and to get it moving.
11 Sorry. One more question for staff, just
12 because this came up yesterday. There was a lot
13 of talk about any changes to any of this,
14 parking, electricity, and all that, which isn't
15 in the mix here, that it would have to come back
16 to NCPC and that could delay possibly the 2030
17 opening. So maybe if staff could talk a little
18 bit about, like, if the team decided in two
19 weeks that they want to move G2 to where G3 used
20 to be and had to come back to the commission, is
21 that going to cause a year-long delay, or can we
22 move this through as fast as a ballroom or

1 something?

2 MS. SHIPMAN: Well, right now we are at
3 the concept phase of review. Right now, the
4 plan is to come back for preliminary in 2027.
5 So there's time for changes to happen before the
6 garages come back for review.

7 COMMISSIONER CASH: But the next
8 anything here at the commission isn't probably
9 until later in 2027?

10 MS. SHIPMAN: I'll also ask the team,
11 but that -- that's what was submitted.

12 MR. STUCKER: Early '27, yes.

13 COMMISSIONER CASH: Oh, that -- that's
14 helpful. And I -- I'd urge you all to use that
15 time to go back and look at some of the issues
16 I've raised and the community has raised.

17 MR. STUCKER: And thank you for the
18 comments about the convention center. We'll
19 study that further. Thank you.

20 CHAIR PAOLETTA: Thank you. Any more
21 questions, comments from the commissioners?
22 Great. Thanks.

1 Thanks, Laura. Good job.

2 I will now turn to public testimony.
3 We will have 15 people signed up on this matter
4 today. Therefore, we will ask testimony from
5 witnesses in groups of five. Our first
6 witnesses will be Bernard Berne, Ebony Payne,
7 Tamika Middleton, Tracy Sahay, and Amy McMahon.

8 So Bernard Berne, you will have three
9 minutes to provide your testimony. Please
10 proceed when you are ready.

11 I think he's -- yeah.

12 MR. BERNE: Can you hear me now?

13 CHAIR PAOLETTA: Yes.

14 MR. BERNE: Thank you. Now, I'm
15 talking about the plant palette as I usually do
16 at these meetings. The plant palette for this
17 project does not align with several
18 recommendations in your Pollinator Best Practice
19 Guide. Your guide states that common milkweed,
20 *Asclepias syriaca*, is an important species that
21 is critical to the survival of monarch
22 butterflies. The guide further states that

1 common milkweed should be planted on federal
2 landscape plans to the fullest extent possible
3 and as appropriate for site conditions.
4 However, the palette does not contain any
5 milkweed. Please therefore ask the applicant to
6 add common milkweed to the pallet. This comes
7 up at almost every one of your site plans. The
8 guide recommends a focus on native perennials
9 that provide foliage of -- forage for
10 pollinators and beneficial insects and larval
11 food plants or butterflies and moths. However,
12 the plant -- the palette contains seven species
13 that are not native to the National Capital
14 Region.

15 One is not native to North America.
16 Some may become invasive, if they're not now.
17 Please therefore ask the applicant to replace
18 all seven non-natives with native plants whose
19 characteristics are similar to those of the non-
20 natives. Those characteristics includes height,
21 spread, flower and leaf color, and suitability
22 for the local environment, among others. The

1 guide notes that plant cultivars are selected
2 for treats -- for traits attractive to humans,
3 but not to pollinators. The guide states,
4 therefore, prioritize the original native
5 species whenever possible.

6 Some cultivars have modified structures
7 that prevent pollinators from reaching their
8 vector, if they have any. Some bred for foliage
9 color are toxic to insects. Some bred for
10 increased vigor can establish quickly and take
11 over an area completely. Other plants and all
12 the insects and birds that depend upon them lose
13 out. However, the applicant plans to install 13
14 cultivars that are no more resistant to disease
15 than the parent. Therefore, please ask the
16 applicant to replace the cultivars with their
17 parents, if native, or with native plants whose
18 characteristics are similar to those of the
19 cultivars.

20 Now, another thing, the G2A needs a
21 green roof like GT1. I see no reason why one
22 has it and the other doesn't. So please put

1 a -- you have solar panels on G -- on G2.
2 Please put some green roof mixed in with the
3 solar panels, just like G1. I see no reason it
4 shouldn't be there on one, but not the other.
5 Thank you.

6 CHAIR PAOLETTA: Thank you.

7 Next, we have Ebony Payne. You'll have
8 three minutes to provide your testimony. Please
9 proceed when you are ready.

10 MS. PAYNE: Greetings, commissioners.
11 My name is Ebony Payne and I am the Advisory
12 Neighborhood Commissioner representing the
13 historic Ward 7 community of Kingman Park, and
14 the RFK Campus resides in my single-member
15 district. My testimony today is to request the
16 help of NCPC to reduce the amount of parking in
17 the Kingman Commons District and either remove
18 or bury the G2 parking garage underground.
19 Despite extensive community engagement and
20 hundreds of letters and testimony sent to the
21 D.C. Council and the mayor's office, Kingman
22 Park residents have been effectively ignored and

1 are still slated to be on the receiving end of
2 the largest parking garage ever built in D.C.
3 history. With 3,600 parking spaces at nine
4 stories high and longer than the Washington
5 Monument, if it was laid on its side, this
6 garage will tower over the community and sit
7 largely empty most of the year, wasting valuable
8 land and economic opportunity.

9 The plan claims to have answered the
10 community by pausing one of the two original
11 garages. However, in reality, all they did was
12 combine them into one massive parking structure
13 the community does not want and cannot accept.
14 G2, in particular, makes no attempt to look
15 attractive. And despite the claims there
16 were -- there will be economic activation in the
17 garage, in reality, it is not designed with any
18 ground level retail or commercial infrastructure
19 to support those claims. Utilizing this much
20 land for parking is an expensive and unnecessary
21 mistake that misses an opportunity to build the
22 mixed use development that would create real

1 economic activity, such as with coffee shops,
2 restaurants, retail stores, and housing, all of
3 which the community has repeatedly asked for.
4 The SportsPlex, for example, is dwarfed in
5 comparison to the size of G2 when it should be
6 the main feature of the Kingman Commons
7 District.

8 The Commanders already have experience
9 playing in stadiums that offer no parking. Last
10 year, I had the privilege of attending their
11 game held in Madrid, Spain's, Santiago Bernabeu
12 Stadium. And this week, the team is playing in
13 London's Tottenham Hotspur Stadium. Neither of
14 these stadiums offer any general parking, and
15 yet the team is able to plan them just fine.
16 Every fan either walks, rides a bike, or takes
17 the train and thousands of fans fill the
18 surrounding restaurants and bars to watch the
19 game, which generates an enormous amount of
20 economic activity and supports local jobs.
21 There is no reason D.C. cannot have the same
22 vision. The wharf provides the best example of

1 a D.C. development that utilizes virtually all
2 underground parking garages, allowing for robust
3 economic activity above ground. Kingman Park
4 would support an underground parking garage.
5 However, community members were told this would
6 not be possible due to the water table.

7 However, at NCPC's request to lower the
8 sight lines of G1, we now can see in the updated
9 master plan that there will be some underground
10 parking in the Riverfront District, which is
11 closer to the Anacostia River. So we now know
12 that there is no excuse why underground parking
13 cannot be utilized in G2. We have already seen
14 the impact in CPC and the design efforts of G1.
15 Kingman Park urgently needs your help --

16 PARTICIPANT: Time.

17 MS. PAYNE: -- and thank you.

18 And I also want to thank you, sir, for
19 your commentary.

20 CHAIR PAOLETTA: Thank you.

21 MS. PAYNE: Thank you.

22 CHAIR PAOLETTA: Next, we have Tamika

1 Middleton. You will have three minutes to --
2 please proceed when you are ready.

3 MS. HOTTEL-COX: I believe, unless
4 Tamika Middleton is here in person, we don't
5 have them today, so we can move on to the next
6 witness.

7 CHAIR PAOLETTA: Okay. Thank you.
8 Next, we have Tracy Sahay.

9 You will have three minutes to provide
10 your testimony. Please proceed when you are
11 ready.

12 MS. SAHAY: Thank you. Good morning,
13 commissioners. My name is Tracy Sahay. My
14 family has lived on Oklahoma Avenue in Kingman
15 Park since 2018, where my home directly faces
16 the RFK site. My husband and I are raising our
17 two young daughters here, and they have spent
18 their entire lives looking out at this campus.
19 Contrary to assertions that my current view is
20 merely asphalt, we have long enjoyed an
21 expansive green open lawn along Oklahoma Avenue
22 and an unobstructed view of Kingman Island. My

1 daughters learned to ride bikes on this path,
2 played soccer, and searched for Easter eggs on
3 Oklahoma Avenue lawn, and taking walks with us
4 to Kingman Island. I've engaged in this process
5 in good faith from day one. I've filled out
6 surveys, attended town halls, and walked the
7 site during community design walkthroughs. We
8 were repeatedly promised a community-oriented
9 plan. While recent improvements do show
10 progress, significant work remains to keep that
11 promise.

12 This design still primarily serves a
13 stadium while treating Kingman Park as an
14 afterthought, offering minor adjustments only
15 where they don't compromise the massive parking
16 and stadium infrastructure. Nowhere is this
17 clearer than the decision to put the largest
18 parking deck directly in our front yard. In
19 Kingman Commons, Garage G2 is programmed for
20 3,600 vehicles, rising eight parking levels,
21 dwarfing the sports complex, and becoming the
22 single largest parking structure in the

1 district. Meanwhile, G1, on the south edge,
2 away from residential homes is capped at only
3 2,400 spaces and partially buried. This
4 allocation makes no planning sense. If 6,000
5 spaces are generally required, shift the bulk of
6 that parking footprint to G1 where it does not
7 border single-family homes and scale G down --
8 G2 down dramatically.

9 When residents asked why it could not
10 be varied, the response was it's simply too
11 expensive. But if it can be fully funded and
12 prioritized for G1, that speaks volumes to the
13 double standard where money is spent on
14 thoughtful design and goes to the stadium and
15 riverfront corridor. But when it comes to
16 mitigating the harms in our community, the
17 budget isn't there. The daily toll on our
18 residential street will be severe, a towering
19 nine-story deck, and thousands of cars will be
20 glaring lights and headlights directly into our
21 front windows and our children's bedroom. While
22 the master plan claims to replace asphalt with

1 green space, building this new 22nd Street
2 connector road induces a massive expanse of
3 fresh asphalt right along our edge.

4 Finally, thousands of idling, queuing
5 vehicles down that three-lane roadway and into a
6 3,600 space garage creates a concentrated
7 corridor of tailpipe exhaust and air pollution
8 right along our sidewalks. Furthermore, sound
9 carries. Between 3,600 parking stalls with
10 relentless noise of event traffic down that new
11 corridor, this plan replaces our quiet
12 residential edge with a persistent industrial
13 soundscape, and this creates an indefensible
14 double standard. In Kingman Park --

15 PARTICIPANT: Time.

16 CHAIR PAOLETTA: Thank you. Last, we
17 have Amy McMahon.

18 You will have three minutes to provide
19 your testimony. Please proceed when you are
20 ready.

21 MS. MCMAHON: Hi, I'm Amy McMahon, a
22 resident of Kingman Park on 25th Place

1 Northeast. I'm testifying today about my
2 concerns for the proposed RFK Stadium garage in
3 my neighborhood. I want to share objections to
4 the proposed location and size of parking garage
5 G2 in the Kingman Commons District. G2 seems to
6 offer little to no value to the neighborhood.
7 Its size and 3,600 parking spots will make it
8 the largest parking structure in D.C. history,
9 but will offer no services beyond providing
10 parking spaces for the new stadium. It will
11 require extensive new roads within Kingman Park,
12 which is a historic district that is granted
13 official recognition and protection for its
14 contribution to the cultural and aesthetic
15 heritage of the nation's capital. Additionally,
16 this would be detrimental to the community since
17 the construction of this parking garage and
18 proposed infrastructure will require paving over
19 existing green space and heritage trees.

20 The garage and new roads will bring
21 excessive traffic, destroying the peace of this
22 historic community. Any development in this

1 area needs to keep in mind the neighborhood's
2 history and seek to enhance its beauty. The
3 current plan will be an eyesore and disregards
4 the benefit and aesthetics of the neighborhood.
5 I propose that G2 be relocated to Benning Road,
6 which will keep traffic out of the neighborhood.
7 This move could also encourage foot traffic to
8 engage with businesses along Benning. Should
9 this be deemed impossible, I propose that the
10 design for G2 be changed to make it smaller,
11 lower levels, underground, and the ground level
12 would be designed to accommodate retailers so
13 that Kingman Park, which lacks basic amenities
14 such as grocery stores, coffee shops, and so on,
15 can enjoy the same benefits from the development
16 of RFK Campus as other neighborhoods. Thank
17 you.

18 CHAIR PAOLETTA: Thank you.

19 Do commissioners have any questions for
20 these witnesses? Okay. Our next witnesses will
21 be Meredith Holmgren, Diana Hibbs, Sarah Miller,
22 Alexis Pazmino, and Lisa White. First, we have

1 Meredith Holmgren.

2 You will have three minutes to provide
3 your testimony. Please proceed when you are
4 ready.

5 MS. HOLMGREN: Greetings,
6 commissioners. My name is Meredith Holmgren and
7 I too live in the Kingman Park neighborhood of
8 Washington, D.C. I have grave concerns about
9 the parking plans presented in the RFK master
10 plan, which I believe will not only adversely
11 affect our neighborhood, but the capital as a
12 whole. The new garages represent the first and
13 second-largest parking garages ever built in
14 D.C. history. These garages are projected to be
15 filled to capacity only ten to 20 times per
16 year, making them an extremely unproductive use
17 of land and a perennial eyesore on the capital's
18 monumental access.

19 The G2 garage, which abuts the Kingman
20 Park neighborhood, is slated to host the largest
21 amount of parking, which will obscure historic
22 viewsheds and cause congestion, both

1 figuratively and literally around our Kingman
2 Park National Historic District. Ultimately,
3 the transportation plan must change to de-
4 emphasize vehicles, invest more in mass transit,
5 and please consider the following alternatives:
6 reduce the number of parking spaces on site and
7 build all the parking underground, relocate all
8 onsite parking to areas south of the stadium to
9 places like Lot 8 or the D.C. Jail, which
10 currently serve as surface parking lots. This
11 will relieve pressure on the area's cultural and
12 historic resources in the north of the stadium
13 and improve viewsheds along the monumental
14 access and alleviate transportation flows.

15 Three, if relocating all parking south
16 of the stadium is not feasible, then the master
17 plan should reconfigure the garages in Kingman
18 Commons to flip the locations of the SportsPlex
19 and G2, placing G2 along Benning Road and the
20 SportsPlex further inside the neighborhood
21 toward the stadium. This will allow G2 to build
22 underground without conflicting with WMATA's

1 metro tunnels and improve transportation flows.

2 Four, critically, we must invest in a
3 new Metro infill station at Benning and Oklahoma
4 Avenue. Metro can move around 20,000 people in
5 and out of the site per hour, making it
6 extremely efficient, and this station is needed
7 to supplement the armory in providing a level of
8 service that is commiserate with other world-
9 class facilities. Not including it in the
10 master plan is a major oversight.

11 Five, make WMATA part of the parking
12 strategy. WMATA has approximately 13,000
13 parking spaces already built within a 15-minute
14 metro ride of the RFK site. The transportation
15 plan should encourage visitors to park at those
16 pre-built facilities and ride Metro into the
17 site rather than bottleneck into two parking
18 garages next to the stadium.

19 And I want to close by noting that in
20 July of 2025, Kingman Park residents gathered
21 more than 300 petition signatures from neighbors
22 who support reducing parking on site, relocating

1 all parking south of the stadium -- to south of
2 the stadium, and adding a metro infill station.
3 Additionally, more than 130 people wrote 5,500
4 emails to D.C. decision makers supporting this
5 platform and urging them to amend the term
6 sheet. Let's join together in advancing a 21st
7 century RFK stadiums that's befitting of our
8 great capital's history as well as its future.
9 Thank you.

10 CHAIR PAOLETTA: Thank you.

11 Next, we have Diana Hibbs.

12 You will have three minutes to provide
13 your testimony. Please proceed when you are
14 ready.

15 MS. HIBBS: Good afternoon. My name is
16 Diana Hibbs and I'm a longtime resident of
17 Kingman Park. As the plans are currently
18 proposed, our community stands to be the big
19 loser and the most -- and the most negatively
20 affected by the RFK redevelopment and the
21 Commanders' current plans to put an
22 unimaginative and ugly ten-story behemoth

1 parking garage, G2, in our historic and quaint
2 neighborhood. Kingman Park community members
3 have, from the very beginning, been vocally
4 against the idea of putting any kind of parking
5 structure in our community, and yet there have
6 been, to date, absolutely no concessions
7 whatsoever.

8 We have been asking that our community
9 green space be preserved. We have been asking
10 that this unsightly G2 garage be relocated out
11 of our community. We have been asking that it
12 be built underground. Instead, we may get a
13 multi-lane road where our common community green
14 space is -- currently is. And if the plans go
15 forward, we would have to look at a looming ten-
16 story garage next to our two-story historic row
17 houses. For years now, the district has worked
18 to get drivers out of their cars and onto mass
19 transit, bikes, and scooters, investing millions
20 in bike lanes. Parking spaces have
21 systematically been removed one by one, erecting
22 flexi-posts to prevent drivers from parking in

1 perfectly good parking spaces.

2 Streets have been removed down to one
3 lane, just like the protected bike lanes on C
4 Street Northeast leading to RFK, and the 19th
5 Street bike lane that runs parallel to RFK
6 Campus itself. Instead of building on the
7 ideals of mass transit and utilizing bike lanes,
8 all of a sudden, because billionaires want
9 thousands of parking spaces, the city is going
10 to bend over backwards to accommodate their
11 requests and at the direct expense of the tax
12 paying residents of Kingman Park. Not only will
13 this G2 garage be an ugly eyesore, it will also
14 bring traffic, and pollution from car fumes, to
15 our neighborhood.

16 Ron Perkel, who is here today
17 testifying as well, has come up with a great
18 plan to move the G2 parking garage so that the
19 garage would be in alignment with the traffic
20 flow from East Capital Street Bridge and closer
21 to the stadium and other parking -- and the
22 other parking garage. I hope you will take a

1 look at his graphics of the garages in alignment
2 with the stadium. It is quite stunningly
3 attractive as opposed to what is currently being
4 proposed. The bottom line is Kingman Park
5 residents are asking that the G2 parking garage
6 be relocated out of our community. Thank you
7 very much.

8 CHAIR PAOLETTA: Thank you.

9 Next, we have Sarah Miller.

10 You are representing Friends of Kingman
11 Park Civic Association, and you will have five
12 minutes to provide your testimony.

13 MS. MILLER: Thank you.

14 CHAIR PAOLETTA: Please proceed when
15 you are ready.

16 MS. MILLER: Thank you. It's wonderful
17 to be here with you all today. My name is Sarah
18 Miller and I am on the board of the Friends of
19 Kingman Park Civic Association. Our
20 neighborhood, as you know, borders directly on
21 the proposed Kingman Commons, and I'm here to
22 express my community's disappointment with the

1 plan that has currently been proposed. The
2 design of parking garage G2 obscures the sight
3 line and elegance of the monumental corridor,
4 and it also ignores the character and historic
5 architecture of Kingman Park.

6 Kingman Park carries the designation of
7 historic district. It is and has always been a
8 vibrant home to historically significant moments
9 of social engagement. Activism in Kingman Park
10 contributed to the integration of the city's
11 public playgrounds and to the landmark Supreme
12 Court decision in *Bolling v. Sharpe*, a companion
13 case to *Brown v. Board of Education*. The
14 Kingman Park homes themselves are cohesive and
15 distinguishable structures. They represent the
16 single-family housing developments of the
17 interwar period that define the physical growth
18 of residential Washington.

19 The Kingman Park Historic District
20 Design Guidelines emphasize the two-story
21 height, front brick surfaces, one-story porches,
22 metal cornices, stone and brick detailing, as

1 well as open and green front lawns, minimal
2 fencing, and tree-lined streets. The current
3 design of G2 is a colossal block of concrete.
4 It's not elegant. It's not approachable. It
5 does meet the criteria of being significant, but
6 it is a significant detriment to our
7 neighborhood feel and function and the physical
8 environment. It has zero space for mixed use
9 development, is not aligned with the historic
10 district design guidelines, and towers over a
11 beloved green space. And I thought it was
12 interesting hearing, you know, the city wants to
13 bring the neighborhoods to the water, whatever
14 that quote was. Our neighborhood already
15 interacts with the river so much.

16 The Anacostia Riverkeeper lives in our
17 neighborhood. We have lots of people who
18 volunteer in river restoration and education
19 about how to take care of our environment. So
20 like, we are there already. The location of G2
21 is on the space that neighbors have coined
22 Oklahoma Lawn. This vast green space has become

1 an extension of our yards. It's where children
2 play, kids learn to ride their bike, dogs walk,
3 and neighbors come together to create memories
4 and to create community. So G2 would take all
5 of that green space away from us. And the
6 proposed road to get from Benning to G2 paves
7 over Oklahoma Lawn. It seems a little bit weird
8 to, like, create a new green space while also
9 actively taking away green space that the
10 community loves. If G2 must be in our
11 neighborhood, we request that it align with the
12 historic architecture and feel that
13 characterizes Kingman Park.

14 The ground level should be approachable
15 and communal. We are a neighborhood of front
16 porch conversations and backyard cookouts, kids
17 playing in the alley. Put in retail, coffee
18 shops, communal spaces, other amenities that
19 neighbors have asked for, grocery stores,
20 pharmacies, our local CVS just closed, not a sea
21 of concrete and cars. The parking garage should
22 be aesthetically aligned with the Kingman Park

1 architecture. Our homes have a low profile.
2 They are made of brick. Some of them are
3 painted in vibrant colors, reflecting the
4 vibrancy of our neighborhood's diversity. Make
5 the look and the feel of the garage match.

6 Additionally, G2 is situated in
7 nationally significant open space per map UD-1
8 in the Monumental Core Streetscape's Guide, and
9 it sits on the border of L'Enfant City
10 boundaries and within view of a gateway and a
11 capital gateway. And so as such, we are
12 requesting that it be sized and styled in a
13 manner suitable for such a location, which it
14 currently is not. We are grateful for certain
15 aspects of the plan, the attention paid to
16 multimodal transportation, continued focus on
17 protecting the National Capital's natural
18 environment, and the desire to create a more
19 productive and attractive national capital.

20 But we are requesting that NCPC, I
21 don't know exactly, like, what your next steps
22 are, but please consider our neighborhood's plea

1 to either move G2 somewhere else, put it
2 underground, don't build that road over Oklahoma
3 Lawn, and if it has to be there, please make the
4 modifications that our neighbors have requested.

5 CHAIR PAOLETTA: Thank you.

6 Next, we have Alex -- Alexis Pazmino.

7 You will have three minutes to provide
8 your testimony. Please proceed when you're
9 ready.

10 MS. PAZMINO: Good afternoon. My name
11 is Alexis Pazmino. I'm the president of Friends
12 of Kingman Park Civic Association. I've lived
13 in D.C. for 19 years, bought my house in 2022.
14 Kingman Park's Historic District Guidelines, as
15 you heard, emphasize two-story height, front
16 brick porches, et cetera. I mean, minimal
17 fencing, tree lined streets. It's a
18 neighborhood. Meanwhile, the current design of
19 G2 is a colossal block of gray concrete, greige,
20 if you're generous. It's a screeching halt to
21 our neighborhood feel, function, and physical
22 environment. G2, as you heard, will be the

1 largest parking garage in D.C. history. You've
2 heard about the height and length, but it's also
3 248 feet deep. That's over 80 yards for
4 football fans. And not a single level is
5 planned below grade. This design must change.

6 But the most egregious part of the plan
7 is that it's a single-use garage. We are in a
8 food desert and there are no active frontages in
9 G2 for grocery stores, pharmacies, or even a
10 coffee shop. The Office of Planning yesterday
11 called this campus a model for equitable and
12 inspiring development. But I ask, is it
13 equitable to cut off an entire neighborhood from
14 the visual elegance, the human scale activity,
15 and the economic benefit of the rest of the
16 site? G2 will tower over, and the new KCA road
17 servicing it will pave over, our vast beloved
18 green space called Oklahoma Lawn.

19 Oklahoma Lawn, as Sarah said, is
20 nationally -- a nationally significant open
21 space, and it sits on the border of the original
22 L'Enfant plan within the view of a gateway and a

1 capital gateway. But more than that, it's a
2 public amenity where people gather, play,
3 celebrate, and rest. The lawn is rich with
4 heritage trees that not only speak to the
5 history of the land, but also cool temperatures,
6 as Kingman Park is a heat island, but the lawn
7 will be lost to G2. In exchange for this loss,
8 D.C. has provided a postage stamp size Oklahoma
9 Park. How many acres is Oklahoma Lawn now? How
10 many acres is Oklahoma Park? It's not enough to
11 make up for 3,600 space loss.

12 Reducing the size and putting G2 below
13 grade and, frankly, moving it will preserve this
14 precious green space, respect the integrity of
15 our neighborhood, and maintain this nationally
16 significant open space. If any of G2 must
17 remain above ground, it should be activated with
18 mixed use development. This will integrate the
19 structure into existing neighborhoods. It will
20 help make the garage feel human scale and
21 inviting for both game day visitors and
22 neighbors alike. It must also include design

1 elements like setbacks to break up the scale,
2 terraces to mimic porches, the porches of the
3 adjacent historic district, and fundamentally
4 change the look of this sad gray slab to respect
5 the community that it will wholly disrupt. This
6 design must change. Thank you.

7 CHAIR PAOLETTA: Thank you.

8 Finally, we have Lisa White.

9 You will have three minutes to provide
10 your testimony. Please proceed when you are
11 ready.

12 MS. WHITE: Good afternoon, everyone.
13 My name is Lisa White. I am a fifth generation
14 Washingtonian on my father's side and a fourth
15 generation Washingtonian on my mother's side.
16 My family has almost 90 years of history in
17 Kingman Park. Next week on October 13th, my
18 father will turn 86 years old. He was born in
19 Kingman Park on 25th Place Northeast, one block
20 from Oklahoma. And my family have a rich
21 history in Kingman Park. The G1 garage -- the
22 G2 garage is of utmost concern for me in my

1 neighborhood. I live and I purchased my home
2 over 20 years ago. I knew that RFK Stadium was
3 a potential to come back to the community. It's
4 been there my whole life. I'm over 50, so I
5 always remember the RFK Stadium. However, with
6 them coming back, I am opposed of that G2
7 garage. It does not aesthetically fit the
8 dynamics of our current neighborhood.

9 It would take the green space away from
10 our community. It would be an eyesore for its
11 usage. We understand that parking is definitely
12 needed because I don't want them on my block and
13 most of my communities do not want the fans
14 parking on our block. So we understand that
15 parking is important. However, there are other
16 spaces in this footprint that G1 garage can be
17 put in. We need to figure it out, go back to
18 the drawing board. Now that the stadium armory
19 is being moved, that could be a potential set
20 place for the G2 garage to be moved. But right
21 there in that space to be nine -- possible nine
22 stories with no activation, it's just

1 unacceptable. Would they want to live and see
2 that garage in their home, in their
3 neighborhood, and the green space taken? If the
4 garage comes, figure it out to make it be as
5 structurally pleasing, lower the amount of
6 levels, lower it, figure it out.

7 We have to keep the integrity of
8 Kingman Park. We are a historic district. We
9 are a historical neighborhood. We have such a
10 rich history. Let's not destroy it with a G2
11 parking lot. I just want the board to take that
12 in consideration. I know that you've heard
13 voices from all over the city and our community.
14 Just listen to us. Figure it out. I appreciate
15 the board going back and making these
16 recommendations to make Kingman Park a better
17 place and to move that garage or make it
18 aesthetically pleasing to the Kingman Park
19 community and the district as a whole. I thank
20 you for your time and your consideration this
21 afternoon and have a good evening.

22 CHAIR PAOLETTA: Thank you.

1 Commissioner --

2 MS. HOTTEL-COX: Oh, I'm sorry. Before
3 we move to questions, Tamika Middleton was able
4 to join online, so if we would -- could move to
5 her testimony and then do questions.

6 CHAIR PAOLETTA: Sure.

7 MS. HOTTEL-COX: Tamika Middleton, are
8 you with us?

9 MS. MIDDLETON: Yes.

10 MS. HOTTEL-COX: Okay. You can proceed
11 when you're ready. You have three minutes.
12 Thank you. Ms. Middleton, are you with us?

13 MS. MIDDLETON: Can you hear me?

14 MS. HOTTEL-COX: Now we can. You can
15 proceed when you're ready.

16 MS. MIDDLETON: I apologize. My name
17 is Tamika Middleton and I'm a proud owner of a
18 condominium on Oklahoma Avenue. I'm at 420.
19 The stadium is slated to be 400 Oklahoma,
20 meaning it is directly at my footsteps. When I
21 open my door, there is the structure. I
22 understand there -- there's -- there needs to be

1 parking, but the small piece that I won't get
2 into my testimony, I'll reserve it for online,
3 is that there are a few residents that live on
4 this -- in this neighborhood that will not have
5 parking. So imagine that. You take our
6 parking, street parking, and give it to garage
7 parking for entertainment purposes.

8 This impacts -- this will impact my
9 daily life. Where will I park? How will I
10 bring my groceries in? What will I do on a
11 daily basis with my car once this structure is
12 built across the street? So again, will there
13 be any concessions for the residents that live
14 on Oklahoma, directly in front of the structure,
15 to park in these garages any other time, 300 --
16 you know, 24 hours, seven days a week? Will we
17 have a place to park in these structures because
18 you've sacrificed our parking for the stadium
19 parking? Thank you.

20 CHAIR PAOLETTA: Thank you.

21 Do the commissioners have any questions
22 for these witnesses?

1 COMMISSIONER CASH: Mr. Chairman?

2 CHAIR PAOLETTA: Yes.

3 COMMISSIONER CASH: Actually, I wonder
4 if Ms. Payne, or Commissioner Payne, if you're
5 still around -- so I'd mentioned a couple of
6 ideas, just kind of back of the napkin, about
7 the idea of maybe moving the parking garage up
8 adjacent to the SportsPlex. I heard some
9 testimony about maybe flipping them and putting
10 the SportsPlex closer to the inside of the
11 footprint instead of on the outside. Has the
12 commission talked at all about that, or has the
13 ANC weighed in on, like, whether G2 might make
14 sense farther away, or are you all just wanting
15 to lower the profile or get rid of it, or have
16 there been discussions about other
17 configurations up there that'd be more
18 acceptable to the community?

19 MS. PAYNE: So the community is very
20 supportive of the SportsPlex, and people would
21 be supportive of having that be more of a main
22 feature. The focus has been so much on just

1 getting rid of G2, getting it out of our
2 neighborhood, putting it underground. We don't
3 want to see it. And so far, it's just been such
4 a fight to just get to that point that there
5 hasn't been a lot of attention to the other
6 details of the plan.

7 There's a small lot in front of the
8 fields at RFK, which the community fought very
9 hard to protect. We would love to see those be
10 integrated into the overall SportsPlex design.
11 And the Kingman Commons District -- I would love
12 to see that being not just a mixed-use
13 development, but also a -- more of a sports
14 district that is for our youth, for athletes.
15 We have the DC Vault, which trains Olympians in
16 pole-vaulting. I've seen kids go from middle
17 school to having full-ride scholarships at
18 Howard University. So we would love to see
19 more -- an imaginative plan for Kingman Commons
20 that isn't just focused on parking.

21 And I do want to reiterate that to us,
22 we don't understand why the community that is

1 currently in Kingman Park, why we're getting the
2 largest garage when there's all of this land
3 that is vacant and unused in Lot 8, which is on
4 the far side where G1 would be. To us, it just
5 doesn't make sense that the current residents
6 are being expected to bear the burden of all of
7 the parking when there is so much vacant land
8 that the team could use. So we want to see, as
9 people mentioned, grocery stores, coffee shops,
10 retail, housing, sports amenities. We want our
11 neighborhood to be a real neighborhood.

12 COMMISSIONER CASH: Thanks. And there
13 was some mention -- and I just wonder if --
14 because I think that we only give you the three
15 minutes, even though I assume you're
16 representing the commission. But could you talk
17 a little bit about the widening of the now
18 parallel Oklahoma Avenue, I guess you would call
19 it, and some of the concerns about that coming
20 all the way in and whether or not you all think
21 that it'll have effects that even on non-game
22 days is creating, like, a cut-through or

1 anything like that for the Kingman Park
2 neighborhood to get people from Benning down to,
3 say, East Capitol?

4 MS. PAYNE: So you're talking about
5 22nd Street?

6 COMMISSIONER CASH: Or 22nd. Yeah.

7 MS. PAYNE: Yes. So the community
8 currently uses the Oklahoma Avenue lawn for dog
9 walking, for block parties, and it is a used
10 green space. There used to be a playground
11 before they did the fields at RFK, and so it is
12 used by residents quite frequently. And so the
13 concern is that the only reason why they need
14 that street is to service the garage. So if you
15 get rid of the garage, then you don't need that
16 road. There seems to be plenty of asphalt
17 currently to build a road, but they're going
18 into the green space. So again, we just don't
19 understand why are you taking away green space
20 when you have plenty of asphalt to utilize.

21 COMMISSIONER CASH: And last question.
22 I'd mentioned about maybe moving Oklahoma Park,

1 or whatever we're calling it, farther down into
2 the center of the new Kingman Commons or closer
3 to the stadium. Have you all weighed in on
4 whether you'd rather have that green space
5 farther up where it was shown in the diagrams or
6 would you see that possible green space as being
7 just as valuable, if not more, if you moved a
8 little bit more into the center of the campus?

9 MS. PAYNE: I'm not familiar which --
10 with which --

11 COMMISSIONER CASH: So --

12 MS. PAYNE: -- green space you're --

13 COMMISSIONER CASH: So there was the
14 SportsPlex -- in the current diagram, there's
15 the SportsPlex, and there's the Oklahoma Park,
16 they're calling it, and then there's the garage.
17 And I'd mentioned maybe putting the garage up by
18 the SportsPlex and moving that green space
19 farther down closer to the stadium.

20 MS. PAYNE: Well --

21 COMMISSIONER CASH: Do you all -- have
22 you all -- do you -- have you weighed in on

1 whether this Oklahoma Park is really important
2 up where it's at right now, or --

3 MS. PAYNE: We already have a park.
4 It's the -- we call it the Oklahoma Avenue Lawn.
5 It is actually historically -- I believe it was
6 a concession to the community from the first
7 stadium. So they have -- it's a buffer to keep
8 the car traffic from the community. So they're
9 taking away that buffer that was originally
10 given to the community so that there wasn't
11 going to be so much traffic directly on the
12 neighborhood. So we want our green space. We
13 want mixed-use development. It's just there is
14 asphalt currently there that's available to
15 utilize. So we just -- we don't want any of our
16 green space taken away.

17 COMMISSIONER CASH: So I just say -- I
18 mean, as you all are deliberating on this and
19 sending additional comments to the council -- to
20 this commission, I think it would be good to
21 know about, like, some of these configurations
22 because I do want to be careful that -- I think

1 we're kind of at a zero-sum game right now.
2 We -- I don't think that the current lawn can
3 stay, but I think that if there's a possibility
4 of moving the garage to a more desirable
5 location and opening up -- unlocking green space
6 in other places, but I do want to be careful
7 about not setting an expectation that I think we
8 can keep the entirety of that green space there
9 because the economics and the deal that the
10 council made with the mayor 18 months ago now --
11 there has to be a certain number of buildings to
12 make all this viable. But I think the quality
13 of the buildings and the things that are in the
14 neighborhood are very important. And to dump
15 the parking garage into the current neighborhood
16 instead of having conversations with the
17 neighborhood about how to put the infrastructure
18 that has to go there and making sure that it's
19 compatible with the existing neighborhood, I
20 think that's really important.

21 And as the commission is moving forward
22 and you all have comments, I think that'd be

1 very enlightening to know, like, if there's
2 configurations with -- knowing all the pieces
3 that have to go and making sense of where they
4 fit the best, I think that -- that's good for
5 all of us policymakers.

6 MS. PAYNE: Right. And to be clear,
7 the community is supportive of any active uses.
8 I mean, people just mentioned we lost our CVS.
9 We lost our Safeway. So if we're losing part of
10 the green space, people just want to make sure
11 that whatever is built there is something that
12 the community can use 365 days a year.

13 COMMISSIONER DIXON: Yes, Mr. Chairman.
14 I -- I'm not sure whether or not there's options
15 for us to look at spaces beyond the -- this
16 footprint of the stadium. I mean, being
17 familiar with Benning Road and that whole strip
18 from Langston Golf Course, I guess, east, is
19 just wide open. There's nothing there except a
20 driving range for Langston. Seems to me -- I
21 mean, people get on -- go to parking lots and
22 get on the subway to go everywhere. Why

1 couldn't the parking be moved away -- off of the
2 space completely and put on Benning Road and
3 hook up to the Metro right there? And you could
4 even probably embellish the driving range that
5 the Langston Golf Course has, and it would be
6 functional with it, maybe even, like, a Topgolf
7 thing, hooked up in -- I don't know all you
8 could do, but move it there. And you still
9 get -- okay. So you got to get out of your car
10 and get on the subway and ride one stop or
11 wherever to the stadium. But I don't see why it
12 couldn't be done. Maybe there's some
13 understanding with the mayor, the funding. I
14 don't know exactly, but it just seems to me that
15 that would be -- enhance that neighborhood. The
16 strip is just empty. It needs retail on that
17 strip. Right now, there's nothing there. And
18 it would seem to be -- that would be a -- an
19 opportunity to -- and -- to put things there and
20 park there and make it useful for the community.
21 So I don't know.

22 MS. PAYNE: And to your point, the

1 community was desperately wanting a new infill
2 Metro station at Oklahoma Avenue, and we would
3 still like to see that be considered.

4 COMMISSIONER DIXON: This would be that
5 type of thing. If you had parking, like, where
6 the driving range is now, in that area. It
7 would help -- could help the driving range. It
8 could also be retail, and it wouldn't be taking
9 up the green space that we're now dealing with.
10 (inaudible).

11 MS. PAYNE: No questions.

12 CHAIR PAOLETTA: Thank you.

13 MS. PAYNE: Thank you.

14 CHAIR PAOLETTA: Our last witnesses
15 will be Lora Nunn, Catherine Mouer, David Bagby,
16 Ronald Perkel, and Joaquin Altoro.

17 First, we will have Lora Nunn. You'll
18 have three minutes to provide your testimony.
19 Please proceed when you are ready.

20 MS. HOTTEL-COX: Is Ms. Nunn here in
21 person? No, I don't believe we have Ms. Nunn,
22 so we can move on to Catherine Mouer. Thank

1 you.

2 CHAIR PAOLETTA: Okay. Next, we have
3 Catherine Mouer. You will have three minutes to
4 provide your testimony. Please proceed when you
5 are ready.

6 MS. MOUER: Hi. I just want to say
7 thank you to the commission for considering
8 community input. I appreciate the opportunity
9 to be heard, but I ask that the NCPC truly
10 listen to the residents as we speak out against
11 this. I'm a newer -- oh, sorry. One second.
12 There we go. I'm a newer resident to Kingman
13 Park, but my immediate neighbors are all
14 longtime residents, averaging about 30 years in
15 the neighborhood amongst them. I know their
16 concerns, and while I speak for myself, I want
17 to say that my opinions today are formed because
18 of the conversations I have had with them.

19 I look forward to seeing the Commanders
20 return to D.C., and I understand that parking is
21 necessary to do so. With tens of thousands of
22 visitors to the stadium, thousands of parking

1 spots are going to be required to accommodate
2 them. However, I do think it's important that
3 the parking provided accommodate the surrounding
4 community and our wishes as residents.

5 The current garage plan for the G2
6 Garage is large and imposing. The planned
7 garage would be the largest in the district,
8 standing at an imposing nine stories and longer
9 than the Washington Monument is tall. The
10 current plan would force residents to endure a
11 monstrosity of a parking garage that will block
12 sunlight and effectively overtake the entire
13 visual appearance of the neighborhood. Not to
14 mention, this towering structure will greatly
15 reduce the footprint of Oklahoma Lawn, turning
16 it into a small park, and taking away numerous
17 longstanding trees and recreation space from the
18 community.

19 As such, I ask a few things. First, I
20 ask that you reduce the visual footprint of the
21 garage. Consider extending the garage partially
22 or fully into the ground in order to reduce the

1 height and visual impact to residents. Second,
2 I ask that you create a facade that mimics the
3 surrounding architecture of the neighborhood.
4 Actually look at the houses. Look at the
5 schools and mimic that architecture. So that
6 way, it's cohesive. And then third, I ask that
7 you include ground-floor retail and
8 entertainment space, as other parking locations
9 have across the District of Columbia. This will
10 maximize the lot space and make the space more
11 inviting to both residents and visitors that
12 come to the stadium.

13 While it's important that the event
14 visitors have accessible parking for their hours
15 in Kingman Park, it's important to also remember
16 that the residents of the neighborhood will have
17 to live with the structure permanently. We
18 deserve to be equally considered in the plans
19 and have the least burdensome parking structure
20 possible as we accommodate the stadium and the
21 Commanders' return to D.C. Please amend the
22 garage plans to accommodate residents of the

1 neighborhood. Thank you.

2 CHAIR PAOLETTA: Thank you.

3 Next, we have David Bagby. You'll have
4 three minutes to provide your testimony. Please
5 proceed when you are ready.

6 MR. BAGBY: Thank you very much. I
7 have some prepared remarks, but before doing
8 that, I want to respond to a few of the
9 commissioner's remarks made today. I love the
10 idea about some docks for some small boat access
11 on the river. That was a fantastic suggestion
12 by one of the commissioners. D.C. is woefully
13 underserved in that area. And as someone who
14 lives on Oklahoma Avenue immediately across from
15 this land, I would certainly utilize that.

16 Another commissioner's comments about
17 moving the G2 Garage north -- I would say to
18 that suggestion, that would actually block the
19 river view from residents on Oklahoma Avenue.
20 The presenter was right that where the train
21 emerges, there's a concrete wall that blocks the
22 view currently behind the proposed G2. If you

1 move the G2 north, you would essentially ensure
2 that it would go concrete wall, parking garage,
3 SportsPlex, and all of Oklahoma would have no
4 view or access to the river directly.

5 So I think it's a good idea, but
6 practically, it would actually be worse for us
7 is -- with respect to access to the river. What
8 I would do, though, is associate myself strongly
9 with your remarks on the need for retail.

10 Everything you said on that was spot on, and
11 thank you for it.

12 With that said, thank you,
13 Commissioners, for the opportunity to testify
14 today. Respectfully, and as a homeowner who
15 lives on Oklahoma Avenue immediately across from
16 the land in question, I encourage you not to
17 approve the G2 Parking Garage before you because
18 it is not in compliance with Public Law 118-274,
19 the D.C. RFK Memorial Stadium Campus
20 Revitalization Act, the federal law that
21 transferred the RFK Campus to the District of
22 Columbia and that governs its development.

1 One of the explicitly enumerated
2 requirements for the development of the RFK
3 Campus as outlined in Section 2C6 of the Act
4 states the following: "The District shall carry
5 out measures that, to the greatest extent
6 practicable, will reduce the impact of noise and
7 traffic of the development on surrounding
8 residential areas in the District." Instead of
9 taking steps to alleviate noise and traffic on
10 existing residents, however, the plan before you
11 proposes building a 3,600-car garage, almost
12 double the size of the largest parking garage
13 currently in our city, and building it to where
14 the northwest corner of the structure will be
15 approximately 100 feet away from our residential
16 doorstep.

17 Additionally, to service this garage --
18 and it should be noticed here that the -- noted
19 here that the Ronald Reagan Building Parking
20 Garage, one of the current if -- current largest
21 if not the largest garage in the city, is
22 entirely underground, whereas none of the

1 proposed G2 Garage would be underground. It's
2 proposed to be serviced by a new three- to four-
3 lane road slated to be built immediately in
4 front of mine and my neighbor's homes along
5 Oklahoma Avenue, according to the slide deck
6 attached to today's memo. The placement of the
7 parking garage immediately adjacent to Kingman
8 Park and the creation of a new multi-lane road
9 to service it, again, is contrary to the
10 requirement in federal law that measures be
11 carried out to reduce the impact of noise and
12 traffic on surrounding residential areas.

13 It's also offensive to the residents of
14 the existing local community. Two garages are
15 proposed today. The smaller of the two, G1, is
16 located in the eastern rear of the stadium, half
17 a mile from the nearest residence and on an
18 existing surface parking lot that could
19 comfortably fit five to six G1-sized parking
20 garages. Additionally, that land sits
21 immediately next to a road that leads directly
22 to the interstate and less --

1 PARTICIPANT: Time.

2 MR. BAGBY: -- than half a mile --

3 PARTICIPANT: Time.

4 MR. BAGBY: And I'll leave it there,
5 but thank you for the commission's time.

6 CHAIR PAOLETTA: Thank you.

7 Next, we have Ronald Perkel. You all
8 have three minutes to provide your testimony.
9 Please proceed when you're ready.

10 MR. PERKEL: Good afternoon,
11 Commissioners. Thank you so much for this
12 opportunity. My name is Ronald Perkel. I am a
13 resident at C Street and Oklahoma, ground zero,
14 right on where this is proposed. So I like to
15 think I can consider myself an expert on how the
16 project might actually go down with the G2
17 Garage as proposed. 3,600 cars during game day,
18 lesser than that, but all throughout the year,
19 will simply not work on an intersection governed
20 by a -- by a traffic light.

21 Project GLOW this summer -- a tiny
22 footprint. When that ended, cars were backed up

1 all the way and looking frustrated drivers
2 trying to get access down the other side streets
3 and alleyways. The plan proposes the new 22nd
4 Street road to intersect right into C Street.
5 It's not possible. There's a hill there. It's
6 about 22 degrees. It's where we go sledding.
7 You're going to have to grade East Capitol to
8 make it work. There goes all those heritage
9 trees.

10 There are heritage trees along the
11 proposed 22nd Street, which will be gone. That
12 street will cut off the entire neighborhood
13 access to the river, destroying the character of
14 the park, but there are better ways. Move the
15 garage into Plaza District, which is already
16 unused fallow parking areas, just like Lot 8 is
17 going to be used for G1. Once there, you're not
18 interfering with any sight lines of any
19 residences, and, heck, build as high as you want
20 if that's the case.

21 With the proposed change to the Armory
22 and Reservation 13, there is ample property to

1 do this right. As was said yesterday during the
2 Committee of the Whole with the council, we only
3 have one shot at this to get it. Once ground
4 breaks and the money is invested, you can't go
5 back, and we'll be living with these errors,
6 forced errors for decades.

7 Last thing I want to say on this:
8 Design the garages round. By moving into the
9 Plaza District, you take advantage of the
10 existing infrastructure: East Capitol, C Street,
11 22nd Street already there, moving around to
12 Independence Avenue. No traffic lights.
13 Traffic is managed by merges directly in. You
14 mirror the monumental beauty of the new stadium
15 design by bookended structures. When, on game
16 day, 2030, when 20 -- when 10 million eyeballs
17 are watching the game on drones and streaming
18 devices -- you'd mentioned comparisons to other
19 cities. The entire nation will see the marriage
20 of development intelligently of stadium,
21 parking, and commercial development, and
22 everyone will be a Commanders' fan thereby.

1 Thank you so much for your time.

2 CHAIR PAOLETTA: Thank you.

3 Finally, we have Joaquin Altoro. You
4 will have three minutes to provide your
5 testimony. Please proceed when you're ready.

6 MR. ALTORO: Good afternoon. Joaquin
7 Altoro. I'm a Kingman Park resident, and I live
8 just a few blocks from the proposed G2 Garage.
9 I also served for many years on the plan
10 commission in my hometown. During that time,
11 someone one -- once asked me whether I had ever
12 personally had to deal with the same kind of
13 issue being presented to us in my own
14 neighborhood, and I had not. That question
15 changed how I approached my responsibility. It
16 reminded me that I needed to do my best to
17 understand and empathize with the people who
18 came before us and would actually have to live
19 with the consequences of our decisions. And I
20 thank you for doing that today for Kingman Park.
21 My concern is specifically with G2. It
22 is simply too large and too close to our

1 neighborhood. I appreciate that the commission
2 has already recognized concerns about G2's
3 height, orientation, and the possibility of
4 phasing its upper floors because of its
5 proximity to Kingman Park, but I think we need
6 to go beyond asking how to make this garage look
7 better. We need to ask whether G2 belongs in
8 this location, at this scale, in the first
9 place.

10 When you look at the plans and the
11 renderings, G2 is a major structure sitting
12 between Kingman Park and the fields, trails,
13 parks, and riverfront beyond it. This
14 redevelopment should make those public amenities
15 feel more connected and accessible to our
16 neighborhood, not place a massive permanent
17 building between the neighborhood and the
18 campus, so I would ask the commission to look
19 seriously at alternatives. Could this parking
20 be moved farther away from Kingman Park? Could
21 more of it be placed underground? Could G2 have
22 a substantially smaller above-ground footprint?

1 Could the upper levels be phased rather than
2 built immediately? Those are especially
3 important questions because the overall parking
4 strategy is still being developed around
5 assumptions about how people will travel to and
6 from the stadium.

7 The current plan itself contemplates a
8 combination of permanent garages and temporary
9 surface parking with opportunities for
10 additional structured parking later as the
11 campus develops. That gives us flexibility. We
12 do not need to treat the current size and
13 location of G2 as inevitable. And when we are
14 dealing with a permanent structure next to an
15 established residential neighborhood, I believe
16 the prudent approach is to minimize the impact
17 now and preserve options for the future. If
18 additional parking ultimately proves necessary,
19 that can be addressed. But if G2 is built too
20 large in the wrong location, Kingman Park cannot
21 simply undo it. Our neighborhood will live with
22 its scale, its physical presence, and its effect

1 on our connection to RFK Camps -- campus for
2 decades.

3 So my central question is this: Before
4 we commit to G2 in this location and at this
5 scale, have we truly exhausted the alternatives
6 that would place less of this structure along
7 the Kingman Park edge? That's the question you
8 asked. I ask the commission to require serious
9 evaluation of relocating G2 or some of its
10 parking, placing more parking underground,
11 reducing the above-ground footprint, and
12 meaningfully phasing any additional levels.
13 Once G2 is built, we will live with this
14 decision for decades. This is the point in the
15 process to get it right. Thank you.

16 CHAIR PAOLETTA: Thank you.

17 Do Commissioners have any questions for
18 these witnesses? Okay. That concludes the
19 public testimony. Thank you all for testifying
20 today. Is there a motion to approve comments on
21 concept plans for the RFK Campus New Stadium
22 Parking Garages?

1 COMMISSIONER COZART: So moved.

2 CHAIR PAOLETTA: Okay. Thank you.

3 Is there a second?

4 COMMISSIONER INGRASSIA: I'll second.

5 CHAIR PAOLETTA: I'll now open up to
6 commission for discussion. I'll start with
7 deliberations from Commissioner Cozart.

8 COMMISSIONER COZART: Good afternoon.
9 First, I want to thank the staff for your great
10 work. I think the comments are well put
11 together, really great analysis, and provide
12 some good guidance for thinking about how to get
13 these right. I also want to thank the many
14 folks who wrote in testimony and then also came
15 here to testify here in the chamber and online.
16 It's really important for this commission to
17 hear what they've shared. And in many ways, I
18 see a lot of the comments from the staff report
19 really reflect those, so just want to say thanks
20 for that.

21 CHAIR PAOLETTA: Thank you.

22 Additional comments? Oh, I'm sorry.

1 Okay.

2 COMMISSIONER BRUCH: No. I want to
3 thank you for the great presentation and all the
4 comments and input provided to the council.
5 This is a -- this is a tough one to solve as you
6 develop areas like this. Clearly, you need the
7 mobility, or we need the mobility into the
8 stadium, and I'm sure there's some novel out --
9 ideas out there that can further be explored and
10 will be in the further development of the plan.
11 Thank you.

12 COMMISSIONER STIDHAM: So thank you for
13 the presentation and for the comments in the
14 EDR. I do agree with what you -- what has been
15 included already in the EDR and would really
16 like to add to those comments. I grew up in
17 this area my entire life, and I think parking
18 and RFK and getting access to and from the
19 stadium has been central to the ability of the
20 stadium to be successful. And I would really
21 hate for us to be in a position where we're
22 reconsidering a stadium here and not be thinking

1 right about the parking and getting the parking
2 right from the get-go. You've done a fabulous
3 job of working with the community and listening
4 to them thus far. I think it's important to
5 continue that conversation and listen to them
6 and work with them and figure out a location
7 that does make sense.

8 You know, I'm not sold on the locations
9 that you've established. I think that it needs
10 a bit more consideration between the
11 infringement on the view shed of the stadium
12 itself from that one garage, the size of both of
13 these stadiums, and just it -- it's hard to talk
14 about the architecture of the garages without
15 the sort of element of the rest of the
16 development. So we're sort of looking at these
17 architecturally without a frame of reference,
18 except where it comes from the Kingman
19 neighborhood, where there is a frame of
20 reference.

21 And you have tried to break down that
22 garage in a way that resembles row houses or

1 gives that look, and that feel, but it's just so
2 big. So I would have you consider the
3 locations. And I would have you reconsider the
4 design of both of these and how they fit into
5 standards that you're development -- developing
6 on how these neighborhoods -- the new
7 neighborhood expands so that it is not an
8 afterthought, that it is from the minute new
9 development goes in and considering the
10 development that is already there, how these fit
11 into the neighborhood, how they operate with the
12 neighborhood, how the neighborhood uses these on
13 off-days because these will be here for a really
14 long time. So it's really important to get it
15 right from the get-go.

16 I think that the open space, you --
17 just from a Department of Interior perspective,
18 it's so very important for neighborhoods -- for
19 urban development, for neighborhoods to have
20 open spaces. And the idea of offering up a
21 space, but taking away a space at the same time
22 doesn't feel like the right move. Consider how

1 that space could maintain as you consider where
2 this parking garage needs to be.

3 So I think I'll stop there, but you're
4 hearing a lot of comments both here and the
5 hearing that took place yesterday, as well as
6 through your public engagement. And, you know,
7 this approval here today is comments on concept.
8 I think you should listen to those comments and
9 think about what makes sense for this as an
10 overall development that will be with us for a
11 very long time. So thank you.

12 MS. HOTTEL-COX: Commissioner Argo, are
13 you with us?

14 COMMISSIONER ARGO: I am. Can you hear
15 me?

16 CHAIR PAOLETTA: Yes.

17 COMMISSIONER ARGO: I think the easiest
18 and most expeditious way I can comment is I
19 would love to associate my remarks and -- with
20 the comments of Commissioner Stidham.
21 Appreciate those, and they're thoughtful. And I
22 think we're right on point. Thank you.

1 VICE CHAIR LEVENBACH: Yeah. I think
2 that the -- for me, the design test is what this
3 looks like at full build-out. And that's at
4 least how I've been thinking about it as
5 through -- thought your presentation. And so I
6 think that, certainly, there's some points about
7 interim landscaping and things you can do, and
8 they're practical in the interim. But
9 ultimately, it's what it's going to look like
10 for many years beyond that. And I agree with
11 this. I think the CFA supported option two on
12 G1. I think that's a better look because when
13 you think about it, it's going to be wrapped by
14 development on three sides. And so that's -- I
15 think that's at least how I see that garage.

16 Now with -- and actually, before I get
17 to that point, I think the renderings would be
18 helpful next time when you come back to look at
19 both the side-by-side of what it will look like
20 in the interim and then what it looks like at
21 full build-out. I'm particularly interested in
22 the view from the Whitney Young Bridge and what

1 you can do to try to preserve that vantage
2 point.

3 The -- I think on G2 -- so I don't have
4 strong views on the site. I think there are a
5 number of interesting ideas that were put
6 forward. I just look at it as the commission's
7 Maryland resident. I live in Montgomery County.
8 They're -- this is a regional facility, and
9 there'll be people coming from Prince George's,
10 Anne Arundel, Howard, Frederick, and even
11 further parts out. And they look at the
12 experience from door to door. And I take public
13 transport every day. I've been doing it for 20
14 years now, coming in on the Red Line, but
15 there -- sometimes it's just not feasible to
16 come in on public transport. And you have
17 people with families. People have mobility
18 limitations. The split mode can be challenging
19 for people. People want to tailgate. And so at
20 least that's how I look at it.

21 So I would be -- the one thing I would
22 keep in mind is that that demand to drive in and

1 park, like some people -- that residual demand
2 will not go away. And so hopefully, the G2 can
3 resolve the spillover effects and not exacerbate
4 them. I think that would be a disappointment if
5 the solution on parking doesn't resolve the
6 residual demand and all these spillover effects
7 that you're trying to minimize ultimately aren't
8 solved and the community has to deal with all
9 this -- all these people coming in looking for a
10 place to put their car on game day.

11 So I would just encourage you to make
12 sure you resolve the spillover effects. And I
13 think that we talked a little bit about some of
14 the spillover effects that could occur from the
15 road to the side streets. And I'm interested in
16 the traffic management plan and specifically how
17 you're going to minimize that because that --
18 again, it's important to solve both those
19 problems, both the residual demand for parking
20 and the spillover effects, which have
21 historically occurred in this community. So I
22 just want to underscore that point. And I

1 appreciate everything you're doing. I know
2 you're going to work hard on this from now until
3 when you come back.

4 COMMISSIONER INGRASSIA: Yeah. I
5 associate with many of the comments already
6 made. I don't have much in addition to add.
7 Thank you very much for the presentation, the
8 level of public engagement today. You know, I
9 think just generally speaking, it would be a
10 shame, given all the time, energy, and resources
11 put into building out such a beautiful design
12 for the stadium, for that to be taken away or
13 detracted in some way by a garage or a garage
14 facility that's adjacent to it and obstructive
15 and, potentially, you know, detracting just from
16 the general beauty of the monumental structure
17 that's supposed to be the gateway for the city.
18 So I just, you know -- I would -- I think we
19 should be smart about our design here, take into
20 consideration the public comments, also take
21 into consideration other executive orders
22 initiated to, you know, beautify the city and to

1 ensure that the buildings kind of blend together
2 seamlessly, and, you know, the comments made
3 about adding landscaping and green space to
4 create more of a natural-looking environment.

5 I think all those things will factor
6 into how these garages ultimately are designed
7 and perceived by the public and could -- you
8 know, short of -- you know, maybe we're not able
9 to, or maybe they can explore certain channels
10 by which they may be able to, you know, do some
11 part of it underground or at least consider that
12 as an option. But short of that, at least if
13 the building exterior is, you know, looking
14 consistent with the architectural tapestry of
15 the main facility, I think, is an important
16 factor to considerate -- to consider in the
17 course of this process. But really appreciate
18 the work done today. And I do associate myself
19 with the other comments made previously.

20 COMMISSIONER DIXON: I associate myself
21 with all the comments that have been made. I do
22 think -- first of all, let's say that the

1 Commanders won. They won one. Hopefully, that
2 will continue wherever they are, and however we
3 park. But where they are now -- is there any --
4 are there any parking garages where you are --
5 where they are now?

6 COMMISSIONER INGRASSIA: 20,000 surface
7 spaces.

8 COMMISSIONER DIXON: Surface space.
9 That's -- so we're trying to accommodate those
10 20,000 in parking garages here in our community.
11 Maybe they should try to use the Metro and come
12 in, so they don't have one in Maryland. They
13 couldn't do that. So they had to park
14 someplace, and they just parked in great spaces.
15 We never -- and they did okay. We're doing okay
16 with the Skins. I mean, I'm sorry, the
17 Commanders. I date myself.

18 At any rate, I -- I'm waiting to see
19 what happens. I hope we listen. Listen.
20 Sometimes we listen, and we can't act for other
21 reasons. Seems to me we can't act here. I
22 still think we should move D -- G -- D2, Parking

1 2 -- over to Benning Road and pump that street
2 up and make it functional. Give us some retail
3 over there. It's only a few blocks to walk.
4 Get some, you know, whatever. Thank you.

5 COMMISSIONER CASH: Thanks to the team.
6 Despite a lot of my questions, I do just want to
7 acknowledge that I think that we are in such a
8 good place relative to what we currently see in
9 Maryland. 20,000 surface spaces. I mean, this
10 could have been a whole different discussion.
11 And actually, early in the presentation, I saw
12 the Kansas City parking lots, and I actually
13 went to my junior prom at the -- at Kauffman
14 Stadium.

15 So I can tell you that a bunch of
16 parking lots is not anywhere near as nice as
17 what we are going to have here, one way or
18 another. But I know that I pushed the project
19 team. I think there's some more work that can
20 be done to alleviate some of the concerns, but I
21 also don't want to minimize the excellent work
22 that's already been done. I think that a lot of

1 the trepidation that a lot of people came into
2 with the design of the stadium itself, a lot of
3 people were pleasantly surprised with how we
4 really nailed it with a lot of this community
5 engagement.

6 I think that with just a little bit
7 more work or a little bit more imagination,
8 especially on the retail side with these
9 garages, that we can get these to a better place
10 that has everyone at least a little less unhappy
11 and really make what I think is going to be an
12 amazing facility, an amazing amenity for the
13 entire region, but especially for the district.

14 I think that we're really close to
15 making this a better design than it is right
16 now. So I would hope that you take the comments
17 that I've made today and some of the questions
18 that I've raised and integrate that into the
19 continuing discussion on the garages. But
20 overall, I think that the entire project is in a
21 really good place. And I really want to thank
22 the project team, also Planning for their work

1 on the master plan and everything else that's
2 gone into this so far. So thanks.

3 CHAIR PAOLETTA: Thanks.

4 Laura, thanks for your presentation and
5 the NCPC team. I want to thank the public for
6 their great testimony. I really appreciate you
7 both virtually and in person testifying to make
8 your views known. You care and you love your
9 community, so I appreciate that. And --

10 MS. HOTTEL-COX: We have two
11 commissioners online that haven't spoken. If
12 they --

13 CHAIR PAOLETTA: Oh, I'm sorry.

14 MS. HOTTEL-COX: Commissioner Henderson.

15 CHAIR PAOLETTA: I'm sorry about that.

16 COMMISSIONER HENDERSON: Sure. Just --

17 CHAIR PAOLETTA: Go ahead.

18 COMMISSIONER HENDERSON: Briefly, I
19 think I will leave it to the folks from the
20 community about G2. I think they've made a lot
21 of good points and a lot to consider there. But
22 on G1, I echo what the vice chairman said. It's

1 hard to really take stock of what that is until
2 we see the totality of all the stuff that's
3 going to go around it because that's going to
4 change the views. And everything is dependent
5 on the total package. So it would be helpful to
6 see more of that as this comes back. So thank
7 you.

8 MS. HOTTEL-COX: And, Commissioner
9 Falcone?

10 COMMISSIONER FALCONE: I don't have
11 much to add beyond expressing my appreciation
12 for the NCPC staff and the members of the public
13 for providing comments. I mentioned last
14 meeting that Chairman Comer was very proud to
15 have led the bipartisan initiative for the land
16 transfer, the RFK site. I'm very excited to
17 have the Commanders returned back to D.C. I do
18 agree that it would be helpful to see, as the
19 previous commissioner mentioned, the totality of
20 the area build out around G1 in the future. But
21 again, appreciate members of the public for
22 providing feedback and testimony.

1 CHAIR PAOLETTA: Okay.

2 Great discussion today. Again,
3 appreciate everyone coming out to testify.
4 Thanks to the Commanders for your presentation.
5 I hope you take the feedback from the community
6 and from the commission. We look forward to
7 your next presentation. I'm a longtime Giants
8 fan, so never been a fan of the Redskins or
9 Commanders, but look forward to them being back
10 in the city where they belong.

11 So -- okay. Are there any further
12 comments or questions?

13 Okay. Can the secretary please confirm
14 the motion and the second and take the vote by
15 roll call?

16 MS. HOTTEL-COX: Yes. The motion was
17 made by Commissioner Cozart and seconded by
18 Commissioner Ingrassia.

19 Commissioner Cozart?

20 COMMISSIONER COZART: Yes.

21 MS. HOTTEL-COX: Commissioner Bruch?

22 COMMISSIONER BRUCH: Yes.

1 MS. HOTTEL-COX: Commissioner Stidham?

2 COMMISSIONER STIDHAM: Yes.

3 MS. HOTTEL-COX: Commissioner Argo?

4 COMMISSIONER ARGO: Yes.

5 MS. HOTTEL-COX: Vice Chairman

6 Levenbach?

7 VICE CHAIR LEVENBACH: Yes.

8 MS. HOTTEL-COX: Chairman Paoletta?

9 CHAIR PAOLETTA: Yes.

10 MS. HOTTEL-COX: Commissioner Ingrassia?

11 COMMISSIONER INGRASSIA: Yes.

12 MS. HOTTEL-COX: Commissioner Dixon?

13 COMMISSIONER DIXON: Yes.

14 MS. HOTTEL-COX: Commissioner Cash?

15 COMMISSIONER CASH: Yes.

16 MS. HOTTEL-COX: Commissioner Henderson?

17 COMMISSIONER HENDERSON: Yes.

18 MS. HOTTEL-COX: Commissioner Falcone?

19 COMMISSIONER FALCONE: Yes.

20 MS. HOTTEL-COX: Motion carries

21 unanimously.

22 CHAIR PAOLETTA: Thank you.

1 The motion is carried. Agenda item 6B
2 is next. It's a request to approve final site
3 and building plans for the White House visitor
4 screening facility.

5 Lee Webb?

6 EXECUTIVE OFFICE OF THE PRESIDENT

7 OFFICE OF ADMINISTRATION

8 472 15TH STREET, NW, WASHINGTON, DC

9 WHITE HOUSE VISITOR SCREENING FACILITY

10 MR. WEBB: Wow. Okay. So good
11 afternoon, Chairman Paoletta and commissioners.
12 The Executive Office of the President in
13 conjunction with the United States Secret
14 Service and the National Park Service have
15 submitted final site and building plans for the
16 construction of a new permanent security
17 screening facility for visitors to the White
18 House complex in downtown Washington, D.C.

19 As a reminder, from last month, as you
20 can see here on this image, the project will be
21 located within the White House grounds in
22 President's Park north of the National Mall.

1 Within President's Park, the project is located
2 primarily in Sherman Park and East Executive
3 Avenue. The commission approved the preliminary
4 site and building plans for the project at its
5 September 3rd, 2026, meeting. Since that time,
6 the applicant has provided additional
7 information requested by the commission and has
8 provided justifications for final design
9 approaches.

10 As a reminder, for the final review
11 stage, the commission is focused on topics such
12 as if the comments provided during the
13 preliminary review were adequately addressed and
14 if the applicant has submitted all requested
15 materials for the final review. For the final
16 review, the applicant has carried forward the
17 location and design approach for the new visitor
18 screening facility as approved at preliminary
19 and shown in this rendering.

20 The entrance pavilion's design has not
21 changed since the preliminary review. Its
22 location preserves key public view sheds while

1 providing a dignified central entry point to the
2 White House from the park. The entrance
3 pavilion is conceived as a classically inspired
4 composition that reinforces the former -- the
5 formal character and the significance of the
6 site.

7 In response to the commission's
8 comments at preliminary, the applicant
9 determined alternative designs for the exit
10 pavilion do not establish as strong of a visual
11 relationship and continuity with the
12 architecture of the adjacent new White House
13 ballroom. As such, the approach for the
14 architectural detailing shown in the final plans
15 is consistent with those from the preliminary
16 review. As shown in this rendering, the
17 incorporation of Corinthian capitals on the exit
18 pavilion reinforces the connection aligning with
19 the ballroom's classical architectural language.

20 Staff notes that the applicant will
21 continue to consult with the Section 106 MOA
22 signatories, including the NCPC, to consider

1 further design refinements for the exit
2 pavilion. In response to discussion during the
3 preliminary review regarding functionality, the
4 below grade component will include the necessary
5 security procedures, technology, and support
6 space to meet the Secret Service's mission for
7 screening all visitors entering the White House,
8 including for major events.

9 The space is organized as an open floor
10 plan to provide maximum flexibility with six
11 lanes to accommodate current screening processes
12 and equipment and to support adaptation to
13 evolving screening technologies and
14 capabilities. The facility has an occupancy
15 capacity of over 700 people to allow adequate
16 space for queuing throughout the various phases
17 of screening.

18 At the preliminary review, the
19 commission requested the applicant provide, as
20 part of the final submission, a landscape plan
21 that identifies the proposed locations and
22 species for all replacement trees and other

1 plantings. In response, the applicant has
2 included a full landscape plan and replacement
3 trees will include willow oaks, Princeton elms,
4 and flowering dogwoods.

5 Throughout the review process, the
6 applicant has worked to improve both the site
7 plan and the building design in coordination
8 with the review agencies and the consulting
9 parties. As such, staff recommends that the
10 commission approve the final site and building
11 plans for the new White House visitor screening
12 facility located at President's Park in
13 Northwest Washington, D.C. In addition, staff
14 recommends that the commission commend the
15 applicant for working with the review agencies
16 and the consulting parties throughout this
17 process.

18 As I've covered the executive
19 director's recommendations in my presentation, I
20 will not repeat them, but they're here for
21 reference. And I would mention that Andy Stohs
22 and Jeff Harner with the applicant team are here

1 for any questions the commission may have. That
2 concludes my presentation. Thank you.

3 MS. HOTTEL-COX: I know the chairman
4 stepped away, but if there are any questions
5 from commissioners right now, we could probably
6 go ahead and start those.

7 VICE CHAIR LEVENBACH: Okay. I have
8 one question on the landscape. I'm just
9 curious. I know some of those trees, there's a
10 lot -- there's a lot of below-grade
11 infrastructure. Did the tree selection consider
12 what's below grade and whether the trees can
13 actually grow to maturity based on the soil
14 that's underneath?

15 MR. STOHS: Yes, absolutely. We had a
16 lot of conversation about that. And we
17 maintained 4 to 5 feet of fill above the
18 structure and orient. The trees were, through
19 all the studies, the root structure actually
20 goes quite lateral in the species. So we'll
21 have it -- we'll be able to go full maturity in
22 these spaces.

1 MS. HOTTEL-COX: And if you could just
2 introduce yourself for the record. Thank you.

3 MR. STOHS: This is U.S. Secret Service
4 project lead.

5 MS. HOTTEL-COX: Thank you.

6 COMMISSIONER CASH: I guess I'll
7 volunteer to ask a question. So there was a
8 comment during the presentation, which, thanks
9 for the presentation, but -- about some changes
10 that were looked at, but not agreed to because
11 it didn't -- or it now conflicted with the
12 ballroom. Could you talk a little bit more
13 about -- I think you were saying about
14 Corinthian columns and -- yeah. What was the
15 inconsistency here and what is -- do we know
16 what the ballroom is? Because I've seen
17 pictures online and that's --

18 MR. HARNER: Yeah.

19 COMMISSIONER CASH: -- not my
20 understanding of the current exterior.

21 MR. HARNER: So I'm Jeff Harner,
22 architect with AECOM for the project. So it

1 wasn't to conflict with the ballroom. It was to
2 tie with the ballroom. So this is the rendering
3 on the right side of the west side of the
4 ballroom. So the Corinthian columns and square
5 pilasters are shown on that lower right side.
6 We are mimicking that on our exit structure.

7 COMMISSIONER CASH: Okay. So -- yeah.
8 Just truthfully, I'm trying to remember because,
9 like I said, since our last review of the
10 ballroom, the next steps were security perimeter
11 improvements, which I guess this is a part of.
12 But I guess that I'm just having somewhat of a
13 hard time picturing because, again, I think the
14 design of the ballroom itself has evolved.

15 So maybe I'll just throw out there that
16 given that it seems to be open season for tours,
17 maybe this commission could benefit from a tour
18 of the site, given there's so much that's been
19 going on over there and that -- I feel like
20 we're a couple steps behind what is otherwise
21 public. So now that I -- it seems facility is
22 taking shape, it would be useful for this

1 commission as we have more projects like this to
2 be able to take a look at, maybe, the ballroom
3 project itself or some of the other sites over
4 here. So we haven't had a field trip in a
5 while, so -- thanks.

6 COMMISSIONER STIDHAM: Commissioner
7 Cash, we could offer up a site visit associated
8 with the Lafayette Park security enhancements as
9 an opportunity to better understand that site
10 and the challenges associated with that site and
11 improvements that we're seeking as well as a
12 broader security perimeter.

13 COMMISSIONER CASH: I actually think
14 that would be very useful considering we had a
15 lot of animated discussion last month over
16 Lafayette Park. We have this ongoing. There's
17 been discussion of the now defunct 17th Street
18 site staff. So I -- I'll just throw out there,
19 maybe request that maybe this be in our future
20 before the weather gets too cold.

21 COMMISSIONER STIDHAM: Sure.

22 CHAIR PAOLETTA: Absolutely. Yeah.

1 MS. HOTTEL-COX: We were just taking
2 questions from commissioners, Mr. Chairman. I
3 don't know if there are any additional
4 questions.

5 COMMISSIONER DIXON: Move that -- I
6 move --

7 CHAIR PAOLETTA: Okay.

8 COMMISSIONER STIDHAM: Second, if that
9 was a motion.

10 MS. HOTTEL-COX: I'm not sure.

11 CHAIR PAOLETTA: Is there -- yeah. Is
12 there a motion? Okay. And second. Okay.

13 MS. HOTTEL-COX: So now we can move
14 into deliberations. I believe deliberations are
15 starting with Commissioner Stidham.

16 COMMISSIONER STIDHAM: Great. Thank
17 you for the presentation and for all of your
18 work with us on this project. I think the
19 project has come a long way as we've developed
20 it with Secret Service, and we just appreciate
21 everyone's comments and help as we move through
22 the project. Thank you.

1 MS. HOTTEL-COX: Commissioner Argo?

2 COMMISSIONER ARGO: Hi. I have no
3 additional questions. Look forward to moving
4 forward on this project.

5 MS. HOTTEL-COX: Mr. Vice Chairman?

6 VICE CHAIR LEVENBACH: So I think this
7 is a very strong project. It's -- you've taken
8 a difficult security and visitor processing
9 issue, and you've handled it in a way where a
10 lot of it is below grade. What's above grade is
11 restrained and appropriately for the setting.
12 Reopening Sherman Park, removing a temporary
13 screening, I mean, these are all going to be
14 just huge improvements for the people that have
15 to go there.

16 And another thing that I'm very
17 sensitive to having gone through this is trying
18 to minimize the extent to which there are lines
19 that move out to the street and expose people
20 from potential security risk from that
21 perspective. So I really want to commend you
22 for that. And I'll say it's really nice after

1 working on this in the first term to see yellow
2 woods on the grounds that's -- I know they grow
3 slowly, but they're a nice tree. So thank you
4 for that. I noticed that. Well done. So I
5 really have no other comments and I'm -- I wish
6 you well on the project.

7 MS. HOTTEL-COX: Commissioner Ingrassia?

8 COMMISSIONER INGRASSIA: Thank you for
9 the -- I think, you know, also what Vice Chair
10 Levenbach said, very happy to see the progress
11 being made. I think, you know, this is an
12 incredible -- yet another incredible part of
13 this overall White House reimagining that we've
14 been seeing. I don't have any further comments
15 and, you know, I wish you continued success as
16 you continue to develop this initiative.

17 COMMISSIONER DIXON: I think it's a
18 good project. I am also pleased to hear that --
19 see that we have a gardener as part of our
20 commission. I know we had a person worried
21 about the plantings, but now we've got a tree
22 person. Thank you very much.

1 COMMISSIONER CASH: Yes. But are they
2 pollinator safe?

3 But I want to thank the team. I --
4 I've been very appreciative of how this project
5 has moved forward. I think that it's gone how
6 we expect it to with each iteration coming back
7 better than the last. So I look forward to
8 getting the lines off of 15th Street out of the
9 bike lanes and into a better way to get into
10 events at the White House now and in the future.

11 I've stood in those lines to get into
12 the South Lawn to the garden tours. And I know
13 there's a lot of the day-to-day, but when we
14 think about that two or three times a year when
15 that -- when it opens up to the public, those
16 security tents are bare. So I think this will
17 be a much more fitting way to get into the
18 grounds, even for the general public that aren't
19 going for business at the White House. So
20 thanks for moving this project along.

21 MS. HOTTEL-COX: Commissioner Henderson?

22 COMMISSIONER HENDERSON: Just this is a

1 much needed project, so -- and I appreciate the
2 back and forth we've had on my relatively short
3 time here on this commission considering this.
4 So thank you to everybody.

5 MS. HOTTEL-COX: Commissioner Falcone?

6 COMMISSIONER FALCONE: I just want to
7 associate myself with the comments of my fellow
8 commissioners. I think it's a great project and
9 looking forward to moving forward on it.

10 MS. HOTTEL-COX: Commissioner Cozart.

11 COMMISSIONER COZART: Thank you to the
12 staff for great work as always. And I associate
13 myself with the comments of other commissioners.

14 MS. HOTTEL-COX: Commissioner Bruch?

15 COMMISSIONER BRUCH: Yeah. Thank you
16 for the presentation. I thank the team for the
17 great work on this. I associate myself with the
18 other comments. I think we're in a good place
19 for this project. Thank you.

20 CHAIR PAOLETTA: I associate myself
21 with the other comments.

22 Lee, great presentation. Thank you

1 very much. It's going to be a beautiful
2 addition to the White House grounds.

3 Thank you all for your great work to
4 push this forward and answer all the comments
5 and concerns. So looking forward to this
6 beautiful building being built and on the White
7 House grounds. Thank you.

8 Okay. Any other further comments or
9 questions?

10 Can the secretary please confirm the
11 motion and the second and take the vote by roll
12 call?

13 MS. HOTTEL-COX: Yes. The motion was
14 made by Commissioner Dixon and seconded by
15 Commissioner Stidham.

16 Commissioner Cozart?

17 COMMISSIONER COZART: Yes.

18 MS. HOTTEL-COX: Commissioner Bruch?

19 COMMISSIONER BRUCH: Yes.

20 MS. HOTTEL-COX: Commissioner Stidham?

21 COMMISSIONER STIDHAM: Yes.

22 MS. HOTTEL-COX: Commissioner Argo?

1 COMMISSIONER ARGO: Yes.

2 MS. HOTTEL-COX: Vice Chairman

3 Levenbach?

4 VICE CHAIR LEVENBACH: Yes.

5 MS. HOTTEL-COX: Chairman Paoletta?

6 CHAIR PAOLETTA: Yes.

7 MS. HOTTEL-COX: Commissioner Ingrassia?

8 COMMISSIONER INGRASSIA: Yes.

9 MS. HOTTEL-COX: Commissioner Dixon?

10 COMMISSIONER DIXON: (No audible

11 response).

12 MS. HOTTEL-COX: Commissioner Cash?

13 COMMISSIONER CASH: Yes.

14 MS. HOTTEL-COX: Commissioner Henderson?

15 COMMISSIONER HENDERSON: Yes.

16 MS. HOTTEL-COX: Commissioner Falcone?

17 COMMISSIONER FALCONE: Yes.

18 MS. HOTTEL-COX: Motion carries

19 unanimously.

20 CHAIR PAOLETTA: Thank you. The motion

21 is carried.

22 Agenda Item 6C is a request to approve

1 preliminary site and building plans for the
2 Naval Research Laboratory P250 Biomolecular
3 Science and Synthetic Biology Laboratory.

4 Laura Shipman?

5 UNITED STATES DEPARTMENT OF WAR

6 DEPARTMENT OF THE NAVY

7 MAGAZINE ROAD, SW, WASHINGTON, DC

8 NAVAL RESEARCH LABORATORY

9 P-250 BIOMOLECULAR SCIENCE AND

10 SYNTHETIC BIOLOGY LABORATORY

11 MS. SHIPMAN: I'm going to have to say
12 that again. The Department of the Navy has
13 submitted preliminary plans for the P250
14 building, a new biomolecular science and
15 synthetic biology laboratory at the Naval
16 Research Laboratory in Washington, D.C.

17 At the preliminary review stage, the
18 commission is focused on whether the applicant
19 addressed the comments made during concept
20 review, general consistency with the
21 comprehensive plan, and a range of building and
22 site design topics, including massing,

1 landscape, circulation, and architectural
2 strategy.

3 The NRL is bordered by the Potomac
4 River to the west, Joint Base Anacostia-Bolling
5 to the north, Interstate 295 to the east, and
6 D.C. Water's Blue Plains treatment plant to the
7 south. The new building will be located on the
8 western side of the installation in an existing
9 parking lot adjacent to the Potomac River. The
10 development site selected conforms with guidance
11 in the 2015 NRL Installation Master Plan
12 approved by the commission, which encourages
13 infill development on surface parking where
14 feasible.

15 The NRL is generally characterized by
16 low and mid-rise buildings with utilitarian
17 design and minimal ornamentation, which is
18 particularly exemplified by the nearby historic
19 laboratory structures surrounding the Central
20 Mall shown on the right. The applicant notes
21 that the proposed project is needed because
22 existing facilities at the NRL are World War II

1 era, undersized, and lack the floor-to-floor
2 clearance and column-to-column spacing required
3 by a modern laboratory.

4 These are concept plan renderings of
5 the previous design reviewed by the commission
6 in April of this year. As new construction
7 visible from the river, the commission
8 recommended that the applicant explore a more
9 simplified and cohesive building design
10 compatible with the architecture throughout the
11 campus.

12 In response to the commission's
13 comments and consultations with review agency
14 staff, the applicant revised the facade design
15 to reference the established architectural
16 language of the NRL through proportion, color
17 palette, materials, and architectural character.
18 As such, staff recommends the commission commend
19 the building redesign, which is more compatible
20 with and reflective of the architecture
21 throughout the campus.

22 Here are rendered views of the lab

1 building from the Potomac River. Exterior walls
2 would be constructed with a light precast
3 concrete panel system with curtain wall and
4 storefront glazing systems, and a dark matte
5 metal panel screening system at the mechanical
6 penthouse. The site location carries potential
7 flooding risks to the proposed structure. At
8 concept review, the commission requested further
9 information on the proposed flooding resilience
10 strategies. The applicant's efforts to mitigate
11 the flood risk include elevating the building's
12 finished floor and associated equipment,
13 creating an opportunity for a raised entry plaza
14 at the west, overlooking the river with trees
15 and seating areas.

16 Significant planting will also be
17 incorporated to the rear of the building to
18 screen mechanical equipment from the green space
19 associated with the historic Quarters A and B,
20 to the east of the project site. At concept
21 review, the commission recommended that the site
22 design incorporate improved pedestrian pathways

1 and sidewalks to align with installation master
2 plan guidance. In response, the design
3 incorporates a shaded pathway along the western
4 edge of the site parallel to the river,
5 providing a pedestrian connection to the Central
6 Mall area. Additional sidewalks, crosswalks,
7 and pathways are also provided around the site,
8 including a connection provided between the
9 historic quarters green space to the east of the
10 site and the building entry plaza and riverfront
11 to the west.

12 The NRL is one of many significant
13 shoreline properties along the Potomac River
14 noted in the comprehensive plan where efforts to
15 reduce the amount of stormwater runoff are
16 critical to protect the region's waterways and
17 water resources. In response to commission
18 comments at concept review, the preliminary plan
19 submission includes a new green space fronting
20 the river, increased planting and vegetative
21 screening, and pervious concrete pavers in all
22 the parking stalls.

1 The applicant also updated the proposed
2 plant palette in accordance with the NCPC
3 pollinator's best practices, resource guide, and
4 in response to public comment. The landscape
5 approach balances pollinator habitat goals with
6 practical site management considerations,
7 including compliance with anti-terrorism force
8 protection requirements that limit the use of
9 taller woody shrubs and perennial plantings in
10 certain areas.

11 Overall, the applicant has successfully
12 addressed the commission's concept plan comments
13 in a manner consistent with the installation
14 master plan and comprehensive plan policy
15 guidance. Therefore, staff recommends the
16 commission approve the preliminary site and
17 building plans for the new P250 laboratory on
18 the NRL campus. And that concludes my
19 presentation. Representatives from the
20 applicant team are also available to answer any
21 questions from the commission. Thank you.

22 CHAIR PAOLETTA: Thank you, Laura.

1 Is there a motion to approve
2 preliminary site and building plans for the
3 Naval Research Laboratory P250 Biomolecular
4 Science and Synthetic Biology Laboratory?

5 COMMISSIONER INGRASSIA: I motion.

6 CHAIR PAOLETTA: Second? Okay.

7 COMMISSIONER DIXON: Second.

8 CHAIR PAOLETTA: I'll note -- I'll now
9 open it up for the commission for discussion. I
10 will start the deliberations with Commissioner
11 Bruch.

12 COMMISSIONER BRUCH: Thank you for the
13 presentation, two for one day. I think you guys
14 have done a -- or -- team has done a phenomenal
15 job with the going back and readdressing those
16 issues that were brought up before. I think the
17 architecture looks great. I think all of your
18 flora looks fine. You've got some pollinators
19 in there, I noticed. So I think we should be in
20 good shape to get this started, get this built
21 along the river because I know NRL needs this
22 facility. Thank you.

1 CHAIR PAOLETTA: Commissioner Stidham?

2 COMMISSIONER STIDHAM: A great response
3 to comments that you received. I think it looks
4 great. It fits better on the campus. So nice
5 job and thank you for the presentation.

6 CHAIR PAOLETTA: Commissioner
7 Levenbach -- or Vice Chairman Levenbach?

8 VICE CHAIR LEVENBACH: So I don't have
9 a whole lot to add. I think the redesign is --
10 looks really nice and I appreciate it being
11 responsive to some of the comments about a more
12 neoclassic design per the E0. And so I want to
13 thank you for your efforts on that. And it just
14 looks a lot more consistent with the NRL campus.
15 So thanks for that, and look forward to seeing
16 it move forward.

17 COMMISSIONER INGRASSIA: Thank you for
18 the presentation. Thank you for the team for
19 all the work being done. I think things are
20 coming along very nicely. I don't have any -- I
21 don't have further comments to add, but I
22 appreciate all the work.

1 COMMISSIONER DIXON: I like the new
2 design. I did like the old ones pretty much,
3 but it looks good in my neighborhood, about
4 five -- ten blocks from my house, so I like it.
5 Thank you.

6 COMMISSIONER CASH: Well, I'll go a
7 little bit farther than Commissioner Dixon. I
8 think the old design was fine. I think the new
9 design -- I'm glad they were able to hopefully
10 save some money by getting the Dirksen Senate
11 Office Building renderings and just, like, kind
12 of retreading that.

13 But considering nine out of ten people
14 will never see this facility in person because
15 it's a secure facility, I'm not going to
16 complain too much about it. But I think it's
17 fine. It's -- I think the former version was
18 probably fine and maybe worked better for the
19 program, but I'm not going to try and guess what
20 the program is exactly here past what we heard
21 last time. So if they're happy, I'm happy. So
22 thanks.

1 MS. HOTTEL-COX: For our online
2 commissioners, Commissioner Argo?

3 COMMISSIONER ARGO: I associate myself
4 with the prior comments by the commissioners,
5 and happy to see this -- our opportunity to
6 finish this project up for these folks. Thank
7 you.

8 MS. HOTTEL-COX: Commissioner Henderson?

9 COMMISSIONER HENDERSON: I appreciate
10 that the applicant listened and came back with
11 changes based on the feedback we gave them. I
12 think that's a constructive process. And ready
13 to see this move forward.

14 MS. HOTTEL-COX: Commissioner Falcone?

15 COMMISSIONER FALCONE: I appreciate the
16 staff for the presentation as always. I think
17 the redesign looks great and appreciate the
18 applicant taking our perspectives into
19 consideration. And happy to see this moving
20 forward.

21 COMMISSIONER COZART: And, Commissioner
22 Cozart?

1 Thanks to the staff for the analysis,
2 and thanks to the team for the responsiveness to
3 the commission comments.

4 CHAIR PAOLETTA: Great work, Laura and
5 NCPC staff. Thank you for the responsiveness to
6 the comments. I wasn't here when it was first
7 reviewed, but I think it looks a lot better.
8 And I'm glad we're moving forward. Thank you.

9 Can the secretary please confirm the
10 motion and the second and take the roll call
11 vote?

12 MS. HOTTEL-COX: Yes.

13 The motion was made by Commissioner
14 Ingrassia and seconded by -- the first name I
15 wrote down was Commissioner Dixon.

16 Commissioner Cozart?

17 COMMISSIONER COZART: Yes.

18 MS. HOTTEL-COX: Commissioner Bruch?

19 COMMISSIONER BRUCH: Yes.

20 MS. HOTTEL-COX: Commissioner Stidham?

21 COMMISSIONER STIDHAM: Yes.

22 MS. HOTTEL-COX: Commissioner Argo?

1 COMMISSIONER ARGO: Yes.

2 MS. HOTTEL-COX: Vice Chairman

3 Levenbach?

4 VICE CHAIR LEVENBACH: Yes.

5 MS. HOTTEL-COX: Chairman Paoletta?

6 CHAIR PAOLETTA: Yes.

7 MS. HOTTEL-COX: Commissioner Ingrassia?

8 COMMISSIONER INGRASSIA: Yes.

9 MS. HOTTEL-COX: Commissioner Dixon?

10 COMMISSIONER DIXON: Yes.

11 MS. HOTTEL-COX: Commissioner Cash?

12 COMMISSIONER CASH: Yes.

13 MS. HOTTEL-COX: Commissioner Henderson?

14 COMMISSIONER HENDERSON: Yes.

15 MS. HOTTEL-COX: Commissioner Falcone?

16 COMMISSIONER FALCONE: Yes.

17 MS. HOTTEL-COX: Motion carries

18 unanimously.

19 CHAIR PAOLETTA: Thank you. The motion

20 is carried.

21 Are there any further comments or

22 questions? No? Okay.

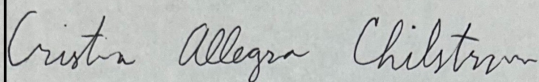
1 This concludes our open session agenda.
2 Our next regular commission meeting will be on
3 Thursday, November 5th. If there's no other
4 business, the session is now adjourned.

5 (Whereupon, the above-entitled matter
6 went off the record at 3:39 p.m.)

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1 C E R T I F I C A T E

2 This is to certify that the foregoing transcript
3 was duly recorded and accurately transcribed
4 under my direction; further, that said
5 transcript is a true and accurate record of the
6 proceedings; and that I am neither counsel for,
7 related to, nor employed by any of the parties
8 to this action in which this matter was taken;
9 and further that I am not a relative nor an
10 employee of any of the parties nor counsel
11 employed by the parties, and I am not
12 financially or otherwise interested in the
13 outcome of the action.

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20 Allegra Chilstrom
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