

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :
: :
806 RHODE ISLAND AVENUE, LLC : Case No.
: 17-15
-----:

Thursday,
February 1, 2018

Hearing Room 220 South
441 4th Street, N.W.
Washington, D.C.

The Public Hearing of Case No. 17-09 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Jerrily R. Kress Memorial Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- PETER MAY, Commissioner
- MICHAEL G. TURNBULL, FAIA, Commissioner (AOC)

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN, Secretary

OFFICE OF PLANNING STAFF PRESENT:

STEVE COCHRAN

The transcript constitutes the minutes from the Public Hearing held on February 1, 2018.

T-A-B-L-E O-F C-O-N-T-E-N-T-S

	<u>Page</u>
Opening Remarks	3
Preliminary Matters	5
Applicant's Case	
Norman Glasgow	5
Report of the Office of Planning	
Steve Cochran	9
Adjourned	12

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

6:35 p.m.

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CHAIRMAN HOOD: Good evening, ladies and gentlemen. This public meeting of the Zoning Commission will please come to order. Okay. All right.

My name is Anthony Hood. Joining me are Vice Chair Miller, Commissioner May, and Commissioner Turnbull. We're also joined by the Office of Zoning Staff, Ms. Sharon Schellin, as well as the Office of Planning, Mr. Cochran. Is Ms. Steingasser in the room? And also, soon to be Ms. Steingasser.

This proceeding is being recorded by a court report. It's also webcast live. Accordingly, we must ask that you refrain from any disruptive noises or actions in the hearing room. I probably shouldn't have read that, because I think most of the congregation is here, so we won't have any disruptive actions or noises in the hearing room.

Notice of today's hearing was published in the D.C. Register and copies of that announcement are available on the wall near the door.

The hearing will be conducted in accordance with provisions of 11Z DCMR Chapter 5, as follows: Preliminary Matters, Presentation by the Petitioner, Reports of other Government Agencies, Report of the ANC, Organizations and Persons in Support, Organizations and Persons in Opposition,

1 Organizations and Persons who are Undeclared.

2 The following time constraints will be maintained
3 in this meeting. The Petitioner has up to 60 minutes. I
4 don't believe we need nowhere near 60 minutes.
5 Organizations, five minutes. Individuals, three minutes.

6 The Commission intends to adhere to the time
7 limits as strictly as possible, in order to hear the case in
8 a reasonable period of time. The Commission reserves the
9 right to change the time limits for presentations if
10 necessary and notes that no time shall be ceded.

11 All persons wishing to testify before the
12 Commission in this evening's case hearing are asked to
13 register at the witness kiosk, which is to my left. If you
14 need any assistance, you can see Ms. Schellin.

15 Upon coming forward to speak to the Commission,
16 please give both cards to the reporter sitting to my right,
17 before taking a seat at the table.

18 When presenting information to the Commission,
19 please turn on and speak into the microphone, first stating
20 your name and home address. When you are finished speaking,
21 please turn your microphone off so that your microphone is
22 no longer picking up sound or background noise.

23 The staff will be available throughout the hearing
24 to discussion procedural questions. Please turn off all
25 electronic devices at this time, so as not to disrupt these

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1 proceedings.

2 At this time, the Commission will consider any
3 preliminary matters. Does the staff have any preliminary
4 matters?

5 MS. SCHELLIN: No, sir.

6 CHAIRMAN HOOD: Okay. So, with that, I will turn
7 it over to Mr. Glasgow.

8 MR. GLASGOW: Thank you, Mr. Chairman. For the
9 record, my name is Norman M. Glasgow, Jr., of the law firm
10 of Holland and Knight. I think we need five minutes, if
11 that, because we're going to stand on the record.

12 I will just introduce the two people up here at
13 the table with me. Archbishop Alfred Owens of the Greater
14 Mt. Calvary Holy Church, seated to my immediate right, and
15 then, Fred Greene, III, of FLGA Associates, seated to my far
16 right.

17 And we're ready to respond to any questions the
18 Commission may have, or if you want us to give a
19 presentation, it's completely up to the Commission.

20 CHAIRMAN HOOD: Okay. Let me see, Commissioners,
21 any questions? I have a mandate here, so this seems to be
22 pretty straightforward. Any questions? Well, we do have
23 one, I don't have the mandate. Vice Chair Miller?

24 VICE CHAIR MILLER: Thank you for your
25 presentation.

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1 (Laughter.)

2 VICE CHAIR MILLER: Such as it is. Thank you for
3 the information you provided in the record. So, I know this
4 is a map amendment case and its consistency with the
5 Comprehensive Plan, which is -- I think the case has been
6 made. But can you tell us what you plan to do with the site?

7 MR. GLASGOW: Yes, I'll have Mr. Greene testify to
8 that.

9 MR. GREENE: Thank you very much, Commissioners.
10 Again, my name is Fred Greene. I'm the Executive Vice
11 President of FLGA. Chairman Hood, Commissioners, thank you
12 very much for your time tonight.

13 Just to give you a point of context. Again, we've
14 been working with the Church for the better part of the last,
15 I would say, 18 or so months, with regard to this map
16 amendment change.

17 With regard to future development plans, we have
18 not specifically ironed down exactly what we're going to be
19 doing there.

20 Naturally, we're looking at something that will
21 be predominately housing, but very consistent with the
22 proposed MU-6 Zoning designation. But most likely, a
23 predominately housing related program.

24 VICE CHAIR MILLER: And what will happen with the
25 uses that you currently have at the site? Will they relocate

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1 somewhere else, or they just go out of -- you're not -- going
2 to no longer have those uses?

3 ARCHBISHOP OWENS: Thank you. With respect to
4 Greater Mt. Calvary Holy Church, the uses that's now in the
5 site will be moved to other spaces that we also own along the
6 Rhode Island Avenue corridor.

7 VICE CHAIR MILLER: Thank you very much.
8 Appreciate it.

9 CHAIRMAN HOOD: Any other questions up here? Let
10 me ask first, is there anyone here who's here in opposition
11 of this case? Okay. So, now I can let my hat down a little
12 bit.

13 I can tell you that it's always good to see Bishop
14 and Co-Pastor. I'm very familiar with Greater Mt. Calvary
15 and I said this at the sit-down and I'll say it again,
16 Greater Mt. Calvary went there on that part of Rhode Island
17 Avenue when nobody else would.

18 And I've been around here a long time and so, when
19 I saw this, I was very excited. But, anyway, we'll go on
20 with the hearing.

21 But I'm glad to see the Bishop, because I've been
22 there a few times and he always has a good word. And I know
23 he didn't expect to say anything, but if you could just give
24 us a minute of a positive word, because I know you've got it.

25 (Laughter.)

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1 CHAIRMAN HOOD: I don't mean to put you on the
2 spot, and I know, Co-Pastor, I know you all got it. What is
3 it, Cedric T. Brown? T. Cedric Brown?

4 ARCHBISHOP OWENS: He's back there, too.

5 CHAIRMAN HOOD: Is he here too?

6 ARCHBISHOP OWENS: Yes.

7 CHAIRMAN HOOD: So, I do my homework, don't I?

8 (Laughter.)

9 ARCHBISHOP OWENS: No, the only thing I would say
10 is, the scripture has said, this is the Lord's doing and it's
11 marvelous in our sight.

12 Part of the residential proposal that the company
13 is presenting, I've always desired housing for our
14 membership, that would be in walking distance accessible to
15 the Church.

16 So, I believe that is part of the plan. So, we're
17 just excited to not only keep up with the landscape of Rhode
18 Island Avenue, but also to partner with this company to make
19 it better for our parishioners.

20 CHAIRMAN HOOD: Great, great, thank you very much.
21 And it's always good to see Fred Greene, Jr., as well. And
22 I'm doing roll call, because I'm the Chairman right now.

23 I know I'm going to get beat up, but I'm going to
24 do this, because I think it's important sometimes to pause
25 and take a moment of those.

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1 Your dad was very instrumental for me,
2 individually. And also, we have Mark, who is Mr. Turnbull's
3 son-in-law.

4 So, I do my homework before I get out here, I do
5 that for all of us, because this is -- it's good sometimes
6 down here in the Commission, as my colleagues will say, for
7 us to have a case where we don't have to go to battle.

8 But it's good that this is going and we're very
9 supportive of the Church. My wife loves Greater Mt. Calvary
10 and I'll put that on the record. She loves it, she attends
11 quite a bit when the opportunity allows itself. She loves
12 Co-Pastor as well.

13 So, let me just do that, enough of aggrandizing
14 and selfing, but I think that was warranted and it says, give
15 honor to where honor is doing. Okay. Office of Planning?

16 MR. COCHRAN: Well, OP supports the project,
17 recommends you approve it, and stands on the record.

18 CHAIRMAN HOOD: Okay. Any questions of OP? Vice
19 Chair?

20 VICE CHAIR MILLER: Thank you, Mr. Chairman. The
21 only question I had was, I mean, I think the case has been
22 made for the map amendment. The Rhode Island Avenue Metro
23 Station next to this site is also the same PDR existing
24 zoning, I believe.

25 Is there any reason why we shouldn't be rezoning

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1 the Metro Station site to the mixed-use? Are there any plans
2 for the --

3 MR. COCHRAN: If you wouldn't mind, Commissioner,
4 we can address that in the report that we're going to be
5 giving to --

6 VICE CHAIR MILLER: On PDR?

7 MR. COCHRAN: -- respond to your earlier question
8 about PDR in general.

9 VICE CHAIR MILLER: Okay.

10 MR. COCHRAN: Okay, great.

11 VICE CHAIR MILLER: Okay, that would be fine.
12 Thank you. That will be coming up in the next several weeks?
13 This quarter?

14 MR. COCHRAN: This quarter.

15 VICE CHAIR MILLER: Okay.

16 CHAIRMAN HOOD: Okay. Let's see. Do we have --
17 we did have a report from the ANC, I believe. Let me see,
18 I thought we did. My computer is moving a little slow
19 tonight.

20 MR. GLASGOW: No, sir.

21 CHAIRMAN HOOD: We didn't have one?

22 MR. GLASGOW: We didn't have one.

23 CHAIRMAN HOOD: Oh, we did our referrals? Okay.

24 MS. SCHELLIN: We did the referrals, but they never
25 reported.

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1 CHAIRMAN HOOD: 5B and 5C, I'm going to have to get
2 on my ANC. Okay. All right.

3 Let's go to organizations and person who are in
4 support. Let me just do this, the congregation that are here
5 in support, just raise your hand. Okay. Thank you.

6 Organizations and persons in opposition? Any
7 organizations and persons who are here undeclared? Okay.

8 I think this case is pretty straightforward.
9 Commissioners, anything else? Okay.

10 With that, I'm going to move that we approve
11 Zoning Commission Case Number 17-15, with enthusiasm, and ask
12 for a second.

13 VICE CHAIR MILLER: Second.

14 CHAIRMAN HOOD: It's been moved and properly
15 seconded. Any further discussion? All those in favor, aye.

16 (Chorus of ayes.)

17 CHAIRMAN HOOD: Any opposition? Not hearing any,
18 Ms. Schellin, would you record the vote?

19 MS. SCHELLIN: Yes. Staff records the vote 4-0-1
20 to approve proposed action in Zoning Commission Case Number
21 17-15. Commissioner Hood moving, Commissioner Miller
22 seconding, Commissioners May and Turnbull in support,
23 Commissioner Shapiro not present, not voting.

24 CHAIRMAN HOOD: Ms. Schellin, do we have anything
25 else before us tonight?

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1 MS. SCHELLIN: No, sir.

2 CHAIRMAN HOOD: Okay. I want to thank you and it's
3 always a pleasure to come to Greater Mt. Calvary on my way
4 to heaven. God bless you all, thank you.

5 (Whereupon, the above-entitled matter went off the
6 record at 6:45 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DC ZC

Date: 02-01-18

Place: Washington, DC

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



Court Reporter

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