

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR MEETING

+ + + + +

MONDAY

JANUARY 13, 2020

+ + + + +

The Regular Meeting of the District of Columbia Zoning Commission convened in the Jerrily R. Kress Memorial Hearing Room, Room 220 South, 441 4th Street, N.W., Washington, D.C., 20001, pursuant to notice at 6:30 p.m., Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

- SHARON S. SCHELLIN, Secretary
- PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

- JENNIFER STEINGASSER, Deputy Director, Development Review & Historic Preservation
- BRANDICE ELLIOTT
- JOEL LAWSON
- JONATHAN KIRSCHENBAUM
- ELISA VITALE

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D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

DANIEL BASSETT, ESQ.
ALEXANDRA CAIN, ESQ.
PAUL GOLDSTEIN, ESQ.
JACOB RITTING, ESQ.

The transcript constitutes the minutes from the
Regular meeting held on January 13, 2019.

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

6:30 p.m.

CHAIRMAN HOOD: Okay. We're ready to begin. This is our January 13th, 2020 monthly meeting, 6:30 p.m.

My name is Anthony Hood. Joining me are Vice Chair Miller, Commissioner Shapiro, Commissioner May and Commissioner Turnbull, Office of Zoning staff Ms. Sharon Schellin, as well as the -- Mr. Paul Young, who's working behind the scenes with our streaming and all our other devices.

I would ask the Office of Attorney General to introduce themselves and then the Office of Planning, in that order.

MS. CAIN: Alexandra Cain, Office of Attorney General.

MR. RITTING: Hi. Good evening. My name is Jacob Ritting, Office of Attorney General.

MR. BASSETT: Daniel Bassett, Office of Attorney General.

CHAIRMAN HOOD: Mr. Goldstein, were you on the mic or you coming to the mic?

MR. GOLDSTEIN: Coming to the mic.

CHAIRMAN HOOD: Okay.

MR. GOLDSTEIN: Paul Goldstein, Office of the Attorney General.

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1 MS. STEINGASSER: Jennifer Steingasser, the Office
2 of Planning.

3 MR. LAWSON: Joel Lawson with the Office of
4 Planning.

5 MS. ELLIOTT: Brandice Elliott with the Office of
6 Planning.

7 MS. VITALE: Elisa Vitale, Office of Planning.

8 MR. KIRSCHENBAUM: Jonathan Kirschenbaum, the
9 Office of Planning.

10 CHAIRMAN HOOD: Thank you. Again, we do not take
11 any public testimony at these meetings unless we ask someone
12 to come forward.

13 At this time I would ask Ms. Schellin, do we have
14 any preliminary matters?

15 MS. SCHELLIN: No, sir.

16 CHAIRMAN HOOD: Okay. Moving right along with the
17 schedule. As noted in our agenda for today, first the
18 determination and scheduling, Zoning Commission Case Number
19 16-13F, JS Congress Holdings, LLC, PUD modification of
20 consequence at Square 748.

21 Ms. Schellin?

22 MS. SCHELLIN: The Applicant is requesting a
23 modification of consequence in order to modify condition B.2
24 of Order Number 16-13E to extend the payment deadline to
25 Habitat for Humanity to June 30th, 2020. They're asking for

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1 this delay due to a delay in financing the project. At
2 Exhibit 5, there's an OP report in support of this request
3 and as of today ANC 6C has not yet provided a response to the
4 application. If the Commission finds this to in fact be a
5 modification of consequence, it asks the Commission to set
6 a schedule for deliberations.

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

8 Commissioners, does anyone find that this is not
9 a modification of consequence, as asked for?

10 (No response.)

11 CHAIRMAN HOOD: Not seeing any.

12 Okay. Ms. Schellin, could you do the scheduling?

13 MS. SCHELLIN: Yes, sir. We'd set this for the
14 ANC to provide their report by 12 o'clock noon on the 23rd
15 of December -- I'm sorry, January and we'll put it on the
16 Commission's January 27th agenda.

17 CHAIRMAN HOOD: Okay. Thank you.

18 Next let's go to deliberations. Zoning Commission
19 Case Number 12-14C, 3rd & M, LLC, 3rd & K, LLC and Park Inn
20 Associates, LP, PUD modification of consequence at Square
21 542.

22 Ms. Schellin?

23 MS. SCHELLIN: Yes, at Exhibit 9 ANC 6D filed its
24 report in support. It is contingent upon a signed MOA
25 between the Applicant and Waterfront Towers Condominium.

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1 They did make some other statements in their report that
2 they'd like to see happen, so we'd would ask the Commission
3 to consider final action this evening.

4 CHAIRMAN HOOD: Okay. I think this -- if I'm not
5 mistaken, this is the one that is -- yeah, this is the one
6 that the ANC -- only thing really dealing with tonight is the
7 parking, parking only, I believe. And what I will say about
8 this; and I appreciate reading this ANC's letters, because
9 I thought they were very open-minded and I think they took
10 all the -- everything that was before them. And I just
11 appreciate the way that letter was written.

12 And let me see, I have it in my notes, but I --
13 okay. Was this ANC 6D? Yes, ANC 6D.

14 All right. Let me open it up. Any questions or
15 comments or discussion?

16 (No response.)

17 CHAIRMAN HOOD: All right. So we know what's
18 being asked for about the parking only. Any further
19 questions or comments?

20 (No response.)

21 CHAIRMAN HOOD: So with that I would move the
22 request as requested in Zoning Commission Case 12-14C and ask
23 for a second.

24 COMMISSIONER TURNBULL: Second.

25 CHAIRMAN HOOD: It has been moved and properly

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1 seconded. Any further discussion?

2 (No response.)

3 CHAIRMAN HOOD: All in favor?

4 (Chorus of aye.)

5 CHAIRMAN HOOD: Any opposition?

6 (No response.)

7 CHAIRMAN HOOD: Not hearing any, Ms. Schellin,
8 would you please record the vote?

9 MS. SCHELLIN: Staff records the vote five to zero
10 to zero to approve final action in Zoning Commission Case
11 Number 12-14C. Commissioner Hood moving, Commissioner
12 Turnbull seconding, Commissioners May, Miller and Shapiro in
13 support.

14 CHAIRMAN HOOD: Okay. Next under final action we
15 have Zoning Commission Case Number 18-10, High Street, LLC,
16 map amendment in Square 5799.

17 Ms. Schellin?

18 MS. SCHELLIN: At Exhibit 54 we have an NCPC
19 letter advising that the project falls under one of the
20 exceptions from review. The proposed rulemaking was
21 published in the D.C. Register. No comments were received,
22 therefore we'd ask the Commission to consider taking final
23 action this evening.

24 CHAIRMAN HOOD: Okay. All right. Let me open it
25 up again. I always -- for some reason I go straight to the

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1 ANC letters, the community. I think this ANC is in favor.
2 Just need to recollect everything that they mentioned in
3 their letter, but let me open it up.

4 Any questions? And I do know we had a
5 supplemental report I believe from OP. Well, it's a little
6 older now, but anyway, let's open it up.

7 Any comments or questions?

8 COMMISSIONER SHAPIRO: No.

9 CHAIRMAN HOOD: All right. Would somebody like
10 to make a motion?

11 COMMISSIONER SHAPIRO: Mr. Chair, I move that we
12 take final action on Zoning Commission Case Number 18-10,
13 High Street, LLC, map amendment at Square 5799 and look for
14 a second.

15 VICE CHAIR MILLER: Second.

16 CHAIRMAN HOOD: Okay. It has been moved and
17 properly seconded. Any further discussion?

18 (No response.)

19 CHAIRMAN HOOD: All those in favor?

20 (Chorus of aye.)

21 CHAIRMAN HOOD: Any opposition?

22 (No response.)

23 CHAIRMAN HOOD: Not hearing any, Ms. Schellin,
24 would you please record the vote?

25 MS. SCHELLIN: Yes, staff records the vote five

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1 to zero to zero to approve final action on Zoning Commission
2 Case Number 18-10. Commissioner Shapiro moving, Commissioner
3 Miller seconding, Commissioners Hood, May and Turnbull in
4 support.

5 CHAIRMAN HOOD: Okay. This next case, if you
6 think those other cases moved fast, this one's really going
7 to move fast. Zoning Commission Case Number 19-15.

8 Ms. Schellin?

9 MS. SCHELLIN: Yes, on this case the proposed
10 rulemaking was published in the D.C. Register. No comments
11 were received. At Exhibit 40 there's an NCPC report advising
12 that the text would not be inconsistent with the federal
13 elements and it would not affect any other federal interests;
14 asks the Commission to consider final action.

15 CHAIRMAN HOOD: Okay. Commissioners, any
16 questions, comments? If not, I'd move Zoning Commission Case
17 Number 19-15, Council of the District of Columbia, text
18 amendment, short-term rental. I think we hashed this out
19 quite a bit. And ask for a --

20 VICE CHAIR MILLER: Second.

21 CHAIRMAN HOOD: It's been moved and properly
22 seconded. Any further discussion?

23 (No response.)

24 CHAIRMAN HOOD: All those in favor?

25 (Chorus of aye.)

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1 CHAIRMAN HOOD: Any opposition?

2 (No response.)

3 CHAIRMAN HOOD: Not hearing any, Ms. Schellin,
4 would you please record the vote?

5 MS. SCHELLIN: Staff records the vote five to zero
6 to zero to approve final action in Zoning Commission Case
7 Number 19-15. Commissioner Hood moving, Commissioner Miller
8 seconding, Commissioners May, Shapiro and Turnbull in
9 support.

10 CHAIRMAN HOOD: Let me just say this, while we're
11 going through these final actions quickly, I don't want
12 anybody to leave from here thinking that we didn't do our due
13 diligence. It's just that if you've watched, especially this
14 last one that we called -- if you watched with this
15 Commission and what's been going on down here, you know how
16 much time we spend into it. That's why we wanted to make
17 sure we move forward. We did -- we have done our due
18 diligence, because maybe watching it somebody might go back
19 and say, well, they just vote on anything, keep moving.

20 But sometimes you got to stay in the room and see
21 what the Commission does. We've done our due diligence. And
22 I wanted to put that on the record because I can see it
23 tomorrow or next week in the paper somewhere saying what we
24 didn't do and didn't -- but sometimes you got to stay the
25 course and you got to follow what we do and stay in touch.

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1 So, anyway, I just wanted to put that for the record.

2 VICE CHAIR MILLER: I'll second that.

3 CHAIRMAN HOOD: Ms. Schellin, call the next case.

4 MS. SCHELLIN: Yes, Zoning Commission Case Number
5 12-08C, Office of Planning, text amendment to Subtitle K,
6 Chapter 6, StE Zones.

7 The proposed rulemaking was published in the D.C.
8 Register. No comments were received.

9 Again at Exhibit 11 you have an NCPC letter
10 advising that the project falls under one of the exceptions
11 from review. We'd ask the Commission to consider final
12 action this evening.

13 CHAIRMAN HOOD: Any further comments or questions
14 on this?

15 (No response.)

16 CHAIRMAN HOOD: Would somebody like to make a
17 motion?

18 COMMISSIONER TURNBULL: Mr. Chair, I would move
19 that we take final action and approve Zoning Case Number 12-
20 08C, Office of Planning, text amendment to Subtitle K,
21 Chapter 6, StE Zones.

22 VICE CHAIR MILLER: I'll second that and note --
23 just note that this will increase affordable housing and
24 housing overall on the StE site.

25 CHAIRMAN HOOD: Okay. It's been moved and

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1 properly seconded. Any further discussion?

2 (No response.)

3 CHAIRMAN HOOD: All those in favor?

4 (Chorus of aye.)

5 CHAIRMAN HOOD: Any opposition?

6 (No response.)

7 CHAIRMAN HOOD: Not hearing, Ms. Schellin, would
8 you please record the vote?

9 MS. SCHELLIN: Staff records the vote as five to
10 zero to zero to approve final action, Zoning Commission Case
11 Number 12-08C. Commissioner Turnbull moving, Commissioner
12 Miller seconding, Commissioners Hood, May and Shapiro in
13 support.

14 CHAIRMAN HOOD: Okay. Our next case is Zoning
15 Commission Case Number 14-12E, Clarion Gables Multifamily
16 Trust, LP and EAJ 1309 5th Street, LLC, a 2nd-Stage PUD at
17 Square 3591.

18 Ms. Schellin?

19 MS. SCHELLIN: At Exhibits 29 through 33A, you
20 have the Applicant's -- actually I think that might be 33E,
21 you have the Applicant's post-hearing submissions and we'd
22 ask the Commission to consider final action this evening.

23 CHAIRMAN HOOD: Okay. Any comments or questions
24 on this one? Commissioner Shapiro?

25 COMMISSIONER SHAPIRO: Just a few things, Mr.

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1 Chair, just to note response of the Applicant was received,
2 and I especially want to note the commitment to increasing
3 the LEED level and adding over 50 percent in the solar array.
4 There's a number of others just as well that I'm sure some
5 of my colleagues will bring up, but I wanted to highlight
6 those.

7 CHAIRMAN HOOD: Any other questions? Commissioner
8 May?

9 COMMISSIONER MAY: Yes, so -- sorry, I'm getting
10 my cases mixed up here.

11 The one thing that -- I mean I appreciate the fact
12 that everything was responded to. We had a long list of
13 issues that needed to be addressed from the hearing.

14 The one that I don't feel was very well addressed
15 was the controls over the plaza. So how do you keep vehicles
16 out of it? And instead of getting a plan for it, we got this
17 smorgasbord of alternatives, some which had actually been
18 fully designed.

19 Now I'm going to look out into the audience and
20 just say is the Applicant actually here?

21 (No response.)

22 COMMISSIONER MAY: Okay. So not just the
23 Applicant's lawyers?

24 So, yes, I see the lawyers there, too.

25 This is not what we would normally do and I'm

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1 really not very comfortable or happy about having, I don't
2 know, six, seven, eight options for how it might be
3 controlled. We expect to see a complete design. That's what
4 projects like this -- our review of projects like this is all
5 about.

6 So I'm -- at this point I'm ready to say anything
7 -- any one of them would have been okay or any two or three
8 might have been okay if you wanted to have alternatives, but
9 this number I think is problematic.

10 I want to take a quick look through again to make
11 sure that I'm right about this, but I think that most of them
12 would be okay and I would be okay with moving ahead, but I
13 want to -- if there are any there that I think are off the
14 table, I think I would want to communicate that to the rest
15 of the Commission and see if you all agree with that.

16 So, Mr. Chairman, I think there are other things
17 to discuss. If you would bear with me; I mean I can move
18 onto another topic and come back to this, I think I would
19 appreciate that.

20 CHAIRMAN HOOD: Okay. Let me see, while we're
21 working on it, anybody else have anything they want to add?
22 Vice Chair Miller?

23 VICE CHAIR MILLER: Yes. Thank you, Mr. Chairman.

24 So I know there was a back and forth between OAG
25 and the Applicant about the affordable housing requirement

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1 and whether it should be a percentage or a GFA, a gross floor
2 area, square footage floor, which I think we have a pending
3 case that is going in that direction, but it hasn't been
4 finalized, as well as some -- that case also has some
5 standardization of the flexibility language.

6 So I appreciate that the Applicant throughout this
7 case has increased the affordable housing in this project
8 from eight percent to nine percent, and then even after the
9 hearing to strengthen the median family income -- lower the
10 median family income level to be at the 50 percent and 60
11 percent level, as I recall, if I'm recalling correctly,
12 instead of 80 percent. I think it was -- when this case
13 originally started that's what the requirement -- that's the
14 IZ regulations allowed.

15 So I think we can go along with the -- because
16 this is a second-stage and the first stage only talked about
17 percentages; because that's all we've talked about all along
18 and OP has talked about all along, in terms of what the
19 affordable housing -- describing the affordable housing
20 component of the project. I think we can keep the percentage
21 references instead of going with the minimum floor area. But
22 just note that it won't necessarily be a precedent for new
23 cases going forward because we have that pending case which
24 is trying to -- I think it's 19-05 which is trying to
25 standardize all of that affordable housing requirement.

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1 And I think we also need though -- if we go along
2 with -- if my Commissioners are willing to go along with what
3 the Applicant is proposing here, we need -- we should go with
4 our counsel's recommendation to have a provision in that
5 requirement that requires what we always require, is that the
6 location and proportionality of the size of the units be the
7 same as the market rate units. So as long as we have that
8 proviso in there, we can go along with the percentage
9 requirements and the MFI levels that are being proposed for
10 this project.

11 So I'm supportive of this going forward with those
12 caveats. And I think I support the direction that
13 Commissioner May is going on the other thing, but we'll see
14 where he comes out right now.

15 CHAIRMAN HOOD: Okay. Thank you. I would
16 associate my comments with the Vice Chair. While 19-05 is
17 still in the making, hopefully we can come to some conclusion
18 on that at some point, sooner than later. But I think I
19 would agree with -- associate myself with the comments of the
20 Vice Chair.

21 Anybody else on this?

22 (No response.)

23 CHAIRMAN HOOD: Any other topics? And then we'll
24 go back to Commissioner May.

25 (No response.)

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1 CHAIRMAN HOOD: Okay. Commissioner May, whenever
2 you're ready.

3 COMMISSIONER MAY: Yes, so I actually miscounted.
4 There are -- I see nine different options, but there are
5 subsets within those. There's like three versions of C and
6 two versions of A and so on.

7 I think the one that's most problematic is F,
8 which is the bollard scheme. So I would say that we should
9 take that off the table completely. So I just don't see
10 how --

11 CHAIRMAN HOOD: Where do you see F?

12 COMMISSIONER MAY: -- I'm sorry, F. E2. Sorry.
13 E2 is bollards. I got that wrong. I don't even know what
14 F is. There's an F. I don't know what it is.

15 E2, the bollards, are the -- is the bad -- is the
16 worst of the schemes. I mean the other ones, there are some
17 -- there are strengths and weaknesses to a number of them,
18 and this is the sort of thing that I would like to engage in
19 a conversation about during the hearing and not just sort of
20 be handed this whole assortment of alternatives. So for the
21 future, if you come back or, Mr. Utz, if you bring back other
22 clients, or anybody else who's listening, give us a complete
23 design. It's okay to have some options within that design,
24 but this is just sort of an absurd array.

25 So I would suggest, if the rest of the Commission

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1 agrees, that we give the okay to anything but E2 and just
2 leave it at that, having expressed our concerns to the
3 Applicant and to their attorney.

4 CHAIRMAN HOOD: And I believe -- and I can look
5 at some heads, the bollards go up and down, right? They come
6 up, then they go down? Isn't that what most federal
7 buildings are doing now? I'm just curious.

8 COMMISSIONER MAY: Many of them are.

9 CHAIRMAN HOOD: Yes.

10 COMMISSIONER MAY: And I will tell you from
11 personal experience that very often they don't work and that
12 they don't -- it's -- the bollard salespeople will tell you
13 that, oh, yes, these things can be raised and lowered and
14 it's no problem. And it often is a problem. And so you wind
15 up with a thing halfway down and you can't get out or it
16 winds up not working at all. You can't get it out of the
17 ground. You can't -- you have to pull it all way out. I
18 mean it's -- when I worked for the Architect of the Capitol,
19 which was I know a long, long time ago, we had moved away
20 from bollards that drop down because we could not get them
21 to work properly. And so when we had circumstances where we
22 have to have removable bollards, the way we did it was to
23 have bollards that would come in and be dropped in from a
24 crane. I mean like a pickup truck kind of crane, but still
25 that's how they went in and out. I don't know if they've

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1 gotten any better in dealing with this at the Architect of
2 the Capitol, but I know that I preach again drop-down
3 bollards all the time for mechanical reasons alone. Here
4 it's more of an aesthetic thing --

5 CHAIRMAN HOOD: That's right.

6 COMMISSIONER MAY: -- than anything else.

7 CHAIRMAN HOOD: And that was -- that's where I was
8 going. I was wondering if it was more of an aesthetic. But
9 I appreciate you enlightening us. So now when I walk past
10 my building and I see the bollards all the way, I know
11 there's a problem with them maneuvering up and down. So I
12 think you bring up a good point. And I just wanted to know
13 what your rationale was. It was aesthetically. So I will
14 concur as well, especially since you added on the malfunction
15 of them, which I think is very important.

16 So I would associate myself also with Commissioner
17 May.

18 Commissioner Turnbull?

19 COMMISSIONER TURNBULL: I just want to respond to
20 Commissioner May. Actually what we have is basically
21 barriers that go up and down, no really operable bollards.
22 And the barriers -- I won't mention the name of the company
23 that we use, but it's fairly -- it's throughout the campus.
24 And like anything else, they will fail, too. So you have to
25 have an excellent maintenance program, and which I'm happy

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1 to say we do have an excellent maintenance program. But you
2 are out-of-pocket for a couple of hours until we can get a
3 crew out there to fix them.

4 COMMISSIONER MAY: I mean I do think there is --
5 I appreciate that and I know that this is not a true sort of
6 force protection kind of approach that you're doing. You
7 just want to make sure that nobody accidentally drives into
8 it. I mean people will accidentally drive into just about
9 anything. We've experienced that as well at the Park
10 Service. You never know whether they're doing it because
11 they're not completely in control of their senses or just get
12 confused about things. We had a confused man once drive into
13 the World War II Memorial, down the steps. It was not a very
14 good scene. But -- and we've had other incidents of people
15 driving into parks because they've lost control of their
16 vehicles for other reasons.

17 I mean this circumstance I think the biggest
18 concern you have is making sure that it is visible and
19 substantial so that it is not something that somebody who
20 makes a mistake can easily drive through. But it also has
21 to be highly visible so that they know this is not a place
22 where cars go. So this is the sort of discussion we have if
23 we actually had seen the design at the hearing, but instead
24 you get a lecture about it. So take it.

25 CHAIRMAN HOOD: So let me just ask how many people

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1 are here for this case?

2 (Show of hands.)

3 CHAIRMAN HOOD: So when we finish this case, you
4 all are going to leave, right? Maybe we should do this one
5 last so we have an audience. But no.

6 (Laughter.)

7 CHAIRMAN HOOD: All right. So let me just see.
8 Anybody else -- anything else on this?

9 VICE CHAIR MILLER: Yes.

10 CHAIRMAN HOOD: Vice Chair Miller?

11 VICE CHAIR MILLER: Yes, so I would agree with
12 Commissioner May that the -- that any of the designs are
13 acceptable except for that bollard design that -- I've been
14 concerned about the bollardization of the District of
15 Columbia for a long time.

16 And there have been a lot of architectural
17 alternatives which you proposed in your -- the designs that
18 you've come up with, those benches that -- moveable benches
19 that will -- and other types of architectural barriers that
20 are attractive that don't look like they're security or
21 controlled use measures, but they are. So I think I
22 appreciate you providing those design-and-use controls for
23 the plaza which we asked for. So I guess you just wanted to
24 give us the whole array, and we got the whole array.

25 And I appreciate you also being responsive to the

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1 design changes that we've asked for and the -- I mentioned
2 the affordable housing and Commissioner Shapiro mentioned the
3 solar enhancement and the LEED Gold proffer now. So that's
4 all a good thing. And so I'm ready to go forward.

5 CHAIRMAN HOOD: Okay. Anything else on this?

6 (No response.)

7 CHAIRMAN HOOD: All right. Would somebody like
8 to make a motion?

9 COMMISSIONER TURNBULL: Mr. Chair, I would move
10 that we take final action on -- oops, lost my place -- Zoning
11 Commission Case Number 14-12E, Clarion Gables Multifamily
12 Trust, LP and EAJ 1309 5th Street, LLC, second-stage PUD at
13 Square 3591.

14 COMMISSIONER SHAPIRO: Second.

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

17 COMMISSIONER MAY: Just to clarify, your motion
18 includes not approving the use of bollards for the control
19 of access to the place?

20 COMMISSIONER TURNBULL: That's correct. I would
21 add that in.

22 COMMISSIONER MAY: Yes.

23 CHAIRMAN HOOD: And I think also the comments of
24 the Vice Chair as well in the motion. Is that --

25 COMMISSIONER TURNBULL: You're correct.

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1 CHAIRMAN HOOD: Okay.

2 COMMISSIONER TURNBULL: You're absolutely correct.

3 CHAIRMAN HOOD: All right. So any further
4 discussion?

5 (No response.)

6 CHAIRMAN HOOD: All in favor?

7 (Chorus of aye.)

8 CHAIRMAN HOOD: Any opposition?

9 (No response.)

10 CHAIRMAN HOOD: Not hearing, Ms. Schellin, would
11 you please record the vote?

12 MS. SCHELLIN: Staff records the vote five to zero
13 to zero as discussed on the dais this evening. Commissioner
14 Turnbull moving, Commissioner Shapiro seconding,
15 Commissioners Hood, May and Miller in support.

16 CHAIRMAN HOOD: I was just playing. You all can
17 leave if you want to. I just -- it's nice to have an
18 audience.

19 (Laughter.)

20 CHAIRMAN HOOD: We have Mr. Viner. He's still
21 here with us.

22 All right. Next let's go to proposed action,
23 Zoning Commission Case Number 19-14, Office of Planning text
24 amendment to Subtitles C, D, E and X, non-conforming
25 structures.

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1 Ms. Schellin?

2 MS. SCHELLIN: At Exhibit 9, ANC 5D submitted a
3 report in support. Exhibit 10 is an OP supplemental report.
4 And Exhibit 11 is ANC 6C's second report advising that their
5 issues could be satisfied by the pending text in Case Number
6 19-21, so we'd ask the Commission to consider final action
7 in this case this evening.

8 CHAIRMAN HOOD: Okay. Any questions on the
9 subject matter, this particular text with the request?

10 MS. SCHELLIN: Proposed action. I'm sorry. I
11 said final action, but proposed.

12 CHAIRMAN HOOD: It's proposed. Proposed action.

13 I would just also give the authority that the
14 Office of Attorney General continue to -- grant them the
15 flexibility to work with the Office of Planning on additional
16 minor technical changes.

17 Anything else we need to add with this?

18 (No response.)

19 CHAIRMAN HOOD: All right. I think it's pretty
20 straightforward unless there are some concerns, which I don't
21 think we have any.

22 I would move that we -- well, somebody can make
23 a motion. I would move that we approve for proposed action
24 Zoning Commission Case Number 19-14, Office of Planning text
25 amendment to Subtitles C, D, E and X with the caveat that

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1 they continue to work from minor technical corrections or
2 anything with the Office of Planning and ask for a second.

3 COMMISSIONER SHAPIRO: Second.

4 CHAIRMAN HOOD: It's been moved and properly
5 seconded. Any further discussion?

6 (No response.)

7 CHAIRMAN HOOD: All in favor?

8 (Chorus of aye.)

9 CHAIRMAN HOOD: Any opposition?

10 (No response.)

11 CHAIRMAN HOOD: Not hearing any, Ms. Schellin,
12 would you please record the vote?

13 MS. SCHELLIN: Staff records the vote five to zero
14 to zero to approved proposed action on Zoning Commission Case
15 Number 19-14. Commissioner Hood moving, Commissioner Shapiro
16 seconding, Commissioners May, Miller and Turnbull in
17 approval.

18 CHAIRMAN HOOD: Okay. Now I think we can go to
19 hearing action. Hearing action, Zoning Commission Case
20 Number 15-27B, Carr Properties OC, LLC, first-stage PUD
21 modification of significance and second-stage PUD at Square
22 3587, setdown of building C1's penthouse uses.

23 Ms. Elliott?

24 MS. ELLIOTT: Thank you. Good evening, Mr.
25 Chairman, members of the Commission.

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1 OP recommends that the application for a
2 modification of significance to the Stage 1 PUD for Building
3 C1 be set down for a public hearing.

4 Building C1 would be located on the west side of
5 Florida Avenue Market at 315 Morris Street, NE. The purpose
6 of the setdown is to address only the introduction of a
7 nightclub, cocktail lounge or restaurant use of approximately
8 6300 square feet in the penthouse of Building C1, which was
9 previously approved for office amenity space.

10 The original filing for Case 15-27B included a
11 second-stage PUD for Building C2 and a modification to
12 Building C1 to allow a different use in the penthouse and
13 architectural changes to the roof. The architectural
14 modifications to the roof of Building C1 were approved
15 through a separate modification of consequence on November
16 18th and the Stage 2 PUD for Building C2 was set down
17 December 9th and did not include the use of modifications to
18 Building C1.

19 Since that project was set down the Applicant has
20 clarified that the modification to Building C1 regarding the
21 use was also intended to move forward. OP has provided
22 analysis in its report at Exhibit 11. The proposed uses are
23 permitted in the C3C PUD Zone and would be consistent with
24 the intent of the approved PUD to create an active mixed-use
25 development.

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1 OP will continue to work with the Applicant to
2 address any issues identified by the Commission prior to the
3 public hearing. I'm happy to answer any questions.

4 CHAIRMAN HOOD: Thank you, Ms. Elliott.

5 Commissioners, any questions of Ms. Elliott?

6 (No response.)

7 CHAIRMAN HOOD: I will say that I'm hoping they
8 continue to have the conversation with the ANC in this area
9 because normally those type of establishments always -- I
10 know they're supportive to some degree, but I want to make
11 sure that we continue to have those conversations, especially
12 before the hearing.

13 Anything else?

14 (No response.)

15 CHAIRMAN HOOD: All right. So I would move that
16 -- unless others have something, I would move that we set
17 down Zoning Commission Case. No. 15-27B and ask for a second.

18 VICE CHAIR MILLER: Second.

19 CHAIRMAN HOOD: It's been moved and properly
20 seconded. All in favor?

21 (Chorus of aye.)

22 CHAIRMAN HOOD: Any opposition?

23 (No response.)

24 CHAIRMAN HOOD: Not hearing any, Ms. Schellin,
25 would you please record the vote?

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1 MS. SCHELLIN: Yes, staff records the vote five
2 to zero to zero to set down the use for Building C1 in Zoning
3 Commission Case Number 15-27B. Commissioner Hood moving,
4 Commissioner Miller seconding, Commissioners May, Shapiro and
5 Turnbull in support.

6 CHAIRMAN HOOD: All right. Let's go to Zoning
7 Commission Case Number 20-01, Office of Planning, text
8 amendment to Subtitle C, Chapter 11, General Waterfront
9 Regulations.

10 Ms. Vitale?

11 MS. VITALE: Good evening, Mr. Chair, members of
12 the Commission.

13 The Office of Planning would actually request that
14 the Commission postpone considering this case until its
15 January 27th meeting. This additional time would allow for
16 additional coordination between the Office of Attorney
17 General and the District Department of Energy and
18 Environment.

19 That concludes my report. I am happy to answer
20 any questions. Thank you.

21 CHAIRMAN HOOD: Okay. Certainly I would like --
22 we always like to see coordination, but Ms. Vitale, let me
23 ask you do you all think you might need until the first
24 meeting in February?

25 MS. VITALE: I don't believe so. There were

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1 discussions today. I think the January 27th meeting would
2 work and we'd be happy to keep it on that schedule.

3 CHAIRMAN HOOD: Is there a problem that we can't
4 move that to the first meeting in February?

5 MS. VITALE: I don't see an issue. If the
6 Commission would prefer to schedule it for the first meeting
7 in February, that would be fine as well.

8 CHAIRMAN HOOD: Okay. All right. Any objections?

9 (No response.)

10 CHAIRMAN HOOD: All right. I got some scheduling
11 stuff mixed up, so I'm going to withdraw my comment. So
12 January 27th is fine. It should be pretty straightforward.

13 Okay. All right. Any objections?

14 (No response.)

15 CHAIRMAN HOOD: And we'll just do that by general
16 consensus.

17 Okay. All right. Thank you, Ms. Vitale.

18 Let's go to Zoning Commission Case Number 20-02,
19 Office of Planning, text amendment for concept and expand IZ
20 requirements for certain map amendments.

21 Mr. Kirschenbaum?

22 Mr. Kirschenbaum, could you let Mr. Elliott know
23 that I have messed your name up as well tomorrow when you go
24 in the office?

25 MR. KIRSCHENBAUM: Absolutely.

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1 CHAIRMAN HOOD: Okay. Thank you.

2 (Laughter.)

3 MR. KIRSCHENBAUM: Good evening, Chair Hood and
4 members of the Zoning Commission.

5 We are pleased to bring forward this concept
6 proposal to increase the District's existing IZ set aside
7 requirement. As noted in our set down report OP does not yet
8 recommend specific text for this proposal. Instead we would
9 ask that the Commission set down this concept to explore ways
10 to create higher affordable housing set aside requirements
11 for certain types of map amendments.

12 As described on page 1 of our report looking at
13 ways to expand the IZ set aside requirement would be one tool
14 among many used to contribute to the goals of the Mayor's
15 Order on Housing. This order lays the groundwork for
16 supporting housing equity across the entire city through the
17 production of additional affordable housing.

18 The proposed Expanded IZ concepts would only apply
19 to map amendments. OP does not propose that it apply to any
20 PUDs. Existing, proposed or future PUDs would continue to
21 be subject to the existing IZ requirements and any PUD-
22 related negotiations to provide addition IZ units. This
23 proposed concept would not be inconsistent with the
24 Comprehensive Plan. As described in our report, it would
25 particularly further the housing element.

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1 We think it is important to give a brief overview
2 of the existing set aside requirement which we would like to
3 call Regular IZ. In summary, Regular IZ typically requires
4 an affordable housing set aside requirement between 8 and 10
5 percent of residential gross floor area. Of course there are
6 other factors such as bonus floor area and the type of
7 construction used for development that can change the typical
8 set aside requirement, but generally speaking the Regular IZ
9 requirement is between 8 and 10 percent.

10 The Expanded IZ concept proposes to supersede the
11 set aside requirement of Regular IZ. It would apply to map
12 amendments that result in higher density residential
13 development. It would also apply to map amendments going
14 from a non-residential zone to a zone that permits
15 residential use. And as we described in greater detail on
16 pages 6 and 7 of our report, the table in front of you shows
17 the proposed Expanded IZ set aside requirements.

18 In summary, the more maximum permitted floor area
19 ratio gained from a map amendment, the higher Expanded IZ set
20 aside requirements. OP proposes that all other regulations
21 of the Regular IZ program would apply.

22 As noted in the set down report OP will also
23 consider other Expanded IZ set aside alternatives for
24 providing either family-sized units, special housing or
25 deeper affordability levels.

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1 As mentioned earlier and as detailed in the set
2 down report, we do not yet recommend specific text for this
3 proposal. Instead, the first step would be for us to engage
4 with the Commission and the public to refine the concept
5 proposal for a public hearing process. This is an approach
6 taken with the initial IZ case in 2002. We would continue
7 to work on forecasting the potential effects of new unit
8 production and financial impacts prior to the public hearing.

9 After the public hearing process the second step
10 would be for the Commission to approve a final concept for
11 Expanded IZ. We would then work closely with the Office of
12 Attorney General and the Department of Housing and Community
13 Development to bring forward a proposed zoning text amendment
14 to the Commission that would implement and effectuate the
15 final concepts. This proposed text amendment to effectuate
16 the final concept would need to also be set down by the
17 Commission at a later date for another public hearing.

18 Lastly we would with the Office of Zoning on how
19 to map and document where the Expanded IZ requirements would
20 apply. It is important to explore new opportunities for
21 expanding the existing IZ set aside requirement to help
22 support the production of additional affordable housing. The
23 information presented tonight is in concept only and we look
24 forward to discussing IZ further with the Commission and the
25 public.

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1 This concludes my presentation. Please let me
2 know if there are any questions regarding this application.
3 Thank you.

4 CHAIRMAN HOOD: Okay. Thank you, Mr.
5 Kirschenbaum.

6 Any questions or comments of the Office of
7 Planning? Vice Chair Miller?

8 VICE CHAIR MILLER: Thank you, Mr. Chairman.

9 Thank you, Mr. Kirschenbaum and the Office of Planning,
10 for bringing forward this concept which you mentioned in I
11 think our November meeting. And I think many of us, most of
12 us, all of us thought it was a positive, very positive
13 concept and are looking forward to it moving forward. So I
14 think it's a -- the -- I see you're calling it Expanded IZ.
15 I think some people were calling it IZ-Plus at some point.
16 But whatever it is, it's more than the regular or baseline.

17 So the -- so I support the additional
18 considerations that are on the chart, that are on the display
19 in front of us for incentivizing -- using IZ for
20 incentivizing -- exploring using IZ to incentivize family-
21 sized units, special housing and deeper affordability.

22 I also would support OP exploring other
23 possibilities including applying -- maybe this was already
24 intended, Expanded IZ to PUD plus map amendments, not just
25 straight map amendments, and to -- Expanded IZ to map

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1 amendments that produce non-residential, additional non-
2 residential development. So there currently is a Housing
3 Production Trust Fund requirement maybe upping that
4 requirement in those cases, the affordable housing
5 requirement, and exploring whether there should be any kind
6 of Expanded IZ to the penthouse, the existing penthouse
7 affordable housing set aside.

8 I also would support OZ -- Office of Planning
9 considering a couple other issues which I think I've raised
10 previously and asked OP to look into including removing the
11 current exemption from IZ altogether in certain neighborhoods
12 like Georgetown I think and I think maybe some Capitol
13 Riverfront neighborhoods, even though there are reasons why
14 those exemptions existed. But I think we've seen development
15 in those neighborhoods, a couple recently in Georgetown which
16 could have supported -- which got additional density which
17 wasn't anticipated because of the way that the zoning is and
18 historic preservation is set out. So that -- I just would
19 appreciate you looking at that again, if you haven't looked
20 at it already, at the exemptions issue.

21 And then the issue in the area of conversions of
22 -- in the RF Zones from flats to apartments where currently
23 every -- if we permit it, if the BZA permits it, every fourth
24 and -- every other unit is required to be an IZ 50 percent
25 MFI unit. I think I had mentioned some time ago that I want

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1 -- I would appreciate exploration of you looking into
2 requiring every unit the third, fourth, fifth, every unit so
3 that we don't -- so that we capture the affordable housing
4 that we need in the city and don't have the argument coming
5 back to us from those who oppose some of those conversions
6 that, well, you're not even requiring affordable housing in
7 every case for those units. I don't want to -- well, I'll
8 leave it at that.

9 I also would not mind I think -- I know that
10 Office of Planning has looked at this before; I think Art
11 Rodgers may have been here when we had a discussion at some
12 point at OP -- just revisiting and making sure that we can't
13 -- whether we can up the Regular IZ requirement. And in PUDs
14 before us, we are getting the applicant to up it, and so that
15 becomes a public benefit. So that's a good thing. And so
16 we're getting it. It's usually not the minimum. So I mean
17 that's another way to get it, through the public benefit
18 package.

19 And we see that it's necessary. So it may not be
20 necessary, but I guess in matter of right projects it's --
21 that's not necessarily happening. So just maybe upping it
22 one percent. Whether the baseline can be upped. And then
23 you may have to up some of the percentages. But I know
24 there's been a whole economic analysis that's probably been
25 done by your office.

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1 But having said all those things that I want you
2 to consider, I personally would like to see this thing move
3 forward fairly -- with public engagement and community
4 engagement, with public hearings, but on a fairly ambitious
5 schedule so that we can get these in -- this concept in
6 place, which I think you all support, the Mayor supports, the
7 Zoning Commission supports, I'm pretty sure the Council
8 supports. So I think -- I don't want this to be a long,
9 drawn-out process with -- that goes on. As long as the
10 initial inclusionary zoning -- I think we're past that point
11 where there is acceptance I think in the -- in much of the
12 development community for the inclusionary zoning. And I saw
13 some articles where there were some favorable quotes. So
14 that's just my initial comments on your concept and I would
15 welcome your reaction to any of them.

16 MS. STEINGASSER: Wow, that's a lot. I think for
17 the purpose of Expanded IZ, which is the same as IZ-Plus --
18 we felt for the initial roll out we wanted to emphasize that
19 this is springing from an existing program, that it has a
20 legal foundation as opposed to being something completely
21 new. But people do refer to it as IZ-Plus. It's easy to
22 write and refer to.

23 Looking at all of the things you've suggested is
24 a complete overhaul of the entire IZ Program that might take
25 a lot longer than the concept of IZ-Plus, so maybe we --

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1 VICE CHAIR MILLER: I wouldn't want to hold it up
2 for that then.

3 MS. STEINGASSER: -- would group these things
4 together for subsequent cases and be able to move -- I think
5 there are some that we can look at as part of this,
6 especially things around Georgetown, Anacostia, those areas
7 where we've exempted them. I think we could probably look
8 at some of that as well because those are moving through map
9 amendment processes. So, yeah, that's -- yeah.

10 VICE CHAIR MILLER: I appreciate your comment
11 and I certainly don't --

12 MS. STEINGASSER: Appreciate your support.

13 VICE CHAIR MILLER: And I don't want to do a
14 whole overhaul hearing and open up the whole issue again.

15 MS. STEINGASSER: Okay.

16 CHAIRMAN HOOD: Commissioner Shapiro?

17 COMMISSIONER SHAPIRO: Thank you, Mr. Chairman.
18 I share Vice Chair Miller's support of this too, and I
19 also wouldn't want anything that's going to slow this
20 down, though I'm curious about which ones of the ones that
21 he said felt the most onerous in terms of slowing it down
22 because there's -- there was a lot that throughout and
23 that we'll say more about. What feels like it needs to be
24 for another day and which pieces of this could be for this
25 day?

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1 MS. STEINGASSER: I think anything that gets to
2 the economic base of the IZ. So upping the baseline IZ,
3 looking at the conversions, making 100 percent of
4 conversions IZ, I think that is going to require a lot of
5 research just because it really is altering those base
6 economics. And the model that we did use did have a --
7 kind of a compensation between density given and IZ
8 required. So when we start looking at that I think that's
9 where we're going to take up the most -- that would have
10 the most delay potential.

11 COMMISSIONER SHAPIRO: So along those lines --
12 so Vice Chair Miller suggested that he assumed that you
13 had done the kind of economic analysis, that there's sort
14 of a -- there's a rationale behind the percentage that is
15 based on some kind of economic analysis. I mean how
16 accurate is that or is this more just kind of a political
17 recognition of what a reasonable incremental step would
18 be?

19 MS. STEINGASSER: No. We have been working
20 with some financial models and some economic models, both
21 in-house and in -- with other agencies. And we're going
22 to continue to work on those so that when we do get to the
23 concept hearing, there will be a better foundation to
24 discuss what it will produce, what we project it can
25 produce, and what it will cost. Yes, so there is that --

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1 (Simultaneous speaking.)

2 COMMISSIONER SHAPIRO: Right, but of course if
3 you reach too far, it backfires.

4 MS. STEINGASSER: Right. I mean there is a
5 point where we don't want to disincentivize people from
6 going forward and getting these map amendments, but we
7 also want this to be ready when the future Land Use Map
8 and the Comprehensive Plan Map changes are completed and
9 adopted by Council. We would like this to be in place at
10 that time so that there's a -- it kind of underscores a
11 lot of the actions that we've proposed through the
12 Comprehensive Plan.

13 COMMISSIONER SHAPIRO: And how much of that
14 financial modeling, the economic analysis, how much of
15 that will you -- and is appropriate to be -- for public
16 consumption?

17 MS. STEINGASSER: Once we have fine-tuned the
18 model it will be absolutely available for public
19 consumption.

20 COMMISSIONER SHAPIRO: Okay.

21 MS. STEINGASSER: Yes, it will be within our
22 report and it will be available through -- it's usually
23 done through some spreadsheets that can be emailed out as
24 people want to work with them themselves.

25 COMMISSIONER SHAPIRO: Right. Another question

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1 I had is you said that -- and Vice Chair Miller suggested
2 this, that is there a way to incentivize family-sized
3 units and special housing?

4 MS. STEINGASSER: Yes.

5 COMMISSIONER SHAPIRO: And that's something
6 that you are going to be including in this, or you might,
7 or that feels beyond the pale?

8 MS. STEINGASSER: We might. I mean all of
9 these things are available. And we do want to get
10 feedback on it and we --

11 COMMISSIONER SHAPIRO: So that will go in for
12 consideration for the public hearing?

13 MS. STEINGASSER: Yes.

14 COMMISSIONER SHAPIRO: Okay. So when you say
15 special housing -- and pardon my ignorance -- how broadly
16 does the term special encompass?

17 MS. STEINGASSER: Well there's -- well special
18 needs housing. There's transitional housing. So it's a
19 pretty broad term.

20 COMMISSIONER SHAPIRO: So we've -- I asked this
21 before, and I don't remember where we landed around this,
22 but how -- have you considered and does -- is there a way
23 to fit this in in any way, shape or form towards
24 incentivizing some kind of multi-generational housing,
25 specifically senior housing in sort of mixed generation

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1 product that we -- is there a way to incentivize that in
2 some way?

3 MS. STEINGASSER: That's really interesting. I
4 don't know whether it would be through IZ-Plus or whether
5 that would be something we could look at as an independent
6 case.

7 COMMISSIONER SHAPIRO: I mean I think there's
8 just -- I think that the story in our heads tends to be
9 that we need all this affordable housing for young people
10 who are flooding into D.C., and that doesn't take into --
11 I mean we see that just by the pictures that come before
12 us with every development where if you looked at just the
13 pictures, I'm not sure anyone over 40 is allowed in these
14 developments.

15 MS. STEINGASSER: Yes.

16 COMMISSIONER SHAPIRO: So it would be -- I
17 think it would be a helpful thing to explore perhaps as
18 part of this or not.

19 MS. STEINGASSER: Okay. I mean I would be
20 interested -- and maybe not tonight, but what you -- when
21 you think of multi-generational housing, what would that
22 mean.

23 COMMISSIONER SHAPIRO: I think it would be
24 incentivizing seniors. It's a way of putting our money
25 where our mouth is when it comes to wanting people to age

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1 in place. And that means not having it to be separate
2 senior housing, which is what we tend to do. We tend to
3 segregate along age --

4 MS. STEINGASSER: Yes.

5 COMMISSIONER SHAPIRO: -- around age. In the
6 same way that we don't want to -- we purposely, from a
7 policy perspective, don't want to separate around income.

8 MS. STEINGASSER: Yes.

9 COMMISSIONER SHAPIRO: But we do the opposite
10 around age. So I don't know quite how to get to that, but
11 I'd like to --

12 MS. STEINGASSER: That's --

13 COMMISSIONER SHAPIRO: -- get a process of
14 getting to that.

15 MS. STEINGASSER: Okay. Yes, I think that's
16 interesting. We can definitely look at that.

17 COMMISSIONER SHAPIRO: And then I think there's
18 more that I -- we may want to hear. I'm not quite sure
19 how much of the process you've laid out for us or how much
20 of the process you need us to -- that we need to hear that
21 you're laying out for us: how many hearings, other --
22 again more about the detail and what -- yes, anyhow. That
23 -- I'll --

24 MS. STEINGASSER: Well, I mean, we see this as
25 being probably just one hearing, getting some general

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1 feedback. The Commission would be able to hear some of
2 the first blush response from supporters and opponents.
3 Is it enough? Is it too much? And then getting feedback
4 from the Commission in a non-binding way. And then we
5 would proceed to come back with text, and then that text
6 would be sent down --

7 (Simultaneous speaking.)

8 COMMISSIONER SHAPIRO: I guess if it's -- if
9 the one hearing becomes unrealistic, we'll find out that
10 night?

11 MS. STEINGASSER: Yes.

12 COMMISSIONER SHAPIRO: But my gut is to prepare
13 for it to be more robust than that. I don't know. I just
14 imagine on all sides on this issue, from the developers --

15 MS. STEINGASSER: Yes.

16 COMMISSIONER SHAPIRO: -- from the community.
17 There's going to be a lot of folks who have a lot to say.

18 MR. LAWSON: I --

19 MS. STEINGASSER: I --

20 MR. LAWSON: Sorry. I think that right now
21 we're anticipating that it would be one hearing. You're
22 right. If there's a lot of interest, it could stretch out
23 over one night. I don't think what at least we're
24 envisioning right now is a set of hearings and then other
25 sets of hearings to address issues raised at the first set

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1 of hearings. I think we're envisioning this as a set of
2 hearings to get the additional feedback and for you to get
3 the initial feedback as well, and then take that
4 information, craft draft text and then bring that back for
5 a set down as opposed to a lengthy interactive period of
6 discussing and then re-discussing options in multiple kind
7 of new hearings.

8 COMMISSIONER SHAPIRO: Well, I appreciate the
9 clarity. And I would still imagine that there's a lot of
10 folks who are going to have something to say even at the
11 first round. Now even at three-minute pops if the room is
12 full, that's more than an evening. But we'll see.

13 That's all I have, Mr. Chair.

14 CHAIRMAN HOOD: Thank you.

15 Anyone else? Commissioner May?

16 COMMISSIONER MAY: So I agree with much of what
17 has been said so far. I mean I think we're all very
18 excited about the prospect of taking this on. I think
19 this is something -- having some sort of specific guidance
20 on how to address cases where we have very substantial
21 upzonings and we kind of struggle I think to some extent
22 to know what the right amount of inclusionary zoning
23 should be part of those when we do -- I mean in particular
24 with the PUD map amendments that we've done. So I think
25 this is a welcome change. I'm very happy that we're going

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1 to be taking this on.

2 I would note -- well, with regard to the
3 applicability to PUDs, I understand that it's not going to
4 apply automatically to PUDs, but that's sort of the
5 starting point for negotiations -- is kind of where -- how
6 you would see it.

7 MS. STEINGASSER: Where we start with -- I
8 don't know that we would see this as the starting point.
9 We'd probably see something a little less than this.

10 COMMISSIONER MAY: Because you're looking for
11 other things?

12 MS. STEINGASSER: Because there --

13 COMMISSIONER MAY: Yes.

14 MS. STEINGASSER: -- will be other things --

15 COMMISSIONER MAY: Right.

16 MS. STEINGASSER: -- that will be coming in.

17 And that's -- to be honest, when we issued this report we
18 got several calls within 24 hours from projects that are
19 almost ready to be filed that we've been working with for
20 the last year, and they were all very concerned about this
21 becoming a new norm right -- months before they're ready
22 to file. So we wanted to make clear that we won't be
23 applying this to at least two or three PUDs that are going
24 to be filed --

25 COMMISSIONER MAY: Right. Right.

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1 MS. STEINGASSER: -- in the near future.

2 COMMISSIONER MAY: But I do think it's
3 instructive guidance. And I mean I'm just thinking about
4 the case that we heard earlier today where getting to nine
5 percent IZ was a struggle. And if it had been a matter-
6 of-right and if we had these new rules in place it would
7 be 20 percent because it was originally a PDR Zone.

8 MS. STEINGASSER: Right. Yes.

9 COMMISSIONER MAY: So I think that's really
10 quite instructive.

11 So I do have a question, though. I mean do you
12 really feel confident that 20 percent is the right cap for
13 this? I mean there are some upzonings that are pretty
14 dramatic and I know that other jurisdictions -- some other
15 jurisdictions there is an across-the-board 20 percent
16 requirement. I don't know many of them, but I've heard of
17 them, anecdotally.

18 MS. STEINGASSER: No, we have not finished
19 doing all the financial modeling and all the predictions,
20 but we --

21 COMMISSIONER MAY: So it might go --

22 MS. STEINGASSER: -- will be doing those.

23 COMMISSIONER MAY: -- higher.

24 MS. STEINGASSER: Might go higher.

25 COMMISSIONER MAY: Yes.

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1 MS. STEINGASSER: Yes.

2 COMMISSIONER MAY: All right. So with regard
3 to the other -- the additional considerations, I think
4 that that can get really sticky and complicated. I'm not
5 sure how you codify that in a way that really can achieve
6 the goals that we want to and it makes me wonder whether
7 we -- if at a certain point if we can't figure it out it
8 makes more sense to treat cases like that as circumstances
9 where we should be -- where the cases should be considered
10 as map amendments with -- as part of a PUD.

11 MS. STEINGASSER: The kind of exemptions we see
12 up on the board now?

13 COMMISSIONER MAY: Yes.

14 MS. STEINGASSER: Family --

15 COMMISSIONER MAY: Yes.

16 MS. STEINGASSER: Those kind of things?

17 COMMISSIONER MAY: Yes.

18 MS. STEINGASSER: Well, I mean, there is a lot
19 of opportunity here. We have thought through this. We
20 bantered it back and forth internally. Does this end up
21 with an order specific to the site much like a PUD --

22 COMMISSIONER MAY: Yes.

23 MS. STEINGASSER: -- does? And that's where we
24 would have to work with the Office of Zoning and their
25 mapping and how to represent it. And then that order

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1 would have specific things. So it ends up being -- we
2 don't see it being a lot of active negotiation the way we
3 do with a planned unit development --

4 COMMISSIONER MAY: Got it.

5 MS. STEINGASSER: -- but there's more --
6 somehow to work on some kind of predictability. But I
7 can't say that we have figured that out yet. That's why
8 we really wanted to get this down as a concept --

9 COMMISSIONER MAY: Yes.

10 MS. STEINGASSER: -- so that people know what
11 we're doing, they know what we're expecting. And once
12 that -- the future the Land Use Map is fully submitted to
13 Council, people have an understanding of what we're -- how
14 we're looking at all this density.

15 COMMISSIONER MAY: Great. Okay. That makes
16 sense to me. I sort of forgot the process of this, like
17 there's nothing automatic about this because it's still a
18 hearing and there's still a map amendment, right?

19 MS. STEINGASSER: Yes.

20 COMMISSIONER MAY: So are you -- I appreciate
21 the fact that -- or rather I'm on board with the idea of
22 doing one sort of roundtable hearing and then going
23 straight to text from there --

24 MS. STEINGASSER: Yes.

25 COMMISSIONER MAY: -- assuming that we can get

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1 through it relatively quickly and assuming we don't wind
2 up with real head scratching kinds of problems that come
3 out of the first one. What I'm wondering is though do you
4 -- are you planning to do other public outreach to help
5 you on your side, because we don't necessarily have to be
6 in the room every time you're fielding questions from the
7 public about this.

8 MS. STEINGASSER: Oh, yes. Yes, we work
9 regularly with both advocacy groups for affordable housing
10 development, developers, representatives.

11 COMMISSIONER MAY: And I'm thinking more of
12 like town hall meetings or public meetings that you would
13 do on your own.

14 MS. STEINGASSER: We had not planned on doing
15 those.

16 COMMISSIONER MAY: Okay.

17 MS. STEINGASSER: We had planned on meeting as
18 requested by advocates and supporters.

19 COMMISSIONER MAY: Okay. I mean that might be
20 worth considering, but I leave that up to you in terms of
21 the process from here.

22 So I don't think I have any other comments or
23 questions. I'm just very glad to be taking this one and
24 I'm glad that we're moving on this and not waiting for
25 Comprehensive Plan revisions beyond the map amendment. I

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1 mean the map change, the FLUM change. It just -- I don't
2 know why I thought we had to go back to the Comprehensive
3 Plan to get this kind of guidance, but sure, we can set
4 the IZ levels where we think it is appropriate given the
5 current guidance in the Comprehensive Plan. So thank you.

6 CHAIRMAN HOOD: Anybody else?

7 COMMISSIONER TURNBULL: Yes, Mr. Chair.

8 CHAIRMAN HOOD: Commissioner Turnbull?

9 COMMISSIONER MAY: I want to echo the comments
10 of my colleagues and thank you for introducing this and
11 moving it forward.

12 I just had a question. From the standpoint of
13 how we introduced this and when we talk about it, I guess
14 you -- some point you may go into the -- down the road of
15 lessons learned on IZ, what we sort of found out along the
16 way, the process, how this has developed. I mean -- and I
17 guess when we -- if we look back at when affordable
18 housing came into being and we had 80 percent AMI and we
19 -- oh, we suddenly looked back on it now and say, boy,
20 were we way off on that, that that was -- from the
21 beginning we thought -- but we realize now that's
22 basically just -- it's a start, but it's still basically
23 market rate housing. So it's not really impacting
24 affordable housing, you know?

25 But as we get into this inclusionary housing

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1 process and get better attuned I guess it would be good to
2 have a general feeling of how we sit with the rest of the
3 country or how -- other cities -- where -- are we in the
4 forefront of developing a better plan or are there other
5 models? You're going to be talking about other models and
6 modeling and how you got to where -- what your -- the
7 process of getting to that. I mean I guess that would be
8 good to hear, a little bit of the development, the history
9 of some of that.

10 MS. STEINGASSER: Okay. Yes, I -- there's also
11 a report being done that's tracking -- that's looking back
12 on the first 10 years of IZ.

13 COMMISSIONER TURNBULL: Right. Okay.

14 MS. STEINGASSER: It's 10 years old now. How
15 has it produced -- what has it resulted in and what --
16 like you said, lessons learned. So we'll be looking at
17 that.

18 We're also working closely with DHCD on what
19 are -- IZ is one of many tools --

20 COMMISSIONER TURNBULL: Right.

21 MS. STEINGASSER: -- and it has a very focused
22 target. It doesn't get down to the deepest, lowest of
23 incomes and affordabilities, but we are looking at what
24 other jurisdictions are doing, both as part of the housing
25 element of the Comprehensive Plan and as part of this

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1 particular sentiment.

2 (Simultaneous speaking.)

3 COMMISSIONER TURNBULL: Okay. I'd be
4 interested in hearing that. Thank you.

5 CHAIRMAN HOOD: Ms. Steingasser, I would also
6 -- we need to make sure -- and this whole issue about the
7 Comprehensive Plan we make sure explicitly that the
8 proposal is not inconsistent with the Comp Plan. And also
9 we want to make sure that it is not inconsistent with
10 current text in the Comp Plan. So I'm sure as we go
11 through that that will --

12 MS. STEINGASSER: There -- this is based on the
13 same Comprehensive Plan that the original IZ is founded
14 in, so there -- and we have attached a -- to our report
15 all -- many housing elements that talk to the policy and
16 actions to bring forth that underscore the importance of
17 this.

18 CHAIRMAN HOOD: Okay. But I want to make -- I
19 just want to make sure on both sides, especially if we --
20 since we're not doing a whole lot of outreach -- and I'm
21 just trying to think of -- I'm grappling. When I was
22 thinking about all this, I was wondering if we were going
23 to do this like we did the Regulations 2016 where we did
24 -- we had specific hearings and we went over one thing
25 once. But I'm hearing that we don't seem to think that

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1 we're going to have an influx -- I'm not going to say
2 interest because I know the interest is there, but an
3 influx of people to a point where we have to just do a
4 roundtable. We can actually have a hearing. Or maybe I
5 missed that. Are we thinking that the session that we're
6 going to have is going to be a roundtable like we've done
7 in years past to just get input?

8 MS. STEINGASSER: I think it will end up being
9 a roundtable. You will get people -- what we're hoping to
10 see is people coming in and talking to the concept of this
11 kind of link between increased IZ and map amendments --

12 CHAIRMAN HOOD: Okay.

13 MS. STEINGASSER: -- and what they think it
14 will produce, what they think the down sides are, what the
15 other options are that they have. I mean there's a lot of
16 tangential issues that spring from this. So, yes, I just
17 don't know how to predict that it would be -- right now
18 we're thinking it would be one public hearing. It may be
19 more. But we absolutely are asking that the concept be
20 set down and that there be a roundtable.

21 OP will be -- OP has been -- we talk to many, many
22 groups, both pro and con, both supporters, both neutral,
23 on the issue of housing, affordable housing. I can tell
24 you nobody has ever said they're opposed to affordable
25 housing. It's how it's rolled out and how it's

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1 incorporated into the development, the financing, the
2 neighborhood character. There's all kinds of things at
3 play.

4 But, yes, we expect to be doing outreach. We
5 don't expect that we would hold our own town halls unless
6 requested, but we do imagine that the Commission -- we do
7 encourage the Commission to have a kind of roundtable
8 hearing and then more specific hearings when we come back.

9 CHAIRMAN HOOD: So I would suggest -- and I
10 guess if we can work with the Office of Zoning staff, as
11 well Office of Planning and OAG from a legal requirement.
12 I would suggest that we -- if we're going to have a
13 roundtable, do like we've done in years past. Three
14 minutes is not enough time, and as the person who's going
15 to have to officiate those three minutes and with what's
16 in front of us, we need to -- I think we went up to five
17 minutes once; I'm not sure, but if we're going to do a
18 roundtable, I would suggest just for this instance that we
19 look at what individuals and what organizations have to --
20 the amount of time, because I don't want to -- three
21 minutes -- and this is quite a bit.

22 And you all have been having those discussions
23 quite a bit for people to come down and do it -- say
24 something in three minutes. And we're going to go over
25 and over and over. And it's just -- I'm just trying to

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1 manage the expectations and being able to manage the
2 hearing. So we might want to look at that.

3 MS. STEINGASSER: I mean that's up to the
4 Commission. That's clearly your prerogative. Yes.

5 CHAIRMAN HOOD: Well, yes. Well, I can tell
6 you right now, unless I hear from my colleagues, we need
7 to do that. I don't know whether it's five minutes or
8 what, but I can just say as the person who has to referee,
9 not referee but try to get people to cut off at three
10 minutes -- and I don't think it's fair to the public
11 either.

12 Commissioner Shapiro?

13 COMMISSIONER SHAPIRO: Thank you, Mr. Chair. I
14 mean I wonder if there's a way to do a little bit of both.
15 I think that -- depending -- even if there's 100 people in
16 the room, arguably the majority of them are going to be
17 okay with three minutes. And then there are individuals
18 who represent organizations or who have some deep
19 knowledge or experience around this who it might be
20 helpful to have us -- have them be heard by us in a
21 different way. There are all sorts of way to do that. I
22 don't know what -- I think it's certainly within our rules
23 to do -- to get any information that we need. And if we
24 want to essentially invite people to provide us
25 information in a certain way, in a -- more of a roundtable

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1 format, I mean I think that would be very instructive for
2 me.

3 CHAIRMAN HOOD: So, for me, experience
4 is the best teacher. Done it before.

5 I think we gave four minutes, but let's look at
6 what we did, Ms. Schellin, some time back.

7 We did do this. I would encourage us to do
8 that. It might have even been a minute that we added on,
9 but I just think three minutes comes quick. Some people
10 appreciate even another minute.

11 And I hear your point, but I just don't want to
12 get into an evening of cutting people off, especially when
13 it's something as important as this and to this magnitude.
14 And it looks like this is going to be a lot of the
15 outreach. A lot of them are going to have a lot of things
16 to say. And I just want to -- I'm trying to predict what
17 possibly may happen, but I would leave that -- you know
18 what? Unless you all -- my colleagues disagree, I would
19 leave that up to our Office of Zoning staff, let them work
20 that out.

21 But at least four minutes, Ms. Schellin.

22 Okay. So we'll work it out.

23 COMMISSIONER MAY: Yes, I'm not totally sold on
24 the amount of time and the method. I'd like to discuss
25 that a little bit further before we make a decision.

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1 CHAIRMAN HOOD: Okay. Well, go ahead.

2 COMMISSIONER MAY: No, I don't mean now. I
3 mean when we get a little bit further down the road.

4 CHAIRMAN HOOD: Okay. So --

5 COMMISSIONER MAY: I mean in part it's what is
6 the feedback that we are getting to get in advance of
7 this. And we don't actually have to decide this until the
8 night of the hearing, right? We can decide at that
9 moment.

10 CHAIRMAN HOOD: But people coming here with the
11 expectation that I have four minutes and they prepare for
12 that --

13 COMMISSIONER MAY: Well, no, I know, but --

14 CHAIRMAN HOOD: -- so --

15 COMMISSIONER MAY: -- if we say that it's going
16 to be four minutes, it's got to be four minutes. But if
17 we said that it's three minutes and five minutes, as it
18 normally is, we could change it to four minutes and six
19 minutes, or five minutes for everybody --

20 CHAIRMAN HOOD: So we need to do that --

21 COMMISSIONER MAY: -- at the hearing.

22 CHAIRMAN HOOD: No, I believe we need to do
23 that in advance so people understand exactly what's --

24 COMMISSIONER MAY: Right.

25 CHAIRMAN HOOD: But anyway, we --

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1 COMMISSIONER MAY: Well, then I mean I would
2 like to talk about it a little bit more, but not
3 necessarily right now.

4 CHAIRMAN HOOD: Okay. And also, Ms.
5 Steingasser, you mentioned -- I may have missed this, so
6 maybe -- well, maybe I didn't miss it. Maybe I just
7 didn't hear -- understand it. The exemption of Georgetown
8 and Anacostia, why?

9 MS. STEINGASSER: Right now those two historic
10 districts are exempt because they don't have the capacity
11 for the -- they don't have the capacity for the bonus
12 density that was originally assigned. So the Commission
13 exempted Lower 8th Street by the Navy Yard, the Anacostia
14 Historic District and the Georgetown Historic District,
15 just because they are mostly wood construction, very low
16 density. But there are areas along M Street and we can --
17 and parts of Anacostia where we can take a reassessment of
18 that.

19 CHAIRMAN HOOD: Okay. Let's make sure we do
20 that --

21 MS. STEINGASSER: Yes.

22 CHAIRMAN HOOD: -- because obviously those
23 conversations must have been had, especially about
24 exempting in Georgetown. We want to make sure that the
25 correct information is getting out there.

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1 MS. STEINGASSER: Yes.

2 MR. LAWSON: And just to be really clear, the
3 exemption wasn't to a neighborhood. It wasn't that the
4 Commission said let's exempt Georgetown. We looked at the
5 zones that were existing in different parts of the city.
6 And when we -- like Jennifer was saying, when we did the
7 analysis with the original IZ, where the inclusionary
8 zoning was in return for an increase in density, it was
9 determined that there really wasn't capacity in those
10 zones to accommodate that additional density. So the W-2
11 Zone in Georgetown was one of those. Jennifer pointed out
12 some other ones. The R-5-E, the former R-5-E was another
13 zone, but there just wasn't the capacity.

14 The difference with this proposal is that
15 there's no bonus density being offered. In this case
16 somebody would come forward with a map amendment. That
17 map amendment would have to be consistent, or not
18 inconsistent with the Comprehensive Plan. So it's a map
19 amendment that in theory could be approved anyway.

20 And we're saying that let's get some additional
21 inclusionary zoning from the density that there would --
22 that they would get through that map amendment. It's not
23 that the developer would get the map amendment plus a
24 bonus density. This is simply capturing some of the
25 density that they would gain through a map amendment that

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1 has to be determined by the Commission to be not
2 inconsistent with the Comprehensive Plan. So it is a
3 little bit different from the original IZ in that respect.

4 CHAIRMAN HOOD: Okay. All right. So both my
5 comments -- let's see how as we move forward -- but I can
6 tell you I'm a tickler about making sure that we are
7 predictable about the time, that people know when they
8 come down here for the hearing. So we will revisit that
9 at a later time.

10 Anything else on this?

11 Mr. Goldstein?

12 MR. GOLDSTEIN: Thank you very much. Paul
13 Goldstein with OAG again.

14 For our purpose, we want to make sure that the
15 public hearing notice is as clear as possible so people
16 know what to testify to and react to. I think we've heard
17 a lot. It sounds like essentially the parameters of the
18 report. A few additional things have been added,
19 particularly by Commissioner Miller. I think we heard a
20 couple things from Commissioner Miller were taken out from
21 being part of the proposal coming up.

22 The exemption is one that I'm a little less
23 sure about how to advertise. I want to make sure that we
24 are really clear in what we are saying. It sounds like
25 the Commission wants certain -- an assessment of certain

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1 geographies of the city that are currently exempt from IZ,
2 that that would be another concept that's explored. I
3 want to make sure it's not too broad or too narrow for
4 what the Commission would like to hear.

5 COMMISSIONER MAY: Is it possible for us to
6 look at that announcement before it goes? I mean at this
7 point the idea that we have -- we've expressed a bunch of
8 ideas here and I think that we don't normally give into
9 the business of writing the public notices. But in this
10 circumstance, since it's for a roundtable as opposed to
11 for a hearing, maybe it's something where Office of
12 Planning comes back and works with OAG and anybody else
13 and then we actually see what's included and see if that
14 makes sense.

15 MR. GOLDSTEIN: It's something we can explore.
16 I don't have an answer right now, but if that works --

17 COMMISSIONER MAY: I mean I don't know. I mean
18 would you have an objection in Office of Planning to do it
19 that way?

20 MS. STEINGASSER: Not at all. I think that
21 would actually be a good solution.

22 MS. SCHELLIN: It's been done before.

23 COMMISSIONER MAY: Well, I don't know how
24 quickly it could be done, but take it up at a future
25 meeting before it gets announced.

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1 MS. SCHELLIN: And we can actually send it to
2 you by email.

3 COMMISSIONER MAY: Oh, we could?

4 MS. SCHELLIN: Yes.

5 COMMISSIONER MAY: Oh, okay.

6 MS. SCHELLIN: And then you can just provide
7 your responses to us.

8 COMMISSIONER MAY: Oh, okay. That will work.

9 CHAIRMAN HOOD: Okay. So basically, going
10 forward this is going to be a roundtable, because I have a
11 distinct difference between a hearing and a roundtable. I
12 would like to also throw out for discussion again my
13 comments about the time.

14 MS. SCHELLIN: Yes, because we do need to --
15 that was going to be my comment. We do need to provide
16 the timing in the hearing notice so that the public knows
17 ahead of time how much time they have. So maybe in that
18 draft that's running around you guys -- by that time
19 you'll know what you want and we can advertise. And in
20 the meantime I'll try to look back at what we did with
21 some of the ZRR, not the actual hearings, but the guidance
22 hearings.

23 CHAIRMAN HOOD: We also --

24 MS. SCHELLIN: I think we did those a little
25 bit different.

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1 CHAIRMAN HOOD: If we can go back to even when
2 we -- because I remember us doing this specifically when
3 the Council had asked us to take over campus plans. We
4 had campus plan roundtables. I'd like to mirror and look
5 at that. Let's go back to that. Let's go back a little
6 further.

7 MS. SCHELLIN: We have quite a few.

8 CHAIRMAN HOOD: Yes. Well, the campus plans
9 worked well.

10 MS. SCHELLIN: We have the IZ and some of the
11 others, yes.

12 CHAIRMAN HOOD: So the campus plan is the one I
13 was really thinking about. I don't know if -- Jennifer, I
14 think you remember those roundtables when we were going to
15 take back over campus plans. That was some years ago.

16 MS. STEINGASSER: That was right as I was
17 coming on board.

18 CHAIRMAN HOOD: Oh, okay.

19 MS. STEINGASSER: So I did not --

20 (Simultaneous speaking.)

21 CHAIRMAN HOOD: Well, I think that worked. And
22 I remember one of my colleagues saying about the time,
23 that was an issue. So it worked well there and that's --
24 I remember four minutes. But anyway, I'm not trying to
25 argue my point. I'm just trying to make the hearing go --

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1 flow easier. I want people, when they come in to testify,
2 to make sure that they feel like they are being heard and
3 I don't want to be the guy that has to cut them off all
4 day. I don't want to do that. So that's why. All right.
5 Experience is the best teacher sometimes.

6 VICE CHAIR MILLER: I'm ready to make a motion,
7 Mr. Chairman.

8 CHAIRMAN HOOD: Go right ahead.

9 COMMISSIONER MAY: I would move that the Zoning
10 Commission set down for a -- I'm going to say public
11 roundtable or a hearing so we have the flexibility when we
12 see this notice -- the Office of Planning's proposed
13 concepts to expand the existing inclusionary zoning
14 requirements for certain zoning map amendments and ask for
15 a second.

16 CHAIRMAN HOOD: I'll second that.

17 It's been moved and properly seconded with
18 discussion points that have been spoken about and the
19 process I think has been laid out. Appreciate all the
20 work that went into that. Any further discussion?

21 (No response.)

22 CHAIRMAN HOOD: All in favor?

23 (Chorus of aye.)

24 CHAIRMAN HOOD: Any opposition?

25 Not hearing any, Ms. Schellin, would you please

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1 record the vote?

2 MS. SCHELLIN: Yes, staff records the vote five
3 to zero to zero to approve the public roundtable in Zoning
4 Commission Case Number 20-02. Commissioner Miller moving,
5 Commissioner Hood seconding, Commissioners May, Turnbull
6 and Shapiro in support.

7 CHAIRMAN HOOD: All right. Do we have anything
8 else, Ms. Schellin?

9 MS. SCHELLIN: No, sir.

10 CHAIRMAN HOOD: Does the Office of Planning
11 have anything else?

12 MS. STEINGASSER: I just have one issue. If
13 the Commission -- we'd attached here a link to the Housing
14 Equity Report and the Mayor's Order on Housing and we were
15 wondering if the Zoning Commission would like us to have
16 the staff who wrote that come in and just kind of walk
17 through what it means and what it has and kind of -- I
18 don't -- just call it a presentation I guess as part of
19 the OP status report -- maybe the first -- sometime in
20 February.

21 CHAIRMAN HOOD: Okay. Training or -- do you
22 want training or --

23 MS. STEINGASSER: Well, I would think there
24 would be --

25 CHAIRMAN HOOD: In public?

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1 MS. STEINGASSER: -- the training sessions are
2 a very different kind of operation, shall we say, and I
3 think having one here where you could talk to the authors
4 that would go through what they -- they're also working on
5 a housing framework for equity and growth, and could talk
6 about how the housing element of the Comprehensive Plan
7 works. Just have a little bit of context of the direction
8 the mayor has given us and what we're bringing forward as
9 a presentation prior to this.

10 CHAIRMAN HOOD: Okay. I think that would be
11 very beneficial. I'm not sure of the date. Can you work
12 that -- you all work that out with the Office of Zoning?

13 MS. STEINGASSER: I'll work with the Office of
14 Zoning.

15 CHAIRMAN HOOD: Yes, and we'll probably do it
16 at -- we'll do it at a meeting kind of at the end like
17 this, will would be great. Okay. I don't know. We might
18 need to do that at the beginning so everybody can hear it
19 because a lot of people cut us off, turn off the stream
20 and leave and everything. A lot of people need to hear
21 that. So we'll see.

22 All right. Anything else?

23 (No response.)

24 CHAIRMAN HOOD: All right. So with that I want
25 to thank everyone and this meeting is adjourned.

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1 (Whereupon, the above-entitled matter went off
2 the record at 7:48 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: Regular Meeting

Before: DC Zoning Commission

Date: 01-13-2020

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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