

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

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THURSDAY

FEBRUARY 23, 2023

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
PETER MAY, Commissioner
JOSEPH IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS LIU, ESQUIRE
HILLARY LOVICK, ESQUIRE

The transcript constitutes the minutes from the Regular Public Hearing held on February 23, 2023

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

Case No. 80-13B
TRT 1300 Connecticut Avenue, LLC 4

Case No. 21-09A
U.S. Union Square, D.C. 899, LLC 7

Case 96-13A
Street Retail, LLC 10

Case No 23-02
Office of Planning map amendment at Square 175 12

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public meeting by video conferencing. My name is Anthony Hood. Joining me this evening are Vice Chair Miller, Commissioner May, and Commissioner Imamura. Also we're joined by the Office of Zoning staff, Ms. Sharon Schellin and Mr. Paul Young, who will be handling all of our virtual operations, our Office of Zoning legal division, Ms. Lovick, and Mr. Liu. I will ask all others to introduce themselves at the appropriate time.

Copies of today's meeting agenda are available on the Office of Zoning's website. Please be advised that this proceeding is being recorded by a court reporter and is also webcast live, Webex and YouTube Live. The video will be available on the Office of Zoning's website after the meeting. Accordingly, all those listening on WebEx or by phone will be muted during the meeting, unless the Commission suggests otherwise. For hearing action items, the only documents before us this evening are the application and the ANC set-down report and the Office of Planning report. All other documents in the record will be reviewed at the time of the hearing. Again, we do not take any public testimony in our meetings unless the Commission requests someone to speak. If you experience difficulty accessing Webex or with your phone call-in, then please call our OZ hotline number

1 at 202-727-0789 for Webex log-in or call-in instructions. At
2 this time, does the staff have any preliminary matters?

3 MS. SCHELLIN: No, sir.

4 CHAIRPERSON HOOD: Okay. Let's go right into our first
5 case, which is a minor modification and technical corrections,
6 Zoning Commission Case No. 80-13B, TRT 1300 Connecticut Avenue,
7 LLC, PUD and minor modification at Square 138.

8 Ms. Schellin?

9 MS. SCHELLIN: Yes, sir. The Applicant is requesting
10 a minor modification to add a small habitable penthouse to
11 building -- to the building at 1300 Connecticut. And they --
12 there were two parties to this -- to the original case. They
13 have both responded. You have an OP report at Exhibit 6 who does
14 not object to this request being a minor modification and they
15 recommend approval. Then the two parties, ANC 2B, has provided
16 a report at Exhibit 7, and they unanimously support the request.
17 And then DuPont Circle Citizens Association provided a response
18 at Exhibit 5, and they have no objection to the modification. So
19 if the Commission is willing to approve this request, they may
20 proceed to do so. Thank you.

21 CHAIRPERSON HOOD: Thank you, Ms. Schellin, for teeing
22 that up. I will just repeat that it's a minor modification, a
23 request to add a small habitable penthouse at 1300 Connecticut
24 IM building, totaling 535 square feet to create tenant amenity
25 space, including a restroom and the updated plans as noted, while

1 also in Exhibit 3B.

2 First, does anyone have any problem with this being a
3 minor modification? Any objections? Okay. Not seeing any, we
4 will proceed as follows -- as requested. So does anyone have
5 any comments? This was actually done -- started off in 1979.
6 I'm trying to think was that an elementary school -- but either
7 way, this is before us. So does anyone have any comments on
8 this? I think it's pretty straightforward and I appreciate all
9 the parties weighing in years later as well -- the current
10 parties.

11 Commissioner May?

12 COMMISSIONER MAY: I don't have anything to add, other
13 than like should I say where I was in 1979?

14 CHAIRPERSON HOOD: Probably Georgetown.

15 COMMISSIONER MAY: I think you knew. Yeah, I think you
16 know.

17 CHAIRPERSON HOOD: All right. Anything else?

18 All right. Commissioner Imamura?

19 And Vice Chair Miller?

20 VICE CHAIR MILLER: No, I would just for the record
21 state that the Office of Planning report in support just
22 incorrectly notes -- I think they're typos, both the -- I think
23 they have the wrong case number, they have 08-13B, which I think
24 it's 80-13B, and they refer to a modification of consequence and
25 this is actually a minor modification. They were supporting the

1 concept of modification of consequence, which is even a higher
2 threshold, but I think they meant minor. And I just wanted to
3 state that for the record and make one other comment that this
4 habitable space penthouse, which -- this minor mod facilitates
5 will trigger a contribution pursuant to our zoning regulations
6 to the Housing Production Trust Fund. It'll be a small
7 contribution because in this case it's a small amount of space
8 and there's a formula in the regulations based on assessed value.
9 But I wonder if we can just say -- note for our counsel that when
10 we do the -- when we draft -- when we do the order approving the
11 minor mod, that we just note that that because it's habitable
12 space, it does trigger under our regulations a contribution to
13 the Housing Production Trust Fund just so that the folks over at
14 the Zoning Administrator's Office see that when the building
15 permit is filed for which is when that contribution has to be
16 executed. Thank you, Mr. Chairman.

17 CHAIRPERSON HOOD: Okay. Thank you. I'm sure. And
18 I'm hoping that, you know, even though we're going to go ahead
19 and move forward, I'm hoping that that correction, as Vice Chair
20 mentioned, in the OP report can be corrected because we know --
21 don't know what's going to come on down the road. So I'm sure
22 the staff and OP and our legal counsel will work all those things
23 out. All right. So with that, unless I hear anything else, I
24 would approve Zoning Commission Case No. 80-13B, TRT 1300
25 Connecticut Owner Avenue -- whatever that means -- LLC, PUD and

1 minor modification at Square 138, and ask for a second.

2 COMMISSIONER IMAMURA: Second.

3 CHAIRPERSON HOOD: It's been moved and properly second,
4 and I'm sure all the titles and we'll make sure everything is
5 correct, it says Connecticut Owner, okay. Moved and properly
6 second -- any further discussion?

7 Not hearing any, Ms. Schellin, would you do a roll call
8 vote please?

9 MS. SCHELLIN: Commissioner Hood?

10 CHAIRPERSON HOOD: Yes.

11 MS. SCHELLIN: Commissioner Imamura?

12 COMMISSIONER IMAMURA: Yes.

13 MS. SCHELLIN: Commissioner May?

14 COMMISSIONER MAY: Yes.

15 MS. SCHELLIN: Commissioner Miller?

16 VICE CHAIR MILLER: Yes.

17 MS. SCHELLIN: The vote is four to zero to one to
18 approve final action in Zoning Commission Case No. 8-13B, the
19 minus one being the third mayoral appointee -- sorry about the
20 dogs, UPS must have arrived.

21 CHAIRPERSON HOOD: Okay. Thank you. Let's go to
22 modification of consequences, be determination and scheduling,
23 Zoning Commission Case No. 21-09A, U.S. Union Square, D.C. 899,
24 LLC, modification of consequence of an approved design review at
25 Square 675.

1 Ms. Schellin?

2 MS. SCHELLIN: Yes, sir. On this one the Applicant is
3 requesting to modify the approved design reviews ground floor
4 facade to remove the secondary building entrance that was
5 previously proposed from the North Capitol Street, N.E. frontage
6 and to make some minor design features to the -- changes to the
7 design features along the two-level addition. You have only one
8 party and that was the ANC and they responded in favor at Exhibit
9 6, that's ANC 6E, by the way. And then OP at Exhibit 7 provided
10 a report that they do not object to the request being considered
11 a modification of consequence, and therefore recommend the
12 Commission to approve the request. They did make a note in their
13 report that the Department of General Services, the primary
14 tenant at the property, filed the letter in support of this
15 request. I believe the request is being made at GSA's request.
16 So with the only party responding, this case is ready to move
17 forward if the Commission decides to do so. Thank you.

18 CHAIRPERSON HOOD: Thank you, Ms. Schellin. I don't
19 have anything to add to Ms. Schellin teeing this up. Let me open
20 it up for any questions or -- first of all, does anyone see that
21 this -- I think -- I don't think we've done this determination
22 -- a modification of consequence. Any objections? Okay. No
23 objections. We'll keep it on the status as this. Any questions
24 or comments? Okay. Not hearing any, we will take it as noted,
25 modification of consequence, a request to modify the approved

1 design review of the ground floor facade to remove the secondary
2 building entrance previously proposed for the -- for its North
3 Capitol Street frontage, N.E. frontage, and updated related
4 design features along with two level additions, noted some
5 changes in the façade as well. And I know that was a discussion
6 we have for a long time. But anyway, it is -- we are where we
7 are. So any other further comments or questions? Okay. So with
8 that -- and again this does not -- counsel, this does not -- this
9 is not subject to our comprehensive plan consistency per Subtitle
10 X 601.1, so this does not require a racial equity analysis as we
11 move forward. And then as noted, we already have the submission
12 from ANC 6E. So would somebody like to make a motion on this
13 one? Okay. Well, I would approve Zoning commission Case No.
14 21-09A and ask for second.

15 COMMISSIONER IMAMURA: Second.

16 CHAIRPERSON HOOD: It's been moved and properly second.
17 Any further discussion? Not hearing any, Ms. Schellin, would you
18 do a roll call vote please?

19 MS. SCHELLIN: Commissioner Hood?

20 CHAIRPERSON HOOD: Yes.

21 MS. SCHELLIN: Commissioner Imamura?

22 COMMISSIONER IMAMURA: Yes.

23 MS. SCHELLIN: Commissioner May?

24 COMMISSIONER MAY: Yes.

25 MS. SCHELLIN: Commissioner Miller?

1 VICE CHAIR MILLER: Yes.

2 MS. SCHELLIN: The vote is four to zero to one to
3 approve final action in Zoning Commission Case No. 21-09A, the
4 third mayoral appointee position being vacant, not voting. Thank
5 you.

6 CHAIRPERSON HOOD: Thank you, Ms. Schellin.

7 Next we'll go to final action. We're at final action
8 already, so Zoning Commission Case No. 96-13A, this is Street
9 Retail, LLC, modification of significance of PUD and map
10 amendment at square 1661.

11 Ms. Schellin?

12 MS. SCHELLIN: Yes, sir. The Applicant provided
13 responses for its draft proffers and conditions at Exhibits 41,
14 44, and 44A. NCPC provided a letter from its staff stating that
15 the application falls under an exception listed in Chapter 8 of
16 their guidelines, and so therefore the application is exempt from
17 their review. And this appears to be ready for the Commission
18 to proceed with final action. The Commission did not ask for
19 anything additional at proposed action, so it's ready to proceed
20 if you choose to do so.

21 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin. As
22 noted, we did not ask for anything. We had already dealt with
23 the Applicant's affordable housing proffer. We already found
24 that that was sufficient and also IZ Plus does not apply to PUDs
25 and IZ Plus is not intended to be a floor for PUD affordable

1 housing proffers. We've mentioned that many times. And the
2 property is in a future planning analysis area which allows
3 rezoning and planning analysis to be combined with the PUD. So
4 as Ms. Schellin's already stated, we have new exhibits, Exhibit
5 41, 44, 44A, which we have already reviewed. NCPC has commented.
6 So I think this is ready.

7 Let me ask my colleagues if they want to add anything.

8 Commissioner May?

9 COMMISSIONER MAY: I think we fleshed this out pretty
10 well at proposed action and I'm prepared to move forward in final
11 tonight.

12 CHAIRPERSON HOOD: Okay.

13 Commissioner Imamura?

14 COMMISSIONER IMAMURA: No further comments, Mr.
15 Chairman. I think you summarized everything quite well.

16 CHAIRPERSON HOOD: Okay.

17 And Vice Chair Miller?

18 VICE CHAIR MILLER: I concur with all the comments that
19 have been made.

20 CHAIRPERSON HOOD: Okay. I'd just note the property
21 was designated moderate density residential in the FLUM and is
22 outweighed by the project's consistency with the number of comp
23 plan policies and through project's public benefits and
24 amenities. Okay. So those points that I mentioned will also be
25 part of the record, as we've already stated. So with that, I

1 think this is ready. Would somebody like to make a motion?

2 Commissioner Imamura?

3 COMMISSIONER IMAMURA: Sure. Thank you, Mr. Chairman.

4 I move that Zoning Commission take final action on
5 Zoning Case No. 96-13A, Street Retail, LLC, modification of
6 significance for PUD map amendment at Square 1661.

7 COMMISSIONER MAY: I'll second that.

8 CHAIRPERSON HOOD: Okay. It's been moved and seconded.
9 Any further discussion? Not hearing any, Ms. Schellin, would you
10 do a roll call vote please?

11 MS. SCHELLIN: Yes. Commissioner Imamura?

12 COMMISSIONER IMAMURA: Yes.

13 MS. SCHELLIN: Commissioner May?

14 COMMISSIONER MAY: Yes. Yes.

15 MS. SCHELLIN: Commissioner Hood?

16 CHAIRPERSON HOOD: Yes.

17 MS. SCHELLIN: Commissioner Miller?

18 VICE CHAIR MILLER: Yes.

19 MS. SCHELLIN: The vote is four to zero to one to
20 approve final action in Zoning Commission Case No. 96-13A, the
21 third mayoral appointee position being vacant and not voting.

22 CHAIRPERSON HOOD: All right. I think our last item
23 for today's hearing action, Zoning Commission Case No. 23-02,
24 Office of Planning map amendment at Square 175 with Mr. Cochran.

25 MR. COCHRAN: Thank you, Mr. Chair. On behalf of the

1 Office of Planning, I'm Steve Cochran for Case No. 23-02. On
2 behalf of the Deputy Mayor for Planning and Economic Development,
3 the Office of Planning requests that the Commission set down the
4 petition for a map amendment to rezone lots 826 and 827 at square
5 157 from MU-4 to MU-10, and to apply IZ Plus to the site.

6 Slide 1, which you're looking at, shows the site's
7 location at the northeast corner of 17th and U, N.E., along with
8 the mixed use U Street corridor. It's at the upper end of the
9 DuPont Circle and Striver Section neighborhoods and historic
10 districts and is just below the beginning of Adams Morgan. The
11 16th Street Historic District is to the east. Paul, next slide
12 please? Thanks.

13 This slide shows how the site is currently used. The
14 Metropolitan Police Department's third district station and its
15 above grade parking garage occupy Lot 827 along V Street and 17th
16 Street. The fire and emergency Services Engine Company No. 9 is
17 on Lot 826 with frontage on U Street. The FEM site is separated
18 by a public alley from the garage that it shares with the Third
19 District police station. There's also an open air DPW fueling
20 site -- facility rather -- in the center of the site. And next
21 slide please?

22 The MU zone is propo- -- the MU-10 zone is proposed for
23 the site as a comprehensive plan related zoning consistency map
24 amendment. The zone is applied to areas where a mixture of uses
25 and densities is intended to carry out goals in employment,

1 population, transportation, housing, public facilities, and
2 environmental quality, and to allow residential and
3 nonresidential both to be apportioned between two or more lots
4 in the same square. As this comparison of zone slides show, the
5 proposed zone would permit such increased density and height.
6 The MU-10 zone has previously been used by the Commission on
7 similarly categorized future land use map sites to help
8 accommodate affordable housing and to achieve other public goals.
9 Next slide, Paul, please?

10 While the proposed zone would permit larger buildings
11 than the current zoning permits on the site, as you can see in
12 this image, there are a variety of building types near the site,
13 and tall dense buildings are not unprecedented in the surrounding
14 neighborhood. By the way, that red outlined in blue site, as
15 I'm sure you've guessed, is the actual site for which the map
16 amendment is proposed. Next slide, Paul?

17 Consistent with the proposals being a consistency
18 amendment, the proposal zone would implement the 2021 generalized
19 future land use maps Change No. 8050. That amendment revised the
20 site's designation from local public facilities to a mix of local
21 public facilities, high density residential and moderate density
22 commercial. Next slide please?

23 The amendment would not be inconsistent with the policy
24 map's designation of the site as a main street mixed use corridor
25 along U Street and a neighborhood conservation area along V

1 Street. Next slide, Paul. Thanks.

2 The amendment would further several written policies
3 in the comprehensive plan, particularly Mid-City Element Policy
4 No. 2.3.77, which, as you can see in the slide, states that the
5 public land at three sites along U Street should be used --
6 actually they should use the added density to create a significant
7 amount of new affordable housing and the other uses that are
8 noted on the slide, and to focus this density towards U Street.
9 Overall, the proposed zone would further the comprehensive plan
10 when it's viewed through a racial equity lens. The map amendment
11 does not determine, as you know, what would be built on the site
12 in future. However, given the direction in the comprehensive
13 plan's mid-city area element and the indications the District has
14 previously given on its priorities for the redevelopment of the
15 site, the amendment would allow this public site to have enough
16 height and density to accommodate new facilities for the existing
17 MPD and fire and emergency services, possibly other cultural uses
18 too, while still making it economically feasible to construct a
19 significant amount of housing atop the government facilities.
20 And Paul, if you've gotten the revised PowerPoint, could you --
21 yeah, thank you very much.

22 In 2018, the planning area's median income for a four-
23 person household was \$122,000. Even at 80 percent of the median
24 family income, a mid-city household of four would be earning
25 \$25,000 less than the mid-city median income for that same type

1 of household. However, because the site for which the rezoning
2 is proposed is district-owned, for a long-term lease or for
3 disposition of the land, 30 percent of any residential
4 development would have to be devoted to affordable housing, with
5 25 percent of that being reserved at 30 percent of the median
6 family income and the remainder being reserved at 50 percent of
7 the median income. Both of these are significantly more
8 affordable than would be provided by either IZ or IZ Plus. The
9 map amendment and any future use of the site would not involve
10 any residential displacement. Housing and employment on the site
11 would have access to multiple Metro bus lines and two Metro rail
12 stations. Employment: any new public facilities would be paid
13 at the District government wage scale. The District also requires
14 CBE and first source agreements in any disposition agreement. In
15 short, the proposed map amendment, particularly when coupled with
16 the District's land disposition policies and the policies in the
17 comprehensive plans mid-city element, would not be inconsistent
18 with the comprehensive plan and would contribute towards
19 achieving the plan's racial equity goals. Paul, last slide
20 please?

21 Thank you. This completes my testimony. And of course,
22 I'd be happy to answer any questions.

23 CHAIRPERSON HOOD: Thank you, Mr. Cochran. I
24 appreciate your presentation to us. I do want to reiterate, and
25 I'll probably do this depending upon how we set down, this is a

1 map amendment request, this is a rule-making. We will not be
2 hearing about a specific project in this case. So I'll probably
3 have to say that again and we probably will hear some things,
4 but I'm asking that we keep it to the map amendment, as noted.
5 So let me open it up to my colleagues.

6 Commissioner May, any questions or comments?

7 COMMISSIONER MAY: No. I appreciate the thorough
8 presentation and report. (Audio glitching) that this should be
9 (audio blank).

10 CHAIRPERSON HOOD: Commissioner May, you're kind of
11 going in and out a little bit.

12 COMMISSIONER MAY: Okay. Is this any better?

13 CHAIRPERSON HOOD: Yeah, that's better.

14 COMMISSIONER MAY: Get really close.

15 CHAIRPERSON HOOD: Lean into it, yeah, there you go.

16 COMMISSIONER MAY: All right. I don't know what's
17 going on here. Strange things today. No, I appreciate the
18 thorough presentation and report. I don't have anything to add.
19 I think this is ready to be set down for a public hearing.

20 CHAIRPERSON HOOD: Okay.

21 Commissioner Imamura?

22 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
23 think I'll send Commissioner a new pair of earbuds because again
24 I think he's using my (audio glitching).

25 No, and I'll say that I think this is something that I

1 can get behind and lean into, Mr. Chairman. So I certainly
2 support the map amendment (audio glitch) set it down.

3 CHAIRPERSON HOOD: And Vice Chair Miller?

4 VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank
5 you, Mr. Cochran, for the Office of Planning comprehensive report
6 on this proposed map amendment, which, as you said, is largely a
7 -- well, almost exclusively a zoning consistency case with the
8 recent 2021 (audio glitch) density and the uses on the site, and
9 with the text changes and the mid-city element that specifically
10 called out this site for development with sufficient height and
11 density to support affordable housing, and the redevelopment of
12 the public facilities there, as well as other policies in the
13 comp plan. So I agree that it's ready to be set down. And at
14 the -- even though we're not looking at specific projects, we
15 know that this will facilitate a mixed use project of a certain
16 height and density called for in the comprehensive plan, and that
17 there is a process that I think has been initiated as surplus
18 property and disposition process under D.C. law that's been
19 initiated. And I think we just -- I think it'll be useful and
20 probably -- DMPED was probably going to do this anyway and it
21 would certainly come up in the public testimony as to what the
22 status and timetable is on that surplus disposition RFP process
23 when we get to the public hearings, so we just understand the
24 context of what's happening. Thank you, Mr. Chairman.

25 CHAIRPERSON HOOD: Okay. I think we're getting some

1 feedback from somewhere because, Vice Chair Miller, you kind of
2 went out, but it came right back in. So I think we got -- I
3 think Mr. Cochran and all of us got the gist of everything you
4 said. I will ask the Office of Planning and DMPED, Mr. Cochran,
5 to pass it on to update your racial equity analysis to our updated
6 tool that we use by the time of the hearing. I think that would
7 be appreciative and great for us. Also, the Commission -- the
8 Commission, we're requesting that the outreach from OP and DMPED,
9 whoever's doing outreach, I know that you all had -- we noticed
10 that you all have reached out to ANC 1C, and with the boundaries
11 changes, we need to make sure that we have reached out to the
12 new ANC boundaries. An ANC who is not necessarily now an affected
13 party will still be able to -- they were the former affected ANC,
14 but now we can still -- we will still be able to hear from them,
15 but we want to make sure that we've done our due diligence,
16 especially with our community engagement with ANC 1B and 2B. And
17 I'm going to especially ask DMPED to do that as well.

18 All right. Any other further questions or comments?

19 All right. So with that, would somebody like to make
20 a motion?

21 VICE CHAIR MILLER: I'll make the motion.

22 CHAIRPERSON HOOD: Okay. Vice Chair Miller?

23 VICE CHAIR MILLER: Okay. I would move that the Zoning
24 Commission set down for a public hearing Case No. 23-02, proposed
25 map amendment by the Office of Planning at square 175, Lot 826

1 and 827 that's in the MU-4 zone to the MU-10 zone and ask for a
2 second. Do we need to -- is that being set -- is that part of
3 our set-down -- I'm sorry to interrupt my own motion.

4 CHAIRPERSON HOOD: What is it, Vice Chair Miller?

5 VICE CHAIR MILLER: Do we need to say that -- do we
6 --

7 CHAIRPERSON HOOD: Vice Chair Miller.

8 VICE CHAIR MILLER: Do we need to note --

9 CHAIRPERSON HOOD: I can't -- I can't -- let me say
10 this. I can't hear you, you're going in and out. Maybe it's my
11 system, but you're going in and out. Okay. I'm here, so no. So
12 let's do --

13 VICE CHAIR MILLER: I just moved it. Can you hear me
14 now?

15 CHAIRPERSON HOOD: Yeah, I can hear you now.

16 VICE CHAIR MILLER: I will move to set down Case No.
17 23-02, map amendment, and ask for a second.

18 MR. COCHRAN: Excuse me, Mr. Chair, if I might, OP's
19 recommendation is also to include IZ Plus on the -- with the map
20 amendment.

21 VICE CHAIR MILLER: Right. That's what I was trying
22 to say when I was being muffled, I guess.

23 CHAIRPERSON HOOD: Okay. Well, thank you, Mr. Cochran.
24 You must not have been being muffled on Mr. Cochran's side, as
25 he heard it. Okay. So we will take the motion with IZ Plus,

1 moved by Vice Chair Miller. Is there a second?

2 COMMISSIONER IMAMURA: Second.

3 CHAIRPERSON HOOD: IT's been moved and properly second.
4 Any further discussion?

5 VICE CHAIR MILLER: Just to note that what's already
6 been noted, I think by Mr. Cochran, is that the -- because it's
7 -- because it will likely be a public disposition, there will be
8 a much more affordable housing than even the IZ Plus would provide
9 in this particular -- at this particular property.

10 CHAIRPERSON HOOD: Thank you. Any further discussion?
11 All right. Ms. Schellin, would you do a roll call vote please?

12 MS. SCHELLIN: Was that Commissioner May who seconded?

13 CHAIRPERSON HOOD: Commissioner Imamura.

14 MS. SCHELLIN: Imamura, okay. I wasn't sure because
15 it was loud. And he's usually a little softer spoken there.

16 So Commissioner Miller?

17 VICE CHAIR MILLER: Yes.

18 MS. SCHELLIN: Commissioner Imamura?

19 COMMISSIONER IMAMURA: Yes.

20 MS. SCHELLIN: Commissioner Hood?

21 CHAIRPERSON HOOD: Yes.

22 MS. SCHELLIN: Commissioner May?

23 COMMISSIONER MAY: Yes. Yes.

24 MS. SCHELLIN: He's being funny now.

25 Third mayoral appointee position is vacant so that

1 leaves it four to zero to one to approve set-down for Zoning
2 Commission Case No. 23-02 as a rule-making case.

3 CHAIRPERSON HOOD: And let me just say thank you, Mr.
4 Cochran, as always with your reports. Thank you.

5 Ms. Schellin, do we have anything else before us?

6 MS. SCHELLIN: I have nothing. Ms. Steingasser, did
7 OP have anything to update?

8 MS. STEINGASSER: Good evening, Commissioners. I would
9 only want to point out that the Office of Planning has recently
10 updated all of our data and on the D.C. data hub site, which is
11 DC -- no, OPdata.gov. I'll send you the link. We actually have
12 a racial equity tab now that has all of the data that is
13 reflective of your tool in one place so that all the apples are
14 talking to apples and oranges are talking to oranges. So it's a
15 really handy tool. Our U.S. -- our census office put that
16 together based on the tool that the Zoning Commission came up
17 with. And I wanted to point that out that that's available on
18 our website. That is all. Thank you.

19 CHAIRPERSON HOOD: Well, thank you, Ms. Steingasser.
20 And thanks to the data office, send our thank you to them as well
21 for everything that they've done to help us try to move forward
22 in our new analysis in which we are trying to undertake. So
23 thank you.

24 Any questions or comments for Ms. Steingasser and OP?

25 All right. Not seeing any, thank you again, Ms.

1 Steingasser.

2 Ms. Schellin -- all right, well, thank you. Anything
3 else, Ms. Schellin?

4 MS. SCHELLIN: No, sir.

5 CHAIRPERSON HOOD: All right. So with that, I want to
6 thank everyone else for --

7 MS. SCHELLIN: Oh, actually, I do have one thing. I'm
8 sorry. I'd like to wish Chairman Hood happy birthday for
9 Saturday. I almost forgot. He's still not quite as old as I
10 am, but he's not as young as Joe, I'm going to guess. And but
11 we do wish you a happy birthday. That's on behalf of the office,
12 and we'll leave it at that. You have a great birthday.

13 CHAIRPERSON HOOD: Thank you. Thank you very much. I
14 will say that it's going to be not as fun as the other ones
15 because I usually have a hearing on my birthday. So I have to
16 try to find something to -- maybe I'll watch a old hearing.

17 MS. SCHELLIN: Yeah, me too, so.

18 CHAIRPERSON HOOD: All right. So thank you. Appreciate
19 it. So the Zoning Commission will meet again on the 27th; is
20 that correct? I want to make sure I'm right. This will be the
21 Zoning Commission Case No. 22-27, this is Georgetown University
22 and we'll be meeting on these same platforms at 4 p.m. So with
23 that, everyone have a great weekend and I'll see you all on
24 Monday. Good night, and thank you.

25 (Whereupon the above-entitled meeting was adjourned.)

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: DCZC

Date: 02-23-2023

Place: Teleconference

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

Danielle Garnett

Danielle Garnett, CET-821