

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

VIRTUAL PUBLIC MEETING

VIA WEBEX

MONDAY, JANUARY 29, 2024

The Public Meeting by the District of Columbia Zoning Commission convened via videoconference 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  
TAMMY STIDHAM, Commissioner  
JOSEPH S. IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary  
PAUL YOUNG, Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

JACOB RITTING, Esquire

The transcript constitutes the minutes from the Public Meeting held on January 29, 2024.

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C O N T E N T S

Case No. 23-02

3

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

(4:00 p.m.)

1  
2  
3 CHAIRPERSON HOOD: Good afternoon, ladies and  
4 gentlemen. Today's date is January the 29<sup>th</sup>, 2024. We're  
5 convening and broadcasting this public hearing by  
6 videoconferencing. My name is Anthony Hood. And joining me  
7 are Vice Chair Miller -- soon to be Vice Chair Miller,  
8 Commissioner Stidham and Commissioner Imamura. We're also  
9 joined by the Office of Zoning Staff, Ms. Sharon Schellin  
10 and also, the Office of Zoning Legal Division, Mr. Jacob  
11 Ritting.

12 I would ask all others to introduce themselves at  
13 the appropriate time. Again, this is the continuation of  
14 Zoning Commission Case No. 23-02. This is the Office of  
15 Planning Map Amendment from MU4 to MU10 at Square 175, Lots  
16 826 and 827, located in Ward 1. Again, today's date is  
17 January 29<sup>th</sup>, 2024, and we started this hearing on January  
18 the 8<sup>th</sup>. I think this is our third proceeding. And let's  
19 see how far we can work together and get finished at this  
20 point or sooner than later.

21 Anyway, let me first go to Ms. Schellin for any  
22 preliminary matters.

23 MS. SCHELLIN: Yes, sir. We do have a preliminary  
24 matter. There was a motion filed. It was a joint motion by  
25 some of the parties at Exhibit 603 and 603A. It's a joint

1 motion to -- believe it's to dismiss, now that I've lost it  
2 and my screen froze up. I believe it's a motion to dismiss  
3 due to a lack of community outreach, I believe. Like I  
4 said, my screen just froze up. But if you'll look at  
5 Exhibit 603 and 603A, I believe it is.

6 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin.  
7 Colleagues, I have reviewed this motion to  
8 dismiss. I think it's inappropriate, even though the line  
9 of questioning is exactly what we need to get to. That's  
10 why we need to hopefully in cross-examination going forward,  
11 we will cut out a lot of the irrelevant questions, which are  
12 not germane to what we're dealing with. One of the  
13 questions -- this was a question, and, as you know,  
14 engagement is one of the comp plan policies which we have to  
15 deal with. We had many more. And I want to thank my  
16 colleagues for having that quick conversation, the Vice  
17 Chair in particular, who said everyone's here. And here's  
18 the thing, if you look at the record, there is some support  
19 there. And if you look at all the parties we have in  
20 opposition, somebody's been engaged to some point. It may  
21 not be to the point they want to be or may not be exactly  
22 what they want.

23 I think this motion to dismiss is totally  
24 inappropriate and out of the question. And I would be  
25 willing to deny this motion and I would be voting to deny

1 this motion. And let me hear from others.

2 Vice Chair Miller?

3 VICE CHAIRPERSON MILLER: Chairman, I share almost  
4 all of the comments that you've made. This is -- we're  
5 entering, I think, our eleventh hour of public hearings on  
6 this case and this is our community engagement. And this is  
7 the opportunity for the community to engage with us, at  
8 least. Maybe some more should have been done earlier by  
9 others, but this is our opportunity. The public has been  
10 here, as you mentioned, that I mentioned in our previous  
11 discussion about this at the beginning of the last hearing.  
12 And so they're here. I'm anxious to hear from all of the  
13 individuals who have signed up to testify or want to hear  
14 others who have signed up to testify and I would, again,  
15 encourage, as you have repeatedly encouraged, one of the  
16 parties in opposition to really try to be more focused in  
17 their cross-examination so that it's not redundant or not  
18 germane and so that we can get to the public testimony.

19 I think we're beyond most of the cross-  
20 examination, but it still will continue throughout. So I  
21 would make that encouragement as well. I'm not sure I was  
22 prepared to deny the motion today or hold it in abeyance  
23 until we get to a proposed action, but they can always make  
24 that motion again if they want to at another point in the  
25 proceeding. So I'd be inclined to support your position on

1 that, Mr. Chairman, so thank you very much.

2 CHAIRPERSON HOOD: Okay. Thank you.

3 Commissioner Stidham, any comments?

4 COMMISSIONER STIDHAM: Just that I tend to agree  
5 with you. I will note that the exhibit that contains the  
6 outreaches is rather slim, but there have been so many  
7 people signed up, I agree that there is engagement of some  
8 sort and looking forward to hearing more tonight.

9 CHAIRPERSON HOOD: Thank you.

10 And Commissioner Imamura?

11 COMMISSIONER IMAMURA: I align myself with Vice  
12 Chair Miller's comments. This is our engagement with the  
13 public. I certainly think -- you know, I think the motion  
14 was really intended about the applicant. There's always  
15 room to do better here, but I think there's been enough  
16 awareness of this particular case within the public that I'm  
17 not inclined to support the motion and prepared to support  
18 your position, Mr. Chairman, and decline the motion tonight.

19 CHAIRPERSON HOOD: Okay. Thank you. I would move  
20 that we deny Exhibit 603A for the motion that's been  
21 proffered before us, that was presented to us today for this  
22 proceeding and ask for a second.

23 VICE CHAIRPERSON MILLER: Second.

24 CHAIRPERSON HOOD: It's been moved and properly  
25 seconded. Any further discussion? Not hearing any. Ms.

1 Schellin, would you do a roll call vote, please?

2 Yes to the motion.

3 MS. SCHELLIN: Commissioner Miller?

4 VICE CHAIRPERSON MILLER: Yes.

5 MS. SCHELLIN: Commissioner Imamura?

6 COMMISSIONER IMAMURA: Yes.

7 MS. SCHELLIN: Commissioner Stidham?

8 COMMISSIONER STIDHAM: (No response)

9 MS. SCHELLIN: The vote is zero to one to deny the  
10 motion to dismissal of Exhibit 603 and 603A, the minus one  
11 being the third mayoral appointee position which is vacant.  
12 Thank you.

13 CHAIRPERSON HOOD: Okay. Thank you. I do want to  
14 make a statement. And I want to, first of all, apologize to  
15 the Office of Zoning staff and Ms. Schellin, who are taking  
16 a lot of complaints. And I want everyone to know who thinks  
17 that they're the only one complaining, everybody's  
18 complaining. Some people are complaining about the cross-  
19 examination. Some people are complaining about the  
20 proceedings taking to long. Some people are complaining  
21 they had to come three nights. Some people are complaining  
22 about how I try to keep them focused on the cross-  
23 examination. Some people think I'm pinpointing them. I  
24 will assure you that I am not picking on anyone and if you  
25 look at the -- if you listen to some -- and Ms. Schellin has

1 passed all of the complaints on to me.

2           Actually, those complaints -- all the complaints,  
3 you all actually cancel each other out, so moving forward, I  
4 want everyone to do us a favor and be considerate. And I  
5 think out of all the complaints I got, some in particular  
6 about how I was handling the cross-examination, some are  
7 actually supporting me in cross-examination or the  
8 Commission, not me, but the Commission. So why don't we all  
9 do this, why don't we stay germane to the topic. Let's stay  
10 focused and let's -- and when we get into those long-winded  
11 and keep redundant questions, think about your neighbor  
12 who's been waiting to get in to be heard.

13           So I can tell you, I would love to be able to  
14 share it all with you, but when I listen to all of it -- as  
15 a former mayor told me one time, when everybody's upset,  
16 then you're making some headway. So nobody's necessarily  
17 getting their way, including the Commission. We've asked  
18 you to stay focused and I'm talking to the parties in  
19 opposition now. You're not staying focused. We're all over  
20 the place. Help us to help you. I've said that over and  
21 over again.

22           So we're going to start today -- we're going to  
23 start with a fresh slate today. And we're going to stay  
24 focused. We want to stay germane to the topic. We're not  
25 talking about a case. We're talking about a rezoning for



1 MU4 and MU10. And we're going to stick to the comp plan.  
2 We're going to stick to the issues of testimony and the less  
3 that I have to say or my colleagues have to -- we have to  
4 interject, the faster the public -- that we can get to the  
5 public. So again, to the public, I apologize on behalf of  
6 the whole process. But this is the process. So anyway --  
7 and I appreciate the Vice Chair and my other colleagues'  
8 comments about the -- this is our engagement, I appreciate  
9 that.

10 All right. So that being said -- and again, I am  
11 not picking on no one. There's one of them that bothered me  
12 the most was the person who said I was picking on them. I  
13 am not picking on you. And if that's the case, it looks  
14 like I'm picking on everybody. At least that's the way it  
15 feels. But we have to have a clean case. We have to have  
16 something to move forward with so there's a clean record,  
17 not with a whole bunch of jambalaya in there that has  
18 nothing to do with what we're dealing with here tonight of  
19 rezoning.

20 Do my colleagues have anything to say on that?  
21 Okay. All right. So Ms. Schellin, let's get started.  
22 We've got a clean slate. This is -- and I apologize to the  
23 people who were saying that this is their third hearing.  
24 It's ours, too, so I apologize. This just is where we are.  
25 I'm going to do the best I can to get to you as soon as I

1 can. That's always been my goal. Okay.

2 Ms. Schellin?

3 MS. SCHELLIN: Yes. And also, just because we're  
4 getting close, the parties in opposition, there were five  
5 parties and if you'll recall, you've granted them 40 minutes  
6 total to share, so that allows them eight minutes each for  
7 their presentation, unless the five parties have talked  
8 among themselves and come up with some other distribution of  
9 the time, but a minimum, each group has eight minutes,  
10 unless they come up with some other distribution, so I just  
11 want to put that out there so that they'll be ready when the  
12 time comes. There's not any argument about time, but yes,  
13 we start with the ANC and I just checked, there is no one  
14 here from ANC2B, so we go to ANC1B, which is Ms. Harris,  
15 Sabel Harris.

16 CHAIRPERSON HOOD: So before we go to Ms. Harris,  
17 let me also mention, as we move along in this process, what  
18 I would like to do and if there's a problem, you can notify  
19 either Mr. Young or Ms. Schellin, as you all have already  
20 done in the past, I would like to take -- before we go to --  
21 when we get to that point, before we go to the parties, I  
22 would like to take the persons who are opposed before I take  
23 the parties. We've done that previously, so I'm asking if  
24 any of the parties have a problem with it, please let Ms.  
25 Schellin know and I will try to rearrange it, but the

1 process is the parties go first. But due to the  
2 overwhelmingly -- I'm not going to say complaints, the  
3 overwhelming concern that people want to be heard, I would  
4 like to do the individuals in opposition first. Unless my  
5 colleagues have any objections. Okay. All right.

6 So Ms. Schellin, unless there's anything else,  
7 we'll go to Commissioner Harris or Chair Harris -- I believe  
8 you're the chair, so Chair Harris, you may begin.

9 CHAIR HARRIS: Thank you, Chairman Hood and  
10 Commissioners for holding this hearing today, for the third  
11 time. My name is Sabel Harris and I'm the advisory  
12 neighborhood commissioner for the single member district of  
13 1B08, which is the 14<sup>th</sup> and U Street area, and I'm the  
14 chairperson for Advisory Neighborhood Commission 1B. I'm  
15 here today to represent ANC1B.

16 In April of 2023, the ANC voted to support the map  
17 amendment at 16, 17 U Street/1620 V Street Northwest from an  
18 MU4 to an MU10 with seven yays, two nays and zero  
19 abstentions. Before the April 2023 vote, the Economic  
20 Development Committee met twice for over five hours each  
21 meeting, discussing the disposition process and the map  
22 amendment at 16, 17 U Street. When the Zoning Commission  
23 converted this case to a contested one due to the community  
24 concerns, we then, as an ANC, met and discussed this map  
25 amendment several more times, totaling nearly 20 hours with

1 attendance at each of these meetings from 30 to 100  
2 attendees. And OP spent time talking with residents at a  
3 couple of these meetings as well.

4           At every full commission meeting since the  
5 original vote in April, there has been some discussion  
6 around 16, 17 U Street, however, there has been not motion  
7 made by any of the commissioners to rescind the prior vote.  
8 The majority of ANClB still remains in support of the map  
9 amendment. We've taken the time to hear and understand the  
10 community's concerns, which have centered around the height  
11 and density of the new zone, which could subsequently impact  
12 the light airflow traffic and more of the nearby residents.

13           There were also concerns around the historic  
14 neighborhood character. However much of these concerns have  
15 either been addressed or are only founded in opinion, not  
16 rooted in facts. And most notably, the concerns are not  
17 relevant to this point in the process and the technicalities  
18 of the zoning matters at hand. There have been several  
19 comments that have been made about an impact study being  
20 conducted. And we've mentioned that the studies on water  
21 traffic, et cetera, will be covered in the RFP and  
22 permitting process.

23           There has also been fliering with fantasy-like  
24 superimposed -- a fantasy-like superimposed building on the  
25 parcel that only luxury housing will be built here. This is

1 very cart before the horse and these are propaganda  
2 materials to oppose the upzoning. Much of this will be  
3 covered during the RFP process when it comes to the actual  
4 development.

5           To briefly touch on some of the community members'  
6 concerns on the historic character of this neighborhood and  
7 how upzoning the site could tarnish the history, I would  
8 like to note that this parcel is not in a historic zone and  
9 would caution neighbors using historical context to try to  
10 maneuver the outcome in their favor. I would also like to  
11 touch on something that OP's Supplemental Report No. 2  
12 stated in regards to the neighborhood conservation areas and  
13 the framework element states, "The guiding philosophy and  
14 neighborhood conservation areas is to conserve and enhance  
15 established neighborhoods but not preclude development,  
16 particularly to address city-wide housing needs.

17           The site here today holds no housing and keeping  
18 the zoning as-is would only be a detriment to the  
19 neighborhood overall. The reason the majority of ANC1B  
20 supports and maintains its stance in upzoning 16, 17 U  
21 Street are as follows: First, the MU10 zone is consistent  
22 with the current surrounding zoning. Right next door is an  
23 RA4 zone, which can have the maximum height of 90 feet and a  
24 lot occupancy of 75 percent. The other surrounding zones  
25 are RA2 and RA2DC. This isn't unique in zoning in the area.

1 Much of ANC1B has a mix of zone, some more commercial areas,  
2 which have higher maximums in height and density, but the  
3 abut residential zones. For example, less than a block away  
4 is an art store, which has maximum height of 90 feet and 75  
5 percent lot occupancy and directly to the east abuts an RA2  
6 zone, which has a maximum height of 50 feet and 60 percent  
7 lot occupancy.

8           ANC1B has read Office of Planning's Supplemental  
9 Report No. 2 submitted on November 8, 2023, and we are in  
10 support of these recommendations, especially as it relates  
11 to the separate text amendment case to establish a building  
12 height transition setback requirement. This will help  
13 alleviate the direct concerns of the potential height of the  
14 future development from the neighbors who live on V Street.  
15 We believe this is a good compromise. Second, when ANC1B  
16 was participating in the public disposition process with the  
17 Reeves Center and collecting community feedback on what was  
18 wanted out of the site, the number one item was affordable  
19 housing. This still remains true for 16, 17 U Street,  
20 especially since it is also a public parcel. With the IZ  
21 Plus and this site being a public parcel, the total set  
22 aside for affordable housing would be 30 percent and we  
23 recognize that this is the floor, not the ceiling.

24           However, if the upzoning doesn't occur, this  
25 number is reduced dramatically and goes against what the

1 community has long requested in the first place. Lastly, in  
2 order to -- in order for the site to accommodate the  
3 requirements for FEMS and MPD and more housing, especially  
4 affordable, the parcel must be upzoned. Realistically, this  
5 parcel could not house all three without the increased  
6 height and density of an MU10. We have heard from the  
7 community that not only affordable housing is important to  
8 add here, but that FEMS and MPD must come back.

9           Even though there are rumblings from opposition  
10 that this upzoning would displace those, we have conveyed  
11 that this is a requirement and the increasing the height and  
12 density would open the opportunity to have more at the site.  
13 ANCLB is an incredibly busy commission and we've seen many  
14 changes over the past decades. Change is constant and the  
15 thread that we've seen time and time again with any  
16 development is that many neighbors are always opposed to the  
17 change. That is the human condition, but this should never  
18 supersede the need for housing and positive impacts that  
19 come with development.

20           The current parcel is severely underutilized and  
21 both FEMS and MPD buildings are in disrepair. Upzoning only  
22 allows for more opportunity, specifically, more housing and  
23 better spaces for both FEMS and MPD. Keeping the current  
24 zone will limit the potential here and goes against what the  
25 majority of the broader community wants for this future

1 development. Thank you.

2 CHAIRPERSON HOOD: Thank you, Chair Harris, for  
3 your very well done report and we appreciate what the ANC  
4 has outlined. And I heard you say you all have done 20  
5 hours of going -- and ever the second time of going back and  
6 forth on this with your community. So thank you very much  
7 and let's see if we have any questions of you.

8 Let me start with Commissioner Imamura, any  
9 questions or comments?

10 COMMISSIONER IMAMURA: No questions or comments,  
11 other than Chair Harris. Really appreciate your testimony  
12 tonight.

13 CHAIRPERSON HOOD: Okay. And Commissioner  
14 Stidham, do you have any questions or comments?

15 COMMISSIONER STIDHAM: Thank you for being here  
16 today, Chair Harris.

17 CHAIRPERSON HOOD: And Vice Chair Miller?

18 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman,  
19 and thank you, Chair Harris for your testimony this evening  
20 and for all of your work and time on this case and all the  
21 other service that you do to the community that you serve,  
22 so thank you very much.

23 CHAIRPERSON HOOD: And Chair Harris, the only  
24 question I have, the two noes, it wasn't in the single-  
25 member district, was it?



1 CHAIR HARRIS: No, it was not.

2 CHAIRPERSON HOOD: Okay. All right. Well, hold  
3 tight. I really appreciate the way you outlined your report  
4 and talking about the importance, that goes a long way. So  
5 let me just see if we have any cross. And I would ask,  
6 again, we're going to start off with a clean slate. I'm  
7 going to ask those who have cross, if you have some to stick  
8 to what she testified about. Thank you.

9 All right. Let me pull my list up. Ms. Schellin,  
10 we don't have anyone from ANC2B yet, do we? It's either  
11 Adams or Rockensock.

12 MS. SCHELLIN: No.

13 CHAIRPERSON HOOD: (Inaudible)

14 MS. SCHELLIN: She has not been on so far or  
15 Zachary -- Zach Adams, neither one of them. No, sir.

16 CHAIRPERSON HOOD: Okay. Does the Office of  
17 Planning -- this is very unusual to me, does the Office of  
18 Planning have any cross of Chair Harris?

19 MR. KIRSCHENBAUM: Good afternoon. Jonathan  
20 Kirschenbaum, for the record. We do not. Thank you.

21 CHAIRPERSON HOOD: Okay. Thank you.

22 Randy Jones, any cross of Chair Harris?

23 MR. JONES: Just that last question, I wanted to  
24 echo your question, Chair Hood. The no vote, Ms. Harris,  
25 was that -- I believe that was -- one of the no votes was

1 for our single member district for which the site resides.  
2 Could you correct me if I'm wrong or --

3 CHAIR HARRIS: So the no votes were from, I  
4 believe, Commissioner Jamie Sycamore, and that's 1B03, and  
5 that is not in that district. And then it came from, also,  
6 Commissioner Allen Kensick, who it might be across the  
7 street, but it's not the single-member district.

8 MR. JONES: Oh. Commissioner Kensick represented  
9 that he was in our district.

10 CHAIR HARRIS: He might be in your district but  
11 not the district that the parcel resides in.

12 MR. JONES: Got it. And so which commissioner  
13 voted for that, for our single-member district

14 CHAIR HARRIS: Well, I'm not sure what single-  
15 member district you reside in?

16 MR. JONES: For the site.

17 CHAIR HARRIS: For the site, the site is in  
18 single-member district 1B07 and that is Commissioner Ashley  
19 Fields' district.

20 MR. JONES: And she voted in support?

21 CHAIR HARRIS: Yes.

22 MR. JONES: Got it. Thank you. No further  
23 questions.

24 CHAIRPERSON HOOD: Okay. Thank you. Let's go to  
25 Black Neighbors, Gregory Adams. Do you have any cross of

1 Chair Harris?

2 MR. ADAMS: Yes, I do. Thank you, Commissioner.  
3 I'd like to ask the Commissioner, didn't Commissioner Ashley  
4 Fields ask that DMPED conduct studies about displacement  
5 pressures as condition of support for the ANC resolution?

6 CHAIR HARRIS: I believe that is in our resolution  
7 that we did request that from DMPED.

8 MR. ADAMS: Do you know if those studies were done  
9 and can you point to them in the record?

10 CHAIR HARRIS: I cannot speak to that. I do not  
11 represent DMPED.

12 MR. ADAMS: Okay. Did your ANC do any specific  
13 outreach to your black ANC constituents?

14 CHAIR HARRIS: We conducted outreach the way that  
15 we conduct outreach in terms of making sure that individuals  
16 in ANClB and even beyond know about the meetings that we  
17 have. So we held several meetings on this, both our  
18 Economic Development Committee meeting and our overall  
19 commission meeting.

20 MR. ADAMS: Okay. Did your ANC talk with any of  
21 the nearby black businesses before taking a position and the  
22 same for nearby black churches? Did anyone at the ANC  
23 engage with any of them?

24 CHAIR HARRIS: Not to my knowledge, but again, we  
25 properly noticed and as mentioned, each meeting that we held

1 around -- if it was relevant to 16 and 17, which almost  
2 every meeting, we discuss this, we had over 30 to 100 --  
3 over 100 attendees at these meetings.

4 MR. ADAMS: Just two more questions. Has your ANC  
5 done any analysis of who around 16, 17 U Street may already  
6 be housing cost burdened in the area?

7 CHAIR HARRIS: That is not a responsibility of the  
8 ANC.

9 MR. ADAMS: Okay. Well, given the racial income  
10 disparity in the city, are you aware that most black D.C.  
11 residents won't be able to afford the so-called affordable  
12 housing?

13 CHAIR HARRIS: I object to the question. That's  
14 not a part of my testimony.

15 MR. ADAMS: That's my final question, Chairman  
16 Hood.

17 CHAIRPERSON HOOD: Okay. Thank you. And we will  
18 strike that -- well, we can't strike it for the record, but  
19 Chair Harris objected to it, so we would just disregard it,  
20 basically, the last question. All right. Thank you, Mr.  
21 Adams. We appreciate the way you and everybody so far have  
22 cross-examined, so thank you.

23 Let's go to Rochelle Apartments, Ms. Deborah Akel,  
24 do you have any questions. Yes, we can. You may begin,  
25 yes.

1 MS. AKEL: Okay. Yes, I have a couple questions  
2 for Chair Harris. Number one, Chair Harris, I would like to  
3 state exactly what ANClB's resolution says, since she's not  
4 confident she's totally familiar with it. It says, "We  
5 strongly encourage DMPED to consider displacement in the  
6 immediate surrounding area for naturally occurring  
7 affordable housing. DMPED should conduct and publish a  
8 displacement risk assessment to determine the impact on the  
9 surrounding affordable housing in the neighborhood." I want  
10 to applaud Larry Handerhand (phonetic), who I worked with  
11 closely to get this language in there and I'm disappointed  
12 that nobody's followed up on that. It's a frustration the  
13 community has sometimes where we just hit a wall. So I  
14 wanted to put that in the record. And I also want to  
15 clarify that Commissioner Allen Kensick actually --

16 CHAIRPERSON HOOD: Ms. Akel, is that a question?  
17 See, this is where the problem is, there's no question.

18 MS. AKEL: Well, I'm going to get to get to that.

19 CHAIRPERSON HOOD: That's the problem. You have  
20 basically given us a paragraph and then you're getting to a  
21 question. So that's the problem.

22 MS. AKEL: So the question is, all right, Ms.  
23 Harris, are you aware that Allen Kensick, one of the no  
24 votes, represents the primarily black residents on the north  
25 side of V Street, which is right across the street from the

1 parcel, are you aware of that?

2 CHAIR HARRIS: I object to the question. That's  
3 not a part of my testimony.

4 MS. AKEL: It is. You said that the two no votes  
5 weren't associated with this parcel in any way, and I am  
6 disputing that. Allen Kensick is -- his single-member  
7 district is on the north side of V Street, directly across  
8 from the police station. They are going to be hugely  
9 impacted by this.

10 CHAIRPERSON HOOD: Hold on. Hold on, Ms. Akel.

11 Chair Harris, are you prepared to answer that  
12 question or that was your answer?

13 CHAIR HARRIS: So the question that was asked  
14 prior was which commissioner represents where the map  
15 amendment is or the potential map amendment, which that is  
16 in single-member district 1B07. Ms. Akel, if your question  
17 is if Commissioner Allen Kensick represents the other side  
18 of the street, north of V, yes, that is correct. But that  
19 is not where the parcel is, if we are talking about 16, 17 U  
20 Street and 16 20 V Street, that is still in Commissioner  
21 Ashley Field's district.

22 MS. AKEL: Yes, I'm aware of that, but 1621 V  
23 Street which is directly across --

24 CHAIR HARRIS: (Inaudible)

25 MS. AKEL: -- is 1B05, which is Allen Kensick's

1 district and he was a no vote. And I think the Commission  
2 deserves to know that.

3 CHAIR HARRIS: And that is across the street.  
4 That is not where the parcel is.

5 MS. AKEL: But I would challenge a 13-story  
6 building is going to throw shadow -- major shadow and major  
7 impact on people directly across the street from the police  
8 station. And I don't think that they and the vote of their  
9 commissioner should be dismissed.

10 CHAIRPERSON HOOD: So let me just rule that  
11 question out of order. I asked a question. Chair Harris  
12 answered the question like I needed to hear the answer. She  
13 answered exactly -- so you're bringing another element in  
14 Ms. Akel, but my lawyer -- hold tight one second.

15 Mr. Ritting, did you want to opine or say  
16 something?

17 MR. RITTING: I'm just popping up in case you  
18 wanted some advice about how to proceed, but it sounds like  
19 you've got a handle on things. I apologize for distracting  
20 you.

21 CHAIRPERSON HOOD: Thank you to my lawyer. So  
22 far, what I'm hearing, I don't have a handle on none of  
23 this, so anyway. Let me -- and actually, we do. So Ms.  
24 Akel, could you go to the next question, please.

25 MS. AKEL: This is my last question. Chair

1 Harris, are you aware of a bias in ANCLB for redevelopment  
2 and high density among the commissioners? I mean the vote  
3 sort of reflects that, but are you aware of a strong bias,  
4 personal bias among the commissioners in your ANC?

5 CHAIR HARRIS: I object to this question. It's  
6 not in my testimony.

7 CHAIRPERSON HOOD: Okay. Thanks, Chair Harris.  
8 She answered it. Ms. Akel, do you have any other questions?  
9 And you can -- in your direct testimony, Ms. Akel, you can  
10 talk about those kind of things, if you want to present  
11 something to the Commission to help us.

12 MS. AKEL: Thank you.

13 CHAIRPERSON HOOD: All right. Let's keep going.  
14 Homeowners within 200 feet, Ms. Feskanich, I'm sorry? Ms.  
15 Feskanich, you're still on mute. There you go. Okay.

16 MS. FESKANICH: Okay. Thank you, Chair Harris.  
17 Commissioner Harris, I see that in your testimony today, you  
18 added a lot more context and information than you had in  
19 your resolutions on the case log, but I'd like to ask you,  
20 you had an ANC meeting where the entire commission, your ANC  
21 commission voted on the resolution, the one you submitted in  
22 this case, correct?

23 CHAIR HARRIS: Yes.

24 MS. FESKANICH: And when was that meeting?

25 CHAIR HARRIS: That was on April 6, 2023.



1 MS. FESKANICH: I'm sorry, April what?

2 CHAIR HARRIS: April 6, 2023.

3 MS. FESKANICH: April 6<sup>th</sup>?

4 CHAIR HARRIS: Yes.

5 MS. FESKANICH: Was it an in-person or online  
6 meeting?

7 CHAIR HARRIS: It was a hybrid meeting. We had  
8 112 attendees online and then we had about, give or take,  
9 maybe 15 people in person.

10 MS. FESKANICH: And it was hybrid. And how did  
11 you advertise that meeting?

12 CHAIR HARRIS: We advertised it on our website. I  
13 believe we had it on Twitter and then we did mention it in  
14 an ANClB newsletter as well.

15 MS. FESKANICH: Do you ever do any direct  
16 community outreach to these kind of meetings? Because this  
17 one, in particular, is going to be a massive change in the  
18 neighborhood and I would think it would be a big enough  
19 change that you would do direct community outreach. So I'm  
20 asking if you ever did any direct community outreach in  
21 advertising this particular meeting?

22 CHAIR HARRIS: That is direct community outreach.  
23 That is what the ANC is legally required to do and we did  
24 above and beyond that. We're supposed to post it in two  
25 places and we did it in over two places.

1 MS. FESKANICH: Do you ever do any placards on the  
2 street? It's all online posting, is that what you're  
3 saying?

4 CHAIR HARRIS: That is what the ANC is legally  
5 required to do.

6 MS. FESKANICH: Okay. So no direct postings,  
7 especially in the -- across the street where the people  
8 (crosstalk).

9 CHAIR HARRIS: I will also note that this was  
10 actually the most attended ANC meeting we had in all of  
11 2023. It had over 112 attendees online and again, I can't  
12 get the exact count in person, but it was probably around 15  
13 people, from what I remember. So we had almost 130  
14 attendees at this meeting.

15 MS. FESKANICH: Okay. I know that -- and I live  
16 directly across the street from this site and I know that  
17 there are elderly neighbors who don't have access to online  
18 notices and postings. And then so there was really no  
19 attempt to outreach to those elderly residents who are going  
20 to be very affected by this change if it's approved; is that  
21 correct?

22 CHAIR HARRIS: There was -- we did the legally  
23 required outreach that we were legally required to do. And,  
24 again, I would like to note, as I've stated, is that this  
25 was the largest meeting in attendance that we had and we

1 from that note, I think, in my opinion, we did sufficient  
2 community outreach.

3 MS. FESKANICH: Is there any way to know where  
4 those attendees were in ANClB, were they new to the area?

5 CHAIR HARRIS: I object to the question. It's not  
6 in my testimony.

7 MS. FESKANICH: Well, you just gave a lot of other  
8 testimony.

9 CHAIRPERSON HOOD: Ms. Feskanich, and you know  
10 what, she's answering questions that are outside of her  
11 testimony --

12 MS. FESKANICH: I know.

13 CHAIRPERSON HOOD: -- but I was trying to -- so  
14 let's stick to her testimony and help the Zoning Commission  
15 now. It's beyond the ANC. Let's help the Zoning Commission  
16 now.

17 MS. FESKANICH: Okay. Yeah. And I want the  
18 Zoning Commission to know where and how the outreach --  
19 community outreach and engagement was actually conducted  
20 because I think Commissioner Hood, you have said several  
21 times that engagement with the community is very important  
22 and I want to make sure that the engagement with the  
23 community is important enough that we're really trying to  
24 reach out to people, especially on such a large scale  
25 project.

1           So let me ask you, Commissioner Harris, was your  
2 draft resolution available to the public before you took  
3 your commission vote?

4           CHAIR HARRIS: Yes, I believe so. It was in our  
5 draft in our drafted agenda.

6           MS. FESKANICH: Did it automatically assume an  
7 MU10 rezoning would be approved?

8           CHAIR HARRIS: I object to this question. It's  
9 not in my testimony and --

10          MS. FESKANICH: Your draft resolution, I believe,  
11 is basically the resolution that you posted on the case log,  
12 correct?

13          CHAIR HARRIS: No, that was the voted and approved  
14 resolution that's on the case log.

15          MS. FESKANICH: And your draft resolution was  
16 different?

17          CHAIR HARRIS: Yes, because in its name, it's a  
18 draft. And that was what was in the -- at the ANC meeting,  
19 which we make available. We have draft resolutions for many  
20 of the items that come before us so the community can see  
21 thoughts and then it is open for changes and edits in our  
22 ANC meeting.

23          MS. FESKANICH: Okay. And did those -- any of  
24 those changes or edits, did they include any discussion of  
25 something other than an MU10 zone?

1 CHAIR HARRIS: I object to the question. It's not  
2 -- this is not relevant --

3 MS. FESKANICH: Why?

4 CHAIR HARRIS: -- to the testimony.

5 MS. FESKANICH: Well, I've been --

6 CHAIRPERSON HOOD: Ms. Feskanich --

7 MS. FESKANICH: Yes.

8 CHAIRPERSON HOOD: -- let me just ask, I guess, as  
9 you've heard -- Chair Harris, as you've heard the Commission  
10 ask, did you all consider anything else? If you're amenable  
11 to answering that question, did you consider any other zone?

12 CHAIR HARRIS: It's not in the ANC's purview. We  
13 looked at what was in front of us and what was considered.  
14 We did surface community feedback about the concerns over  
15 the potential height of the development, and I want to  
16 emphasize potential because this is a map amendment, not an  
17 actual development. And we did surface those to OP.

18 CHAIRPERSON HOOD: Okay. Thank you, Chair Harris,  
19 for answering that.

20 I'm sorry, Mr. Ritting, if you could come back.

21 MR. RITTING: I just wanted to make sure that you  
22 ruled on the objection of Ms. Harris. It sounds like you  
23 did, but through a compromise, and I just wanted to make  
24 sure that you ruled on the objection. And it sounds like  
25 you did, so --

1           CHAIRPERSON HOOD: All right. Keep coming up,  
2 keeping straight, man. Because I want -- whoever looks at  
3 it, I want to make sure that they know I had some help, so  
4 keep me straight. All right.

5           Ms. Feskanich, do you have any other additional  
6 questions?

7           MS. FESKANICH: I do, yes. During your meetings  
8 with the public, isn't it fair to say that nearly all, if  
9 not most of the public voices in the room opposed the MU10  
10 rezoning at the site?

11          CHAIR HARRIS: I object to that question.

12          MS. FESKANICH: Why?

13          CHAIR HARRIS: It's not in my testimony.

14          CHAIRPERSON HOOD: She has objected to it. We  
15 have a letter in support and the letter stands on its face,  
16 so I'm going to rule that question actually out of order.

17          MS. FESKANICH: Okay, okay. In a follow-up  
18 meeting that you had with the public through the Economic  
19 Development Committee, I believe it was on November 16<sup>th</sup> and  
20 it was a hybrid meeting and there were many -- well,  
21 several, quite a few people from the approximate area who  
22 attended. I'm not sure how many attended online, but at  
23 that meeting, if you recall, weren't most of the people in  
24 attendance opposed to this MU10 rezoning, oppressed deep  
25 concerns about it?

1 CHAIR HARRIS: I object to the question. It's not  
2 in my testimony.

3 CHAIRPERSON HOOD: Next question. See, here's the  
4 thing. Let me help you with those questions. There's a  
5 letter from ANClB in the record and it meets all the  
6 statutory requirements as to ANClB supports it, regardless  
7 of the intricacies, but let me go to my counsel.

8 Mr. Ritting?

9 MR. RITTING: Yeah. I just wanted to make sure  
10 you're -- I guess you're ruling on Ms. Harris' objection is  
11 you're ruling that the question is out of order; is that  
12 correct, Mr. Hood? I just want to make sure that the record  
13 is clear.

14 CHAIRPERSON HOOD: Yeah. I'm ruling her question  
15 out of order.

16 MR. RITTING: These are good questions.

17 CHAIRPERSON HOOD: But you would let me know  
18 because Chair Harris and the ANC have a letter in support,  
19 so I'll bring in other things of how we build upon this  
20 support or not, but elected officials have voted and they  
21 represent their constituents. So we can cut out some of  
22 that because we have a letter. I forgot which exhibit it  
23 is, but I just looked at it. It's very well done, too. So  
24 I'll leave it at that.

25 Ms. Feskanich, anything else?

1 MS. FESKANICH: Yes. At one of the meetings where  
2 the public was involved and discussed this proposed map  
3 amendment, I was in attendance there and we were discussing  
4 it and we were told that split zoning was not a possibility.  
5 Do you remember that Chair Harris?

6 CHAIR HARRIS: I object to the question. This was  
7 not in my testimony.

8 CHAIRPERSON HOOD: Okay. Next question.

9 MS. FESKANICH: Well, it's public video, so I'm  
10 not sure why that would be out of order.

11 CHAIRPERSON HOOD: I'm going to rule that out of  
12 order because it's not -- and it's not a part of this  
13 official record of this case, now, we don't -- that's  
14 totally out of order. But let me go to Mr. Ritting.

15 MR. RITTING: Yeah. I just wanted to reiterate  
16 for the benefit of parties that unduly repetitious and  
17 argumentative --

18 CHAIRPERSON HOOD: Hold on, Mr. Ritting. Mr.  
19 Ritting, one of the problems we're having, Ms. Feskanich,  
20 he, he's explaining something and you and your counsel are  
21 talking. So if you can hold tight and listen, that might  
22 help us. So go right ahead, Mr. Ritting.

23 (Crosstalk)

24 CHAIRPERSON HOOD: I'm getting ready to be fair  
25 now, so you all hold tight or mute yourselves and let Mr.



1 Ritting explain how this is done from the Zoning Commission  
2 perspective.

3 Go right ahead, Mr. Ritting.

4 MR. RITTING: Irrelevant testimony or questions  
5 are not permitted on cross-examination and Mr. Hood is  
6 responsible for deciding and ruling on those objections.  
7 And I also wanted to add that because Ms. Harris is  
8 testifying as an ANC person, she has a slightly different  
9 role to play, where she's representing the ANC and the  
10 Commission has an obligation to give the ANC's position, not  
11 personal to Ms. Harris, great weight. And so her testimony  
12 is viewed somewhat differently by the Commission.

13 And I wanted to finally state that many of the  
14 questions you're asking are, in essence, statements about  
15 your opinion or your position on the case. And you will  
16 have an opportunity to present that as part of your case in  
17 chief. It's not appropriate to testify in that way through  
18 cross-examination.

19 CHAIRPERSON HOOD: Let me just add -- and this is  
20 a good segue for me to -- the determinative question in this  
21 case is whether the MU10 zone is consistent with the comp  
22 plan. I want to remind everyone to stay focused on the  
23 questions and their testimony. Now, I'll probably say that  
24 again, so I wrote that out. That was written out. So the  
25 determinative question is the case in whether the MU10 zone

1 is consistent with the comprehensive plan. And it goes  
2 right along with what Mr. Ritting just said. So I  
3 understand that -- I heard your counsel, Ms. Feskanich say  
4 it's unfair, but there are some people who are listening to  
5 this who said it's unfair that they've got to come back  
6 maybe a fourth night. So let's make it fair for all and  
7 let's ask questions germane to Chair Harris' testimony.

8 MS. FESKANICH: Okay. I just have one or two more  
9 questions. Chair Harris, today, you testified that the  
10 Economic Development Committee in the ANCLB had eight hours  
11 of meeting time about this. And when was that and with whom  
12 were those meetings held?

13 CHAIR HARRIS: So I was -- so prior to the April  
14 6<sup>th</sup> vote, there were two meetings that were held by the  
15 Economic Development Committee and those were held on  
16 February 16, 2023, and March 16<sup>th</sup>, 2023. Then the ANC met,  
17 as we always do, on the first Thursday of every month, on  
18 April 6<sup>th</sup>. And then after following that, when the -- it was  
19 changed from a rulemaking case to a contested case, the ANC  
20 -- the Economic Development Committee met three more times  
21 on October 19<sup>th</sup>, November 16<sup>th</sup> and then the full ANCLB met on  
22 December 7<sup>th</sup>, where we did discuss 16, 17.

23 MS. FESKANICH: Okay. So two meetings were held  
24 prior to your vote in support and those were open to the  
25 community?

1 CHAIR HARRIS: Yes. All of our meetings are open  
2 to the community.

3 MS. FESKANICH: Do you know how much input was  
4 done at the first two meetings prior to your approval?

5 CHAIR HARRIS: I object to the question. This is  
6 not relevant to my testimony.

7 MS. FESKANICH: Okay. I'm just trying to get to  
8 the context and the great weight, you're given great weight.  
9 You also testified today that you thought the MU10 rezoning  
10 was consistent with the comprehensive plan and you mentioned  
11 that it's adjacent to an RA4 area, but I believe in the  
12 prior testimony, we determined that that was really the  
13 smallest, the very smallest part of the site that's actually  
14 contiguous to the RA4 zone. And most of it is RA2; is that  
15 correct?

16 CHAIR HARRIS: I object to part of the question.

17 CHAIRPERSON HOOD: Well, the part that you don't  
18 object to, you can answer and then Ms. Feskanich, I'm going  
19 to ask you to move to your next question.

20 Chair Harris, go ahead with the part you don't  
21 object to.

22 CHAIR HARRIS: Yes, in the ANC's testimony or in  
23 my testimony, the MU10 or right now, the parcel abuts an RA4  
24 zone.

25 MS. FESKANICH: I believe you said that that was

1 mostly RA4.

2 CHAIRPERSON HOOD: Ms. Schellin could you give me  
3 again Chair Harris' testimony so I can pull it up right  
4 quick? We only have 600 some odd exhibits. Maybe I'll find  
5 it.

6 MS. FESKANICH: I don't think it was in her  
7 written testimony. I thought it was when she --

8 CHAIRPERSON HOOD: That's all right. I found it.  
9 I found it. I found it. I'm good. Okay. I'm good. Yeah,  
10 you can keep asking your questions, germane to her  
11 testimony.

12 CHAIR HARRIS: I said today -- I said that it is  
13 right next door. I did not say anything of the majority. I  
14 said it was right next door.

15 MS. FESKANICH: Okay. And you also talked about  
16 in your testimony today, the affordable housing, the  
17 importance of affordable housing. Did you ever consider any  
18 other ways to achieve this? Is this actually going to  
19 provide affordable housing for the people in need?

20 CHAIR HARRIS: The ANC voted in support of the map  
21 amendment. We are not in the process to -- for the  
22 potential development. So we voted in favor of the map  
23 amendment, which could potentially equate to more affordable  
24 housing and because this is a public parcel, again, it's the  
25 30 percent floor versus the ceiling, so that is what I

1 stated in my testimony.

2 MS. FESKANICH: Okay. And finally, in your  
3 written testimony, your resolution approving the map  
4 amendment, the fact that you have a lot of recommendations  
5 after your judgement to approve this, doesn't that point to  
6 the fact that there are a lot of issues with this MU10 and  
7 issues that need to -- that really should have weighed very  
8 heavily on your approval to support the MU10? I mean you  
9 have recommendations that go for processes in  
10 transparency --

11 CHAIR HARRIS: So we -- so the ANC does not vote  
12 to approve the map amendment. That's not on us. We voted  
13 to support the approval of the map amendment. We did add,  
14 in our resolution when it is the time after zoning looks  
15 over the map amendment and weighs in on that and that there  
16 is more transparency given to the process because it is a  
17 very confusing process and we did note the other -- just  
18 like I said in my testimony that we have heard from the  
19 community that affordable housing is incredibly important  
20 and that the fire station and MPD is required to come back.  
21 But the resolution, first and foremost, is prioritized, what  
22 is in front of the Zoning Commission, which is the map  
23 amendment.

24 MS. FESKANICH: Okay. Thank you.

25 CHAIRPERSON HOOD: Okay. Thank you. Next, I

1 think our last party in opposition, Mr. Hanlon, DCCA, Dupont  
2 Circle Citizens Association. Do you have any questions, Mr.  
3 Hanlon? Yeah, we can hear you now.

4 MR. HANLON: All right. Thank you. Sometimes  
5 we're technology challenged. I only have a few questions,  
6 Ms. Harris. Can you explain again the purpose -- in your  
7 direct testimony, the purpose of comparing this site to RA2  
8 and RA4?

9 CHAIR HARRIS: The purpose was to look at the  
10 zoning map and to highlight the different varying zones in  
11 front of the commission.

12 MR. HANLON: And was the purpose of your testimony  
13 to suggest that the RA2 and RA4 zones that this MU10 would  
14 be compatible with them?

15 CHAIR HARRIS: Yes.

16 MR. HANLON: Okay. And you talked about the  
17 height, the allowable height in an RA2 and RA4 zone, right?

18 CHAIR HARRIS: I actually don't believe I  
19 mentioned that. But --

20 MR. HANLON: I thought you mentioned 90 feet and  
21 you mentioned --

22 CHAIR HARRIS: I mentioned that for RA4.

23 MR. HANLON: Okay. And you also mentioned allowed  
24 occupancy?

25 CHAIR HARRIS: Yes.

1           MR. HANLON: And, again, that was to support your  
2 contention that an MU10 is consistent and compatible with  
3 the immediate adjacent zones, right?

4           CHAIR HARRIS: Yes.

5           MR. HANLON: I'm sorry, yes?

6           CHAIR HARRIS: Yes.

7           MR. HANLON: What I noticed you didn't mention in  
8 your testimony, and maybe you can explain why, you didn't  
9 mention the floor area ratio for RA4 and an RA5 zone. You  
10 mentioned the density and the height. Isn't it correct that  
11 in RA4, the floor area ratio is only 3.5 and in this MU10,  
12 the ratio will be six and with the IZ, 7.2, correct?

13          CHAIR HARRIS: I believe that is correct.

14          MR. HANLON: So an RA4 building -- an RA4 zone,  
15 the density is less than 60 percent of what it would be in  
16 this MU10 zone, right, approximately?

17          CHAIR HARRIS: So Chairman Hood, I object. Is  
18 this a question or is this a statement?

19          MR. HANLON: Well, I'm asking because --

20          CHAIRPERSON HOOD: Hold on, Mr. Hanlon. Let me  
21 rule on that. Mr. Hanlon, what I was going to say, if Chair  
22 Harris is going to answer that. First of all, I know she's  
23 not a zoning expert. But I think she does very well  
24 articulating, at least the Commission did, and her. But  
25 when you started off saying this wasn't in your testimony,

1 but so I'm going to rule that question out of order. Next  
2 question.

3 MR. HANLON: All right. Then why didn't you  
4 discuss -- did you consider and why didn't you discuss the  
5 density of these adjacent zones, not just their height and  
6 occupancy?

7 CHAIRPERSON HOOD: Chair Harris, let me just say  
8 this, did you consider -- did you all consider what Mr.  
9 Hanlon -- the density or -- I forgot what did you say, Mr.  
10 Hanlon?

11 MR. HANLON: The density of the RA4 and RA2 zones,  
12 the density -- the floor area ratio in RA4 is only 3.5 and  
13 in RA2, it's only 1.8.

14 CHAIRPERSON HOOD: And you're -- and what they  
15 were doing -- I guess maybe they're not considering -- I'm  
16 not trying to speak for the ANC, but Chair Harris, if you  
17 don't want to answer that or don't feel comfortable, I'll  
18 just go to the next question because I think that's not  
19 necessarily in order.

20 CHAIR HARRIS: I object to the question.

21 CHAIRPERSON HOOD: Okay. Next question, Mr.  
22 Hanlon.

23 MR. HANLON: All right. Let me put this one in  
24 for the record. There may be an objection. Is it correct  
25 that the RA2 zone that you referred to in your testimony,



1 the density is only 30 percent of an MU10 zone, correct?

2 CHAIR HARRIS: I object to this question.

3 MR. HANLON: And I assume, Chair Hood, that you  
4 have upheld the objection.

5 CHAIRPERSON HOOD: I thought that was just -- I  
6 thought you just would've automatically knew that. Yes, I  
7 do uphold her objection. Could you (crosstalk) --

8 VICE CHAIRPERSON MILLER: I support the Chairman's  
9 ruling. You're testifying, Mr. Hanlon, as you have been  
10 throughout most of your examination. We're looking forward  
11 to hearing your testimony, but you're giving it over and  
12 over again in your cross-examination questions.

13 MR. HANLON: Ms. Harris, when you were debating  
14 the ANC resolution, did you inform the other commissioners  
15 that they could not consider alternatives to the MU10 zone  
16 for this site?

17 CHAIR HARRIS: I object to this question.

18 CHAIRPERSON HOOD: Mr. Hanlon, you know, you are  
19 all right with me now, but let me just ask you this, with  
20 your last question, let's be realistic, that last question,  
21 how is that going to help -- well, it doesn't help me, how  
22 is it going to help my colleagues? Tell me. That's not  
23 their -- the ANC commissions don't do zoning every day.  
24 They have a cadre of stuff they do, representing us well in  
25 the city. They don't do this every day. She might not know

1 all of the specifics about it. That question is more in  
2 line for maybe Office of Planning or someone else. So I'm  
3 just saying help us -- they're community folks, like I am.  
4 I'm community, I just do this.

5 MR. HANLON: All right. Well then, generically  
6 speaking, in the broad sense, the ANC's purpose is to help  
7 advise, right? And this Commission gives its advice great  
8 weight. So in formulating how to advise, did this ANC  
9 believe that it could not legally consider any other zone,  
10 advise on any other zone, other than the MU10? And I think  
11 that's a fair question as to what they thought they could or  
12 could not advise this Commission about.

13 CHAIRPERSON HOOD: Mr. Hanlon, this ANC was  
14 presented -- I'm not sure who all presented it, the OP or  
15 DMPED, but this ANC was presented a case. This ANC does  
16 what all other ANCs do and they analyze it and look at what  
17 are the repercussions or the benefits, costs and benefits --  
18 not costs, but what are the benefits to their community?  
19 How is this going to fit in their community? Because guess  
20 what, they're going to -- whatever's going there is going to  
21 go there and whoever does it is going to leave.

22 But Chair Harris and her community, they're going  
23 to still be there. So they look at those -- they don't get  
24 all in -- it's presented to them. They're not going to go  
25 down the list, should this have been an MU5 or MU6. They're

1 not going to do that, I don't believe. And if I'm wrong,  
2 Chair Harris, you can correct me. They're going to go with  
3 what's in front of them, just like we're trying to go with  
4 what's in front of us. What's in front of us now is MU10,  
5 nothing else.

6 MR. HANLON: Well, with due respect, I believe  
7 this Commission can do a map amendment less than what has  
8 been petitioned. It can suggest something less than an  
9 MU10, but I will (crosstalk).

10 CHAIRPERSON HOOD: Let me answer that. Let me  
11 answer that.

12 VICE CHAIRPERSON MILLER: And we've asked for that  
13 from the (crosstalk).

14 CHAIRPERSON HOOD: We've done that, not Chair  
15 Harris. Commissioner Imamura, Vice Chair and Commissioner  
16 Stidham, we've done that. We do it all the time. This  
17 ain't our first rodeo. So help Chair Harris with her  
18 testimony to help us to see it your way how what they have  
19 done may not necessarily germane to our proceedings of how  
20 need to do something. Chair Harris and them did what they  
21 did as far as the ANC.

22 MR. HANLON: All right.

23 CHAIRPERSON HOOD: Mr. Ritting?

24 MR. RITTING: To say that perhaps we've gone  
25 pretty far astray from asking questions and there's now

1 been, essentially, a back and forth and arguments from  
2 counsel and the commissioners. And let's try to stick to  
3 asking questions and ruling on objections to keep the record  
4 clear.

5 MR. HANLON: If we could go to the ANC resolution  
6 for a moment. I'm looking at the ANC resolution and it  
7 looks like it's Page 2, under fit and impact of the  
8 immediate community, "Consider broad and varied context  
9 development that respects low density residential properties  
10 on V Street and 17<sup>th</sup> Street." Did you believe that MU10 is  
11 consistent with that sentence in the resolution?

12 CHAIR HARRIS: Yes.

13 MR. HANLON: And you thought that even though it  
14 may be, as you said, in theory, a 120-foot building, that's  
15 still consistent with low density along 17<sup>th</sup> Street?

16 CHAIRPERSON HOOD: I'm going to rule that second  
17 question out of order. Her question was yes or she answered  
18 the first and second questions you asked with yes.

19 MR. HANLON: When you made that -- when you  
20 incorporated that request into the resolution, what did you  
21 expect this Zoning Commission to do with that request for  
22 lower density along 17<sup>th</sup> Street?

23 CHAIR HARRIS: We were incorporating the community  
24 feedback that we heard. And as noted in my testimony, I  
25 noted that that feedback was also passed along to Office of

1 Planning with their supplemental report because there were  
2 concerns over the potential height.

3 MR. HANLON: And did the ANC follow up with the  
4 Office of Planning concerning that part of their resolution  
5 about lower density along 17<sup>th</sup> Street?

6 CHAIR HARRIS: I object to that question.

7 MR. HANLON: Well, I mean it's in the resolution  
8 and you said you followed with OP. I'm asking whether you  
9 followed up with respect to lower density along 17<sup>th</sup>?

10 CHAIRPERSON HOOD: Again, as I said a few minutes  
11 ago, this was what was in front of them. This is what they  
12 dealt with. Next question, please.

13 MR. HANLON: I think this will probably be my last  
14 or second to last question. I just want the record to be  
15 clear, you were asked about, I believe, black business  
16 owners and black churches, did the ANC reach out personally  
17 by letter, by phone call, by email to any business owners,  
18 white or black or brown, of any color, any business owners,  
19 churches or civic organizations by email, letter or phone  
20 call specifically about this project?

21 CHAIRPERSON HOOD: Mr. Hanlon, as you know better  
22 than I do, and I'm going to let her answer this, the  
23 Administrative Procedures Act in the D.C. law requires of  
24 how ANC informs residents. It's a requirement. Post it.  
25 It may be in the register. You may have a newsletter. I

1 forget all the ways, but we already know that. We live  
2 here, too, so that's not helping me. But anyway, Chair  
3 Harris, maybe I said something wrong, but I'm not an ANC  
4 commissioner. I'm going to let you -- if you -- I'm going  
5 to let you tell how you all post and advertise.

6 CHAIR HARRIS: Well, I did answer the question  
7 prior and as you mentioned, Chairman Hood, we are legally  
8 required to notice about ANC meetings, which we have posted  
9 on our website. We have it on social media and we also have  
10 it in a newsletter, email newsletter.

11 MR. HANLON: I don't have any more questions,  
12 Chair Hood.

13 CHAIRPERSON HOOD: Okay. Thank you, Mr. Hanlon.

14 Ms. Schellin -- and thank you, Chair Harris. I  
15 think we are, for now -- because I know we have some other  
16 things, other questions, cross-examination we're going to  
17 need you back for, so thank you very much. And thanks -- I  
18 want to thank all the parties in opposition who asked  
19 questions. We're getting better. And I'm going to leave it  
20 at that.

21 Ms. Schellin, can we do one more call for ANC2B  
22 because I hate to go beyond and just make sure we do our due  
23 diligence.

24 MS. SCHELLIN: Let me look one more time for Meg.  
25 Oh, Zach Adams is on now.

1                   CHAIRPERSON HOOD: Oh, okay.

2                   MS. SCHELLIN: 2B08, Zach Adams. Mr. Young, if he  
3 wants to give 2B's report.

4                   CHAIRPERSON HOOD: Let's bring up Commissioner  
5 Adams.

6                   COMMISSIONER ADAMS: Hi, I apologize for the  
7 lighting issues. Give me just a moment to turn on a light  
8 here.

9                   CHAIRPERSON HOOD: Okay. No problem. Okay. You  
10 may begin, Commissioner Adams, whenever you're ready.

11                   COMMISSIONER ADAMS: Hi, I am here on behalf of  
12 Commission 2B and as the law states, I am going to read our  
13 commission resolution into testimony. Dear Chairman Hood,  
14 at its regular meeting on April 11, 2023, the Dupont Circle  
15 ANC2B considered the above-referenced matter with nine of  
16 nine commissioners in attendance, a quorum at a duly noticed  
17 public meeting. The Commission approved the following  
18 resolution by a vote of 8:1:0. The Office of the Deputy  
19 Mayor for Planning and Economic Development, DMPED, has  
20 announced a potential surplus designation and disposition of  
21 the district-owned property at 16, 17 U Street Northwest and  
22 1620 B Street Northwest. And the Office of Planning, OP,  
23 has submitted Zoning Commission CC Application 2302 for a  
24 map amendment from MU4 to MU10 for these properties.

25                   The site is currently comprised of two parcels

1 between 17<sup>th</sup> Street Northwest, U Street Northwest and V  
2 Street Northwest and is currently home to the Metropolitan  
3 Police Department, MPD's Third District Police Headquarters  
4 and D.C. Fire and Emergency Services Department, FEMS,  
5 Engine Company 9 and its related uses. The site is within  
6 ANC1B07 and is directly across the street from ANC2B08. The  
7 current buildings from the 1960s are neither historically  
8 designated, nor contributing buildings in a historic  
9 district. The site is bounded on the north, west and south  
10 by the Strivers' Section Historic District and on the east  
11 by the 16<sup>th</sup> Street Historic District.

12           ANC2B's Land Use Committee, LUC, was presented  
13 with the proposed map amendment at its duly noticed meetings  
14 on February 1, 2023 and April 4, 2023. Therefore, ANC2B  
15 supports the map amendment from MU4 to MU10. Commissioners  
16 Zach Adams, myself, and Meg Rockensock are the Commission's  
17 representatives on this matter.

18           CHAIRPERSON HOOD: Okay. Thank you, Commissioner  
19 Adams. Let's see -- and I appreciate your support -- I mean  
20 your letter of support, very well done. And you are the --  
21 you're not the chair, Meg Rockensock is the chair, correct?

22           COMMISSIONER ADAMS: Correct. Commissioner  
23 Rockensock is the chair and my commission is the one that  
24 abuts the property.

25           CHAIRPERSON HOOD: Okay, okay. Got it, got it,



1 got it. All right.

2 COMMISSIONER ADAMS: And I'm vice chair on the  
3 commission as well.

4 CHAIRPERSON HOOD: Okay. You're the vice chair.  
5 All right. Any questions, colleagues, of the vice chair of  
6 ANC2B, Mr. Adams -- Vice Chair Adams? Okay. Not seeing  
7 any. Hold tight. We have to go through cross, too, Vice  
8 Chair. Give me a moment.

9 COMMISSIONER ADAMS: (Inaudible) Commissioner.

10 CHAIRPERSON HOOD: Appreciate you taking the time  
11 to come down. Let me find my list. Give me one moment.  
12 Okay. Does the Office of Planning have any cross of ANC2B?

13 MR. KIRSCHENBAUM: We do not. Thank you.

14 CHAIRPERSON HOOD: Thank you. Chair Harris, do  
15 you have any cross of ANC2B? Does 1B have any cross of  
16 ANC2B?

17 CHAIR HARRIS: (No response)

18 CHAIRPERSON HOOD: Okay. Thank you.

19 CHAIR HARRIS: Thank you.

20 CHAIRPERSON HOOD: Mr. Randy Jones, do you have  
21 any cross of ANC2B? You're still on mute, Mr. Jones. There  
22 you go. Do you have any cross? You're back on mute. There  
23 you go. You're off mute. All right.

24 MR. JONES: No questions, sir. I apologize for my  
25 audio problems.

1           CHAIRPERSON HOOD: No problem. Thank you. Let me  
2 see. Black Neighbors, Gregory Adams, do you have any cross  
3 of Vice Chair Adams?

4           MR ADAMS: Just a couple of questions. Did your  
5 ANC do any specific outreach to any of the neighboring black  
6 businesses, churches, civic organizations, anything?

7           COMMISSIONER ADAMS: Mr. Adams, if I may respond,  
8 much like Commissioner Harris, we as an ANC are legally  
9 bound to notice, as required by law, which we did so for  
10 both our land use committee meetings, at which this was  
11 discussed and for our full Commission meetings, which was  
12 discussed. We did not do any additional specific outreach  
13 or targeted outreach, as you might call it.

14          MR. ADAMS: That's my only question. Thank you.

15          CHAIRPERSON HOOD: All right. Thank you. Let's  
16 go to Rochelle Apartments, Ms. Akel?

17          MS. AKEL: Hello. Can you hear me?

18          CHAIRPERSON HOOD: Yes, we can.

19          MS. AKEL: Thank you. Hi, Zach. I just have one  
20 question and I believe this is relevant, but you can rule it  
21 out of order if you need to. I'm very troubled, and I am  
22 going to mention this in my testimony in the future, but  
23 this relates to this resolution that Zach read that  
24 apparently reflects the opinions and attitudes of his  
25 commission. Zach, do you remember back in February writing

1 on Twitter your views about us people who were protesting  
2 this MU10 and calling us rich retired white people using  
3 poor working black and brown people in apartments as a  
4 shield as 'transparently racists and classist'? Is this the  
5 sentiment that you had when you wrote this resolution, that  
6 there is nobody on our side who has any legitimate argument  
7 against an MU10, even if it's because we want more  
8 affordable housing and we want guarantees of what we're  
9 going to get if we give you an MU10? Do we have absolutely  
10 no legitimacy in your ANC's view?

11 COMMISSIONER ADAMS: Ms. Akel, I am here on behalf  
12 of the ANC and my personal views are not a part of the ANC.  
13 What I had written on Twitter is not the views of ANC and,  
14 again, I am here explicitly on behalf of the ANC. Thank  
15 you.

16 MS. AKEL: Thank you.

17 CHAIRPERSON HOOD: Okay. Thank you. Let's move  
18 to Ms. Feskanich. Do you have any questions or comments?

19 MS. FESKANICH: You mentioned that you had several  
20 meetings at which the public participated. Do you know how  
21 many attendees were at those public meetings?

22 CHAIRPERSON HOOD: ANC2B does not keep record of  
23 the attendees of the meetings, beyond the commissioners who  
24 are in attendance to reach a quorum.

25 MS. FESKANICH: Okay. Did any of those people at

1 the public meetings express concern or disapproval of this  
2 proposal to go to MU10?

3 COMMISSIONER ADAMS: Ms. Feskanich, apologies if I  
4 misstated your name, I would direct you to the minutes of  
5 ANC2B's land use committee meetings in the resolution, as  
6 well as the minutes for the full meeting in which we passed  
7 this resolution. Those meetings are available in full  
8 recordation online. Thank you.

9 MS. FESKANICH: You don't know what they are  
10 yourself? I mean you're on the --

11 CHAIRPERSON HOOD: Ms. Feskanich, I'm going to  
12 rule that out of order. He's already answered the question  
13 and that's not necessarily germane. That's not even in this  
14 record for us. But if you need to know for future  
15 references or if you want to articulate something else at  
16 your appropriate time, he's mentioned where you can find  
17 that information, so next question, please.

18 MS. FESKANICH: Okay. In the resolution or the  
19 approval of the upzoning that was posted on the case log by  
20 ANC2B, it didn't mention anything about those meetings, but  
21 he did testify today -- in the hearing today that there were  
22 meetings held, so that's why I had no way of knowing there  
23 were any meetings, public meetings held or not.

24 CHAIRPERSON HOOD: So let me say this, Ms.  
25 Feskanich, and this is for everybody who thinks I'm treating

1 anybody unfairly. What I'm getting is a lot of -- what  
2 we're getting is a lot of testimony during cross-examination  
3 and that's muddying the waters. So that, what you just  
4 said, if you have an issue with that, when it's time for you  
5 to testify, you can mention, make little bullet points so  
6 you can bring all those things up to us when you have your  
7 time to testify. So next question, please.

8 COMMISSIONER ADAMS: Chair Hood, if I may  
9 interrupt, may I post the link to the Dupont Circle's ANC  
10 resolution so that people crossing me may reference that  
11 resolution directly?

12 CHAIRPERSON HOOD: It's in the record, and I know  
13 that --

14 COMMISSIONER ADAMS: Thank you very much.

15 CHAIRPERSON HOOD: -- my counsel is going to say  
16 no automatically.

17 COMMISSIONER ADAMS: I appreciate it. Thank you.

18 CHAIRPERSON HOOD: Did I get that right, Mr.  
19 Ritting? I already know it's going to be no, so I --

20 MR. RITTING: I suggest that you stick strictly to  
21 the administrative record. There's a process for filing  
22 things into the record and it doesn't include posting things  
23 on the (crosstalk).

24 COMMISSIONER ADAMS: Okay. Fine. I believe it's  
25 already on the record. I have seen it on the record. I

1 just wanted to reference it.

2 CHAIRPERSON HOOD: Okay.

3 MS. FESKANICH: Are you referencing Exhibit 43,  
4 Commissioner Adams?

5 COMMISSIONER ADAMS: Would you mind linking to  
6 where you are referencing that? I have my -- you know, my  
7 commission's own resolution, but I am not looking at --

8 MS. FESKANICH: Is that the one dated April 23<sup>rd</sup>.  
9 I don't know how to link you to it. So is that the one  
10 dated April 23<sup>rd</sup>.

11 CHAIRPERSON HOOD: So hold on Ms. Feskanich --

12 COMMISSIONER ADAMS: That's correct.

13 MS. FESKANICH: Okay.

14 CHAIRPERSON HOOD: Yeah, it's an exhibit --

15 MS. FESKANICH: I mean he's pointing us to  
16 something that has very little information on it, so I don't  
17 know how many questions I can ask about it. It has a lot of  
18 statements and then therefore. So I was not aware of any  
19 kind of (crosstalk).

20 CHAIRPERSON HOOD: Let me say this, Ms. Feskanich,  
21 it needs to be typical resolution from an ANC to any board,  
22 ABC Board, Zoning Commission, any board in this city. So  
23 they have met their statutory requirement, if that helps  
24 you.

25 MS. FESKANICH: Okay.

1           CHAIRPERSON HOOD: I don't mean to be answering  
2 their questions, but that helps us so we can move to  
3 questions that help us. Next question, please.

4           MS. FESKANICH: And the statutory requirement is  
5 what, then? Just --

6           CHAIRPERSON HOOD: They have their vote count.  
7 I'll tell you what, if you call 202-727 -- what is it?  
8 What's our office address? We have a Zoning 101 and they  
9 will help you with all of that because it's a lot more --  
10 and they also have a piece in there, a little handbook about  
11 cross-examination. And that's not just for you, Ms.  
12 Feskanich, for anyone who could utilize that.

13           Mr. Ritting?

14           MR. RITTING: Yeah. I was just going to suggest  
15 to Ms. Feskanich that she needs to articulate specific  
16 questions about the direct testimony of Mr. Adams and that I  
17 don't think that the Commission or Mr. Adams has an  
18 obligation to answer open-ended questions about very vague  
19 things. And I'll leave it at that.

20           MS. FESKANICH: Okay. I'll try one more question  
21 and that's it. At the end of this ANC1C resolution, I think  
22 it's Exhibit 43, the last statement is, "Therefore, ANC2B  
23 supports the map amendment to rezone this site." Can you  
24 elaborate on what that therefore was based on?

25           COMMISSIONER ADAMS: I direct Ms. Feskanich to the

1 resolution itself and to the ANC's records.

2 MS. FESKANICH: Thank you.

3 CHAIRPERSON HOOD: Okay. Thank you. Now, I think  
4 we -- Mr. Hanlon, do you have any cross?

5 MR. HANLON: Yes. I have just a few questions.  
6 Are you a commissioner on the Land Use Committee?

7 COMMISSIONER ADAMS: Mr. Hanlon, all commissioners  
8 on the Commission are part of the Land Use Committee.

9 MR. HANLON: All right. In your testimony in the  
10 resolution, it referenced two meetings with the Land Use  
11 Committee. Were you at both of them?

12 COMMISSIONER ADAMS: Commissioner -- I mean Mr.  
13 Hanlon, I would redirect you to the record for those  
14 meetings. I do not recall whether I was at any given Land  
15 Use Committee. And, again, I am here to answer questions  
16 directed at the ANC as a whole.

17 MR. HANLON: All right. The resolution is dated  
18 April. Since April, there has been a petition filed in this  
19 case, signed by over 1,000 residents. The Commission has  
20 decided to treat this as a contested case and OP has filed  
21 two supplemental reports since then. Did ANC2B reconsider  
22 or consider this map amendment any time after it passed the  
23 resolution back in April?

24 COMMISSIONER ADAMS: Mr. Hanlon, I would direct  
25 you, again, to the Commission record. You can view minutes



1 to see whether we voted on any resolutions with regard to  
2 this case.

3 MR. HANLON: Well, I'm asking whether you  
4 considered changing this resolution after April, given all  
5 of the information in the file. I'm asking you as the ANC,  
6 did you consider changing this resolution at a public  
7 meeting?

8 CHAIRPERSON HOOD: I'm going to rule that question  
9 out of order. I don't see where that's germane if they did  
10 consider -- I shouldn't have to answer this. I'm not going  
11 to even go to that. No, I'm going to rule that question out  
12 of order. The reality is if they did, they would've put it  
13 in here and it's not in here. Let's go with what's here.

14 MR. HANLON: All right. Well, let me just ask --  
15 let me ask it this way, did this map amendment show up on  
16 any ANC agenda to any public meeting after April of last  
17 year and that may be my last question, Chair Hood. I would  
18 like an answer to that question.

19 COMMISSIONER ADAMS: I would direct Mr. Hanlon to  
20 the prior agendas, which you can find online. And I know  
21 for certain that you received them because you have showed  
22 up at meetings since then.

23 MR. HANLON: But I'm asking you, maybe you don't  
24 know the answer to my question. Do you know the answer to  
25 the question? And Chair Hood, I would really like an answer

1 to this question and it's probably my last one.

2 CHAIRPERSON HOOD: Commissioner, let me ask this  
3 -- Vice Chair Adams, do you -- I mean I know you -- is that  
4 your answer, are you directing him to go look at the record  
5 so --

6 COMMISSIONER ADAMS: That's correct.

7 CHAIRPERSON HOOD: He's given you his answer, Mr.  
8 Hanlon.

9 MR. HANLON: Well, with due respect, it's not much  
10 of an answer. But I have no further questions, Chair Hood.

11 CHAIRPERSON HOOD: Okay. Thank you. All right.  
12 And Mr. Hanlon, well, you know -- you know when it's your  
13 testimony time, you know what you will have to do. All  
14 right.

15 Vice Chair Adams, we thank you as well and all the  
16 work that your ANC and you all do as commissioners. Thank  
17 you very much.

18 COMMISSIONER ADAMS: Thank you very much.

19 CHAIRPERSON HOOD: All right. Ms. Schellin, where  
20 are we at now for persons in support?

21 MS. SCHELLIN: We're to the list of individuals  
22 and organizations.

23 CHAIRPERSON HOOD: Okay. I'll let you all -- do I  
24 have the list or do you have it?

25 MS. SCHELLIN: I have the list.

1 CHAIRPERSON HOOD: Okay. I'll let you call it.

2 MS. SCHELLIN: It hasn't really changed so far  
3 from the one that you were sent last time, but I'll start.  
4 So first, we have Cheryl Cort, Andrew Lokay, Patrick  
5 McAnaney, Carter Rosekrans, Christian Brandt and Daniel  
6 Winston. That's six.

7 Mr. Young, if you'll tell me if you have them.

8 CHAIRPERSON HOOD: Ms. Schellin, if you have that  
9 list, could you email it again right quick to me.

10 MS. SCHELLIN: Yes.

11 MR. YOUNG: Yeah. Can you email it to me, too?  
12 Sorry. And I didn't see the last three that you said.

13 MS. SCHELLIN: Okay. So I'll give you three more.  
14 Sorry. Ian Bell, Abigail Olvera, Adam Rapfogel. Did you  
15 find those three?

16 MR. YOUNG: I did not.

17 MS. SCHELLIN: David Von Storch?

18 MR. YOUNG: Nope.

19 MS. SCHELLIN: Mr. Hong, H-O-N-G or it could be  
20 Ms. Hong, I'm sorry. I thought I saw -- yes, they are  
21 present. Nianyi, you've got that one? Okay. Aiden O'Shea.

22 MALE SPEAKER: I'm just trying to follow  
23 (crosstalk).

24 MS. SCHELLIN: Bryant Harris.

25 MR. HONG: Sorry. Are we supposed to testify

1 right now when we get called or --

2 CHAIRPERSON HOOD: We're trying to -- how many do  
3 we have? It looks like we have five up, Ms. Schellin?

4 MS. SCHELLIN: And I think that the next one I  
5 call --

6 CHAIRPERSON HOOD: Let's just stick with five.

7 MS. SCHELLIN: -- five, okay. We'll go with --

8 CHAIRPERSON HOOD: Yeah. Let's stick with five  
9 and I'm going to try to remember the order. And while we're  
10 doing that, if you could send us the -- I know it's in here  
11 somewhere, but send us the witness list again. Okay. Let  
12 me call by the names I see first on my screen.

13 Aiden O'Shea, you may begin. You're on mute.  
14 You're on mute.

15 MR. O'SHEA: Sorry about that. I am speaking in  
16 favor of the Zoning Commission following the comprehensive  
17 plan's guidance and upzoning this site to include mixed  
18 income housing, along with new public facilities. I've come  
19 to that perspective as the resident of an eight-story  
20 building within eye shot of this site, who would appreciate  
21 more housing supply and more affordability in this  
22 wonderful, desirable, convenient, transient rich  
23 neighborhood. I would certainly appreciate it more than an  
24 above-ground parking lot.

25 The filibustery nature of the opposition to this

1 zoning, which prevented me and other community members from  
2 sharing testimony over the course of three meetings, tells  
3 you all you need to know about the lack of substance in  
4 these arguments and insinuations. Continuing opposition to  
5 upzoning is synonymous with the opposition of building a  
6 suitable amount of housing units for our neighborhood and  
7 hazy requests for an open-ended process or informational --  
8 anything like that going forward. They're just attempts to  
9 stall and shut out those who would most benefit from this  
10 housing, but who would struggle to attend an endless number  
11 of meetings on this. Thank you for the opportunity to  
12 testify.

13 CHAIRPERSON HOOD: Thank you. And hopefully  
14 you're able to stick around because we have to go through  
15 our questions and then the opposition's questions as well.

16 Let's go to Cheryl Cort.

17 MS. CORT: Good evening. My name is Cheryl Cort.  
18 I'm the policy director for the Coalition for Smarter Growth  
19 and I actually live in ANClB and a couple of blocks from the  
20 site and have for more than two decades. In fact, I used to  
21 live on Florida -- directly above the 1600 block of Florida  
22 Avenue, just above the -- at the sheer wall of Beekman  
23 Place. And I am representing the Coalition for Smarter  
24 Growth in support of this rezoning proposal. We were  
25 engaged in the original comp plan and 2021 update. And

1 looked at this proposal at the time and were very excited to  
2 support this, in support of a more equitable, inclusive U  
3 Street neighborhood. We thought this was a great way to add  
4 needed housing.

5           You know, if you look at the site from U Street,  
6 it is a grossly underutilized site, and it's also actually a  
7 negative space in terms of this horrible garage that blanks  
8 out a whole block on U Street. And, you know, the  
9 alternative is to provide a substantial building capacity  
10 here so that we could build affordable housing and then  
11 mixed income housing and this would be a public land  
12 disposition, which we, several years ago, worked with D.C.  
13 counsel to establish very strong affordability standards for  
14 public land dispositions, a 30 percent set aside if you're  
15 in a transit area, down to deeply affordable levels at 30  
16 and 50 percent median family income. DMPED has a great  
17 record of building those, fulfilling that law. 965 Florida  
18 Avenue, where the new Whole Foods is on Sherman and Florida,  
19 has more than 100 units of 30 and 50 percent median family  
20 housing.

21           That's a tremendous contribution to the other end  
22 of the U Street Corridor. And has done fire stations like  
23 in the west end. There's the one on Rhode Island Avenue. I  
24 don't think they've awarded that fire station change to.  
25 But, you know, this is -- I'm demonstrating that public land

1 is an important tool for both renewing existing public  
2 facilities like fire stations or libraries and also  
3 leveraging that value to provide affordable housing  
4 opportunities and mixed income housing for the city. And  
5 it's an important public policy tool that has been used  
6 effectively for many years by DMPED. And so we are grateful  
7 that we could move forward with this process. We definitely  
8 want to see the rezoning down so that we can move forward to  
9 the DMPED process, where we will be specifically scoping out  
10 how to really maximize affordable housing for this site.

11 I actually submitted testimony that's in much more  
12 detail, a little bit more about the zoning, but I just  
13 wanted to highlight the importance of affordable housing in  
14 this neighborhood that is increasingly expensive and less  
15 accessible to low income households. And this is how we  
16 actually create affordable housing is by building it and how  
17 we can reduce pressures on displacement by providing more  
18 housing in general and more affordable housing, in  
19 particular. And so this proposal, getting the full scale of  
20 it at the MU10 level is how we are going to better address  
21 our affordable housing needs, and specifically, in the U  
22 Street corridor, which is my home as well. Thank you.

23 CHAIRPERSON HOOD: Thank you very much, Ms. Cort.  
24 If you can hold around as well, we may have some follow-up  
25 questions for you as well. Let me see.

1           Andrew Lokay? Hopefully, I pronounced that  
2 correctly.

3           MR. LOKAY: Yes. Yes, thank you. Can you hear  
4 me?

5           CHAIRPERSON HOOD: Yes, we can.

6           MR. LOKAY: Great. Good evening. I am a resident  
7 of the local community, living near the site and I'm  
8 testifying in support of rezoning from the MU4 to the MU10  
9 classification. As a member of the local community, I see  
10 the current use of this site for large low-lying buildings  
11 as really a missed opportunity for additional housing or  
12 businesses or other services for the community. I really  
13 don't have any concerns about taller buildings going up  
14 nearby. And I think thanks to the 90 and the 96<sup>th</sup> Metro  
15 buses on U Street, the S2 and the S9 Metro buses on 16<sup>th</sup>  
16 Street and the U Street Metro stop only a few blocks away,  
17 this neighborhood is extremely well-served by transit and a  
18 strong candidate for additional housing. And there's also  
19 several grocery stores within walking distance. So I think  
20 that that really makes an ideal location.

21           And I am particularly excited about Councilmembers  
22 Nadeau and Pinto's proposal to build a new library as a part  
23 of the redevelopment of this site. I'm a frequent patron of  
24 the D.C. Library and wish there were a location closer by.  
25 This neighborhood is roughly equidistant from the Mount



1 Pleasant and the Shaw Libraries, so it's really under  
2 served, the whole Adams Morgan U Street, Western U Street  
3 area, I think, is really underserved currently when it comes  
4 to the library. And I think it would be great to have  
5 greater access to books and other library services for D.C.  
6 residents living right here.

7           And just in conclusion, I really enjoy living in  
8 this neighborhood and really hope to see more homes built  
9 here to make our community more accessible and welcoming to  
10 all. Thank you.

11           CHAIRPERSON HOOD: Thank you. Again, if you can  
12 stick around, we may have some additional questions for you  
13 as well. Let me go to Nian Hong. Hopefully I didn't mess  
14 that up too bad.

15           MR. HONG: It's Nianyi, but thank you so much.

16           CHAIRPERSON HOOD: Nianyi, okay. Go right ahead.

17           MR. HONG: Appreciate it. But my name is Nianyi  
18 Hong. I'm a homeowner in the Y Street corridor. I'm in  
19 ANC1B at 1334 Belmont Street Northwest. Thank you so much  
20 for letting me speak tonight. I'm here to support the map  
21 amendment to upzone 16, 17 U Street Northwest. As a  
22 homeowner in this area, I think the U Street Corridor is a  
23 really great place to live with abundant public transit  
24 options, numerous shops and restaurants to enjoy.

25           Upzoning this area would allow for more housing,

1 which ensures everyone, both homeowners and renters, have a  
2 place to live. This could include affordable housing, as  
3 many units would be affordable. And the parking lot of the  
4 property currently houses zero units. So there would be no  
5 displacement. In addition, with climate change being a  
6 growing concern, upzoning to build dense housing near public  
7 transit is the most environmentally friendly solution,  
8 eliminating the usage of the biggest pollutants that we  
9 have, which is cars.

10           Upzoning this area would also fit in well with the  
11 neighborhood with high-rise buildings of seven stories of  
12 more right next door at 2000 15<sup>th</sup> Street Northwest, 2013 New  
13 Hampshire Ave., 1621 T Street and 2101 16<sup>th</sup> Street Northwest,  
14 to mention a few. Finally, the plans to update the fire and  
15 police stations to be up to code will be much needed and a  
16 benefit to the community. I think community input is really  
17 great, but it often prioritizes the needs of only the people  
18 in the area who are primarily white, rather than the needs  
19 of the city, which is more diverse.

20           Housing continues to be slowed down in wealthy  
21 areas, such as this one, which is why only in low income  
22 areas are we building. Everyone, including low income  
23 individuals, deserve to live in a vibrant neighborhood like  
24 U Street as well. I'm glad that so many of us are here  
25 today to discuss and support this project and speak for

1 people who don't have a voice, including future neighbors.  
2 Thank you so much for considering my comments and I hope you  
3 proceed with the map amendment on the project so that many  
4 more can enjoy and live in this great neighborhood going  
5 forward.

6 CHAIRPERSON HOOD: Thank you. And hopefully, you  
7 can stay around because we're going to have some additional  
8 questions for you as well.

9 Now, let's go to Patrick McAnaney. I believe I  
10 pronounced that incorrectly. I'm sure you will correct me  
11 when you come up. You may begin.

12 MR. MCANANEY: It's McAnaney, but you were close  
13 enough.

14 CHAIRPERSON HOOD: McAnaney.

15 MR. MCANANEY: Good evening, members of the Zoning  
16 Commission. My name is Patrick McAnaney. I'm a senior  
17 project manager with Somerset Development Company. We are a  
18 DC-based affordable housing developer and co-owner of the  
19 Portner Flats apartment building located at 1440 V Street,  
20 two blocks from the subject site. On May 23, 2014, Somerset  
21 submitted a PUD application for Lot 208 and Square 204,  
22 which was approved December 8, 2014, under Zoning Commission  
23 Order 14-08. This order approved the zoning map amendment  
24 rezoning the lot from R5B, equivalent to RA2, to R5B,  
25 equivalent to RA4, on the northern half of the site and CR,

1 equivalent to MU10 on the southern half of the site. The  
2 property was subsequently subdivided into two assessment and  
3 taxation lots and redeveloped into two wings of a cojoined  
4 building, which opened in 2018, Portner Flats at 1440 V  
5 Street Northwest and the Sonnet at 1441 U Street.

6           The purpose of the zoning map amendment and the  
7 subsequent redevelopment of the property was to preserve and  
8 build affordable housing at the site. Prior to Somerset's  
9 acquisition of the property, the residents of the former  
10 Portner Place Apartments were at risk of displacement due to  
11 the pending sale of the property at a very high purchase  
12 price.

13           The Portner Place tenants assigned their TOPA  
14 rights to Somerset and partnered with our company to design  
15 a redevelopment plan that both allowed them to stay long  
16 term at the site and add new affordable housing to the  
17 neighborhood. The new 96 unit Portner Flats project  
18 replaced the original 48 units at Portner Place on a one-  
19 for-one basis with all residents having guaranteed right to  
20 return to the new building, along with temporary relocation  
21 apartment and full moving assistance during the construction  
22 period. And it added an additional new 48 units of  
23 affordable housing as well.

24           This project was a financed with a cross subsidy  
25 achieved from the sale and construction of the Sonnet, the

1 288 unit market rate building, without any additional  
2 funding required from the District's Housing Production  
3 Trust Fund. It does serve as the model for how to use  
4 zoning density increases to preserve and expand affordable  
5 housing in rapidly gentrifying neighborhoods and we've won  
6 several awards for this innovative approach, including the  
7 2018 Reader's Choice Award for Best Preservation Project  
8 from Affordable Housing Finance Magazine; the 2018  
9 Development of Distinction Award from the Novogradac Journal  
10 of Tax Credits and the 2019 Vision Award from the  
11 (inaudible) in the Federal City.

12 Somerset is immensely proud of the success of the  
13 Portner Flats project and hopes that it can be a model for  
14 other developments across the city and country as a novel  
15 way to address the affordable housing crisis, while  
16 preserving scarce public funding resources. It is worth  
17 nothing that the economics of any given affordable housing  
18 development are immensely challenging and can vary  
19 significantly, with macroeconomic conditions, such as  
20 interest rates, construction costs and market rents. Even  
21 in a public land disposition where the land is sold at a  
22 nominal price of \$1 in order to create additional public  
23 subsidy, affordable housing still cannot pay for it itself.

24 In addition to low income housing tax credits and  
25 tax bonds from the D.C. Housing Finance Agency, Housing

1 Production Trust Fund financing or a cross subsidy from a  
2 significant market rate component is necessary in order to  
3 make the math pencil out. In order to achieve a meaningful  
4 amount of new affordable housing at the 16, 17 U Street  
5 site, it will thus be necessary to either build a large  
6 number of market rate units as well or rely heavily on the  
7 Housing Production Trust Fund or equivalent government  
8 funding sources, which are becoming increasingly limited due  
9 to the budgetary constraints that appear likely to persist  
10 for the foreseeable future.

11           Given the Sonnet's CR designation, which is  
12 equivalent to MU10, we do believe there is strong precedent  
13 in the immediate vicinity for the Office of Planning's  
14 proposed MU10 zoning designation. The Zoning Commission  
15 closely explored this designation and its compatibility with  
16 the comprehensive plan in Zoning Order 14-08. We believe  
17 that our project offers the best precedent for this case and  
18 should be closely considered in any final ruling the Zoning  
19 Commission makes. We have supported this map amendment and  
20 believe it offers a critical opportunity to build affordable  
21 housing in a high opportunity, high demand area of the  
22 District, plus, playing a crucial role in addressing our  
23 city's housing crisis. We thank you for considering this  
24 testimony and we're happy to answer any questions you may  
25 have regarding Case 14-08 and it's applicability to this

1 proceeding.

2 We would also like to clarify that Somerset has no  
3 plans to participate in any future redevelopment of 16, 17 U  
4 Street and is submitting this testimony not as an interested  
5 party to the case, but rather as a supportive neighboring  
6 property owner. Thank you.

7 CHAIRPERSON HOOD: Okay. Thank you. And thank  
8 you, Ms. Schellin, for reminding me that have a clock  
9 because I totally have not looked at that, so thank you.

10 MR. MCANANEY: I'm sorry. I thought I had five  
11 minutes.

12 CHAIRPERSON HOOD: It's okay. We're good. Don't  
13 go anywhere. We may have some questions for you. So let  
14 me, first of all, thank -- I think these are all we had. Let  
15 me thank everyone who just testified in support. We  
16 definitely appreciate your testimony. It's always good to  
17 get all perspectives in our decision making. So let me see  
18 if any of my colleagues have any questions for anyone in  
19 particular.

20 Commissioner Stidham, any questions?

21 COMMISSIONER STIDHAM: No, sir.

22 CHAIRPERSON HOOD: Okay. Vice Chair Miller, any  
23 questions?

24 VICE CHAIRPERSON MILLER: I thank each of you for  
25 taking the time this evening to testify and submitting the

1 written testimony that you've submitted. I'm not sure we  
2 have written testimony from everybody. I would ask you to  
3 submit that for the record, if you haven't.

4 Mr. O'Shea, are you still here? If you could just  
5 -- you said you were in an -- I believe an eight-story  
6 building within ear or was it eye shot, I think eye shot of  
7 the -- was your expression of the building.

8 MR. O'SHEA: Yes.

9 VICE CHAIRPERSON MILLER: Where exactly do you  
10 reside, if you could answer that?

11 MR. O'SHEA: 2101 16<sup>th</sup> Street.

12 VICE CHAIRPERSON MILLER: Okay. Thank you.

13 And Mr. Lokay, you said that you were also near  
14 the site, but if you could just state for the record where  
15 you -- what your address is.

16 MR. LOKAY: 2008 16<sup>th</sup> Street Northwest.

17 VICE CHAIRPERSON MILLER: Okay. Thank you. I am  
18 not sure if we had Mr. Hong's address. You might've given  
19 it. If you can give it once again. If you stated it for  
20 the record, I apologize.

21 MR. HONG: That's okay. It's 1334 Belmont Street.

22 VICE CHAIRPERSON MILLER: Which street? Vermont?

23 MR. HONG: Belmont, B-E-L-M-O-N-T.

24 VICE CHAIRPERSON MILLER: Okay. Thank you. And  
25 Ms. Cort, you said you lived very close to the site for many



1 years and you still live not as close but where were you --  
2 you said you were on Florida right above the site before?

3 MS. CORT: I lived at 1638 Florida Avenue, which  
4 is two blocks just north. It faces the Beekman Wall. I  
5 don't know how tall that is. That's a kind of crazy thing.  
6 And then I actually moved to 1438 Florida Avenue and I knew  
7 when I bought my house, they would get it wrong and they  
8 did. But so I moved two blocks away.

9 VICE CHAIRPERSON MILLER: Right. And Ms. Cort,  
10 you said in your testimony -- in your submitted testimony,  
11 which I read, that you also support the related text  
12 amendment --

13 MS. CORT: Yes. And if I could just say that I  
14 think that's a very helpful compromise for Office of  
15 Planning to put forward as a way to address stepping down to  
16 the lower scale V Street side. I think that's a very  
17 helpful way to address this.

18 VICE CHAIRPERSON MILLER: Thank you for that  
19 comment.

20 Mr. McAnaney, I think I remember the zoning case  
21 that came before us in the 1400 Block of U, for those two  
22 buildings, one market rate and one replacing, one for one,  
23 the affordable housing that was there and then doubling the  
24 amount of affordable housing with a lot of other programs,  
25 low income tax credit, Housing Finance Agency, other

1 programs to assist with that development. So I don't  
2 remember how many residents of the 48 were still there when  
3 we approved the case, but can you say how many actually did  
4 return of the preexisting tenants who were provided  
5 replacement housing or is it called relocation assistance  
6 for wherever they wanted to go and if they wanted to go  
7 back, you provided that and that was in the zoning order.  
8 But can you say how many actually of the 48 that had been  
9 there did come back, just since we have you here and it's  
10 good to see what happens in these cases?

11 MR. MCANANEY: Yes, 38 of the 49 returned.

12 VICE CHAIRPERSON MILLER: Well, that's pretty  
13 good. I was not expecting that answer.

14 MR. MCANANEY: Yes, we were happy with that  
15 outcome. And we have a similar project in another location  
16 where we had 78 families who were leaving and 63 returning,  
17 so we've now seen that ratio play out in multiple projects.

18 VICE CHAIRPERSON MILLER: And could you remind us  
19 of what the deep level affordability that is required for  
20 that building under the zoning order?

21 MR. MCANANEY: So the 40 new units were all at 60  
22 percent AMI and below. And the replacement 48 units are  
23 also they're at 60 percent AMI, but they have a HUD Section  
24 8 contract on them. So we worked with HUD to renew and  
25 maintain the HUD Section 8 contract so that serves families

1 from zero percent AMI up to that 60 percent AMI threshold.  
2 But in practice, the majority of those are 30 percent AMI  
3 households, but the limits are all 60 percent below.

4 VICE CHAIRPERSON MILLER: And is it working out  
5 having the affordable housing -- one affordable housing  
6 building right next to the market rate housing building? I  
7 mean I can't remember now if they have access to some of the  
8 amenities of each other's buildings, but is it working out?

9 MR. MCANANEY: Yes. We've found that is has been  
10 a successful project. We're very proud of it, that both  
11 have kind of connected well into the neighborhood. And we  
12 have another project currently under construction on 14<sup>th</sup>  
13 Street, which is relatively similar, so that one is  
14 currently under construction and we hope to have a similarly  
15 good outcome as well.

16 VICE CHAIRPERSON MILLER: Thank you for your  
17 initiative and pursuing these kind of mixed income  
18 developments and neighborhoods that have transit and are  
19 amenity rich and provide all income levels an access to  
20 affordable housing in the city, so with the limited supply  
21 that you're providing, but that's every increment helps, so  
22 I thank you for that.

23 I think that's it, Mr. Chairman. Thank you very  
24 much.

25 CHAIRPERSON HOOD: Did I go to Commissioner

1 Stidham? Did I -- I didn't come yet. Commission Stidham,  
2 any questions of this panel?

3 COMMISSIONER STIDHAM: No, sir.

4 CHAIRPERSON HOOD: Commissioner Imamura, any  
5 questions of this panel?

6 COMMISSIONER IMAMURA: (No response)

7 CHAIRPERSON HOOD: Thank you. Mr. O'Shea -- let  
8 me just a question of a couple people. And I think I'm  
9 going to ask Mr. O'Shea, Mr. Lokay and Cheryl Cort.

10 Did you attend your civic -- let me ask you this,  
11 I don't know if you've followed the other two or three  
12 meetings or however many meetings, the engagement part, how  
13 did you find out about this project? Were you involved?  
14 Did you go to the ANC meeting? Did you get a notice? How  
15 did you find out this was even in the pipeline?

16 MR. O'SHEA: I'm happy to just start and note that  
17 I did attend an ANC meeting. I can't remember how long ago,  
18 to express my support, but it's also, obviously, as anyone  
19 who lives in the neighborhood knows, it's been a big topic  
20 of discussion, both in person around the neighborhood and,  
21 of course, on postings around the neighborhood as well. So  
22 it's an easy thing to know at least a little bit about.

23 CHAIRPERSON HOOD: Okay, okay.

24 And Mr. Lokay, what has been your experience?

25 What has been your experience? Did you attend the community

1 meetings? Were you involved? Let me just hear what your  
2 experience has been.

3 MR. LOKAY: I have not attended any community  
4 meetings. I have learned about it from media reports and  
5 have also seen fliers and signs around the neighborhood.

6 CHAIRPERSON HOOD: Okay. Thank you.

7 And Ms. Cort, thank you for your involvement, not  
8 just here but all over the city and even in the DMV. One of  
9 the things I do want to know is -- and I know you probably  
10 were involved with it or helped with it, when the council  
11 voted on this in the comprehensive plan, was this community-  
12 driven or was it government-driven or was it a  
13 collaboration? I'm just curious if you could help me.

14 MS. CORT: Well, I think that it had been  
15 something that had been talked about because it's such a --  
16 that parking garage on U Street is such a negative presence  
17 in the neighborhood. And so we were thrilled when we saw  
18 that -- working with Councilmember Nadeau that there was the  
19 possibility that we could move this along with, I think, a  
20 couple of other future land use map changes that we could  
21 protect the future for the site. So we got onboard then,  
22 were very excited and, you know, engaged our member on that  
23 and advocated for that change as a part of the comp plan in  
24 2021.

25 CHAIRPERSON HOOD: Okay. All right. Well, thank

1 you. And plus, you're a part of the neighborhood as well,  
2 so thank you very much.

3 MS. CORT: And I see the fliers all over the  
4 neighborhood. It's a very hot topic.

5 CHAIRPERSON HOOD: Okay, okay. And that's  
6 actually -- that makes -- and I appreciate hearing that side  
7 of it because I was a little disturbed the other night, but  
8 now, I'm hearing -- and that's why I appreciate the vice  
9 chair for pressing this thing on because -- and I thought  
10 about it, I said I'm going to -- if we keep plowing at this,  
11 we'll get more and more information, so thank you all very  
12 much.

13 MS. CORT: Could I just say that, you know, I mean  
14 DMPED has had umpteen meetings with ANCLB. You know, I'm  
15 part of 1B, I've been to at least one of the committee  
16 meetings in 1B, but I know that they've also had meetings on  
17 the Ward 2 side, but there has been lots and lots and lots  
18 of ANC meetings on this topic.

19 CHAIRPERSON HOOD: Thank you. Thank you, Ms. Cort  
20 and everyone for balancing that whole story out for me. And  
21 what I will ask those in opposition, if you want to ask  
22 cross-examination, please don't ask -- I'm trying to level  
23 this off. If you have any questions about engagement, just  
24 ask me, not Ms. Cort or anybody who gave me their opinion of  
25 what's going on. So I'm trying to save us some time, so

1 thank you.

2 Thank you all. Let's see if there are any other  
3 questions.

4 Ms. Schellin, I was able to get my -- let me go to  
5 questions first before I get distracted. Let's go to Office  
6 of Planning. Do you have any cross?

7 MR. KIRSCHENBAUM: Thank you.

8 CHAIRPERSON HOOD: Chair Harris, ANClB, do you  
9 have any cross of this panel?

10 CHAIR HARRIS: I have a question for Patrick  
11 McAnaney. What was the FLUM and general policy map  
12 designations for the development he mentioned?

13 MR. MCANANEY: That I do not know off the top of  
14 my head. I would have to go back and look at it, but it is  
15 in the Zoning Commission order that I referenced.

16 CHAIR HARRIS: Thank you. That's all the  
17 questions I have.

18 CHAIRPERSON HOOD: Okay. Thank you.

19 Commissioner Adams, do you have any questions of  
20 anyone on this panel? Is Commissioner Adams still around?

21 MR. YOUNG: I don't see him.

22 CHAIRPERSON HOOD: Okay. All right. Let's note  
23 that I did call for Commissioner Adams.

24 Randy Jones, any questions, cross on this panel?

25 MR. JONES: Quick one for Mr. McAnaney, just

1 wanted to ask about the zoning process for that case and  
2 whether it was a map amendment or a PUD or maybe some  
3 combination of both, just a little -- you seem to be making  
4 the case that, you know, it's a pretty apples to apples  
5 comparison and I just want to understand that better.

6 MR. MCANANEY: It was a PUD, which included a map  
7 amendment.

8 MR. JONES: Got it. So with that PUD, were there,  
9 you know, conditions and proffers that allowed for nuance  
10 and compromise with the community?

11 MR. MCANANEY: Yes, you can see Zoning Order 14-08  
12 has kind of all of the final conditions of the approval.

13 MR. JONES: Okay. And are there any conditions  
14 that might be relevant to a case like this that would kind  
15 of highlight how a PUD would be -- how a PUD would differ  
16 than a true zoning amendment, a map amendment?

17 MR. MCANANEY: The key kind of proffering  
18 conditions that were attached, as you may have inferred from  
19 some of the questions from Commissioner Miller, was really  
20 about the affordability, about preserving the affordable  
21 housing that was there and making sure we added new  
22 affordable housing. That was at the core, it was an  
23 affordable housing development project and so that was  
24 really the primary public benefit we were trying to serve  
25 and a lot of what the zoning order focused on. There were



1 other items in it, but again, you can look through Zoning  
2 Order 14-08, but the core of it was about preserving and  
3 building affordable housing.

4 MR. JONES: Okay. Fair enough. Appreciate it.  
5 No other questions. Thanks, everybody.

6 CHAIRPERSON HOOD: Okay. Thank you.

7 Let's go to Black Neighbors, Gregory Adams.

8 MR. ADAMS: One question for Ms. Cort. I'm just  
9 curious, given that black people are disproportionately  
10 impacted by displacement due to the lack of affordable  
11 housing in this area, what is your opinion about the lack of  
12 targeted outreach to black residents and churches and  
13 businesses?

14 MS. CORT: Well, certainly, we appreciate the work  
15 of ANCs as a place to bring people together. And, you know,  
16 not only is there a discussion of the zoning piece of it,  
17 but obviously, the DMPED scoping for a request for proposals  
18 is an important place for continued, you know, outreach and  
19 engagement.

20 MR. ADAMS: Specifically, though, for targeted  
21 outreach to black residents, do you think based on what  
22 you've heard here that enough was done?

23 MS. CORT: I think that if you live in the  
24 neighborhood, you would've encountered, you know,  
25 information about this rezoning going forward. I certainly

1 have seen it around the site and so having an opportunity  
2 to, you know, engage with ANC would really be the next step.  
3 And then this is sort of the first step because then we go  
4 to DMPED, right? And we go to the RFP process.

5 MR. ADAMS: Okay. Just a point to make, I've  
6 lived here for 40 years. I didn't get any outreach, but  
7 thank you very much and thank you, Chairman Hood.

8 CHAIRPERSON HOOD: Okay. Thank you. And I will  
9 tell you, Mr. Adams and others, when we get to your time, I  
10 do have some questions for you on some of that, just to let  
11 you know.

12 Let's go to Rochelle Apartments, Ms. Akel?

13 MS. AKEL: Hello. I'm make my questions very  
14 brief. First of all, I have a question for Andrew Lokay, if  
15 he's still on. Andrew?

16 MR. LOKAY: Yes.

17 MS. AKEL: Hi, Andrew. You testified that you  
18 were really excited about the possibility of a library on  
19 this site and I wanted to ask you if you're aware that  
20 Council Members Pinto and Nadeau have been promoting a  
21 library but the truth is that the D.C. Public Library  
22 Trustees, at a trustee meeting, said they have no interest  
23 whatsoever in putting a library at --

24 VICE CHAIRPERSON MILLER: I think you're  
25 testifying, Ms. Akel, instead of asking.

1 MS. AKEL: No, I'm asking him if he's aware that  
2 there is not going to be a library at that site. That was a  
3 big part of his testimony. So Andrew, are you aware of that  
4 trustee meeting by DCPL that they turned down any interest  
5 in a library?

6 MR. LOKAY: That is not a meeting that I was aware  
7 of, but while I discussed the potential for a library in my  
8 testimony, I also shared my support for additional housing  
9 on this as well.

10 MS. AKEL: Thank you.

11 Mr. Hong, are you still on?

12 MR. HONG: Yes, I'm still here.

13 MS. AKEL: Hi. You said that according to the OP  
14 set down report, which I think you were quoting, that there  
15 would be no displacement in this project. And are you aware  
16 that when they say that, they are only talking about the  
17 fire station, the police station and the parking deck,  
18 where, obviously, no one lives? Are you aware at all that  
19 there's a building like ours, right on the property line,  
20 that would be at great risk of displacement if this project  
21 goes through as an MU10? Do you have any knowledge about  
22 that?

23 MR. HONG: Yeah. Thank you so much for this  
24 question. I do recognize that yes, that is what they mean  
25 by displacement, but actually, I'm an economist myself and I

1 know that the papers -- you can cite Pennington 2021 says  
2 that actually, the result suggests that there is less  
3 displacement and the paper says that within 100 meters of  
4 randomly located new constructions, rents fell by two  
5 percent on average and the rest of displacement for current  
6 renters actually fell by 17 percent.

7 MS. AKEL: Okay. Well, I don't have that, but I  
8 have conflicting information in a Washington Post article,  
9 but I'm not going to waste the Commission's time, so I would  
10 dispute that. Thank you, Mr. Hong.

11 I have a couple questions for Mr. McAnaney, if  
12 he's still online. Hi. Okay. A New York Times 2018  
13 article talked about Somerset and it specifically talked  
14 about the Portner project that you mentioned in your  
15 testimony. And it said that -- I have two questions for you  
16 only. Oka. First of all, it said that before you took over  
17 the project, there were 96 residents in the Portner Flats or  
18 I don't think it was called Portner Flats at that point, but  
19 whatever it was called. Maybe it was Gino Berilli  
20 (phonetic) or something. Anyway, what happened to those 96  
21 residents when you took over development?

22 MR. MCANANEY: There were 48 units. We built a  
23 new building that has 96 units. So that may be where you're  
24 getting the 96 unit figure from. There were 48 and --

25 MS. AKEL: I got it from the New York Times

1 article that was dated 2018, so anyway.

2 MR. MCANANEY: Yes, 2018 was the ribbon cutting of  
3 the new building --

4 MS. AKEL: Okay, so --

5 MR. MCANANEY: -- (crosstalk) 96 units and just --  
6 I'm sorry, I'm going to finish answering your question.  
7 There were 48 units when we bought the property. We  
8 redeveloped it and we had a one-for-one replacement of those  
9 48 units. Of the households living at those units, as I  
10 mentioned in earlier testimony, 39 returned.

11 MS. AKEL: Thirty-nine, okay. The second question  
12 is that same article said that of the market rate units, in  
13 2018, you were renting two bedrooms for \$3,000 a month.  
14 Does that sound right?

15 MR. MCANANEY: We did not build that building.  
16 That was built by Trammell Crow. So it was the land sale of  
17 that portion for the property that cross subsidized the  
18 affordable building.

19 MS. AKEL: Okay. So these were voucher residents  
20 who then -- some of them came back and then some of the  
21 units were extremely luxury level; is that true?

22 MR. MCANANEY: There's a project-based Section 8  
23 contract for those 48 units, so that was done through a  
24 passthrough agreement with HUD, where residents move off and  
25 back on and the Section 8 contract continues. And the

1 market rate rents at the other building, which were baked  
2 into the developer's offer of the land sale, which created  
3 that cross subsidy, yes, it is true that when the rents go  
4 higher, you create more cross subsidy. So the market rents  
5 were cross subsidizing the affordable rents.

6 MS. AKEL: Okay. Thank you.

7 And lastly, Ms. Cort, I have three questions for  
8 you, if you're still there.

9 MS. CORT: Yes, I'm here.

10 MS. AKEL: Okay. Are you aware -- you testified  
11 that there have been a ton of ANC meetings, but are you  
12 aware that DMPED has refused to come out to the community  
13 here to engage in person, even though we've asked them a  
14 number of times to send the project manager? And are you  
15 aware that these ANC meetings, most of them were virtual,  
16 there were a couple of hybrids, but the DMPED representative  
17 was never there in person. He was always only virtually,  
18 you know, answering questions through a mediator, through an  
19 ANC mediator? Don't you think that this is not a good  
20 substitute for an in-person community engagement on a  
21 project this size?

22 MS. CORT: Well, I spoke to DMPED's -- the senior  
23 person at DMPED, I'm talking to him about different DMPED  
24 projects, and he said that there were 36 individual meetings  
25 by the DMPED manager with individuals who had requested

1 meetings regarding the project. And so that was one piece  
2 of information that I had, in addition to the ANC meetings,  
3 which, you know, culminated in resolutions and then  
4 obviously, the ongoing -- the Economic Development Committee  
5 continues to meet to discuss the project (crosstalk) --

6 MS. AKEL: Okay. Well, we asked --

7 MS. CORT: -- DMPED.

8 MS. AKEL: Yeah. We asked Mr. Lions, who's a very  
9 nice guy, by the way, we asked Mr. Lions to come out, but he  
10 was not permitted to come and speak to our community. And I  
11 did have talks with him over the phone, but again, I -- you  
12 know. Okay. So second question is, again, in this New York  
13 Times 2018 article, tell me if you think this is a correct  
14 read. It says, "Affordable housing projects stall," and  
15 it's talking about DC, "Affordable housing projects stall  
16 because of appeals of Zoning Commission decisions, according  
17 to the Coalition for Smarter Growth, a nonprofit  
18 organization supported in part by developers."

19 CHAIRPERSON HOOD: I'm definitely going to rule  
20 that out of order. It has no germane and not germane to  
21 anything we're having this evening. And the New York Times  
22 and the Washington Post and all of those other papers write  
23 their spin on everything and even including us, so what I  
24 would like for you to do is rephrase that question, if you  
25 have a question, just pertaining to this.

1 MS. AKEL: Okay, okay. Ms. Cort, is your  
2 organization funded in part by developers?

3 MS. CORT: We receive funding from a variety of  
4 sources, a portion of it is from private individuals and  
5 private companies.

6 MS. AKEL: That doesn't answer my question,  
7 respectfully.

8 MS. CORT: It includes real estate. Yeah, it  
9 includes real estate companies.

10 MS. AKEL: Okay. And my last question, Ms. Cort,  
11 do you recall an email that I sent you on March 6<sup>th</sup>, asking  
12 -- I said I was a citizen stakeholder in this project and I  
13 said that, "I would really appreciate the opportunity to  
14 speak with you because I wanted to discuss the  
15 recommendations to improve the public engagement process  
16 which has, so far, been sorely lacking, thank you, Deborah  
17 Akel." You never answered my email. Do you recall getting  
18 that email from me on March 6<sup>th</sup>?

19 MS. CORT: I don't. I'm sorry. I get a lot of  
20 emails, so I'm sorry if I didn't respond.

21 MS. AKEL: Ah, okay. Well, this one was pretty,  
22 you know, strategic. It was sent to  
23 [cheryl@smartergrowth.net](mailto:cheryl@smartergrowth.net) and I thought it would deserve, you  
24 know, at least a response and so I just wanted to bring that  
25 up because you make a big case about outreach and, you know,



1 I think you fell short here. Okay. And one last thing  
2 about those ANC meetings (crosstalk) --

3 CHAIRPERSON HOOD: Ms. Akel, I am being advised  
4 that your questions are being argumentative and -- yeah.

5 MS. AKEL: Okay. Well, it is a cross-examination,  
6 so I am challenging --

7 CHAIRPERSON HOOD: It's a cross, but your  
8 questioning, your line of questioning is argumentative.

9 MS. AKEL: All right. So a last question, Ms.  
10 Cort, are you aware that the ANC engagement is strictly  
11 online. The newsletter is online. The emails are online.  
12 You know, everything is online. Don't you feel that that  
13 shuts out a contingent of people who are not glued to smart  
14 phones all day and have to, you know, hope that they see a  
15 sign posted on a lamppost in the neighborhood?

16 MS. CORT: Well, you know, I think that, you know,  
17 ANC is -- D.C. has set up ANCs to do their job, so I'll  
18 defer to ANCs in terms of their outreach.

19 MS. AKEL: Okay. Thank you.

20 CHAIRPERSON HOOD: Okay. So I am just going to  
21 assume that you are finished, so I'm going to go ahead with  
22 the homeowners within 200 feet.

23 Ms. Feskanich? And forgive me if I mispronounced  
24 that.

25 MS. FESKANICH: Okay. Ms. Feskanich, yes. As

1 long as Ms. Cort is with us still here, let me ask you, you  
2 testified that there were a lot of fliers, placards all over  
3 the neighborhood, what was the source of that information?  
4 Do you know who put them up?

5 MS. CORT: I don't. I've seen -- and it was  
6 interesting, I've seen both for and against the upzoning  
7 posted around the neighborhood.

8 MS. FESKANICH: So you don't know if any of those  
9 were official posters or placards, they were just --

10 MS. CORT: No, no, no. Yeah. There were not  
11 official. They were like wheat pasted onto lampposts and  
12 things like that, which I don't think is probably legal.

13 MS. FESKANICH: Okay. So that outreach was done  
14 by people who were concerned citizens.

15 And I'd like to ask a couple questions of Mr.  
16 McAnaney. For the project that you gave as an example, the  
17 Porter Flats Sonnet project, you said that that site was  
18 actually split zoned, correct?

19 MR. MCANANEY: Yes. And yes, so there was a  
20 zoning designation to the PUD on the southern half of the  
21 site that was for the Sonnet and then another one that was  
22 for partner flats.

23 MS. FESKANICH: For the case here that we're  
24 discussing, the 16, 17 U Street case, there hasn't been any  
25 discussion about split zoning that you are aware of, right?

1           MR. MCANANEY: I'm aware that OP has proposed some  
2 sort of setback. That's as much as I know. And sorry to  
3 interrupt, but I do realize that one other key fact that I  
4 know was asked of me earlier that I have looked up is that  
5 the FLUM designation for our order was medium density  
6 residential and the generalized policy map designation was a  
7 combination of Mainstreet mixed use and neighborhood  
8 conservation area, which I think matches the site as well.

9           MS. FESKANICH: Okay. But there's no split zoning  
10 discussion that you are aware of. And one other question.  
11 Did the example that you provided include any public  
12 community facilities or services or disrupt any public or  
13 community services?

14           MR. MCANANEY: No.

15           MS. FESKANICH: Thank you.

16           CHAIRPERSON HOOD: Okay. Thank you. Let's go to  
17 Mr. Hanlon, any questions of this panel?

18           MR. HANLON: Just a couple. I would like to go to  
19 Ms. Cort. I'm sorry, I have an accent, C-O-R-T, Ms. Cort.  
20 Is she there?

21           MS. CORT: Yes, yes.

22           MR. HANLON: Okay. I thought you were asking --  
23 you can -- so just for you a chance to correct the record if  
24 I misunderstood or wasn't clear on the record, I thought you  
25 were asked by one of the commissioners, maybe the chair, how

1 did this FLUM designation come about. And I thought you  
2 said there was a lot of community support for it. Was that  
3 your testimony about how the FLUM designation was changed?

4 MS. CORT: Well, it came about, I started hearing  
5 about it from Brianne Nadeau, the councilmember, and we got  
6 very excited that this was a possibility and really, we  
7 thought she was really leading the way on this and yeah, we  
8 mobilized support and, you know, delivered a lot of support  
9 on this.

10 MR. HANLON: Well, I was curious because I had a  
11 chance to look through the public record after your  
12 testimony a few minute ago. And isn't it correct that Ms.  
13 Nadeau introduced the map amendment in the morning and it  
14 was voted on in the afternoon by the council with Phil  
15 Mendelson being the sole dissenting vote on the grounds that  
16 this project, upzoning this to high density was out of  
17 character with the neighborhood?

18 MS. CORT: I don't know. I didn't --

19 MR. HANLON: I don't recall any public meetings  
20 that Brianne Nadeau had about this proposed adjustment of  
21 the future land use map before she presented it on May 4<sup>th</sup> of  
22 2021. Is it your testimony that there were meetings with  
23 neighbors before Ms. Nadeau presented this map amendment?

24 MS. CORT: I'm not sure.

25 MR. HANLON: All right. So when you say there was

1 great community support for this upzoning, you're not  
2 talking about before Councilmember Nadeau introduced it  
3 because, again, it was introduced in the morning and voted  
4 on in the afternoon, right?

5 MS. CORT: Well, when we heard about it, we were  
6 very excited and very supportive and reached out to our  
7 members, many who live nearby, to express our support for  
8 this as part of the comprehensive plan revision.

9 MR. HANLON: And this would've been before or  
10 after it was voted on?

11 MS. CORT: Before it was voted on.

12 MR. HANLON: So you knew, but you don't recall the  
13 public knowing. Is that it?

14 MS. CORT: No, we did outreach. We promoted this  
15 as a big opportunity for affordable housing on U Street.

16 MR. HANLON: May I ask, the Coalition for Smarter  
17 Growth, is that a registered lobbying organization with  
18 ABAGA (phonetic)?

19 MS. CORT: Yes. I'm registered as a lobbyist in  
20 DC.

21 MR. HANLON: So you're testifying today as a  
22 lobbyist in front of this commission, right?

23 MS. CORT: Well, I am registered as a lobbyist,  
24 but that's like, you know, when I lobby for parking cash out  
25 or affordable housing funding at the D.C. Council for the

1 comp plan.

2 MR. HANLON: Well, that -- I just want the record  
3 to be clear and then I won't have any more questions for  
4 you.

5 CHAIRPERSON HOOD: I just really want to know for  
6 the record, Mr. Hanlon, I want to know the relevance of this  
7 whole line of questioning, but since this is your last one,  
8 I guess I'll tolerate it. But for the record and anybody  
9 reading this transcript, the Chair asked for the relevance.  
10 Go ahead, Mr. Hanlon.

11 MR. HANLON: Well, let me take my -- instead of  
12 asking the last question, let me just address the relevance  
13 and we'll save some time. It seems to me obviously relevant  
14 to know whether the witness is testifying simply as a  
15 resident of the neighborhood or is a paid lobbyist for a  
16 business organization supported by developers. And that was  
17 my point of the question.

18 MS. CORT: I'm testifying on behalf of a nonprofit  
19 organization called Coalition for Smarter Growth and then I  
20 also inserted, in fact, that I personally live quite close  
21 to the site and am very familiar with it.

22 MR. HANLON: All right. Without belaboring the  
23 point, and the Coalition for Smarter Growth is a registered  
24 lobbying organization, correct?

25 MS. CORT: Well, I'm a registered lobbyist --

1 MR. HANLON: Well, the coalition --

2 MS. CORT: -- and my nonprofit organization pays  
3 me to work on affordable housing and better bus service and  
4 things like that.

5 MR. HANLON: All right. Thank you.

6 CHAIRPERSON HOOD: Thank you, Mr. Hanlon. Okay.  
7 Ms. Schellin, I'm not sure where we left off. And let me  
8 thank the panel who have testified thus far.

9 MS. SCHELLIN: Are you ready for the next panel?

10 CHAIRPERSON HOOD: Yes, yes. Let me see where we  
11 are. I have it, too, but is it Bryan Harris? Is that where  
12 we're starting, Ms. Schellin?

13 MS. SCHELLIN: That was where we left off.

14 CHAIRPERSON HOOD: Okay. I'll let you go ahead  
15 and do it. You can do it.

16 MS. SCHELLIN: Okay. So after Bryan Harris, we  
17 are moving to Alex Baca, Jared Alves, Peter Wood -- I think  
18 all three of them were here. Jordan Bishop I did not see,  
19 but I'll let Mr. Young look. Adrian Snead, Ben Schulman, I  
20 did not see either of them. Mr. Young, is that correct?

21 MR. YOUNG: Correct.

22 MS. SCHELLIN: Sidhant Wadhern, and I know I  
23 messed that one up. I did see that name in attendance.  
24 Allen Easterling, I believe, was not able to attend tonight,  
25 Patrick Husted, that should be six there.

1 MR. YOUNG: I don't see him, either.

2 MS. SCHELLIN: He was on there. I refreshed, I  
3 guess he disappeared. Okay. So he got off. Okay. Then we  
4 can move to Christopher Wooly.

5 CHAIRPERSON HOOD: Let's bring five up.

6 MS. SCHELLIN: Okay.

7 CHAIRPERSON HOOD: Let's try to do five. One  
8 more, Mr. Wooly.

9 MR. YOUNG: I don't see him.

10 MS. SCHELLIN: All right.

11 CHAIRPERSON HOOD: (Crosstalk)

12 MS. SCHELLIN: I'm sorry. Are you ready for them  
13 to start?

14 CHAIRPERSON HOOD: Do we have five?

15 MS. SCHELLIN: Well, let's see. One, two, three,  
16 four, five, yes.

17 CHAIRPERSON HOOD: Okay. We've got five. Okay.  
18 All right. Let's start with Ms. Baca and then we will go in  
19 that order.

20 Ms. Baca, you may begin.

21 MS. BACA: My name is Alex Baca and I am  
22 testifying on behalf of Gooder Greater Washington, where I  
23 serve as the D.C. policy director. As a proponent of ZZ-  
24 2202, I have submitted two written comments to the record  
25 since this case has been opened and will provide additional



1 comments tonight. I'll submit a written copy to the record  
2 after I deliver my testimony. I appreciate the opportunity  
3 to speak tonight and I'm grateful to the Zoning Commission  
4 and Office of Zoning Staff for keeping things as on track as  
5 they can.

6           While I agree with the Office of Planning, the  
7 Applicant, that this is a straightforward zoning consistency  
8 case that OP is filing a map amendment to upzone public land  
9 before there is any proposed development is a novel and  
10 preferable. The District should align zoning by what is  
11 allowed by the comprehensive plan well in advance of any  
12 development proposal for any public site. I hope to see  
13 more cases like ZZ-2302 in the future, no matter what is  
14 ultimately built at 16, 17 U Street Northwest and 1620 V  
15 Street Northwest.

16           Many of GG Washington's supporters, regardless of  
17 where they live are extremely excited by the prospect of the  
18 District itself proposing a higher density zoning  
19 designation for 16, 17 U Street and 1620 V Street. I have  
20 tried to corral this support as much as possible, knowing  
21 that it is most meaningful for the Commission to hear from  
22 residents who live nearby. I have refused to set up quick  
23 to send action alerts so as to not spam the record and have  
24 urged individuals to write short personal notes. I don't  
25 think we will ever know exactly how many people support or

1 oppose this map amendment, but I am very proud of the  
2 witnesses in support who are here tonight. Thank you.

3 I do want to note that I have been somewhat  
4 distressed to hear from some Zoning Commissioners and from  
5 some parties that the Applicant's lack of a certain volume  
6 and type of outreach beyond the zoning code's notice of  
7 intent requirements for map amendments is a cause for  
8 concern and, further, that targeted outreach is tantamount  
9 to a map amendment application being racially equitable.  
10 I've spent a lot of time recently searching the comp plan's  
11 framework element, implementation element and OP's  
12 associated materials in an attempt to find what the key  
13 piece that the Zoning Commission is bound to look at  
14 regarding outreach that would mandate the Applicant conduct  
15 more outreach that it has, but where that possibly exists,  
16 either in zoning or in the comp plan, I can't find it.

17 So I do want to say, for the record, that I think  
18 it would be helpful going forward for the Office of Zoning's  
19 counsel to determine what outreach, if any, beyond notice of  
20 intent requirements, which the Applicant followed, is  
21 required by the comp plan or the zoning code and what, if  
22 anything, constitutes counsel mandated engagement,  
23 particularly in service of racial equity for a map amendment  
24 and its applicant. I think there's been a lot of confusion  
25 around that. And I would really appreciate some clarity

1 from OZ, in particular, on what the specifics of that are.  
2 The Zoning Commission's Racial Equity Tool is a tool. It is  
3 not in either the text or the comp plan. And while I hope  
4 that that changes in the future, I, myself, have had trouble  
5 understanding if there is a precedent at all for outreach  
6 beyond notice of intent requirements and I would really -- I  
7 feel like that would be really helpful for the public to  
8 know.

9           Ultimately, zoning cannot address all concerns  
10 about development. But this Commission can only address  
11 zoning regulations, so I do want to talk about how,  
12 initially, the Commission, quite confidently, set down ZZ-  
13 23-02 as a rulemaking case. As I recall, you all changed to  
14 a contested case, partially because of a threat of legal  
15 action from a particular opponent that might exploit the  
16 zoning code's ambiguous language. But contested or  
17 rulemaking, I don't think this is particularly complicated.  
18 The existing zoned MU4 is inconsistent with the  
19 comprehensive plan's future land use map. The FLUM  
20 designates the parcel high density, but MU4 was described in  
21 the zoning code as permitting moderate density mixed use  
22 development.

23           The proposed zone MU10 is not inconsistent with  
24 the comprehensive plan. While there are zones other than  
25 MU10 that are not in conflict with the high density

1 definition of the framework element, it is my understanding  
2 that MU10 requires a plaza, and I think that's quite nice.

3           So the Commission should approve, I think, I hope,  
4 Office of Planning's proposed map amendment on the well-  
5 established grounds that doing so will make the zoning of  
6 16, 17 U Street Northwest and 1620 V Street Northwest not  
7 inconsistent with the comp plan. I would hope that the  
8 Commission not seek any zone, other than MU10 for these  
9 sites and should not reject the Applicant's map amendment in  
10 favor of a planned unit development, which I don't think is  
11 appropriate at this time. Thank you.

12           CHAIRPERSON HOOD: I'm going to ask Mr. Ritting to  
13 respond to that. I'm going to do that since he's lighted up  
14 (sic). But let me just say, Ms. Baca, we made an informed  
15 decision on not to put our racial equity stuff in our  
16 regulations, so just note that. And you can look at our  
17 legislative history when we discussed it. But I'm going to  
18 ask Mr. Ritting to respond to Ms. Baca, to help her along  
19 with what we have to deal with.

20           MR. RITTING: Yeah. The way I understood Ms.  
21 Baca's question was what was the source of any heightened  
22 community outreach obligations in this situation and then  
23 there was a sort of additional element to the question,  
24 which is are they in the zoning regulations or the  
25 comprehensive plan policies that are in the official

1 comprehensive plan. And my understanding, although I'm  
2 speaking on behalf of Mr. Hood, I don't know what he was  
3 thinking when he asked that question, but the Zoning  
4 Commission's racial equity tool does include a community  
5 outreach component. It's Part 2 of the tool, the racial  
6 equity tool can be accessed on the Office of Zoning's  
7 website. And I believe that was the reason for his  
8 statements.

9 CHAIRPERSON HOOD: And let me just say, I can --  
10 you know, and I appreciate, Mr. Ritting, you know I've been  
11 around long enough, I can speak to it myself, I appreciate  
12 that. This city has informed this Commission over the years  
13 about being a part and Ms. Baca, residents of this city are  
14 the ones who went to the city council, and I want to thank -  
15 and I'll say this again, I want to thank Councilmember  
16 McDuffy, the mayor and them for instituting that because  
17 that's where we needed some teeth, so the racial equity tool  
18 would try to level what we've already called, in 1998,  
19 leveling the playing field.

20 So I don't know if that answers your question,  
21 that's something we'd look at and engagement is a big piece.  
22 And even before all of that came out, engagement is a big  
23 piece because, as I've always said, Ms. Baca, the people who  
24 are going to endure whatever's done in this city are the  
25 residents who live here and those of us who commute here or

1 work here or whatever the case is, but mainly those who live  
2 here because the developer is going to come and do it and  
3 they're gone. So I don't know if that answers your  
4 question, but we can always -- because we're not talking  
5 case specific, we can always have a discussion about that  
6 through the office after this case is long gone. Maybe you  
7 have something that we could add to it to help us, okay?

8 MS. BACA: Sure. I think we're getting a little  
9 bit closer. Mr. Ritting, thank you. Chair Hood, thank you.  
10 That did answer my question about whether there were  
11 extended requirements in the comp plan or the zoning code.  
12 We have been supportive of additional racial equity analysis  
13 and I do hope that that makes it into the zoning code in the  
14 future so that applicants have clear guidance, thanks.

15 CHAIRPERSON HOOD: Okay. All right. Now, don't  
16 go anywhere because we'll probably have some more questions  
17 for you, but we wanted to seize the moment and get that, so  
18 thank you. And thank you for all the work you do.

19 Let's go to the -- so next, let's go to Peter Wood  
20 is who I see next on here.

21 COMMISSIONER WOOD: My name is Peter Wood. I  
22 currently serve as chairperson of Adams Morgans ANC1C and  
23 testify today in my individual capacity as commissioner of  
24 ANC1C03. I am here today to express support for the  
25 proposed amendment to rezone 16, 17 U Street Northwest from

1 MU4 to MU10. I have to admit, after reading through much of  
2 the submitted testimony and letters from concerned parties  
3 and hearing from people in the community via other means, I  
4 was surprised to see how much common ground there is.  
5 Residents both for and against this amendment, proposed  
6 amendment have advocated for, for example, preventing black  
7 displacement, more manageable cost of living,  
8 environmentally responsibility development, centering of  
9 long-time residents' needs, a democratic process, important  
10 priorities during a complex discussion, which leads one to  
11 ask, do we get these things by supporting or opposing this  
12 amendment.

13           While I'm speaking as an individual commissioner  
14 today, I do want to draw attention to the resolution our  
15 full commission passed in May of 2023. I believe we struck  
16 an important balance between the concerns of immediate  
17 neighbors and the needs of a city with increasingly  
18 unaffordable housing stock. And please do keep in mind that  
19 for many decades, this parcel was located within ANC1C. It  
20 has only been outside of the Commission's boundaries for the  
21 past year or so. In our resolution, we requested the great  
22 weight other neighboring ANCs have been given, despite not  
23 having the same historical ties to this site.

24           So to kind of recap some of the main points from  
25 our resolution: transit hubs need dense housing nearby,

1 families need housing, not just individuals seeking studio  
2 apartments, housing needs to be affordable and this is where  
3 battles of semantics often come into play. How do we define  
4 affordable? For ANClC, we define it here as zero to sixty  
5 percent of an area median income with zero to thirty percent  
6 being deeply affordable.

7           In our resolution, we advise making at least half  
8 of the units in the future residential property at 16, 17 U  
9 Street affordable, includes set backs on V Street and 17<sup>th</sup>  
10 Street where low rise homes are present, build a competitive  
11 building process, ensure that newly constructed buildings  
12 are green, literally and figuratively, environmental impact  
13 is key, build a public library. ANClC has previously  
14 expressed the need for a library in or near southern Adams  
15 Morgan. This is a rare opportunity to satisfy that request.  
16 Consider multiple types of housing. Affordability has many  
17 forms, social housing and high quality public housing need  
18 to be seriously considered as options to incorporate into  
19 any future plans.

20           We need housing to physically exist in order to  
21 get more people housed. So how do we as a city support  
22 those of us who can't afford rent or mortgages to avoid  
23 displacement? There is a notoriously limited amount of  
24 "unused land" in D.C. to develop; yet, housing doesn't  
25 appear out of thin air. We need to build something



1 somewhere. I am fully aware of the complicated optics of  
2 expensive new apartments arriving in parts of town where  
3 residents, both new and established, struggle to stay  
4 afloat. If the proposal at hand were simply to let D.C.  
5 government sell 16, 17 U Street to a private developer with  
6 unrestricted freedom to change it at their discretion, I  
7 probably wouldn't be voicing support.

8           But that's not the proposal nor the law and the  
9 many important caveats to a potential transfer of ownership  
10 or, rather, the amendment to proceed that have been  
11 continued to be emphasized. And just to close, in addition  
12 to all of this, I encourage the Zoning Commission to  
13 consider what it means to respect a neighborhood's history.  
14 Respecting the legacy a neighborhood is not simply a matter  
15 of resisting change. It's about protecting the ways in  
16 which the people and places of the community inevitably  
17 adapt to an everchanging world. With 16, 17 U Street, we  
18 have the chance to utilize the collective energy and wisdom  
19 of residents to further improve an area many call home.  
20 Please do so by passing this amendment and continuing this  
21 process in an inclusive, efficient way. Thank you.

22           CHAIRPERSON HOOD: Thank you, Commissioner. Let's  
23 go -- and if you could stick around, we may have some  
24 additional questions.

25           Jared Alves, you may begin.

1           MR. ALVES: Good evening, Commissioners. I am a  
2 practicing (inaudible) professional and a renter, speaking  
3 in support of the rezoning before you tonight. I strongly  
4 believe that this rezoning aligns with the American Planning  
5 Association's Equity in Zoning Policy Guide, which calls on  
6 us to promote fair access to attainable housing and  
7 particularly two policy items within that guide or rather  
8 three: Zoning District Policy No. 2, Inform and Design  
9 Policy No. 1 and Inform and Design Policy No. 2. This is a  
10 high opportunity neighborhood with easy access to 24-hour  
11 bus service, short distance to the Metro and within the  
12 neighborhood itself, grocery stores, doctors' offices,  
13 restaurants, schools and parks. In fact, the reason why I  
14 know about this hearing tonight is because I was walking to  
15 Maria Reeve to play soccer and I saw the official zoning  
16 notice posted on the front of the police station on V  
17 Street.

18           This proposal also aligns with the city's comp  
19 plan, the first important step in ensuring that we can  
20 maximize the use of our limited city-owned land to both  
21 provide a new police station, a new fire station,  
22 potentially, a new library, but almost of equal importance  
23 or of equal importance, equally affordable housing for  
24 residents to live in these high (inaudible) neighborhood.  
25 So thank you for the consideration tonight and I hope that

1 the Commission does recommend or does adopt this rezoning.

2 CHAIRPERSON HOOD: Okay. Thank you. If you can  
3 stick around, we may have additional questions.

4 Sidhant Wadhern, and forgive me if I messed that  
5 all up.

6 MR. WADHERN: Good evening. My name is Sidhant  
7 Wadhern and I live in the Balfour at 2000 16<sup>th</sup> Street  
8 Northwest, which is directly adjacent to the lot in  
9 question, in fact, within that same single-member district  
10 that we were talking about earlier, 1B08, as this parcel of  
11 land. So let me begin quickly by just thanking all of the  
12 members of the commission for working on this very  
13 contentious case. I'd also like to than some of the members  
14 of my ANC, 1B, for their tireless work in providing support  
15 to our neighbors, answering our unending questions, that  
16 kind of stuff.

17 Over the course of a few meetings tonight, some  
18 individuals have argued that there's been insufficient  
19 community engagement, but I'll be honest, this is my third  
20 attempt to testify before the Commission. I've attended  
21 meetings and testified at meetings of my ANC's Economic  
22 Development Committee and a public meeting with Council  
23 Chairman Mendelson around the unit as well. So I think  
24 there have been ample opportunities to be heard and there  
25 will be more opportunities to continue to be heard. So I

1 think it's just important to get that out there and  
2 understand that.

3           So after careful consideration today, I'm  
4 testifying in support of the proposed map amendment at 16,  
5 17 U Street because this map amendment is necessary to  
6 change the existing zoning plan in order to meet our  
7 district's housing needs. We are currently in a housing  
8 crisis in this city that is fundamentally a reflection of  
9 limited housing supply. The only way to resolve this crisis  
10 is to build enough homes in the places where they are needed  
11 most. Furthermore, as the Office of Planning Indicated,  
12 this map amendment would allow for a minimum of 30 percent  
13 affordable housing with one fourth of those units being  
14 deeply affordable.

15           While this map amendment is not a panacea towards  
16 housing problems, it is an important and fundamental part of  
17 the solution. As previous individuals have noted, this lot  
18 is near a great number of important transit corridors,  
19 including the 96 Bus, the S2 and S9 Buses, the most  
20 frequently used bike lanes and capital bike share stations  
21 in the district and, of course, the red or green lines.  
22 This will help ensure our city's climate goals, especially  
23 the carbon-free by 2050 goals. So one of the arguments that  
24 I've been hearing a lot from folks is that this building  
25 would be out of character with the neighborhood. And I

1 think that's quite untrue if you just look around what you  
2 see here.

3           So with that, especially, I want to talk about how  
4 this neighborhood has a high concentration of LGBTQ+  
5 individuals and services and restaurants and bars that  
6 service that community. And so I think fundamentally, in a  
7 country that's increasingly hostile to them, it's important  
8 for our character and our neighborhood to be welcoming and  
9 diverse and to build more housing so that more people who  
10 are less safe in those areas outside of this district can  
11 feel safe and welcome here. So thank you for allowing me to  
12 testify and I look forward to answering any of your  
13 questions.

14           CHAIRPERSON HOOD: Okay. Thank you. I think  
15 that's everyone that I see on this panel.

16           Ms. Schellin, you will let me know if it's not.  
17 So with that, let's see if my colleagues have any questions  
18 or comments to this panel.

19           Commissioner Imamura?

20           COMMISSIONER IMAMURA: No questions.

21           CHAIRPERSON HOOD: Okay. Commissioner Stidham?

22           COMMISSIONER STIDHAM: No questions.

23           CHAIRPERSON HOOD: Vice Chair Miller?

24           VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman  
25 and thank each of you for taking the time this evening to

1 testify and provide whatever written comments you have  
2 provided. I would encourage you to provide written comments  
3 if you haven't already, just so we have that in the record  
4 and I would thank Commissioner Wood for mentioning a  
5 positive aspect of both opponents and proponents having some  
6 of the same goals, finding the common ground that exists  
7 between proponents and opponents and trying to balance that  
8 is what you were trying to do as an ANC in support -- ANC!C  
9 in support of this and what we will have to do when we get  
10 to -- if we ever get to -- which seems a long distance away  
11 at this point, but if we ever get to deliberations. So  
12 thank you each for your testimony. I don't think I have any  
13 specific questions at this time, Mr. Chairman, but thank you  
14 all.

15 CHAIRPERSON HOOD: I, too, don't have any specific  
16 questions, other than to ANC!C, which I, too, want to echo  
17 the comments of my colleague about the positive spin, even  
18 though whichever side you're on and I like the way you  
19 worded that, so I think that's what it's all about. And I  
20 think we're trying to achieve that, even though we may have  
21 different ways of getting there, we're all trying to achieve  
22 pretty much something similar. But let me just ask you one  
23 question. So you all have two submissions in and I mean did  
24 you all want to take a -- did you all want to be an active  
25 role into this case? Maybe I missed something. I think I

1 mentioned that earlier about ANCLC.

2 COMMISSIONER WOOD: We haven't voted on having a  
3 specific commissioner represent the entire commission at a  
4 hearing like this, so I can't go to too much length, I don't  
5 think. But my speculation, based on conversations is kind  
6 of what I testified, which is this parcel was in ANCLC for  
7 quite a long time, so we would like to have, I guess, been  
8 more involved in the process with that great weight. I  
9 think the opportunity has probably passed. Like I said,  
10 that resolution was from, I think, May of last year. So  
11 that's a long time that has passed.

12 CHAIRPERSON HOOD: Okay.

13 COMMISSIONER WOOD: During that, meantime, we  
14 would've probably had a different role, but it's still worth  
15 emphasizing, at least for future reference.

16 CHAIRPERSON HOOD: Okay. Sounds good. Thank you.  
17 And I don't have any other specific questions. But I want  
18 to thank each and every one of you. And Ms. Baca, we  
19 definitely hear you. Appreciate all the work that all of  
20 you all do. But let's see if others have questions of you.  
21 Find my list.

22 Let's go to the Office of Planning. Do you have  
23 any questions of this panel?

24 MR. KIRSCHENBAUM: Hi, we do not. Thank you.

25 CHAIRPERSON HOOD: Okay. Thank you.

1           Chair Harris from ANClB, do you have any questions  
2 of this panel?

3           CHAIR HARRIS: (Inaudible)

4           CHAIRPERSON HOOD: Thank you. Commissioner Adams  
5 of 2B, do you have any questions of this panel?

6           MS. SCHELLIN: He's not on.

7           CHAIRPERSON HOOD: He's not on, okay.

8           Randy Jones, do you have any questions of this  
9 panel?

10           MR. JONES: I didn't realize Mr. Wood was involved  
11 with IC, so Mr. Wood, I'm aware of a -- I guess it was a  
12 presentation about this site that was made by Board 1  
13 Councilmember Brianne Nadeau's office to ANClC prior to the  
14 FLUM amendment. So I was hoping maybe you could just shed  
15 some light on sort of the outreach at the time and what was  
16 proposed prior to the FLUM amendment and comp plan amendment  
17 being proposed and voted on by the D.C. Council. I'm sorry  
18 if that's not a great question. Maybe, could you elaborate  
19 on that presentation and your takeaways.

20           COMMISSIONER WOOD: So we have a lot of  
21 presentations. Could you remind me when the maybe date of  
22 when that occurred would've been?

23           MR. JONES: The one I have is March 17, 2021.

24           COMMISSIONER WOOD: So that was two months into my  
25 time as commissioner (crosstalk), correct, just to make sure



1 I'm clear.

2 MR. JONES: Yes, sir.

3 COMMISSIONER WOOD: Okay. So the question was  
4 what was community outreach for a non-voted upon item on our  
5 agenda in March 2021, just to make sure I'm getting the  
6 question right. Is that accurate?

7 MR. JONES: I don't know if it was voted on or  
8 not. I had a hard time really trying to figure out the  
9 first ones --

10 COMMISSIONER WOOD: (Inaudible) question, you  
11 wanted to know what our public outreach was like? Just I  
12 didn't understand the nature of the question, I'm sorry.

13 MR. JONES: What did they present? I mean are you  
14 familiar with that or not really?

15 COMMISSIONER WOOD: (Crosstalk)

16 MR. JONES: Yeah, too long ago.

17 COMMISSIONER WOOD: I've probably have spent  
18 hundreds of hours on meetings for ANCs, so I don't remember  
19 every single item, but I don't know if it's relevant. It  
20 wasn't something I mentioned in my testimony, so it's  
21 probably not a relevant question. But I will kind of, in a  
22 general sense, I think, address the question of public input  
23 because I think it's important. And I've heard this kind of  
24 raised with other commission as well, you know, I've been a  
25 commissioner, like I said, for a little over three years and

1 public input is something that I take very seriously. It's  
2 really important. I very much welcome as many issues as  
3 possible. I'm very much aware that many people prefer to  
4 communicate their concerns or the things they support of  
5 through a variety of platforms.

6           Some people prefer things to be virtual. Some  
7 people prefer email. Some people prefer phone calls. I try  
8 to make those things as available as possible to many.  
9 We're unpaid. We don't make money. It's a voluntary  
10 position that is elected. I would welcome those that really  
11 support public input as well for this issue or others to  
12 come to commissions like ours and volunteer your time to  
13 help make that happen. It's really difficult, even when you  
14 can somehow manage to get an entire commission to agree that  
15 a certain issue should be advocated for public input in  
16 certain ways, which is hard to get that kind of unanimity --  
17 even in that situation to get the time and resources  
18 available.

19           We have pretty much limited budgets that are  
20 usually -- that budgets are decided upon early in advance,  
21 so it's not like we have money to spend on printing out  
22 materials, let alone on staff or having people volunteer  
23 their time for free to go and post things around the  
24 neighborhood. I would even want -- if that was to be  
25 something that would be a regular occurrence, I would want

1 to put some sort of effort into studying what types of  
2 communication are actually effective on a dollar-for-dollar,  
3 minute-for-minute. That's not something that we have the  
4 resource to do. We all make -- I can't speak for everyone,  
5 but I do my best to sure that my constituents and then some  
6 have an idea what's going on. I don't know the secret to  
7 getting the general public to be very aware of every single  
8 issue. I very deliberately tell my constituents that on  
9 most issues that come to ANCs, not necessarily this one, but  
10 in general, a lot are pretty mundane and probably don't need  
11 to have the general community attend every time to pay  
12 attention to every detail.

13           As kind of a compensation for that, I do my best  
14 to make sure that I succinctly and clearly communicate those  
15 things to people on a regular basis. I pay out of pocket  
16 myself to make sure I have a website that people can be  
17 informed on these things, send monthly updates to people.  
18 That's not something that's required of commissions or  
19 commissioners. There are legal requirements, so I don't  
20 know the specifics, but I'm pretty sure March of 2021 when I  
21 was in that chair, we were abiding by a similar protocol,  
22 which is to at least have two different locations,  
23 potentially being virtual, notify the general public.

24           We use ANClC.org and also groups.io, which is also  
25 referred to as the list serve, Adams Morgan list serve,

1 formerly was a Yahoo group, I believe. So we do that.  
2 Also, word of mouth, I send an email out every month to  
3 people in the neighborhood. Other commissioners do it as  
4 well. So yeah (crosstalk).

5 MR. JONES: Yeah. I'm totally -- I'm not  
6 suggesting you didn't do a good job with public outreach at  
7 all. I was really just trying to -- I wasn't at that ANC  
8 meeting and I just wanted to kind of understand the FLUM  
9 amendment a little bit more, frankly.

10 COMMISSIONER WOOD: That's okay. I've heard the  
11 question brought up a lot, so you're kind of just the  
12 unlucky person that I wanted to address that with.

13 MR. JONES: Yeah. No, and I know it's a thankless  
14 job as ANC commissioner, so I want to thank you.

15 COMMISSIONER WOOD: Appreciate it.

16 MR. JONES: Anyway, I don't have any other  
17 questions. Sorry, guys.

18 CHAIRPERSON HOOD: Okay. All right. Thank you.  
19 Let's go to Gregory Adams, Black Neighbors. Okay. Thank  
20 you.

21 Rochelle Apartments, Ms. Akel?

22 MS. AKEL: Hello. Can you hear me?

23 CHAIRPERSON HOOD: Yes, we can.

24 MS. AKEL: Okay. Ms. Baca, is it true that your  
25 organization put out some kind of mass thing that crashed

1 the OZ website about this project?

2 MS. BACA: I did receive an email from Ms.  
3 Schellin asking if we did anything. What I told her in  
4 response -- hold on, actually, if you'd give me a moment,  
5 I'll read aloud what I sent in response. With the -- you  
6 know, with the awareness that I am not OCTO or IT and I  
7 can't exactly speak to what technical issues that the Office  
8 of Zoning may have. Hold on. Let's see.

9 CHAIRPERSON HOOD: (Crosstalk) The technical issue  
10 with whatever went on and whatever crashed, I'm not trying  
11 to understand the relevance, but what did that have to do  
12 with MU4 going into MU10?

13 MS. AKEL: It has to do with the integrity of some  
14 of the people that you cited earlier that you got lots and  
15 lots of people in support of this project. And I looked  
16 through log and unfortunately, the form doesn't require  
17 people to put their address or the distance they live from  
18 the property and I suspected some of the people who sent  
19 that, it was just like a web form and it was an automatic  
20 thing they just clicked on it and it went.

21 CHAIRPERSON HOOD: So we don't -- we don't -- you  
22 know, a letter is letter. I'm talking about the record.  
23 What I spoke about earlier, Ms. Akel was people who wrote  
24 emails and called Ms. Schellin complaining about how I was  
25 disfavoring people when they asked questions and you may be

1 familiar with this, how I was dealing with people who asked  
2 questions and how I was cutting them off, trying to keep  
3 them in the scope of what they're supposed to be doing.  
4 That's what I was referring to, not about the record.

5 MS. AKEL: Okay. So --

6 MS. BACA: Chairman Hood and Ms. Akel, can I  
7 respond because I --

8 CHAIRPERSON HOOD: I'm going to rule that -- Ms.  
9 Baca, I'm going to rule that out of order. Next question --

10 MS. BACA: That's so unfortunate, okay.

11 CHAIRPERSON HOOD: And it is. It is. But we have  
12 a job to. Let's stick to the -- to the zoning.

13 MS. AKEL: Okay. Yeah. Well, that's -- is it  
14 true that Greater Good of Washington supports new buildings  
15 and doesn't really lobby in favor of preserving existing  
16 affordable housing or any displacement concerns at all?

17 MS. BACA: That's untrue. I can point you to  
18 actually, the first submitted comment on the record for this  
19 case from me where I spoke or I wrote pretty extensively  
20 about the need for like anti-displacement protections,  
21 including rental assistance, including right to counsel in  
22 redevelopment cases. Greater Good of Washington has also  
23 been fully supportive of funding the Affordable Housing  
24 Preservation Fund and we have definitely backed up in our  
25 oversight and budget testimony to the D.C. Council, the

1 Department of Housing and Community Development's attempts  
2 to preserve income-restricted subsidized and, therefore,  
3 affordable housing.

4 We were members of the Reclaim Rent Control  
5 Coalition and have been working to further rent control  
6 regulations passed by the council, so I think it's an untrue  
7 and unfair statement that we don't produce or that we don't  
8 support preserving affordable housing or tenant's  
9 protections and anti-displacement policies.

10 MS. AKEL: You've just been completely absent in  
11 the displacement --

12 VICE CHAIRPERSON MILLER: Mr. Chairman, this is  
13 totally testimony. It's unfair to be questioning intent and  
14 motive (crosstalk) witnesses. It's totally --

15 CHAIRPERSON HOOD: Ms. Akel, Vice Chair Miller is  
16 speaking. Please hold tight and I'm going to ask -- I don't  
17 want to start muting people because I'll mute you and turn  
18 your -- take you down and then you'll really be complaining  
19 tomorrow. So Vice Chair, go ahead and finish your  
20 statement.

21 VICE CHAIRPERSON MILLER: I just would let --  
22 would -- I have nothing further to say. I don't appreciate  
23 parties in opposition questioning intent and motive of any  
24 or anybody questioning intent and motive of anybody. Let's  
25 stick to the merits, the testimony, the record and we can

1 get on with the case.

2 CHAIRPERSON HOOD: Thank you, Vice Chair.

3 Ms. Akel, you may continue.

4 MS. AKEL: I see hypocrisy among a lot of people  
5 in this hearing who claim to be for affordable housing and  
6 yet, they're completely absent.

7 VICE CHAIRPERSON MILLER: You're testifying.

8 MS. AKEL: Okay. All right. Have you --

9 MS. BACA: If I may, Ms. Akel, I did not speak  
10 about affordable housing in my testimony this evening.

11 MS. AKEL: Okay. Then my next question is for Mr.  
12 Wood. Hi, you mentioned centering of long time resident's  
13 needs. How do you see that playing out? We are long-time  
14 residents in this building and do you lobby for any kind of  
15 anti-displacement mapping at the Office of Planning? Do you  
16 lobby for displacement priority programs so that people who  
17 are displaced get first dibs on the new IZ units so they can  
18 stay in their neighborhoods? I mean have you asked about  
19 this being social housing? The mayor just cut a ribbon.

20 CHAIRPERSON HOOD: Ms. Akel, what is the  
21 relevance?

22 MS. AKEL: The relevance is that I think the big  
23 argument on the side of people who are in favor of this is  
24 that we need more affordable housing and affordable housing  
25 doesn't have to be built from scratch. We have lots of it



1 that's already existing and being lived in.

2 CHAIRPERSON HOOD: Ms. Akel, tell us that when you  
3 do your testimony. Right now, if you want to ask  
4 Commissioner Wood something, ask him about his testimony.

5 MS. AKEL: I am. He said he feels that centering  
6 of long time residents' needs was something that both sides  
7 had in common. That's what he said in his testimony, right?

8 CHAIRPERSON HOOD: You know what? Let me just  
9 tell you why I can't remember a whole lot, because most of  
10 this stuff is not germane to my decision-making, so I'm  
11 trying to get through it. I'm trying get through it, I'm  
12 trying to be courteous and let you say -- I've always said  
13 your three minutes is your three minute- If it's something  
14 we're going to use, fine. If it's something we're not going  
15 to use, fine. So make it germane to our proceedings.

16 Mr. Ritting?

17 MR. RITTING: I'd like Ms. Akel to ask a specific  
18 question of the witness that's related to his direct  
19 testimony and it's very difficult for the Commission to  
20 parse these questions when they're compound questions that  
21 include many statements that are unrelated to the witness's  
22 testimony.

23 MS. AKEL: Okay. Mr. Wood, you testified that,  
24 "Centering of long time residents' needs," was something  
25 that both sides had in common. How do you see that playing

1 out?

2           COMMISSIONER WOOD: Yeah. I think I understand  
3 that question. I would clarify -- I'm a bit of a nitpicker  
4 for semantics. I don't think there's just two sides to this  
5 issue and this is probably true of most issues. And I  
6 didn't say both sides, but for simplicity's sake, one of the  
7 points that was in the resolution that ANCLC passed in May  
8 of 2023, I was one of those who voted in favor of it. We've  
9 kind of made a general list with some, I think, extra  
10 details citing things that we think that are important and  
11 that should be a part of the consideration of what, if  
12 anything, might happen with this parcel of land. One of  
13 those is including people who have lived a long time. I  
14 realize that's a complicated thing. A lot of people  
15 couldn't afford to stay in the area. They left. They  
16 didn't have enough money, so we don't listen to them because  
17 they're not around anymore.

18           So I understand that's a complicated kind of  
19 component to the whole thing, but there are a lot of people,  
20 for a lot of varieties of life that still live in the area  
21 or do frequent it. Like I said earlier, it's difficult or  
22 impossible to make sure that every single person is always  
23 listened to, always, especially when you have no paid staff  
24 to do so and it's even further impossible to make sure that  
25 there is some sort of resolution that we represent that

1 satisfies everyone. It's beyond the possibilities of a  
2 commissioner, let alone any sort of elected official.  
3 That's just politics. But that said, I do believe -- so I  
4 guess that this parcel used to be in Adams Morgan. So there  
5 a lot of interested neighbors that pay attention that have  
6 been around for a while. To the best of my understanding,  
7 an organization that has been around a long time testified  
8 written testimony in support of this, which is the Kalorama  
9 Citizens Association, so I know a lot of them. I used to  
10 live next door to the president. I know them relatively  
11 well, I think.

12 CHAIRPERSON HOOD: Okay, okay. Thank you. Next  
13 question, please.

14 MS. AKEL: Next to last question, do you recall  
15 Councilmember Nadeau doing a presentation at the last minute  
16 to your -- I think it was your subcommittee on May 15<sup>th</sup> where  
17 her assistant or chief of staff, I'm not sure what his title  
18 is, he did a PowerPoint presentation, he called the same day  
19 and asked for some time, told you guys that there would be  
20 no Q&A, it was just, you know, checking a box, did a  
21 presentation on the FLUM that she was propose -- FLUM change  
22 that she was proposing for this lot. Do you have any  
23 recollection of that? Because there was no public  
24 engagement whatsoever and according to a commissioner, a one  
25 seat commissioner who I spoke with who was there, they were

1 surprised. They were caught off guard by this request. Do  
2 you have any recollection of that?

3 COMMISSIONER WOOD: So I was asked a similar thing  
4 earlier. What year are we talking about here? You said a  
5 May meeting that had someone from Councilmember Nadeau's  
6 office, just to make sure I'm understanding correctly?

7 MS. AKEL: It was -- it would've been after you  
8 started because I remember you asked -- you telling someone  
9 that you had been there for only two months. So it was  
10 after that, you were (crosstalk). What year did you start?

11 CHAIRPERSON HOOD: This is not helpful. This is  
12 not -- let me do this, so my commissioners, raise your hand  
13 if any of this is helpful. Thank you.

14 MS. AKEL: This is about the FLUM that is giving  
15 you the permission to do this upzoning. How can this not be  
16 relevant?

17 CHAIRPERSON HOOD: You saw that -- no, you saw how  
18 many commissioners raised their hand, how helpful you were  
19 being in helping us. So next question, please.

20 MS. AKEL: I don't have any more questions.

21 CHAIRPERSON HOOD: Thank you. Next, Mr. -- no,  
22 hold on. Let me pull my list up. All right.

23 Ms. Feskanich, do you have any cross of any one of  
24 these witnesses?

25 MS. FESKANICH: Chair Hood, thank you. For

1 Commissioner Peter Wood, didn't the Kalorama Citizens  
2 Association actually rescind their support?

3 COMMISSIONER WOOD: I mean, I don't know. It's  
4 possible. I have no idea.

5 MS. FESKANICH: Yeah, Exhibit No. 243, so you  
6 testified that they approved or supported the resolution and  
7 then they rescinded their support in Exhibit 243. Also, in  
8 your testimony tonight, you spoke about setbacks along 17<sup>th</sup>  
9 Street and V Street, presumably considering the moderate  
10 density districts around there, correct?

11 COMMISSIONER WOOD: I am not presuming anything.  
12 I said what I said.

13 MS. FESKANICH: Oh, okay. But you did speak about  
14 setbacks. What does setback mean to your ANC?

15 COMMISSIONER WOOD: Like I said earlier, I'm not  
16 -- I wasn't voted to represent (crosstalk) --

17 CHAIRPERSON HOOD: Not only that, how would he  
18 know what setback meant to his ANC. What does setback mean  
19 to him? Are you speaking for the ANC?

20 COMMISSIONER WOOD: Not tonight. I'm speaking as  
21 an individual.

22 CHAIRPERSON HOOD: Right. So if he said something  
23 about setback, ask him the question, please.

24 MS. FESKANICH: Okay. I believe that he testified  
25 about setbacks along 17<sup>th</sup> Street and V Street. So what do

1 setbacks mean to you, Peter Wood?

2           COMMISSIONER WOOD: I guess it is a bit  
3 complicated. So I was testifying as an individual  
4 commissioner, citing a resolution that I supported that our  
5 entire commission voted in favor on. To the best of my  
6 recollection, we did not get into the detailed nuances of  
7 how specific zoning and development terms are defined. At  
8 least my understanding of our conversations at the public  
9 meeting that we voted on that item upon was the general  
10 nature of why we think a map amendment may or may not be  
11 something that we support. And one of those things is an  
12 awareness that there are neighbors, including some, I guess  
13 they'd be former almost constituents that were formerly in  
14 ANC1C.

15           CHAIRPERSON HOOD: Commissioner Wood, could you  
16 just kind of condense your answers for us? Noe of that is  
17 relevant for our proceeding, but if you can condense it,  
18 give us a quicker answer, we would appreciate it. You can  
19 continue.

20           COMMISSIONER WOOD: Gladly, there's a lot of  
21 people that have a lot of opinions on what -- an appropriate  
22 height for something that could potentially be built on this  
23 is, so I think that our commission -- my kind of implication  
24 or understanding was that people wanted to see the profile  
25 of the building, at least consider that what could be, I

1 guess, allowed on the property to be able to consider that  
2 for things like line of site, especially shade and natural  
3 light on nearby streets. So that was just kind of, like I  
4 said, a very simplistic way of addressing that.

5 MS. FESKANICH: Okay. So there was no real  
6 consensus on what the setback would mean or actually do for  
7 the community and you as the ANCLC chair, were there any  
8 commissioners who voted no, not to support (crosstalk).

9 COMMISSIONER WOOD: It's in our minutes. It did  
10 pass, so I don't remember -- the answer is yes, I think it  
11 was two, but I'm not positive. You'd have to check the  
12 minutes.

13 MS. FESKANICH: Do you know what concerns they  
14 raised in their lack of support?

15 COMMISSIONER WOOD: I don't remember off the top  
16 of my head, but that video is publicly available on  
17 Youtube.com.

18 MS. FESKANICH: I'm sorry, it was what?

19 COMMISSIONER WOOD: I don't remember the thoughts  
20 of every commissioner on every issue, I apologize, but you  
21 can find the video and watch it for yourself.

22 MS. FESKANICH: And let me -- you don't remember  
23 which commissioners voted no, but the --

24 COMMISSIONER WOOD: No, I didn't say that. I  
25 remember which ones.

1 MS. FESKANICH: Oh, okay. So aren't the two  
2 commissioners who voted no, don't they reside the closest to  
3 16, 17 U Street?

4 COMMISSIONER WOOD: No. One of them lives in the  
5 northeast corner of Adams Morgan, along Columbia Road and  
6 16<sup>th</sup>, I believe. The other is nearby. This isn't something  
7 that's in ANC1C. Also, the proximity to the property  
8 doesn't give any commissioner kind of distinguished weight  
9 on a matter. The matter passed through the commission, we  
10 followed all legal protocols, discussed it quite a bit and I  
11 think it was a really rewarding discussion with  
12 commissioners and constituents. And it passed -- if a  
13 measure passes unanimously or by a one vote margin, it still  
14 passes.

15 MS. FESKANICH: All right. Thank you.

16 CHAIRPERSON HOOD: Great. Thank you. One second,  
17 let's back up here again. Okay.

18 Mr. Hanlon, do you have any cross?

19 MR. HANLON: Thank you, Chair Hood. I have a  
20 couple of questions for Alex Baca.

21 Ms. Baca, you testified tonight on behalf of  
22 Greater Greater Washington, correct?

23 MS. BACA: Oh, I'm sorry. Yes, that's correct.

24 MR. HANLON: And Greater Greater Washington's  
25 major contributors are banks, real estate developers,



1 construction companies; is that correct?

2 MS. BACA: That's incorrect. Our major  
3 contributors are philanthropic entities and individual  
4 donors.

5 MR. HANLON: You also have real estate companies  
6 and banks as major contributors, correct?

7 MS. BACA: That's -- no, it's not, but it's also  
8 not germane to my testimony.

9 MR. HANLON: I want to ask you about affordable  
10 housing and I want to take you to your -- you wrote an email  
11 to Commissioner May last year that's in the file. And I  
12 want to take you to that statement that you made to  
13 Commissioner May about this case.

14 MS. BACA: Uh-huh.

15 MR. HANLON: It's Zoning Exhibit 297. You wrote,  
16 "I appreciate that you noted there are unfound," you're  
17 writing to Commissioner May now, "I appreciate that you  
18 noted that there are unfounded concerns underlying some  
19 comments the Commission has received because while Greater  
20 Greater Washington has a firm bias towards upzoning these  
21 sites, we have never ever intentionally published or  
22 otherwise conveyed inaccurate information about Zoning Case  
23 23-02. I won't even suggest," and you put suggest in  
24 italics for emphasis, "I won't even suggest that upzoning  
25 will make housing more affordable anymore because even

1 though nearly no academic research finds otherwise, it  
2 doesn't always match people's life experiences."

3 That statement was correct when you made it?

4 MS. BACA: I stand by my statement. That's why I  
5 submitted it to the record. If you are choosing to  
6 weaponize that to suggest that upzoning this parcel will not  
7 make housing more affordable, I would tell you that it's not  
8 germane to my testimony this evening.

9 MR. HANLON: Well, you talked about affordable  
10 housing in your prior statement to this commission in June  
11 and so I'm asking you about affordable housing and isn't it  
12 correct that there have been a number of studies, including  
13 one last year from the Urban Institute, that suggest that  
14 upzoning to create more housing doesn't create affordable  
15 housing; isn't that correct?

16 MS. BACA: I believe I'm familiar with the Urban  
17 Institute Study that you're referencing and I would say that  
18 I had quite a different interpretation of it, although, if  
19 we were going to have an actual debate about that, I would  
20 want to make sure I was looking at a copy of it and I could  
21 cite it and I could pull out specific parts of it. Again, I  
22 did not reference that paper in my testimony, so I don't  
23 think it's germane.

24 MR. HANLON: Are you suggesting that upzoning this  
25 site will create more affordable housing? And if so, why?

1 MS. BACA: I did not suggest -- I did not include  
2 this in my testimony, but I am happy to speak to 10801  
3 requirements which the Applicant has done as well. This is  
4 a public site, 10801, legislation from the D.C. Council  
5 requiring 30 percent affordable housing will apply if this  
6 site is redeveloped. But we're not talking about whether or  
7 not this site is going to be redeveloped. We're talking  
8 about rezoning it.

9 MR. HANLON: But 10-801 has come up repeatedly, so  
10 it's not true that it's really 30 percent minimum, is it?  
11 The developer would get a credit for any contribution to  
12 public facilities, such as a police station or fire station.  
13 The mayor could waive the 30 percent or reduce it; isn't  
14 that correct?

15 MS. BACA: Mr. Hanlon, you're talking about a  
16 hypothetical development. There is no development. There  
17 is no RFP. We are talking about a rezoning.

18 MR. HANLON: Right.

19 CHAIRPERSON HOOD: Next question, Mr. Hanlon.  
20 Next question.

21 MR. HANLON: I don't have any more questions.

22 CHAIRPERSON HOOD: Okay. Thank you.

23 Ms. Schellin, I want to take a five minute -- I  
24 need a ten minute -- we need a ten minute break and Ms.  
25 Schellin, I think everybody's -- let me, first of all, thank

1 the panel. Thank you to the last panel that just testified.  
2 We're going to take a ten minute break and Ms. Schellin, I  
3 would like for you to find another date. I'm going to try  
4 to at least get through the persons in opposition. I'm not  
5 sure, we might need to be fresh with the parties in  
6 opposition. And I'm not trying to be funny, I'm just being  
7 serious. So let's do that. Let's take a ten minute break,  
8 come back at 7:20. That's good? 7:20. I plan on stopping  
9 at 9:00, so I think we can get through opposition tonight, I  
10 mean persons in opposition. I didn't hear anybody -- hold  
11 on one second. I didn't hear nobody tell me not to go that  
12 route, okay. All right. So we'll be back at 7:20. Thanks.

13 (Whereupon, at 7:07 p.m., a brief recess was  
14 taken.)

15 CHAIRPERSON HOOD: All right. So we will go back  
16 on the record. So Ms. Schellin, we're going to try to get  
17 through those in opposition, cross on them and then we'll  
18 probably call it a night, see how that goes. Okay. So can  
19 you start calling the first five, please?

20 MS. SCHELLIN: Yes. We're still on those in  
21 support.

22 CHAIRPERSON HOOD: Oh, we're still on support.  
23 Oh, I don't know what I was thinking.

24 MS. SCHELLIN: Yes.

25 CHAIRPERSON HOOD: Okay.

1           MS. SCHELLIN: Harrison Greer, let's see if we've  
2 got Paul Caderio or Mari Hardy, Matthew Holden, Patrick  
3 Husted, I think he's back on now. He sent me a message he  
4 was on the Metro. Steve Swanson. How is that? Let's see,  
5 one, two, three, four five. There we go.

6           CHAIRPERSON HOOD: Ms. Schellin, can you call the  
7 first person, please?

8           MS. SCHELLIN: Yes, sir. The first person was --  
9 get back to my list, Mr. Greer.

10          MR. GREER: Good evening, Commissioners. My name  
11 is Harrison Greer and I'm a resident living at 1833 New  
12 Hampshire Avenue Northwest, at the intersection with T  
13 Street, which is just a block away from the proposed map  
14 amendment site. I have rented an apartment here in this  
15 neighborhood for 13 years and I'm here to express my strong  
16 support for the rezoning proposal for a couple reasons.  
17 First and foremost, our neighborhood desperately needs more  
18 housing. This is a high cost area of the city.  
19 Fundamentally a driver of this high cost is the demand for  
20 housing outpaces the supply. This proposal will allow for  
21 more housing and enable potentially hundreds of additional  
22 residents to live here.

23          Second, the current use of public land is clearly  
24 suboptimal. Like others here have noted, I looked at the  
25 two-story garage on U Street for years and thought it is a

1 particularly poor use of space in such a high demand  
2 neighborhood. Given the priorities of housing in the  
3 comprehensive plan, this proposal is absolutely a much  
4 better use of public land and in the public interest.  
5 Finally, this specific proposal strikes an appropriate  
6 balance for the neighborhood. It prioritizes a significant  
7 amount of affordable housing, provides new facilities for  
8 the police and fire stations, while also offering reasonable  
9 height transitions to fit comfortably in the neighborhood on  
10 the V Street side.

11           In this hearing, I have heard concerns from  
12 opponents of this proposal about the potential temporary  
13 relocation of the police station and fire station and feel  
14 that they are overstated. This is a short term sacrifice  
15 for an important and much needed long term investment in our  
16 neighborhood. I've also heard concerns that such a large  
17 building is not in keeping with the historic character of  
18 this neighborhood. That's clearly not true by any  
19 commonsense standard. If you look at the surrounding  
20 blocks, which have a number of high density buildings, see  
21 16<sup>th</sup> Street, New Hampshire Avenue and U Street itself. I,  
22 myself, live in a large eight-story early 20<sup>th</sup> century  
23 building, just a block away from the site that directly  
24 abuts single family row homes on T Street.

25           I don't think anyone looking at my building today

1 beside those row homes would say it's not in keeping with  
2 the character of the neighborhood. I ask that the  
3 commission keep in mind the broader needs of the community  
4 and the goals identified in the city's comprehensive plan  
5 that appropriately prioritizes investment and more housing  
6 overall and more fair and affordable housing opportunities  
7 in high-cost areas. More housing, not only provides more  
8 options for renters like myself, but it contributes to a  
9 more accessible, affordable and a vibrant neighborhood.  
10 Thank you so much for the opportunity to share my  
11 perspective.

12 CHAIRPERSON HOOD: Okay. Thank you. If you can  
13 hold tight, we may have additional questions for you. Next,  
14 Paul Caderio. Forgive me if I mispronounced your name.

15 MR. CADERIO: Thank you, Chair. Good evening. My  
16 name is Paul Caderio. I live on the 1500 block of T Street  
17 Northwest, which is adjacent -- which is near the site, but  
18 it's in Ward 2. When I bought my home in 1977, I never  
19 imagined that there would be a Metro station two blocks away  
20 and a Trader Joe's and two one-star restaurants on the next  
21 block. That's the nature of vibrant cities. I grew up in  
22 Toronto and since my retirement from the World Bank, I am  
23 now associated with the University of Toronto's Munk School  
24 of Global Affairs and Public Policy.

25 My undergraduate specialties were urban transport

1 and land use and the environment. And I've taught  
2 undergraduate capstone design courses on area development  
3 for poor communities. I do live in Ward 2, in Dupont North,  
4 where I'm a member of our ANC's mobility committee. We've  
5 considered DDOT proposals along U Street. Moreover, I walk  
6 past the site five or six times a week on the way to shop,  
7 on the way to Adams Morgan. It is grossly underutilized and  
8 a visual blight, the public safety facilities that are no  
9 longer fit for purpose. I also walk past the Sonnet and the  
10 adjacent affordable housing two blocks to the east every  
11 day, handsome buildings whose design, height and density  
12 could be replicated on the site you are considering this  
13 evening or the fourth meeting in this series.

14 I support the map amendment as the next step in  
15 what we all know will be a very lengthy process that's  
16 already been going on for over two years. DMPED submission  
17 sets out the rationale, which I will not repeat, it's a  
18 strong one, and their modifications over the last few months  
19 to accommodate concerns that have been raised. I also  
20 endorse the elegant and constructive consolidation proposed  
21 by the Assistant Attorney General at your last meeting.

22 I am a member of the Dupont Circle Citizens  
23 Association, but I oppose its position on this upzoning. I  
24 concur with Ms. Harris' succinct and businesslike  
25 presentation this afternoon and on the detailed testimony of



1 other supporters today.

2           The map amendment, I would point out, has the  
3 support of two ANCs, commissioners elected in the 2022  
4 election. ANC1B held extensive public meetings with  
5 outreaches legally required. I have attended all of their  
6 meetings, as well as ANC2B's, mine. Ms. Harris' thoughtful  
7 and professional testimony today reflects these extensive  
8 discussions. I also joined Chair Mendelson's visit to the  
9 site on a cold sunny Saturday last winter, I think about a  
10 year ago. No one can credibly argue that there has not been  
11 significant public engagement. There are over 60  
12 participants again tonight. And I'm sure that neighbors  
13 told other neighbors who don't have internet access or  
14 follow ANC emails or look at posters on lamp posts.

15           Looking at the entire file, it's clear that the  
16 neighbors are divided, about equally in my assessment.  
17 However, there is support for upzoning. Not all of the  
18 neighbors are opposed. And even the most -- even most of  
19 the opponents support affordable housing along with upgraded  
20 public facilities on a transit friendly site in a walkable  
21 neighborhood. As Katherine Bray's submission at Exhibit 590  
22 indicates, having more rental units reduces the rate of  
23 increase of rents in the vicinity.

24           The only people that benefit from limiting the  
25 construction of new housing are current owners. Less supply

1 means higher housing prices and higher rents all around, to  
2 the exclusion of new, younger and more diverse neighbors.  
3 Let me close with one concern, the file at Exhibit 601  
4 considers a sample RFP for the disposition of public  
5 property. What is important is that the process be  
6 transparent to ensure that we taxpayers get maximum value  
7 from the lease or sale of this site and that the process  
8 maximizes constructive public engagement at all stages.

9           Having been involved in government procurement  
10 during my career at the World Bank, I want to emphasize that  
11 transparency is key, including on the short listing of  
12 developers for a competitive bid and for the transparent  
13 evaluation of their offers. Vexatious litigation serves no  
14 one, but the skepticism of opponents is understandable,  
15 given the lengthy and still incomplete process for the  
16 redevelopment of the Reeves Center after thoughtful and  
17 comprehensive hearings by the same ANC. I can only hope  
18 that the RFP for this site is done better. Thank you very  
19 much.

20           CHAIRPERSON HOOD: Okay. Thank you very much. If  
21 you can hold tight, we may have additional questions. Let's  
22 go to Matthew Holden.

23           MR. HOLDEN: Hi, everyone. My name is Matthew  
24 Holden, and I'm writing to express my -- or speaking to  
25 express my enthusiastic support for the proposed map

1 amendment at 16, 17 U Street Northwest. I live at 1704  
2 Seaton Street Northwest, which is approximately 200 feet  
3 from the property. In my opinion, the current site is under  
4 built and does not positively contribute to the  
5 neighborhood's built environment. The one-story parking  
6 garage at the corner of 17<sup>th</sup> and U Street Northwest  
7 especially breaks up the urban fabric and negatively impacts  
8 the pedestrian experience, including along U Street, one of  
9 our most important commercial corridors.

10 I believe the MU10 zoning designation will give  
11 the District the most flexibility for the site and a greater  
12 chance for a well-designed redevelopment that balances the  
13 needs of the site between public facilities and new  
14 residential units. A smart redevelopment at this site  
15 enabled by increasing the allowable density gives the  
16 district the chance to improve the streetscape along this  
17 block and make it safer and more pleasant for people  
18 traveling along U, 17<sup>th</sup> and other neighborhood streets.  
19 Increased density could even allow for the possibility of  
20 additional public facilities beyond a rebuilt police and  
21 fire station, including a library or other community space.

22 I also believe that adding more market rate and  
23 affordable housing will help with the housing crisis in this  
24 city and allow more people to call our great neighborhood  
25 home. Thank you for your consideration. And just in full

1 disclosure from -- in 2020 and 2021, I was the ANC  
2 commissioner across the street in 2B and then from 2013 to  
3 2019, I actually worked for the Office of Zoning, just so  
4 that's out there. Thank you.

5 CHAIRPERSON HOOD: Okay. Thank you. I noticed  
6 you look familiar.

7 MR. HOLDEN: Good to see you.

8 CHAIRPERSON HOOD: Good to see you. You did look  
9 familiar. All right. Let's go -- hold tight. We may have  
10 some questions for you. Patrick Husted and hopefully, I --  
11 I know I messed that up.

12 MR. HUSTED: Thank you, Chair Hood and thank you  
13 Sharon, in particular. I think my name may have been called  
14 earlier and I was commuting home from work, so I appreciate  
15 that flexibility. I'm a resident of the neighborhood  
16 supporting this MU10 zoning. I live at 2101 New Hampshire  
17 Avenue, which is between 15<sup>th</sup> and 16<sup>th</sup>, just off of V Street,  
18 so about two blocks from the site. I'll keep my testimony  
19 brief because, obviously, a lot has been said. I just wanted  
20 to stress that I think this proposed zoning is not out of  
21 character at all for what exists in the neighborhood  
22 currently. I think there are multiple buildings within just  
23 a couple blocks of this site, many of which are, you know,  
24 100-ish years old that are several stories tall that are  
25 directly adjacent to or across the street or very close to,

1 you know, two and three-story row homes. Like, in  
2 particular, the building at the corner of 17<sup>th</sup> and T, it's  
3 eight stories. I think it's called the Williamsburg Condos  
4 and it's directly adjacent to and across from, you know,  
5 two-story rowhouses. There's other buildings nearby on the  
6 corners of like Florida and Ontario, Florida and Champlain  
7 that are, you know, five, six stories tall, some old, some  
8 new, but again, directly adjacent to rowhouses. So I think  
9 that issue is not out of character for the neighborhood and,  
10 if anything, I think the mix of tall and short buildings in  
11 this neighborhood is what gives it its charm and, you know,  
12 allows for a different mix of people to live here.

13           And the other thing I wanted to mention and I'm  
14 glad it was mentioned before is the success of the Portner  
15 redevelopment. I think that's something that we can all be  
16 proud of that's in our neighborhood. And it's obviously a  
17 good example of what can be done. And lastly, I just wanted  
18 to point out the potential for upzoning and redevelopment in  
19 the issue as it pertains to like the economic situation for  
20 our city and, you know, I'm sure most people on this call  
21 keep up with the local news about forecasts of, you know,  
22 declining tax revenues and income for the District  
23 government. So, you know, anything that we can do to  
24 improve our community while, at the same time, potentially  
25 giving the city the best financial outcome for its land and

1 its assets, you know, obviously, that's a good thing.

2 That's all I have. Thank you.

3 CHAIRPERSON HOOD: Okay. Thank you. And like all  
4 the other witnesses, if you could hold tight, we may have  
5 additional questions. Let's go to Steve Swanson.

6 MR. SWANSON: Can you hear me?

7 CHAIRPERSON HOOD: Yes, we can.

8 MR. SWANSON: For some reason, my video is not  
9 turning on. I'll just go audio only. So hey, my name is  
10 Steve Swanson. I live on 2254 Ontario Road, that's about  
11 900 feet from the site, with my wife and daughter. I'm  
12 speaking today to support the rezone of this parcel to MU10.  
13 Like everybody else on this call, I walk by this parcel a  
14 couple of times every day. I see how underutilized it is, a  
15 couple of acres in prime land in what I think is basically  
16 the most desirable neighborhood in DC. And I'm really  
17 excited about the potential benefits that it could have.  
18 Now, like all of the parties in opposition, I also  
19 understand their concerns. I see -- I would also not like  
20 it if this was flipped to some random developer immediately  
21 to go to turn into some billionaire's row type apartment  
22 building, but I just think that's not going to happen  
23 because this is District-owned land.

24 I have full confidence in the District running its  
25 process to do an RFP and especially, I'm heartened by seeing

1 how much community engagement there is already. I just  
2 think that it's sort of misplaced, opposing the zoning,  
3 instead of being focused on making sure the RFP process and  
4 the community feedback there goes really well and that the  
5 eventual RFP and any proposal that's accepted actually does  
6 integrate nicely into the environment, provides all of the  
7 amenities and benefits that the neighbors want and  
8 eventually, you know, makes the neighborhood a much better  
9 place for all of us to live. I had a bunch of other points,  
10 but everybody else has already made them. I don't want to  
11 take up any more of your time, so in conclusion, thank you  
12 all for your time. Going through this process has been very  
13 exciting for me and I hope that everyone will vote to  
14 approve this rezone. Thank you.

15 CHAIRPERSON HOOD: Okay. I want to thank this  
16 panel, each and every one of you. Let's see if we have any  
17 follow-up questions or comments and then any cross.

18 Commissioner Stidham, any questions or comments?

19 Okay. Vice Chairman Miller, any questions or  
20 comments?

21 VICE CHAIRPERSON MILLER: No, thank each of you  
22 for taking the time tonight to testify and present your  
23 views. Appreciate it.

24 CHAIRPERSON HOOD: And Commissioner Imamura, any  
25 questions or comments?

1           COMMISSIONER IMAMURA: No, but like Vice Chair  
2 Miller, I thank you all for the prepared testimony you've  
3 provided tonight and the time you've spent to participate in  
4 this process. I especially just want to acknowledge Mr.  
5 Caderio's objective testimony tonight. It resonated with  
6 me, so thank you, Mr. Caderio.

7           CHAIRPERSON HOOD: Okay. Thank you. And I'd just  
8 say I appreciate everybody's testimony. But I appreciate  
9 your point, Mr. Swanson about the RFP process. I really  
10 appreciate those comments. I appreciate all the comments,  
11 good or bad, pro or con, but I really appreciate that  
12 because I think that might be where we're kind of going. I  
13 mean that might be kind of the best place. And one thing  
14 about when you get to -- let me just say this, when you get  
15 to the RFP, if you get to the RFP or any RFP, everybody  
16 knows about it. See, that's the main thing right now  
17 because you're here. All right.

18           VICE CHAIRPERSON MILLER: And your elected  
19 representatives will have a vote on that and you can weigh  
20 in in a public hearing process there at the council and  
21 mayor process, so please do that.

22           CHAIRPERSON HOOD: And Vice Chair, I'm going to  
23 ask you, in the RFP process, that's when they start talking  
24 about what exactly -- if we approve it, that's where they  
25 talk about what's exactly -- it's going to take shape there,



1 right? Is that correct?

2 VICE CHAIRPERSON MILLER: Exactly. And if it's  
3 not good enough, if it's not specific enough, you can  
4 complain about it there.

5 CHAIRPERSON HOOD: Okay. I'm just trying to get  
6 through it, but we'll see how it goes. Okay.

7 Now, again, Mr. Kirschenbaum, and this is funny to  
8 me, I've never done this -- Mr. Kirschenbaum, do you have  
9 any cross-examination -- I mean any questions?

10 MR. KIRSCHENBAUM: No, thank you.

11 CHAIRPERSON HOOD: Have you ever seen this done,  
12 Mr. Kirschenbaum since you've been here?

13 MR. KIRSCHENBAUM: It's a rare occurrence.

14 CHAIRPERSON HOOD: All right. Chair Harris, do  
15 you have any cross of anyone?

16 CHAIR HARRIS: No questions, thank you.

17 CHAIRPERSON HOOD: Okay. And Commissioner Adams  
18 -- is Commissioner Adams still around, Ms. Schellin?

19 MS. SCHELLIN: (Inaudible)

20 CHAIRPERSON HOOD: Okay. Mr. Jones, Randy Jones?

21 MR. JONES: No questions, sir.

22 CHAIRPERSON HOOD: Okay. Thank you.

23 Mr. Adams, Gregory Adams?

24 MR. ADAMS: Mr. Caderio, I believe in your  
25 testimony, you mentioned the Sonnet Building on U Street; is

1 that true? Did I hear you mention that building?

2 MR. CADERIO: I walk past it every day.

3 MR. ADAMS: Okay. Are you aware at all of what  
4 the rents are in that building for a one-bedroom apartment,  
5 for example?

6 MR. CADERIO: I have no idea. I'm a homeowner and  
7 I imagine they're quite pricy, like the ones at the Louis  
8 over the Trader Joe's, at least they're reported to be, but  
9 we're -- no, I'm not.

10 MR. ADAMS: Okay. Well, to my knowledge -- well,  
11 let me -- I guess my final question to you is if those rents  
12 are considered affordable there and that's what I keep  
13 hearing from people about affordable housing, do you think  
14 they'll be affordable for lower and moderate income people?

15 MR. CADERIO: Well, as I understand from earlier  
16 testimony, the Sonnet rents are market rate and they use --  
17 they're used, apparently, if I understood correctly a  
18 previous speaker, to cross subsidize the rents in the other  
19 building, which are buildings that are affordable at various  
20 ranges of affordable and replacement housing. But again, I  
21 don't know -- we are not in the RFP stage, so we don't know  
22 what will happen within the building that may be built above  
23 the police station and the fire station.

24 MR. ADAMS: But you believe in your testimony that  
25 that's something that could be replicated at the 16, 17 U

1 Street site?

2 MR. CADERIO: Well, there is a model to be looked  
3 at and the RFP will need to look at, but, you know, tonight,  
4 we're just talking about a map amendment and presumably, our  
5 colleagues from the District are listening carefully to the  
6 suggestions that are being made during this evening's  
7 testimony.

8 MR. ADAMS: Okay. Thank you and thank you,  
9 Chairman Hood.

10 CHAIRPERSON HOOD: Okay. Thank you.

11 Ms. Akel, Rochelle Apartments, do you have any  
12 questions or comments -- I mean cross? Ms. Akel?

13 MS. AKEL: Yes.

14 CHAIRPERSON HOOD: Do you have any cross?

15 MS. AKEL: Yes. I said I have one question for  
16 Mr. Greer.

17 CHAIRPERSON HOOD: Okay. Go right ahead.

18 MS. AKEL: Is he on?

19 CHAIRPERSON HOOD: Yes, he is.

20 MS. AKEL: Okay. Hi, yeah, you said something in  
21 your testimony about how Ward 1 or this area is in desperate  
22 need of affordable housing. And I wanted to ask if you're  
23 aware of a statement that our councilmember, Brianne Nadeau,  
24 issued and it's on her 16, 17 U Street FAQ page. She says,  
25 "Ward 1 has the highest inventory of income-restricted

1 affordable housing west of the Anacostia River." So it's  
2 not exactly true that we have a shortage. Unfortunately for  
3 some people who want new, there are legacy buildings that  
4 fall under our rent control laws, which is pre-1975, I  
5 believe. So I just wanted to mention that and ask if you  
6 were aware of that?

7 MR. GREER: No, I was not.

8 MS. AKEL: Okay. That's it. Thank you.

9 CHAIRPERSON HOOD: Okay. Thank you.

10 Let's go to Ms. Feskanich.

11 MS. FESKANICH: Okay. I have a question for Mr.  
12 Greer. You mentioned in your testimony tonight that there  
13 could be a relocation of the police and fire station and I  
14 believe you said that would be a small sacrifice to make if  
15 that were the case. Are you aware that the police union  
16 provided written testimony opposing any relocation of the  
17 police and fire station? Because, even if temporary -- even  
18 if a temporary location, that would lose the trust of the  
19 community?

20 MR. GREER: No, I'm not aware of that.

21 MS. FESKANICH: And a question for Mr. Swanson.  
22 You expressed confidence that the RFP process would work.  
23 Do you have any experience with the RFP process and its  
24 outcomes?

25 MR. SWANSON: Nothing professionally, just as a

1 result of -- like other people mentioned, sort of walking  
2 around, seeing the vibrant neighborhoods that have resulted  
3 from these big rezones across the District.

4 MS. FESKANICH: So you don't have anything  
5 specific in mind. It's just sort of a general feeling you  
6 have?

7 MR. SWANSON: Yeah. I could do a little research  
8 project and collect them, but I don't have that, no.

9 MS. FESKANICH: So personally, you have no  
10 experience with participating in the RFP process to have the  
11 confidence that it will work?

12 MR. SWANSON: That's correct.

13 MS. FESKANICH: Okay. That's it. I don't have  
14 any other questions. Thank you.

15 CHAIRPERSON HOOD: Okay. Thank you.

16 Mr. Hanlon, do you have any cross-examination  
17 questions?

18 MR. HANLON: Yes, I have a question for Mr. Greer  
19 and a couple of questions for Mr. Caderio.

20 Mr. Caderio, you mentioned in your testimony Phil  
21 Mendelson and that you went on a -- you had a meeting with  
22 other people and took a walk with Phil Mendelson back about  
23 a year ago, right? Am I remembering your testimony?

24 MR. CADERIO: Yes.

25 MR. HANLON: All right. Are you aware that

1 Council Chair Phil Mendelson was the only member to vote  
2 against the upzoning amendment, saying the higher density at  
3 this site will be "out of scale" with the surrounding  
4 buildings?

5 MR. CADERIO: I read that, yes.

6 MR. HANLON: And you value Phil Mendelson's  
7 opinion, right?

8 MR. CADERIO: I don't agree with Chair Mendelson  
9 on this point.

10 MR. HANLON: Okay. There's been a lot of  
11 discussion about the police station, fire station and public  
12 facilities. I believe you mentioned public facilities at  
13 this site in your testimony; is that right?

14 MR. CADERIO: I imagine them, yes.

15 MR. HANLON: All right. Have you previously  
16 written on one of the neighborhood list serves that if this  
17 project goes forward, as an engineer, you doubt that this  
18 police station will ever come back to this site?

19 MR. CADERIO: No, I have not.

20 MR. HANLON: Did you express doubt that the police  
21 station would come back to this site if this project goes  
22 forward?

23 MR. CADERIO: I did, at one point, say well, I'd  
24 like a more definitive statement from DMPED, whoever was at  
25 the last meeting, as I recall, gave an answer that was -- it

1 wasn't a definitive yes. I would point out, though, that,  
2 you know, many of the opponents -- well, first, we -- you  
3 and I, Ed, live quite near the police station. The people  
4 who live in Dupont Circle, that is most of the members of  
5 the Dupont Circle Citizens Association, are served --  
6 they're in Second District and their police station is on  
7 Idaho Avenue, which is, I think, two miles away.

8           It's more important where the police cars are than  
9 where the police are on their segways or walking beats than  
10 it is where they park their cars.

11           MR. HANLON: You're aware, of course, that Seaton  
12 Street, B Street, those blocks of 17<sup>th</sup> Street, the houses and  
13 buildings that surround this site on all four sides are part  
14 of the Dupont Circle Citizens Association boundaries,  
15 correct?

16           MR. CADERIO: Yes. And the Chair and I have had  
17 discussions about the extravagant nature of the boundary,  
18 but yes, it goes down to 15<sup>th</sup> and L, too, which most of us  
19 would not consider a part of Dupont Circle. And I was on  
20 the redistricting of Ward 2, so I'm familiar -- very well  
21 familiar with the history of the neighborhood.

22           MR. HANLON: When you talk about public  
23 facilities, you're also talking about a new parking garage  
24 at the site; is that right or wrong?

25           MR. CADERIO: Well, I think that's one of the

1 purposes to put the parking garage underground for the  
2 residents of the building and for the public safety  
3 officials who, I guess, park their cars there now and  
4 probably the police cars, which are on that scruffy piece of  
5 property along 17<sup>th</sup> Street.

6 MR. HANLON: And you would agree with me, wouldn't  
7 you that this section of U Street is already quite crowded  
8 with pedestrians and vehicles?

9 MR. CADERIO: Well, not the north side. The south  
10 side certainly is. Clearly, the site development when the  
11 District gets to the RFP and when the RFP is evaluated is  
12 going to have to look at the issues about traffic  
13 management, parking, pedestrian management and safety, the  
14 bike lanes and, you know, all of the other issues to do with  
15 any sort of development, even one that I think on a  
16 footprint basis on U Street, it probably has a shorter  
17 frontage than on the Perseus Apartments on 15<sup>th</sup>. But yes,  
18 those are all details that will need to be looked into.

19 MR. HANLON: I'm sorry, what did you say about  
20 Perseus Apartments? I missed that part.

21 MR. CADERIO: Well, the frontage, I think, is  
22 about the same or maybe even a little bit less than the  
23 Perseus development on 15<sup>th</sup> Street, which does not seem to be  
24 creating traffic problems. But we don't need to rehash  
25 that, Mr. Hanlon.



1           MR. HANLON: We don't need to rehash that, except  
2 to say, I suppose, Mr. Caderio, that when you're comparing  
3 an MU10 to this RA8 or RA9 building to that Perseus building  
4 on 15<sup>th</sup> Street, you're talking about a four-story building  
5 with a penthouse on 15<sup>th</sup>. You're talking about a ten-story  
6 potential building with a 20-foot penthouse on this section  
7 of U Street. They're really apples and oranges, right?

8           MR. CADERIO: Well, we were talking, I thought,  
9 about the traffic management on U Street. Clearly, they are  
10 different. They're zoned differently and they're surrounded  
11 by buildings of different heights.

12           MR. HANLON: Are you not concerned as a member of  
13 the neighborhood to build such a huge residential building  
14 on this block of U Street, we would also have to build quite  
15 a few more parking spaces in the garage and we'd have quite  
16 a few more vehicles in this particular block, in addition to  
17 the 200 police vehicles we already have?

18           MR. CADERIO: Well, I would imagine that the  
19 zoning requirements based on the IZ Plus will indicate how  
20 much zoning needs -- how much parking needs to be provided  
21 for the residents of the building in accordance with the  
22 zoning and the parking regulations that DDOT and the city  
23 have agreed, as well as the parking for the public safety  
24 staff are there above ground now in that ugly building.

25           MR. HANLON: I have only one or two more

1 questions. You talk about your experience as an engineer,  
2 as a planner, I believe.

3 MR. CADERIO: That's true.

4 MR. HANLON: I'm trying to -- have you tried to  
5 conceptualize what an MU10, as a matter of right, would look  
6 like if there was going to be a fire station, a police  
7 station, an entrance to a luxury or very tall apartment  
8 building? How would a fire station -- where would the  
9 police station entrance be and where would the apartment  
10 entrance to such a huge apartment building be?

11 MR. CADERIO: Well, these are all matters, I  
12 think, that need to be looked at -- that need to be  
13 described in the RFP and then addressed in the developer's  
14 proposals. And we will see then -- I would be the first to  
15 agree that there's going to be an awful lot coming out of  
16 the U Street side and there'll need to be a place for the  
17 parking entrance. But these are not -- this is not rocket  
18 science. There are many buildings in the world that have  
19 underground parking and some that have libraries and public  
20 facilities and some have fire stations all in the same  
21 place.

22 The police station, of course, yeah, it might be  
23 nice to have an entrance on U Street, but it, you know,  
24 could also be -- the entrance could be where it is now.  
25 Again, you know, neither you or I are architects or

1 developers, Mr. Hanlon.

2 MR. HANLON: I was curious because you mentioned  
3 the police station, I can't find and maybe you know because  
4 of your background and experience, I can't find another  
5 building in the country that has a police station on the  
6 first floor of a large apartment building. Are you aware of  
7 one?

8 MR. CADERIO: I would have to look at whether  
9 there are some in Toronto, but again, you've done the  
10 research, Mr. Hanlon.

11 MR. HANLON: I don't have any more questions,  
12 Chair Hood. Thank you.

13 Oh, I have a question for Mr. Greer. I'm sorry.  
14 I don't have any more questions for Mr. Caderio. Hi, Mr.  
15 Greer. Long night.

16 MR. GREER: Hi.

17 MR. HANLON: Long night. So I have a commonsense  
18 question for you. Correct me if I'm wrong, in your  
19 testimony, you said that neighborhood demand for housing  
20 outpaces supply, right?

21 MR. GREER: Yes, that's what I said.

22 MR. HANLON: And your testimony, I believe, was  
23 that building more housing will cause rents to go down. Was  
24 that the essence of your testimony?

25 MR. GREER: I said that it would -- no, I said

1 that it would enable more people to live here, provide more  
2 housing. It potentially could contribute to rent  
3 stabilization, but obviously, that's a complex question.

4 MR. HANLON: All right. Yeah, that was my point,  
5 Mr. Greer is you were not -- when you said that -- I know  
6 there are people like you who believe that and lots of  
7 people and lots of people who don't. But I was wondering  
8 whether you were referring to any particular study or any  
9 particular study here in D.C. that would show building lots  
10 more housing in an immediate neighborhood affects rent  
11 prices?

12 MR. GREER: No, I'm not referring to anything  
13 specific tonight. Just again, I'm a lay person. Generally  
14 what I understand about this and, you know, my own personal  
15 feelings and experience is what I'm sharing.

16 MR. HANLON: As I believe somebody else may have  
17 mentioned earlier, this particular neighborhood is one of  
18 the richest and I would say whitest neighborhoods in DC.  
19 Are you aware of any affordable housing crisis in this  
20 immediate area?

21 MR. GREER: I mean I'm not aware of that much  
22 affordable housing in this specific area. I think that DC,  
23 in general, needs to make more investments in this. So I  
24 was encouraged to see the 30 percent requirement of the  
25 proposed zoning type.

1           MR. HANLON: Would you not think that instead of  
2 building such a huge building on public land, if the city  
3 used money to extend the rent voucher program to more people  
4 that that would, in fact, have a more positive effect on  
5 affordability by giving people vouchers, rather than using  
6 this public land for 100 years for a luxury apartment  
7 building?

8           MR. GREER: I mean I don't think that's really  
9 what we're discussing tonight. I think there's a multitude  
10 of options and multiple strategies should be applied and  
11 tested. But I do fundamentally believe that more housing is  
12 needed.

13           MR. HANLON: And even if it's market rate luxury  
14 housing?

15           MR. GREER: I think you need both a mix of market  
16 rate as well as dedicated affordable housing.

17           MR. HANLON: Thank you, Chair Hood. Thank you,  
18 Mr. Greer.

19           MR. GREER: Thank you.

20           CHAIRPERSON HOOD: Okay. Thank you. And again, I  
21 want to thank this panel for taking the time and sticking  
22 with us these few nights that we have these hearings and  
23 waiting so long to be heard, so thank you, and all of those  
24 who were before you, I thank you.

25           Ms. Schellin, can we call our next five names?

1 MS. SCHELLIN: That will be -- Steve Swanson --  
2 okay. How about Quinn Walker and Andrew DeFrank? Those are  
3 the only ones I have on the support list.

4 CHAIRPERSON HOOD: Okay. I think I misspoke  
5 earlier when I mentioned that I was going to try to get  
6 through the opponents. I was not looking at this list  
7 clearly. So we will not get through the opponents tonight.  
8 And once we finish with the last two that we have in  
9 support, we will talk about where we're going. But we're  
10 looking at February the 12<sup>th</sup> to continue, but we may start on  
11 this tonight, but I want to see how my colleagues feel.

12 Okay. Let's bring the other two up, so Mr.  
13 DeFrank and that's all I see is Mr. DeFrank.

14 MS. SCHELLIN: Okay. So Mr. Walker was not here.

15 CHAIRPERSON HOOD: Okay, Mr. DeFrank, you may be  
16 -- thank you, Ms. Schellin.

17 Mr. DeFrank, you may begin and you are our last  
18 person who his in support for tonight -- who's in support in  
19 this hearing. You may begin, Mr. DeFrank. Mr. DeFrank, if  
20 you unmute your -- I think you have to unmute yourself.  
21 Hover over your mute button if you're on your computer.  
22 There you go.

23 MS. SCHELLIN: I'm sorry. Chairman Hood, if we  
24 could bring in Allen Easterling also. I see he has arrived.  
25 He was traveling. So if we could go ahead and bring him in.

1 He was on the list earlier.

2 CHAIRPERSON HOOD: Okay.

3 MS. SCHELLIN: And it appears he has made it in.

4 CHAIRPERSON HOOD: Okay. All right. We will  
5 start with Mr. DeFrank and we will end with Mr. Easterling.

6 MR. DEFRANK: Hey there. Sorry for the delay.  
7 I'm just getting started, just getting set up here. Thanks  
8 for the opportunity to testify. My name is Andrew DeFrank  
9 and I'm a proud D.C. native. I'm here to support the map  
10 amendment at 16, 17 U Street because I believe that the site  
11 zoning should be in consistency with the comprehensive plan.  
12 You know, I grew up within walking distance to schools,  
13 shops, friends, the Metro, which took me everywhere, and the  
14 opportunity to live in such a vibrant, educational and  
15 nurturing environment is, unfortunately, pretty rare. It's  
16 not something that everyone has the opportunity to do and  
17 that's becoming increasingly more the case because of DC's  
18 severe housing shortage. And adopting an MU10 zone at this  
19 site will help make D.C. more affordable, giving more people  
20 those kind of opportunities that I was so lucky to have.

21 The proposed change here would have an especially  
22 positive impact on this because the District owns the land  
23 and that ensures that a significant share of future units on  
24 the site will be income restricted and subsidized, working  
25 to reverse displacement trends in the neighborhood. So I'm

1 also a recent resident of the 16<sup>th</sup> and U Street intersection  
2 and I can say pretty clearly that the sort of out of  
3 character low slung nature of the buildings on the 16, 17 U  
4 Street site contributed to the fact that I didn't really  
5 head that direction that often, patron those businesses,  
6 take part in kind of, you know, being part of the street  
7 life in that direction. And I think that changing the  
8 designation will make the neighborhood more diverse and  
9 thank you for the opportunity to testify.

10 CHAIRPERSON HOOD: And thank you. Hold tight. We  
11 may have some additional questions.

12 Mr. Easterling?

13 MR. EASTERLING: Thank you so much for letting me  
14 testify. I am a resident of ANClB and frequent this area  
15 quite a lot and I want to voice my support for this project.  
16 I want to make two points. One, that this project is  
17 absolutely within the nature of the neighborhood. I believe  
18 that it was former Councilman Jack Young who cited the Cairo  
19 as a reason to not go forward with this, but I think the  
20 Cairo is an absolute reason for us to go ahead with this  
21 project. The Cairo brought dense housing directly to the  
22 neighborhood and if we had continued to have the ability to  
23 do that housing, we would've had a much more thriving,  
24 vibrant neighborhood. I think if you look around at other  
25 buildings in the area, not just at the height limit of the



1 Cairo but lower, such as the Sonnet, such as the Louie, such  
2 as other areas on New Hampshire, on 16<sup>th</sup> Street, you can see  
3 that dense housing creates a thriving neighborhood. On that  
4 note, dense housing creates more economic activity for the U  
5 Street corridor and for a neighborhood that if it does not  
6 have density will not thrive in the future.

7           If we are interested in keeping a neighborhood  
8 that is safe, that is thriving, that has economic  
9 opportunity for its residents, we need density and we need  
10 serious density that only MU10 can provide. As said before,  
11 this is one of the most transit-oriented areas in the city  
12 and the bringing density to one of the most transit  
13 accessible areas inherently makes it a better neighborhood  
14 because people will not be in cars, they will not be  
15 crowding streets. They will be on foot, creating foot  
16 traffic that we know benefits local businesses. I think  
17 this would be an absolute travesty to not allow for the  
18 densest possible housing here because it will create the  
19 best economic opportunities and the best neighborhood.  
20 Thank you.

21           CHAIRPERSON HOOD: Okay. I want to thank you  
22 both. We appreciate you taking your time to provide  
23 testimony. Let's see if we have any questions from us.

24           Commissioner Imamura, any questions?

25           COMMISSIONER IMAMURA: No questions.

1 CHAIRPERSON HOOD: Okay. Commissioner Stidham,  
2 any questions?

3 COMMISSIONER STIDHAM: No. Thank you for being  
4 here to testify tonight.

5 CHAIRPERSON HOOD: Right. And Vice Chair Miller,  
6 any questions?

7 VICE CHAIRPERSON MILLER: No. Thank you, Mr.  
8 Chairman, and thanks to each of you for taking the time  
9 tonight to testify. Appreciate it.

10 CHAIRPERSON HOOD: Let's see.

11 Mr. Kirschenbaum, any cross? Is Mr. Kirschenbaum  
12 available?

13 Let me go to Chair Harris. Any cross?

14 CHAIR HARRIS: No. Thank you.

15 CHAIRPERSON HOOD: Okay. Thank you.

16 Commissioner Adams, any cross?

17 MS. SCHELLIN: He's not on.

18 CHAIRPERSON HOOD: Okay. Let me go to Randy  
19 Jones, any cross?

20 MR. JONES: No.

21 CHAIRPERSON HOOD: Okay. Thank you. Gregory  
22 Adams, any cross?

23 MR. ADAMS: No cross, Chairman Hood. Thank you.

24 CHAIRPERSON HOOD: Ms. Akel, any cross? Ms. Akel,  
25 you're muted.

1 MS. AKEL: I'm sorry. Can you hear me now?

2 CHAIRPERSON HOOD: Yes. We can hear you now.

3 MS. AKEL: Okay. Thank you. Sorry about that.

4 Mr. DeFrank, one question. Are you aware that the current  
5 vacancy rate in the District of Columbia, rental vacancy  
6 rate is seven percent. That was effective the end of 2023,  
7 just last month. And that that is six percent above the  
8 national average. Were you aware of the rental vacancy rate  
9 in the District being that high?

10 MR. DEFRANK: I'm not sure if that's relevant to  
11 my testimony. I think I can ask the Commission to rule on  
12 that or something.

13 MS. AKEL: Well, you did testify that we have a  
14 shortage of affordable housing and housing, maybe, in  
15 general. So a high vacancy rate like that would indicate  
16 that that's not correct.

17 CHAIRPERSON HOOD: Yeah. Ms. Akel, he's already  
18 responded. I'm going to rule that -- I'm going to ask you  
19 to confine the question to his testimony.

20 MS. AKEL: Yeah. He testified that we have a  
21 shortage of housing and I am pointing out that not according  
22 to the vacancy rate in the District, we do not. So I asked  
23 him --

24 MR. RITTING: Ms. Akel, this is Jacob Ritting.  
25 The issue is you're asking him to testify about the voracity

1 of the statistics that you provided and I don't think that  
2 was a part of his previous testimony.

3 MS. AKEL: Yeah. Well, he's also testifying on  
4 statistics that are not correct, so okay. I have on  
5 question for Mr. Easterling who mentioned the Cairo  
6 apartments in Dupont Circle as an asset to the neighborhood  
7 and that we should have more Cairo apartments. Mr.  
8 Easterling, are you aware that a one-bedroom apartment in  
9 the Cairo, according to multiple sources online, rents for  
10 \$2,300 a month. Is that what you think we need more of in  
11 DC?

12 MR. EASTERLING: I wasn't testifying to the  
13 specific rent of the Cairo. I was testifying to the density  
14 of the building of the Cairo.

15 MS. AKEL: Uh-huh. Okay. But are you aware that  
16 that was the rent there?

17 CHAIRPERSON HOOD: All right. He --

18 MR. EASTERLING: I think I answered your question.

19 CHAIRPERSON HOOD: -- he answered your question to  
20 what he testified and we're trying to save time here.

21 MS. AKEL: All right. That's it.

22 CHAIRPERSON HOOD: Okay. Thank you.

23 Ms. Feskanich? Can we bring Ms. Feskanich up?  
24 Okay. Yes, we can hear you.

25 MS. FESKANICH: And this question is for Mr.

1 DeFrank. I believe you testified that, you know, you grew  
2 up here and you were able to walk to schools and that's a  
3 big part of the neighborhood and importance of the  
4 neighborhood and making it vibrant. Are you aware of the  
5 overcrowding problem of our neighborhood school right now,  
6 the Marie Reed School?

7 MR. DEFRANK: I'm not sure that's relevant to my  
8 testimony.

9 MS. FESKANICH: Well, you mentioned that school --  
10 walkable schools are a big part of the importance of the  
11 neighborhood. So I wanted to ask you if you knew anything  
12 about the neighborhood schools?

13 MR. DEFRANK: I'm just here to testify that the  
14 zoning should be brought into compliance with the  
15 comprehensive plan, which is what I've already shared.

16 MS. FESKANICH: Let me ask you a similar question  
17 about the schools then. Are you aware that overcrowding and  
18 changes that will force neighborhood children to travel long  
19 distance --

20 CHAIRPERSON HOOD: I'm going to rule that question  
21 out of order. Next question, please.

22 MS. FESKANICH: Well, all right. My questions  
23 were about the schools because he thought that was a big  
24 part of the advantages of bringing more and more people into  
25 the community when we have an overcrowding problem in our

1 schools (crosstalk).

2 CHAIRPERSON HOOD: You're testifying. Do you have  
3 a question?

4 MS. FESKANICH: I understand. Thank you.

5 CHAIRPERSON HOOD: Okay.

6 MS. FESKANICH: Let me ask Mr. Easterling, I  
7 believe you testified that without density, without more  
8 density, a neighborhood will not thrive. Do you believe  
9 that this neighborhood is not currently thriving?

10 MR. EASTERLING: I believe it is not thriving to  
11 the extent that it could be if we had denser housing.

12 MS. FESKANICH: What makes denser housing make a  
13 community thrive?

14 MR. EASTERLING: It brings more people. Foot  
15 traffic on the street. It brings more people who are  
16 spending money in the neighborhoods that they live. It  
17 brings more local businesses. MU10 would allow for more  
18 business frontage on U Street on a frontage that only has it  
19 on one side. I think just more density creates more people  
20 that can spend more money.

21 MS. FESKANICH: You also mentioned that people  
22 will not be in cars, that, you know, this kind of a  
23 development, people don't use cars so much because it's not  
24 a main transit route, however, are you aware that a lot of  
25 these new projects and new developments with more and more

1 people, they're using cars for delivery services? Won't  
2 those cars add to more and more traffic?

3 MR. EASTERLING: I don't think that was a part of  
4 my -- I'm not testifying to people delivering things. I'm  
5 testifying to the density of people who would be living  
6 there, that not everyone in the District uses cars. A lot  
7 of us use transit and don't have cars and that increasing  
8 density in a place where there is a lot of transit options  
9 won't necessarily increase the density of cars on the street  
10 because there are transit options for us.

11 MS. FESKANICH: Yeah. But you're talking about  
12 transit options. I'm talking about -- you're saying it  
13 won't increase the cars on the streets and I'm trying to ask  
14 you what about delivery cars? That will also bring --

15 CHAIRPERSON HOOD: I'm going to rule that out of  
16 order. We're not here to talk about Uber and delivery and  
17 all of that. We're not talking about that. Let's keep it  
18 germane. And ask the counsel to help you keep it germane,  
19 instead of helping you go off on Uber and everything else.  
20 Help us.

21 MS. FESKANICH: He didn't help me on Uber. I can  
22 see from my own street that this is causing problems. Okay.  
23 Then let me ask you a final question, Mr. Easterling. What  
24 are the negative impacts of all of these higher densities?

25 MR. EASTERLING: I don't think I understand your

1 question. If you're asking me to testify to the negative  
2 impacts, I'm just testifying to what I think should happen  
3 for the zoning here.

4 MS. FESKANICH: Well, you mentioned good impacts  
5 about the transit and not having that many cars. I was  
6 wondering if you knew of any negative impacts?

7 MR. EASTERLING: I don't --

8 CHAIRPERSON HOOD: Mr. Easterling, do you know of  
9 any negative -- if the answer is no, we'll keep moving.

10 MR. EASTERLING: Yeah. I don't know of any  
11 negative impacts. I didn't prepare negative impacts for  
12 this. I didn't prepare that as part of my testimony.

13 CHAIRPERSON HOOD: Okay. Next question.

14 MS. FESKANICH: That's it. Thank you.

15 CHAIRPERSON HOOD: Thank you. All right.

16 Mr. Hanlon, any questions? Any cross?

17 MR. HANLON: I couldn't unmute. Yes, I have just  
18 a couple of questions.

19 Mr. DeFrank, correct me if I'm wrong, you said  
20 D.C. has a severe housing shortage -- I have an accent,  
21 shortage, S-H-O-R-T, is that correct? Did I take that down  
22 correctly?

23 MR. DEFRANK: Hey, Mr. Hanlon. It's good to see  
24 you again. That is what I said, yes.

25 MR. HANLON: All right. Where did you get that



1 from?

2 MR. DEFRANK: I'm not sure if that's relevant to  
3 my testimony. I'm here to testify that the zoning should be  
4 done based on the comprehensive plan.

5 MR. HANLON: I'm trying to understand the basis.  
6 I mean when you said D.C. has a severe housing shortage,  
7 obviously, a lot of people dispute that. They may have an  
8 affordable housing problem but not a general housing  
9 problem, some people would say. So I thought maybe you were  
10 relying upon a study you've seen or something you can refer  
11 us to about you said "severe" housing shortage.

12 MR. DEFRANK: Yeah. I guess if you're interested,  
13 you could Google the Mayor's housing goals, building 36,000  
14 new units to address that shortage. That's something you  
15 could do if you were interested in looking at, you know,  
16 some of the many sources on housing shortages. But again, I  
17 think I've answered the question, you know, as it relates to  
18 my testimony.

19 MR. HANLON: Yeah, I mean I did look at the  
20 mayor's report and it seems --

21 CHAIRPERSON HOOD: Okay. We all have looked at --  
22 we all can look or have looked at the mayor's report. Let's  
23 stay to this proceeding. He's already answered that  
24 question, Mr. Hanlon. Let's move to the next question.

25 MR. HANLON: You talked about trends in the

1 future, right? And what I was wondering was you talked  
2 about building more housing here will, "make a more diverse  
3 neighborhood." Did I understand that right?

4 MR. DEFRANK: I don't remember if those are the  
5 exact words I used, but again, I'm not sure how that's  
6 relevant to my testimony.

7 MR. HANLON: Well, I wrote down you wrote more  
8 diverse neighborhood, did I write it down wrong?

9 MR. DEFRANK: I don't know.

10 MR. HANLON: All right. So you would agree with  
11 me that this upzoning to MU10 won't necessarily make a more  
12 diverse neighborhood?

13 MR. DEFRANK: I'm not sure how that's relevant to  
14 my testimony. I guess I defer to the Commission again.

15 MR. HANLON: All right. So diversity was not part  
16 of your testimony?

17 MR. DEFRANK: I'm not sure how that's relevant.

18 MR. HANLON: Okay. Are you not concerned that if  
19 this site is upzoned to MU10 and the RFP then allows a large  
20 apartment building with some public facilities on the first  
21 floor, what are we going to do -- you're not concerned what  
22 we're going to do 20 years from now or 25 years from now or  
23 50 years from now if we give away this land for a century in  
24 order to upzone it to MU10?

25 MR. DEFRANK: I'm not sure how the possible future

1 ownership of the land relates to updating the zoning to  
2 match the comprehensive plan, so that's my answer to your  
3 question.

4 MR. HANLON: All right. So you are testifying  
5 that you believe the upzoning should take place, but you're  
6 in -- I don't want to misstate, you're not -- you're  
7 indifferent so you're not testifying as to what you would  
8 like to?

9 MR. DEFRANK: I am testified to supporting OP's  
10 proposed change to the zoning designation to come into  
11 compliance with the comprehensive plan.

12 MR. HANLON: What about the back half of the lot,  
13 which is a neighborhood conservation area? Are you not  
14 concerned that upzoning the entire lot to MU10 is  
15 inconsistent with the comp plan's designation of this as a  
16 neighborhood conservation area?

17 MR. DEFRANK: I'm not.

18 MR. HANLON: I'm almost afraid to ask, which is  
19 why?

20 CHAIRPERSON HOOD: I think you answered that  
21 question, but if you choose to, Mr. DeFrank, to expound upon  
22 it, you can. If not, next question.

23 MR. DEFRANK: Next question.

24 CHAIRPERSON HOOD: Okay.

25 MR. HANLON: I don't have any more questions for

1 Mr. DeFrank. I have a couple for Mr. Easterling.

2 Mr. Easterling, I wrote down that when you were  
3 testifying, you referred to the Sonnet and the Louie and  
4 maybe another building, there may have been another building  
5 in there as well. And you said that -- you gave that  
6 example, I believe -- I guess you were giving those as an  
7 example of how density creates a thriving neighborhood and  
8 you were using those as examples; is that right?

9 MR. EASTERLING: I was using the buildings that I  
10 know the names of that are larger buildings and denser  
11 buildings that have been added in recent years to the  
12 neighborhood that I think are examples of density that  
13 should be modeled.

14 MR. HANLON: Because it creates a more thriving  
15 neighborhood. Did I write that down correctly?

16 MR. EASTERLING: Yes, I believe dense  
17 neighborhoods create thriving neighborhoods.

18 MR. HANLON: All right. Well, I guess I wanted to  
19 ask this one question, the Sonnet and the Louie and the  
20 development along 14<sup>th</sup> Street all occurred in the last 20  
21 years or so along U Street. In the year 2000, this  
22 neighborhood was almost 30 percent black. In the 2020  
23 Census, it was only five percent black. Yet, we've had all  
24 of this building going on at the Sonnet, the Louie and other  
25 places. How is that creating a more diverse neighborhood?

1           MR. EASTERLING: I think you can create a dense  
2 neighborhood and a diverse neighborhood. I don't know that  
3 we have done it as a city and as a country the best way in  
4 the past, but I don't think that's a reason to stop this  
5 project from going forward.

6           MR. HANLON: Irrespective of its possible racial  
7 implications in terms of how it affects the racial  
8 composition of the neighborhood?

9           MR. EASTERLING: I think that's a question for the  
10 RFP stage of ensuring that we get enough affordable housing  
11 and there are like housing vouchers and for return housing,  
12 even though there's no housing there, that we can create  
13 housing that is affordable for a diverse neighborhood. But  
14 I think that's a question for the RFP stage, not for the  
15 zoning stage. I am in support of creating a diverse  
16 thriving neighborhood, but I think to do that, we need to  
17 have mor housing and to create a dense neighborhood. Those  
18 two are not mutually exclusive in any way.

19           MR. HANLON: Uh-huh. Last question, you are aware  
20 that this site is surrounded by a historic black  
21 neighborhood, historic district, right?

22           MR. EASTERLING: Yes, I have been aware of that,  
23 yes.

24           MR. HANLON: I don't have any more questions.  
25 Thank you, Chair Hood.

1 CHAIRPERSON HOOD: Okay. Thank you.

2 Ms. Schellin, I think that was it for support,  
3 correct? Thank you both.

4 MS. SCHELLIN: That's correct.

5 CHAIRPERSON HOOD: We appreciate you both. Okay.  
6 Let's try to (crosstalk) --

7 MR. YOUNG: Sharon?

8 MS. SCHELLIN: Yes.

9 MR. YOUNG: We had one that we called earlier  
10 who's on now.

11 MS. SCHELLIN: Who is that?

12 MR. YOUNG: Omari Hardy.

13 MS. SCHELLIN: Okay. So one more --

14 CHAIRPERSON HOOD: Okay. Mr. Hardy, you can go  
15 right ahead. And thank you all, the other two, thank you  
16 both.

17 MR. HARDY: Thank you for whoever called attention  
18 to that and thank you for giving me the opportunity to  
19 testify. My name is Omari Hardy. I am -- this is my second  
20 year in the city. I moved here two years ago this month  
21 and, you know, I just want to say when the Dupont Civic  
22 Association had a meeting about this, I went and attended  
23 and listened. And, you know, I have to say as a young  
24 African-American professional, who is in a room with lots  
25 of, you know, white folks, I have not been in a room that

1 was less diverse, not just in terms of people of color not  
2 being there, which, of course, reflects something about, you  
3 know, the membership of the organization that is opposing  
4 this potential rezoning, but also, frankly, I haven't seen a  
5 room that was older than the room that I was in, in a -- you  
6 know, in that meeting in a very, very long time.

7           And I don't say any of this to be crass. I don't,  
8 you know, say any of this to, you know, play up, you know,  
9 racial politics or anything like that, but the fact of the  
10 matter is we just heard questions about how folks who oppose  
11 this zoning change think that it's going to harm black  
12 people and I did not see many people of color among those  
13 who were opposed to this in that meeting. Not only that,  
14 I've heard questions about diversity. I've heard questions  
15 from folks representing the Dupont Civic Association,  
16 questions suggesting that density would not do anything to  
17 improve diversity. But the fact of the matter is there are  
18 lots of folks who are younger, who are trying to find their  
19 place in this city, who want to be here long term, who love  
20 this place, who would love to be in a position to raise a  
21 family here and to stay here long term, who are having  
22 trouble finding housing.

23           And during that meeting, I saw person after person  
24 representing the Dupont Civic Association stand up and  
25 testify and say I moved here in the 90s. I've been a

1 homeowner here for 20, 30 years and I oppose this because I  
2 think this is a threat to our neighborhood character, so on  
3 and so forth, but the fact of the matter is the people who  
4 support this project would love to be in a position to say  
5 something like that about their place in this community 30  
6 years from now.

7           And I take umbrage. I take offense. I am really,  
8 really deeply offended to hear people use words like  
9 diversity to oppose a project that would bring in a group of  
10 people very unlike those who I have seen this evening and on  
11 a previous evening, very unlike those who are opposed to  
12 this project. I really take offense to the fact that there  
13 are some folks who can't seem to realize that the dream that  
14 they have been able to make for themselves in this place is  
15 not available to a lot of younger people who would love to  
16 be a part of this city and to be a part of the community for  
17 years and decades to come.

18           And so I support this project because the fact of  
19 the matter is we need more housing. I recognize that the  
20 vacancy rate is higher than the national average right now,  
21 but I don't think that means that we should sit on our hands  
22 and sit idly by until the vacancy rate becomes uncomfortably  
23 low, until this housing shortage that we do have gets even  
24 worse. I think we need action. I think we need to add more  
25 housing units to the city. And this is an opportunity to do



1 that. And so I think that we should take this opportunity.  
2 So again, you know, frankly, I am not going to apologize for  
3 mentioning the racial dynamics that I saw in that room  
4 because some of these racial dynamics were brought up by  
5 folks who were in that room to try to exclude folks who look  
6 like me, both in terms of race and in terms of my age, from  
7 having a permanent place in the city. I'm not going to  
8 apologize for that, but these are the tough conversations  
9 that need to be had if we're going to make good policy going  
10 forward.

11           So, again, I support this. I think we need more  
12 action like this and, you know, with respect to, you know,  
13 matters of public financing like, look, the city can pay out  
14 out of pocket, right, to, you know, remodel and rebuild what  
15 appears to be a very decrepit old police station or rather  
16 substation or whatever you want to call it, the city can pay  
17 out of pocket to, you know, basically remodel or rebuild  
18 this stuff or we can make a deal with someone who is willing  
19 to cover those expenses in exchange for the right to build  
20 housing units on this site. I think one is more fiscally  
21 responsible than the other. And I think that the fiscally  
22 responsible choice would be the one that allows someone  
23 else's money to make these public improvements. This is a  
24 win-win situation. We need to be doing more things like  
25 this. And it helps address the housing crisis, which I

1 can't believe that anyone would question exists in this  
2 city. Thank you.

3 CHAIRPERSON HOOD: Mr. Hardy, I'm glad you made it  
4 in. And I appreciate your comments and no, don't apologize  
5 because you're a realist. I don't know you. I can't see  
6 you. If you didn't identify yourself, I would not have  
7 known, but I can just tell you this, your testimony was  
8 real. I know that everybody wants to help -- there you go -  
9 - everybody wants to help people of color. I done heard  
10 that all night, but the reality is just what you said, it's  
11 in the room. You know, there's always underlying agendas.  
12 And I wasn't going to go there, but I appreciate you  
13 bringing that up. Everybody's trying to help somebody  
14 black. I hear that. I hear that all the time. But I don't  
15 never see it.

16 But I'll just say this to you, I want you to stay  
17 engaged in this city. You say you've been here for two  
18 years. I'm not sure where you're from. But I want you to  
19 stay engaged because we need people like you to represent  
20 those who don't have a voice. So thank you for your  
21 testimony and I'm sure we may have some additional  
22 questions. But don't apologize, tell it like it is and be a  
23 realist.

24 Commissioner Imamura, you have any questions?

25 COMMISSIONER IMAMURA: No questions. Just want to

1 echo your comments. Thank you, Mr. Hardy, for your  
2 authentic testimony tonight.

3 CHAIRPERSON HOOD: Commissioner Stidham, any  
4 questions?

5 COMMISSIONER STIDHAM: No, but thank you really  
6 for being here this evening.

7 CHAIRPERSON HOOD: And Vice Chair Miller any  
8 questions?

9 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman.  
10 Thank you, Mr. Hardy for taking the time to testify this  
11 evening. I might've missed -- did you say where you live?  
12 Did you give your address from where you live in the city?  
13 Could you provide that?

14 MR. HARDY: Yes, sir. I live at 1350 E Street  
15 Southeast. There would be a chance that I would be living  
16 elsewhere if there were more opportunities to find housing  
17 in some of the neighborhoods that we're discussing today.

18 VICE CHAIRPERSON MILLER: Right, right. Okay.  
19 Well, thank you very much for being here.

20 CHAIRPERSON HOOD: Okay. Let's see, Mr. Hardy, if  
21 we have any additional questions from the parties. Does the  
22 Office of Planning have any cross-examination?

23 MR. KIRSCHENBAUM: I don't, but thank you very  
24 much for your testimony.

25 CHAIRPERSON HOOD: ANC Chair Harris, do you have

1 any cross?

2 CHAIR HARRIS: Thank you, Mr. Hardy. I heard you  
3 bring up DCCA. Are you aware that DCCA is a citizen's  
4 association commonly associated with historic  
5 segregationists, as opposed to a civic association?

6 MR. HARDY: I did not know that, but thank you for  
7 adding that to the record. It's good information to know.

8 CHAIR HARRIS: Thank you. No further questions.

9 CHAIRPERSON HOOD: Thank you.

10 Ms. Schellin, is Mr. Adams or Commissioner Adams  
11 still on or he's left? He's left. Let me just --  
12 Commissioner Adams? Okay.

13 Mr. Randy Jones?

14 MR. JONES: No questions. Thank you, sir.

15 CHAIRPERSON HOOD: Thank you.

16 Gregory Adams?

17 MR. ADAMS: Yes, a couple of questions. You  
18 mentioned. You mentioned the lack of black people and  
19 people of color, residents in opposition to this proposal.  
20 What is your opinion, then, about the lack of community  
21 engagement to black residents, churches, businesses and  
22 other civic associations?

23 MR. HARDY: I can't speak to the level or degree  
24 of community engagement between the city or any other entity  
25 with people of color in the area. You know, I do think that

1 there should be some outreach throughout, you know, the  
2 entirety of the process, but, you know, to be clear, I don't  
3 believe that that should prevent us from making sound policy  
4 judgements about whether more housing is good or less  
5 housing is bad. I think people of color have historically,  
6 and I believe the data showed this, people of color have  
7 historically been, you know, losing out when high demand  
8 communities do not build housing to accommodate, you know,  
9 the waves of people who would love to live in DC. And so,  
10 you know, for that reason, you know, I think it's important  
11 that we move forward with good policy on this front.

12 MR. ADAMS: Okay. Thank you. Do you believe that  
13 the number of affordable units offered by the IZ would be  
14 enough to expand affordable housing for moderate and low  
15 income black people in this city or in this particular  
16 neighborhood?

17 MR. HARDY: I think adding deed restricted  
18 affordable units to the city is a good thing. I recognize  
19 that this rezoning would create an opportunity to do that, I  
20 also recognize that if we don't go forward with this  
21 rezoning, we would lose or delay, at the very least, an  
22 opportunity to add deed restricted deeply affordable units  
23 to the city. And, you know, it's been said before by  
24 others, not in this meeting, but generally, right, that  
25 justice delayed is -- excuse me, that justice delayed is

1 justice denied. When you slow walk processes like this to  
2 create opportunities to add more housing, you're delaying  
3 housing for folks who need it. And in that sense, you're  
4 denying it -- and I don't mean to say you personally, but I  
5 mean that the city would be, in that circumstance, denying  
6 housing to people who need it. I don't think that they  
7 should be asked to wait.

8           If you're living in a tough situation right now  
9 and devoting 50 percent or more of your income to rent and  
10 you need an opportunity to get a capital A affordable unit,  
11 the city should be fast-tracking every opportunity to do so.  
12 And so that's why I'm so concerned about moving this process  
13 more slowly than it needs to be moved.

14           MR. ADAMS: You are you aware now that there's no  
15 housing on the proposed site, right?

16           MR. HARDY: Correct.

17           MR. ADAMS: Okay. So any new housing would be new  
18 housing. So, for instance, if it remains MU4, rather than  
19 MU10, and housing is built there, there would be new  
20 affordable housing there; is that true?

21           MR. HARDY: I'm sorry. Can you repeat the  
22 question?

23           MR. ADAMS: If the zoning remains MU4 as opposed  
24 to MU10 on a spot where there is currently no housing, any  
25 housing would be an improvement there, wouldn't it be true?

1           MR. HARDY: I don't believe that you would get the  
2 interest in that land to do something on it without the  
3 rezoning. It just would not be economical to deal with the  
4 properties that are already there and then to build on top  
5 of that, unless you get the adequate density and that's why  
6 it's important to go forward with this rezoning. I mean  
7 theoretically, if units could be built there, sure. But  
8 that's not going to be feasible economically.

9           And, again, more housing is better than less  
10 housing. So if we have an opportunity to get more units,  
11 more deed restricted affordable units, I don't see why we  
12 should not take that opportunity and if we do, I don't see  
13 why we should slow walk or delay opportunities to create the  
14 units because people need them right now. There is somebody  
15 right now who is not comfortably housed, who is not in a  
16 situation to attend a meeting like this and wait for a long  
17 time to speak and be heard. There are folks like that right  
18 now who need housing. And there's no reason why we should  
19 slow walk this when we can make the right decision as soon  
20 as possible.

21           MR. ADAMS: Okay. Thank you.

22           CHAIRPERSON HOOD: Okay. Thank you.

23           Ms. Akel, do you have any cross? Ms. Akel, I  
24 think you're unmuted. Now you're back muted. All right.  
25 While Ms. Akel's trying to get it together, let's go to

1 homeowners within 200 feet.

2 MS. AKEL: Okay. Chair Hood --

3 CHAIRPERSON HOOD: Okay. There you go. Okay.

4 MS. AKEL: I'm sorry. I'm here now.

5 CHAIRPERSON HOOD: Okay.

6 MS. AKEL: Mr. Hardy, I just have to be honest  
7 with you, your testimony was really offense to discriminate  
8 on the basis of age, that's out of bounds. You can say what  
9 you want, I respect your views --

10 CHAIRPERSON HOOD: Ms. Akel (crosstalk) --

11 MS. AKEL: -- but age has nothing to do --

12 CHAIRPERSON HOOD: -- Ms. Akel, you're out of  
13 order. Ms. Akel, Ms. Akel --

14 MS. AKEL: All right. All right. Okay.

15 CHAIRPERSON HOOD: -- ask him a question.

16 MS. AKEL: All right.

17 CHAIRPERSON HOOD: You are definitely out of  
18 order.

19 MS. AKEL: Okay. Mr. Hardy, we have -- I live in  
20 a rent stabilized apartment building right on the property  
21 line of this project. We have at least three vacancies right  
22 now that you can move into. This is rent controlled. It's  
23 guaranteed, you know, incremental rent increases. It's  
24 affordable and you can just come on down and get a place  
25 right now. And these are the kind of buildings that



1 proliferate in this neighborhood --

2 CHAIRPERSON HOOD: Here we go again. You can  
3 write another email testimony.

4 MS. AKEL: (Inaudible) I'm trying to --

5 CHAIRPERSON HOOD: Why don't you ask a question?  
6 Ask a question.

7 MS. AKEL: Are you aware that this neighborhood is  
8 comprised of a lot of affordable housing that is low rise  
9 and it's privately owned, but it's affordable and there a  
10 lot of vacancies in this neighborhood. Are you aware of  
11 that?

12 MR. HARDY: First of all, I can't speak to the  
13 vacancy rate of naturally occurring affordable housing in  
14 that particular neighborhood. I haven't seen facts  
15 presented to me by Ms. Akel that, you know, can personally  
16 examine to say one way or the other. That said, however, I  
17 don't -- housing is a good thing. I don't see any reason  
18 why, even if there were many, many vacancies of naturally  
19 occurring affordable housing, I don't see why we should see  
20 it as a bad thing to add additional units to the  
21 neighborhood and to give those landlords additional  
22 competition.

23 What landlords do not like is competition, right?  
24 And I don't see the existence of low cost units that have  
25 basically down filtered over time, I don't see the existence

1 of those vacancies as a reason to oppose building more  
2 housing in that neighborhood. More is better.

3 MS. AKEL: Okay. Mr. Hardy, are you aware that  
4 some of us who are opposing this upzoning are opposing it on  
5 the basis, not of we don't want housing, we're opposing it  
6 because there's not going to be enough affordable housing  
7 because we've been --

8 CHAIRPERSON HOOD: This is testimony. This is  
9 testimony.

10 MS. AKEL: -- (inaudible) like the Chairman says,  
11 this is not our first rodeo.

12 CHAIRPERSON HOOD: This is testimony again. Ms.  
13 Akel, please just ask a question. I don't know what else do  
14 I need -- do I need to have (crosstalk) ask a question.

15 MS. AKEL: I'm asking him. I'm asking him, but  
16 you're not giving me a chance to explain the question.

17 CHAIRPERSON HOOD: That's because you give me a  
18 dissertation and you've been doing it, you know, and I know  
19 you write the emails because you was who I really was  
20 talking about earlier --

21 MS. AKEL: Yeah. We all know.

22 CHAIRPERSON HOOD: -- yes, you give us a  
23 dissertation. I asked you to just ask a question because  
24 let me tell you what's going to happen, and I've said this  
25 before, whatever happens with this record, if all of that

1 fluff is in there, then it's going to be a problem. We  
2 might even get it remanded back to us to deal with the  
3 issue, so I'm asking you to just ask him a question.

4 MS. AKEL: I am asking him a question. I'm asking  
5 him if he's aware that some of the opposition, including  
6 myself and my neighbors, are opposing this because there's  
7 not enough affordable housing and because the city can  
8 promise X number of units, but then the developers get  
9 exclusions and they build them in some other area or they  
10 get exempted. Are you aware of that, that this opposition  
11 isn't about what you think it is? That there -- I want  
12 social housing there. My neighbors want more affordable  
13 housing. We want 100 percent affordable housing, like they  
14 just did in Shaw. And we can demand that and nobody's  
15 talking about that, it's either MU10 or nothing, and that's  
16 not what this is about. And I'm just trying to tell you  
17 that I think you have some things wrong. I think you have  
18 some misinterpretations of what some of the opposition is  
19 about here.

20 And if you're interested in an affordable  
21 apartment, please, I have your email address because you  
22 emailed me, I'll send you the address and my property  
23 manager. There's three units here right now. Thank you.  
24 That's it.

25 CHAIRPERSON HOOD: Okay.

1           Ms. Feskanich, you have any cross-examination, any  
2 questions?

3           MS. FESKANICH: Yes. Thank you, Chair Hood.

4           Mr. Hardy, are you concerned about the lack of any  
5 impact studies being done on this upzoning from MU4 to MU10  
6 and the impact it will have on the displacement of  
7 affordable housing units around this site?

8           MR. HARDY: I'm concerned about the lack of  
9 affordable housing in this city. And I'm concerned about  
10 the fact that there are many people suffering right now  
11 because they can't find suitable places to live. That's my  
12 concern.

13           MS. FESKANICH: And my question was are you  
14 concerned about -- yeah. But my question was are you  
15 concerned about the displacement that might result and that  
16 no impact studies have been done about the displacement of  
17 affordable housing units that already exist around the  
18 neighborhood?

19           MR. HARDY: I am concerned by the displacement  
20 that will occur if we don't build more affordable units I  
21 this city. I think people --

22           MS. FESKANICH: How is that -- I don't understand  
23 that answer. Displacement if we don't build?

24           MR. HARDY: Yeah. That's fantastic. A lot of  
25 people get the cause and effect wrong when they talk about

1 displacement. They see, for example, a new building go up  
2 in their neighborhood and they see rents rising and that  
3 they assume that the new building caused the rents to rise.  
4 They don't ask or inquire as to whether the new building was  
5 built because rents were already rising and there's a  
6 mountain of empirical research that shows that the cause and  
7 effect is developers chasing rising rents, not causing  
8 rising rents. And there's a mountain of evidence that shows  
9 when new homes are built, especially when these homes --  
10 when at least some of them are set aside for lower income  
11 and middle income residents, that that has an immediate  
12 effect on rents in the surrounding area and that that effect  
13 is not that these rents go up but that these rents go down.

14           And so I think it's very important that we  
15 recognize what the risk actually is. The risk is that if we  
16 don't build more units in the city and in that neighborhood,  
17 that we are going to see the supply crunch get worse. We're  
18 going to see rents increase at a faster rate than they would  
19 have otherwise. And that's what causes displacement.

20           MS. FESKANICH: Are all of these things that  
21 you're saying, the mountain of evidence you just stated, is  
22 any of this on the record? Have you cited any of these  
23 studies and put them on the record for this case?

24           MR. HARDY: I can cite some studies right now if  
25 you would like.

1 MS. FESKANICH: No, I wouldn't. If you would put  
2 them on the record because that's a lot of things you just  
3 mentioned and I don't know if, you know, there's anything --  
4 what studies you used to support that. But let me --

5 MR. HARDY: There is a --

6 MS. FESKANICH: -- let me go onto something else,  
7 then. Are you aware of any other opportunities there are to  
8 create more affordable housing?

9 MR. HARDY: Well, I mean there are lots of  
10 opportunities to create affordable housing in this city. I  
11 think we need to take each and every opportunity to do that.

12 MS. FESKANICH: But I'm asking -- maybe I should  
13 clarify my question. Do you think that a public-private  
14 partnership is the only way to create this affordable  
15 housing?

16 MR. HARDY: I think it's the fastest way, the  
17 surest way and I think it's also the way that works out in  
18 the best interest of city taxpayers. We should want to  
19 create as much housing as possible, using as few dollars as  
20 possible, right? And here, we basically have an opportunity  
21 to have a developer come in and, in exchange for the  
22 increase in density, not only get a new police station  
23 there, but also to get additional capital A, deed restricted  
24 affordable housing units on the site that don't exist  
25 currently.

1           And, you know, look, I live in a building right  
2 now that has affordable units in it. I could not imagine  
3 anyone who may have opposed the construction of this  
4 building being willing to say to the people who are my  
5 neighbors that they shouldn't have had a place in their  
6 community. They should. I'm glad that folks have been able  
7 to benefit from the construction of this building. We need  
8 more opportunities to do that across the city, this is one  
9 of many and it's one that we should take.

10           MS. FESKANICH: Are you aware that this is public  
11 property and that the public good or people, taxpayers of  
12 this city would be giving their -- one of their most  
13 valuable assets to the creation of a majority of market rate  
14 housing, not affordable housing?

15           MR. HARDY: If affordable housing units are on the  
16 site, then the building will be to the benefit of the  
17 public.

18           MS. FESKANICH: So you would sacrifice the chance  
19 to have more affordable housing, like in social housing  
20 where 70 percent of the housing is either deeply or  
21 affordable housing and only 30 percent is market rate, you  
22 would sacrifice that?

23           MR. HARDY: In order to sacrifice something, it  
24 would need to exist. And I don't see an opportunity to do,  
25 you know, what you're saying here. There's an opportunity

1 before this body to create a zoning situation that would  
2 result in new housing, including deed restricted affordable  
3 units.

4 MS. FESKANICH: And what I'm asking is --

5 MR. HARDY: This opportunity that you speak of  
6 does not exist.

7 MS. FESKANICH: All right.

8 MR. HARDY: And so I don't see how it could be  
9 said to be sacrificed with an upzoning.

10 MS. FESKANICH: Okay. One final question then, I  
11 have to ask you, are you associated with any developers or  
12 real estate community?

13 MR. HARDY: I am not here testifying on behalf of  
14 any developer or any, you know, real estate community or  
15 anything like that.

16 MS. FESKANICH: But that wasn't my question. Are  
17 you associated with any developers or real estate  
18 communities, is that your perspective?

19 MR. HARDY: I don't work in the real estate  
20 industry, ma'am. I do not.

21 MS. FESKANICH: Developer industry?

22 MR. HARDY: I do not work in the developer  
23 industry. I am not employed by any developers, no ma'am.

24 MS. FESKANICH: Thank you.

25 CHAIRPERSON HOOD: Okay. Thank you.



1 Mr. Hanlon, any cross-examination?

2 MR. HANLON: Yes. I have only a few questions.

3 Mr. Hardy, you live in the southeast, right?

4 MR. HARDY: Yes, sir.

5 MR. HANLON: Have you ever lived in this  
6 neighborhood where this building is going to be?

7 MR. HARDY: Unfortunately, I have not.

8 MR. HANLON: And you've lived in Washington D.C.  
9 for only two years?

10 MR. HARDY: Yes, sir. I moved here January 10,  
11 2022.

12 MR. HANLON: From Florida?

13 MR. HARDY: Yes, sir.

14 MR. HANLON: You were a representative of West  
15 Palm Beach, Florida?

16 MR. HARDY: Yes, sir. I served in office five  
17 years in Florida. First at the local level, then in the  
18 state house.

19 MR. HANLON: Right. West Palm Beach is not  
20 exactly a poor place, is it? I mean you're talking here  
21 about -- you're telling us what to do about affordable  
22 housing here on this little site in the northwest when you  
23 were a representative in one of the richest places in the  
24 country, right?

25 MR. HARDY: So hold on one second, I just need to

1 correct that. My house district, and there's been  
2 redistricting since, but my house district was House  
3 District 88. It was one of the poorest districts in the  
4 entirety of the state. It was gerrymandered to include  
5 nearly every neighborhood where people of color lived in the  
6 entire county of Palm Beach County.

7 MR. HANLON: In Palm Beach County, right?

8 MR. HARDY: Right. Exactly. So where I lived --

9 CHAIRPERSON HOOD: So (crosstalk) --

10 MR. HANLON: Let me ask this question.

11 CHAIRPERSON HOOD: Hold on a second. Mr. Hardy,  
12 you don't have to disclose your previous life. We're not  
13 talking about what went on in Florida, where you represented  
14 like you represented. We're talking about the District of  
15 Columbia, Mr. Hanlon.

16 MR. HANLON: All right. Well, let's talk --

17 CHAIRPERSON HOOD: Next, we'll be in England. So  
18 let's stick to what we're doing here.

19 MR. HANLON: All right. Well, let me ask Mr.  
20 Hardy, you took a hit on the Dupont Circle Citizens  
21 Association, right? Old and white, I think, is that what  
22 you said?

23 MR. HARDY: I mentioned the demographics of the  
24 people who were in that room representing the association.  
25 And the reason why I mentioned that was because folks were,

1 frankly, invoking people of color as a shield to defend  
2 their position. And I didn't see many people of color in  
3 that room who were associated with the Dupont Civic  
4 Association. And there were also statements made about  
5 diversity. I think age is one measure of diversity. And I  
6 didn't see many young people representing the Dupont Civic  
7 Association who, you know, had the position that you have.  
8 And so I mentioned those things to push back against what I  
9 felt was an attempt to make your position into something  
10 that it is not.

11 MR. HANLON: All right. And you're aware, I  
12 guess, therefore, that two of the board members of the  
13 Dupont Circle Citizens Association are black, one a lady in  
14 her 70s who's lived in the neighborhood almost 50 years and  
15 a black lawyer in his 30s are both on the board. You're  
16 aware of that?

17 MR. HARDY: I did see two people of color at that  
18 meeting who did appear to be associated with the Dupont  
19 Civic Association. I recognize that the vote against  
20 supporting this rezoning was at least 33 to 2 or something  
21 like that. And so two out of thirty-plus people is not my  
22 picture of diversity.

23 MR. HANLON: And I was moderating the meeting and  
24 you spoke at the meeting, right?

25 MR. HARDY: I did. I was not a member of the

1 association. I am not a member of the association and,  
2 therefore, could not vote in the proceeding.

3 MR. HANLON: And I let you speak and I thanked you  
4 for your speak and people asked you questions at the  
5 meeting, right?

6 MR. HARDY: I believe I asked questions at the  
7 meeting. I didn't give a -- you know, like I didn't opine.  
8 I simply asked questions as we were asked.

9 MR. HANLON: I don't have any more questions,  
10 Chair Hood. Thank you.

11 CHAIRPERSON HOOD: Okay. Thank you. Thank you,  
12 Mr. Hardy. We appreciate you providing your insight and  
13 testimony on this particular case. Thank you. All right.

14 Ms. Schellin, I was going to try to go to 9:00 and  
15 I think we're at 9:00. I wanted to try to the opposition,  
16 but I dare not go down those mortars now. Hold on. Let me  
17 see, what do my colleagues want to do. Let me ask you all.

18 Commissioner Imamura, what do you want to do? Do  
19 you want to push for a little longer or are you ready to  
20 call it a night?

21 COMMISSIONER IMAMURA: No, you know what? Mr.  
22 Chairman, thank you for the opportunity comment on that. I  
23 think we should call it a night and start fresh again. I  
24 think that would do everybody a bit of good.

25 CHAIRPERSON HOOD: Okay. I don't think I need to

1 hear from anybody else, but I want to be fair.

2 Commissioner Stidham, what do you think?

3 COMMISSIONER STIDHAM: I'd call it a night and get  
4 to it fresh another night.

5 CHAIRPERSON HOOD: And Vice Chair Miller?

6 VICE CHAIRPERSON MILLER: Well, Mr. Chairman, I  
7 thought 40 minutes ago when Mr. Hardy appeared we should get  
8 to at least one round of individuals in opposition. I have  
9 to say that it is the parties in opposition or some of the  
10 parties in opposition who have prevented after 15 hours of  
11 hearings -- have prevented the individuals in opposition  
12 from being able to testify this evening when we said we  
13 would go to 9:00. The badgering of ordinary citizens, their  
14 redundant testimony, despite repeated admonishments from  
15 you, Mr. Chairman, and others and non-germane questions has  
16 really not helped their case.

17 There are merits to their case, which we, I think,  
18 recognized at the outset and asked for additional  
19 information as a result from Office of Planning and others.  
20 So I think we're at the stage we are is unfortunate, but  
21 it's eight minutes to 9:00 when we said we would end, so I'm  
22 ready to start anew on February 12<sup>th</sup> or whatever day Ms.  
23 Schellin had announced. But I think it is very unfortunate  
24 that some of the parties in opposition have continued to  
25 provide testimony during their cross-examination, provided

1 redundant testimony during their opposition, instead of  
2 questions, non-germane questions, badgered witnesses,  
3 ordinary citizens, ordinary ANC members, questioned motives  
4 and intents, totally inappropriate, not helpful to their  
5 case, unfortunately, which there is merit to, but that's the  
6 path they've chosen. And maybe it's going to help them in  
7 the D.C. Court of Appeals, I'd like to -- in their  
8 inevitable to the Court of Appeals. I'd like to see them  
9 get away with what they got away with here.

10 CHAIRPERSON HOOD: Well, whoever the judge is will  
11 probably say Anthony Hood done lost his mind, like I said,  
12 because I've noted they look at what we say and what we try  
13 to do. And I know this is on the record, but they cannot  
14 say I didn't try to do what I've been advised to over the  
15 years because I tried.

16 And Ms. Schellin, anybody that sends you them emails  
17 about how bad I was again, send it back. At this point, the  
18 ones who write how unfair I am to them, which I know is not  
19 true, just send it back to them. Because here's what  
20 happening, the folks who have been here in opposition, I  
21 want to apologize to you, but I have to -- and when it's  
22 cross-examination, I have to do it this way. And I know you  
23 all are going to send some more emails. I'm asking you not  
24 to because Ms. Schellin, it's not her fault. We do have to  
25 let cross-examine go like it is. The key is to try to get

1 cross-examine to stay focused. And I'm saying this to the  
2 public. We're trying to get them to stay on target, which  
3 was dealing with the MU4, the MU10, but we go off into other  
4 things, which makes the hearings last longer.

5           And here's the thing, even the people who are in  
6 opposition, I get it. This is very passionate. This is  
7 volume on here. I get it. And I'm not being cruel to  
8 anyone. What I'm trying to do is make it so it's a concise  
9 case for whatever may happen after this. So again, let's  
10 try to come back on the 12<sup>th</sup>. If we can all make an  
11 agreement, I'm going on -- I think we can finish on the 12<sup>th</sup>.  
12 I really think we can finish on the 12<sup>th</sup>.

13           How many hearings it that, Ms. Schellin? Four or  
14 five? The 12<sup>th</sup> will be the fourth one.

15           MS. SCHELLIN: The 12<sup>th</sup> will be the fourth, yes.

16           CHAIRPERSON HOOD: We have developed whole  
17 neighborhoods in less hearings than that. I'm not talking  
18 about a parcel, whole neighborhoods. So come on, y'all,  
19 let's work together. I realize we have different views,  
20 point of views, but at the end of the day, I agree with one  
21 of the commissioners, I forget his name, at the end of the  
22 day, we all want pretty much the same thing, it's just how  
23 we get there. So work with us. Help us to see what your  
24 point is, whether it's pro or con or whatever the issue is  
25 so we can make the -- give us the information we need to

1 make the best decision.

2 All right. Ms. Schellin, anything else?

3 MS. SCHELLIN: We will start the next hearing with  
4 the -- I believe you said you want to take them out of  
5 order, take the individuals in opposition and then will we  
6 also hear from the individuals undeclared before going to  
7 the parties in opposition?

8 CHAIRPERSON HOOD: So here's what I can do, I  
9 don't want to just take it for granted. We have not heard  
10 from any parties in opposition that they have a problem with  
11 that format. So I know I just said don't write Ms.  
12 Schellin, send it back, but if somebody has an issue with  
13 that, please let Ms. Schellin know, but we're going to take  
14 the parties in -- this is what I'm going to do going  
15 forward, take the parties in opposition and then the parties  
16 -- I mean the persons and parties -- I mean the persons in  
17 opposition, it's getting late and also the persons who are  
18 undeclared. And then we'll go to the party in opposition.  
19 And then we will do what's that cross and rebuttal and all  
20 of that. So hopefully, we can -- I want to finish on the  
21 12<sup>th</sup>. That's my goal. Should we start early?

22 MS. SCHELLIN: I think it's -- I can't imagine the  
23 opposition crossing each other as much, so we might make it  
24 through there.

25 CHAIRPERSON HOOD: Okay. All right. Let me ask



1 my colleagues, do you think -- well, I know you can't  
2 predict it. Let's rest up. Maybe we can go to 9:30. Okay.  
3 So look, we're going to end this. Again, we're going to  
4 come back February the 12<sup>th</sup> at 4:00 p.m. on these same  
5 platforms to continue this case. Thank you, everyone, and  
6 have a great night and a great week.

7 VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman.

8 CHAIRPERSON HOOD: All right. Take care.

9 (Whereupon the above-entitled meeting was  
10 adjourned at 8:57 p.m.)

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This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: D.C. Zoning Commission

Date: 01-29-2024

Place: Teleconference

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