BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA

Application of Michael W. Williams **Zoning Map Amendment** **934 Eastern Avenue NE** **Square 5203 Lot 851**	**Z.C. Case No.** **26-03**

WITNESS LIST AND TESTIMONY SUMMARIES

The Applicant anticipates a focused presentation of approximately 25 minutes. The witnesses will explain the requested zoning relief, the case and community-engagement history, and the Property's planning and site context. No witness is presently offered as an expert.

Witness	Role	Subject	Time
Michael W. Williams	Applicant and property owner	Ownership, purpose of the request, and the limited RA-1 relief sought	7 min
Beth N. Davis	Authorized representative	Procedural history, OP and Commission issues, plan consistency, ANC engagement, and outreach	8 min
Harold Smith	Contexture Design Studio project representative	Property and neighborhood context and the development parameters permitted by RA-1, without a specific project	8 min

Michael W. Williams

Mr. Williams will identify himself as the owner and Applicant, explain why he seeks a moderate-density residential designation for this unusually large lot, confirm that the request is limited to RA-1, and state that no specific building or unit count is before the Commission.

Beth N. Davis

Ms. Davis will summarize the application and setdown history; respond to the OP report and Commission discussion; explain why RA-1 implements the Moderate Density Residential designation; describe the ANC's 7-0 setdown vote and mixed-use comments; present the updated outreach chronology; and confirm that the Applicant is not requesting IZ Plus, mixed-use zoning, or project approval.

Harold Smith

Mr. Smith will describe the Property's dimensions, location, surrounding development, and zoning context. He will explain the general types of residential development permitted under RA-1 and how future design and permitting review would address access, parking, stormwater, public space, and code compliance. He will not present a fixed design or make commitments about unit count or configuration.

Requested Acceptance

The Applicant requests acceptance of the three witnesses as fact and project witnesses. No expert designation or expert résumé is submitted at this time.

ZONING COMMISSION
District of Columbia
CASE NO. 26-03
EXHIBIT NO. 11D