

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :

:

S Street Village, LLC : Case No.

Map Amendment from RF-1 to ARTS-2, : 21-15

614 S St., NW (Sq. 442, Lots 88, :

108, 110, 810 & 811) Ward :

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MONDAY

FEBRUARY 7, 2022

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The Public Hearing of Case No. 21-15 by the District of Columbia Zoning Commission convened via videoconference, pursuant to notice, at 4:00 p.m. EDT, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT E. MILLER, Vice Chairperson
- PETER G. MAY, Commissioner
- JOSEPH S. IMAMURA, Commissioner

OFFICE OF ZONING STAFF PRESENT:

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

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OFFICE OF PLANNING STAFF PRESENT:

KAREN THOMAS

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS LIU, ESQUIRE

The transcript constitutes the minutes from the
Public Hearing held on February 7, 2022.

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

OPENING STATEMENT:
 Anthony Hood 4

PRESENTATIONS:
 Case No. 21-15 - S Street Village, LLC
 Map Amendment from RF-1 to ARTS-2, 614 S St. NW
 (Sq. 442, Lots 88, 108, 100, 810 & 811) Ward 13

COMMENTS AND QUESTIONS:
 Commissioners 24

VOTE:
 Commissioners 37

CLOSING REMARKS:
 Anthony Hood 38

ADJOURN:
 Anthony Hood 39

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

(4:02 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. Today's date is February the 7th, 2022. We are convening and broadcasting this public hearing by video conferencing. My name is Anthony Hood, and I'm also joined by Vice Chair Miller, Commissioner May, and Commissioner Imamura. We are also joined by the Office of Zoning staff, Ms. Sharon Schellin, our secretary, Mr. Paul Young, who will be handling all of our virtual operations, and Mr. Dennis Liu who is Office of Zoning Legal Division counsel. I will ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter and the platforms used are Webcast Live, Webex, and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. All persons planning to testify should have signed up in advance and will be called by name at the appropriate time. At the time of sign-up, all participants will complete the oath or affirmation required by Subtitle Z, 408.7. Accordingly, all those listening on Webex or by phone will be muted during the hearing, and only those who have signed up to participate or testify shall be unmuted at the appropriate time. When called, please state your name and home address before providing your testimony. When you are finished

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1 speaking, please mute your audio. If you experience difficulty
2 accessing Webex, or with your telephone call-in, or have not
3 signed up, then please call our OZ hotline number at 202-727-
4 5471. If you wish to file written testimony or additional
5 supporting documents during the hearing, then please be prepared
6 to describe and discuss it at the time of your testimony.

7 This hearing will be conducted in accordance with
8 provisions of 11-Z, DCMR Chapter 4 as follows: preliminary
9 matters; the Applicant's case; the Applicant has up to 60 minutes,
10 and I don't believe we need that much time tonight; the report
11 of the Office of Planning and District Department of
12 Transportation; the report of other government agencies, the
13 report of the ANC; and I think tonight are -- let me look at my
14 cheat sheet here. Just a second. I know that ANC-1B has yielded
15 to ANC. I was reading this.

16 MS. SCHELLIN: 6E.

17 CHAIRPERSON HOOD: 6E. Thank you. Testimony of
18 organizations. Testimony of organizations, five minutes, and
19 individuals, three minutes, and we will hear in the following
20 order from those who are in support, opposition, and undeclared.
21 Then we will have rebuttal and closing by the Applicant.

22 Again, the Office of Zoning number is 202-727-5471 for
23 any concerns during this proceeding.

24 At this time, the Commission will consider any
25 preliminary matters. Does the staff have any preliminary

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1 matters?

2 MS. SCHELLIN: Just a couple of things. Shane Dettman
3 is being proffered as an expert in urban planning. He's
4 previously been accepted by the Commission. If the Commission
5 would accept him in this case.

6 CHAIRPERSON HOOD: Okay. Any objections? Not seeing
7 any, we will continue that status.

8 MS. SCHELLIN: We have Rachelle Nigro, is the Chair of
9 6E. And then we have Karen Thomas from OP. I do not see a DDOT
10 representative, and there may not be since this is a map
11 amendment. Leila Batties and Chris Cohen are here on behalf of
12 the Applicant, and I believe they will take 10 to 20 minutes for
13 their presentation. We have notified them to just hit the
14 highlights, so hopefully it'll be on the shorter side of that.
15 That's it.

16 CHAIRPERSON HOOD: Okay. Thank you. Just give me one
17 moment, please. Okay. Sorry about that.

18 So before we get started, typically my process, if any
19 member usually loses someone, I always do a moment of silence.
20 I would like for us to do a moment of silence. Ms. Lorna John
21 lost her sister and I, as well, lost my sister. So I would ask
22 that you all do a moment of silence for us.

23 (Moment of silence.)

24 CHAIRPERSON HOOD: Thank you. Also, we do have more
25 to come, I'm sure. I think Commissioner Shapiro, former

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1 Commissioner Shapiro now, has a grand opportunity. We're looking
2 forward to -- he's going to come back and pay us a visit so we
3 can kind of do a formal goodbye. But I think some great
4 opportunities have happened for him. I'm very happy for him. I'm
5 looking forward to following his progress as he continues to make
6 a difference in his future endeavor. But I will let him come
7 back -- he and I've already discussed it -- come back at a later
8 time and tell us all the good news. So we want to wish him well.
9 It's been a pleasure to work with him. I'm sure that we will
10 find another time where we can kind of roast him just a little
11 bit and wish him well as he continues in his endeavors and moving
12 forward.

13 So with that, I think we will continue all of our
14 status. Ms. Schellin, I think we're ready to bring everyone up,
15 unless I left something out. Let's bring everyone up at this
16 time.

17 MS. SCHELLIN: Yes, that is going to be Ms. Batties,
18 Sasha-Gaye Angus from Manna, Reverend Jim Dickerson from
19 Manna/New Community Church, I believe they will be the only
20 witnesses. And just so you know, Chairman Hood, as of this
21 moment, no one else has signed up to testify in any respect.

22 CHAIRPERSON HOOD: That means that they have done their
23 due diligence. So, that's -- I usually take that as a sign.
24 Sometimes saying that I'm wrong, but I think in this case, I'm
25 hoping that I'm correct.

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1 MS. SCHELLIN: I do see Mr. Glasgow is on. I don't
2 know if he's going to be coming on or not, but I believe it's
3 Leila Batties. So, Mr. Young, could you bring them up?

4 MR. YOUNG: It's only giving me the option to unmute
5 Ms. Batties. It's not allowing me to bring her in.

6 MS. SCHELLIN: She must be on by phone then.

7 MR. YOUNG: I've unmuted her, so she can speak.

8 MS. SCHELLIN: Yeah, she's okay. She's on by phone.

9 MS. BATTIES: Oh, can you guys hear me? I should be
10 on by video too.

11 CHAIRPERSON HOOD: You know, I wonder why is it that
12 Holland and Knight always has a problem with video, and I just
13 noticed that.

14 MS. BATTIES: Mr. Hood, I was just saying how you
15 complimented us the last time I was here. Now -- okay.

16 CHAIRPERSON HOOD: But I can't see you all this time,
17 so I don't know what's going on.

18 MS. BATTIES: I know, always.

19 CHAIRPERSON HOOD: Do you want to log off, and we'll
20 wait for you to come back on or you just -- however you want to
21 do it, is fine.

22 MS. SCHELLIN: Are you on your phone, Ms. Batties?

23 MS. BATTIES: Nope. I can't even tell you how I'm
24 connected.

25 MS. SCHELLIN: Yeah, because it's showing in our list

1 that you're on by telephone.

2 MS. BETTIES: Okay. Well, I'm sorry, Joshua. Okay.
3 They're going to disconnect and we're going to log back in.

4 CHAIRPERSON HOOD: Okay. Take five minutes and log
5 off, and then we'll see you when you come back on.

6 MS. BATTIES: Thank you.

7 MS. SCHELLIN: I believe they're all in one room because
8 I don't see Mr. Dettman either. I believe they are.

9 MS. BATTIES: Yes, we're all here.

10 MS. SCHELLIN: Yeah, in one area. So it'll be important
11 to get them logged off and logged back on.

12 VICE CHAIR MILLER: So while they're doing that, Mr.
13 Chairman, I'll just take this opportunity on behalf of my
14 colleagues to express our condolences to you on the loss of your
15 sister, Norma, and to also express our condolences to Lorna John
16 on the loss of her sister, and may each of their memories be a
17 blessing to each of you as you go forward during this difficult
18 time. We'll do another different session for Peter Shapiro,
19 which will be more lighthearted. Thank you.

20 CHAIRPERSON HOOD: Thank you all. I appreciate those
21 comments. Thank you. And I'm sure Lorna does as well. She and
22 I have spoken to each other. And, Vice Chair, thanks for doing
23 the -- thanks for doing that tomorrow, the BZA, I mean, Wednesday.
24 Thank you.

25 VICE CHAIR MILLER: No problem.

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1 MS. SCHELLIN: Paul, I see Leila Batties back up. Can
2 you see her?

3 MR. YOUNG: I see her, but it's not even giving me an
4 option to (indiscernible).

5 MS. SCHELLIN: Yeah, I don't see her as either computer
6 or phone.

7 CHAIRPERSON HOOD: So this is a good time for calling
8 it a night, maybe to go to one of the D.C. public schools, and
9 get one of the young kids, and get them a summer job or stay in
10 school so they can help them with this, because I can tell you,
11 those young folks, I have to call them sometime. They can help
12 you like that.

13 MS. SCHELLIN: Holland and Knight, having come from
14 there, they've got some real restrictions on their security
15 because they had issues even filing applications. They had to
16 change things just to be able to file with us, so I think it's a
17 security issue that they had to make some changes before.

18 CHAIRPERSON HOOD: Okay. I understand. So it's not
19 the operator issues, it's the security issues, which is
20 understood.

21 MS. SCHELLIN: Maybe it's because young folks know how
22 to get past the security issues.

23 MR. YOUNG: I know the computer keeps trying to get in.

24 MS. BATTIES: I've got the video up. Hello. Can you
25 hear? Can you guys hear me now?

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1 CHAIRPERSON HOOD: Yeah, we can hear you. We can't see
2 you, but we can hear you.

3 MS. BATTIES: It is one of these small dots there?
4 Maybe go to --

5 (Cross-talk.)

6 CHAIRPERSON HOOD: So let me ask you this. When it
7 asked you to join, did it ask you to join with video?

8 MS. BATTIES: No. No, audio. We don't have a video
9 option on our end.

10 MS. SCHELLIN: You have -- on your upper, do you have
11 a menu up on the upper left that you've got file, edit, share,
12 view, audio, video? Do you have that menu available?

13 MS. BATTIES: At the top? We're looking at two
14 different computers, and it just says, "audio connection," yeah.

15 MS. SCHELLIN: So do you have a camera on your computer?

16 MS. BATTIES: Yes, we're trying this on two separate
17 computers, Sharon, and neither one has a video option.

18 MS. SCHELLIN: No, it doesn't.

19 MS. BATTIES: Okay. Well, Shane is using a separate
20 laptop, and he's not getting a video option either.

21 CHAIRPERSON HOOD: Shane is on now, so whatever Shane
22 is doing, he's on.

23 MS. BATTIES: Yeah, he's on, but he doesn't -- can you
24 see him?

25 CHAIRPERSON HOOD: I can see his name, yeah, if he cuts

1 his video on, but I can see him. He came up. He's on as video.

2 MR. YOUNG: I can't support him --

3 MS. SCHELLIN: At the bottom, if he chooses start video,
4 we should be able to see him.

5 MR. DETTMAN: Oh, now I got the -- just showed up.

6 MR. YOUNG: Just showed up.

7 MS. SCHELLIN: It just showed up for Shane. Can you -
8 - well, you do not have it.

9 MS. BATTIES: We don't have it on the other -- on my
10 computer.

11 MS. SCHELLIN: There we go.

12 CHAIRPERSON HOOD: There we go. This is on Shane's
13 computer. And, Ms. Batties, when you get yourself situated,
14 we're going to start, but from here going --

15 MS. BATTIES: All right.

16 CHAIRPERSON HOOD: -- forward with Holland and Knight,
17 I'd like for them to come on about ten minutes early and let's
18 make sure that they are up. We'll just do that for them. I'm
19 just serious. I think it's good (indiscernible.)

20 MS. BATTIES: I agree with you, Mr. Chairman. Okay.

21 CHAIRPERSON HOOD: Okay. Actually, we should be doing
22 that for everybody, including myself.

23 (Pause.)

24 MR. YOUNG: I don't seem to see Shane Dettman's audio
25 is working on that computer.

1 MS. SCHELLIN: It was working because we heard them.
2 He must have --

3 MR. YOUNG: That was coming from Ms. Batties' computer.

4 MS. SCHELLIN: Oh, was it?

5 COMMISSIONER MAY: No, it's Shane. I see Shane's
6 computer.

7 MS. SCHELLIN: I know, but the talking. Can you make
8 sure that it's unmuted?

9 MR. YOUNG: Now the audio should work if you unmute.

10 MS. SCHELLIN: Yeah, they're on mute.

11 MS. BATTIES: Can you hear me now?

12 CHAIRPERSON HOOD: Yeah. Okay.

13 All right, Ms. Batties, you may begin.

14 MS. BATTIES: Can you guys hear me now?

15 CHAIRPERSON HOOD: Yes, we can hear you.

16 MS. BATTIES: Okay, great. All right. I apologize for
17 the technical challenges.

18 Good afternoon. Leila Batties and Chris Cohen with the
19 law firm of Holland and Knight on behalf of S Street Village,
20 LLC, in support of their application to rezone the subject
21 property from RF-1 to ARTS-2. The subject property consists of
22 approximately 22,000 square feet, and it's located -- it's five
23 blocks along the south side of S Street between 6th and 7th
24 Street. The property is owned by S Street Village and Manna,
25 Inc., and both Manna, as well as New Community Church, located

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1 at the site, have been long-term stakeholders in the community,
2 providing affordable housing opportunities and other services to
3 area residents. With me today is Reverend Dickerson and Sasha
4 Angus from Manna, who would like to provide brief remarks to the
5 Zoning Commission. After they speak, Shane Dettman will go
6 through the Comp Plan analysis, which supports the approval of
7 the rezoning. Before I turn the application -- the presentation
8 over to Reverend Jim, I'd just like to highlight four things.

9 First, the property's designation on the land use,
10 Future Land Use Map, was changed moderate density residential to
11 mixed-use medium density residential, medium density commercial
12 to support the zoning request that's before you this afternoon
13 and to facilitate the redevelopment of the site.

14 Second, during the Comp Plan process or the Comp Plan
15 amendment process, Manna and ANC 6E entered into a memorandum of
16 understanding that provided for the preservation of facades of
17 the existing rowhouses on the property at 618 and 622 S Street.

18 Third, ANC 6E has unanimously supported the rezoning
19 of this property from RF-1 to ARTS-2. They voted in support of
20 the project in October and the letter of support is filed at
21 Exhibit 13.

22 And then last, there was an email in support filed by
23 Ms. Samnang, who resides at 1738 Glick Court, just to the
24 southeast of the property.

25 So with those highlights, I'm going to conclude my

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1 opening remarks and turn the presentation over to Reverend Jim.
2 And Reverend Jim Dickerson is the founder of Manna.

3 REVEREND DICKERSON: Good afternoon, Mr. Chairman and
4 Commissioners, and thank you for this opportunity again, and my
5 condolences on your loss, Chairman Hood.

6 Just briefly, I think you know I've been before you
7 before. This is 40 years at 614 S and then on S Street for us
8 as a church and Manna, with lots of programs, and lots of
9 ministry, and a lot of presence and all there. We have also
10 taken probably, in Shaw, 500 homes and redone them, sold them to
11 first-time low income buyers over the 40-year period. We took
12 40, 50 homes in the S Street area over to -- around a two block
13 area and redid them. We've been a part of the community for all
14 these years. We moved in there when we were invited in when it
15 was all drugs, and everybody knows what the 80s was like, or many
16 do, many don't. But that was a very different neighborhood. Now
17 it has changed into a highly gentrified neighborhood, and we're
18 still there. We're still doing -- we're still committed to our
19 same call and our vision and our work there, and we will continue
20 to be so. And we are wanting to add to the affordable housing
21 stock that we've lost by 90 units, and we want to continue to
22 have opportunity for people who are being, at this point, pushed
23 out because the economics, et cetera. And this is our home, and
24 this is our call, and this is where we have been and will continue
25 to be to provide a rich neighborhood experience there, Shaw

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1 Village. And so any questions, I'll be glad to answer them. Oh,
2 and I need -- so it's time for me to introduce Sasha. Well, I
3 would like to introduce -- my joy and my pleasure is to introduce
4 Ms. Sasha Angus as Manna's CEO and president, who will go into
5 greater detail about the project or about the development.

6 MS. ANGUS: Thank you for the introduction. Reverend
7 Dickerson. Thank you, Commissioner Hood and all the
8 Commissioners. I'm pleased that we are bringing this dynamic
9 mixed-use development before the Zoning Commission today. Upon
10 joining the organization as CEO about a year-and-a-half ago, it
11 was natural to immediately solidify the vision for S Street
12 Village and to move very quickly into implementation. Rezoning
13 of this site in partnership with New Community Church will
14 facilitate a mix of uses, including office space for Manna's new
15 headquarters, renovation of the existing church, and it will
16 expand the area's housing supply between 80 to 90 units of brand
17 new affordable housing. Now, this is a marquee project for Manna,
18 not only because it's where the organization began some 40 years
19 ago, but it will also create opportunity. It will build community
20 and it will help preserve the rich African American history in
21 this desirable transit-rich neighborhood of Washington, D.C. This
22 building will also complement the existing streetscape, and it
23 will include ample amenities and community spaces, such as a
24 multipurpose room, art space run by the church, a fitness room,
25 and a club room at the penthouse level, to name a few.

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1 Our target is to break ground in the winter of this
2 year, in 2022, and construction completion is anticipated in
3 2024, assuming we break ground at the end of this year.

4 I want to thank you again for the opportunity to present
5 this project. And with that, I will turn it over to Shane to
6 talk in greater detail about the rezoning. Thank you.

7 MR. DETTMAN: Good evening, Mr. Chairman, and members
8 of the Commission.

9 Mr. Young, could we bring up the slides that were
10 submitted to the record? Thank you, and I'll just go over the
11 highlights quickly here. Next slide, please, Mr. Young.

12 So here we're looking at some images of the existing
13 and the proposed zoning. As the Commission knows from the
14 record, currently the property is proposed to be rezoned, which
15 are shown here in red, are zoned RF-1, which is typically a
16 moderate density residential zone. What's proposed this
17 evening is to rezone those properties to ARTS-2. Next slide.

18 The standard of review for a map amendment is that the
19 Commission must determine that the proposal is not inconsistent
20 with the Comprehensive Plan, other adopted policies and programs,
21 as well as the purposes of the Zoning Act. And I'll very quickly
22 go through that today. Next slide.

23 This is just a chart showing the comparison of the
24 primary development parameters of the existing and proposed
25 zoning. In terms of the proposed zoning, because I'll be touching

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1 upon this with respect to the Future Land Use Map, the density
2 permitted in the proposed ARTS-2 as a matter of right is at 3.5,
3 4.2 with IZ, with some additional density that can be achieved
4 through the provision of certain amounts of residential and
5 certain preferred uses. Next slide.

6 So, as you know, our new Comprehensive Plan places a
7 keen focus on equity, and here's the slides just showing some of
8 the language that you can find in the Framework Element, as well
9 as the Implementation Element, talking about the relationship of
10 equity and the racial equity loans, and as that relates to the
11 Commission's evaluation of a zoning proposal relative to
12 consistency with the Comprehensive Plan. And then it talks about
13 how equity is both an outcome and a process. As a process, it
14 talks about how those most impacted by structural racism are
15 meaningfully involved in the creation and implementation of
16 policies and programs that impact their lives. And you know
17 Manna's mission in this project that was described briefly this
18 morning, or this evening, has been socialized with the ANC, with
19 the community, and so as a process, there really has been a lot
20 of outreach and meaningful input. As an outcome, it says the
21 District achieves racial equity when race no longer determines
22 one's socio-economic outcomes, when everyone has a right, has
23 access to what they need in order to thrive. And we'll touch
24 upon that in a minute.

25 Again, the racial equity lens is not intended to be a

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1 separate analysis. It is intended, as stated by the Framework
2 Element, be part of the Commission's Comprehensive Plan
3 evaluation. Next slide.

4 First, looking at the Generalized Policy Map, the
5 sites, the properties proposed to be rezoned, is located in a
6 neighborhood enhancement area which is described in the Comp Plan
7 as areas that have substantial amounts of vacant, underutilized
8 land. They're primarily residential in character. They present
9 opportunities for compatible infill development and that new
10 housing should be encouraged. I believe that the proposed map
11 amendment is not inconsistent with that designation. Next slide.

12 It also talks about how development is intended, is
13 encouraged to be compatible with the surrounding context. And
14 here's just some images showing the site and the surrounding
15 context, where you have ARTS-2 zones up against RF-1 zones, and
16 you can see what the resulting development pattern is in the
17 surrounding area, and the ARTS-2 zone is certainly a matter of
18 right development that would result as a result of ARTS-2 zoning
19 on this site is compatible with the surrounding context. Next
20 slide.

21 In terms of the Future Land Use Map, as Leila mentioned,
22 this site was recently redesignated as part of the Council's
23 adoption of the new Comprehensive Plan. It was the Future Land
24 Use Map designation now is mixed-use, medium commercial, medium
25 density, residential. And you can see there the prior and the

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1 current Future Land Use Map. Next slide.

2 A mixed-use designation talks about the mixing of two
3 or more land uses is encouraged. And from the development program
4 that was summarized just this evening, you can see that there
5 will be a mixture of uses on the site and that density and
6 intensity is determined by the mix of uses shown and that guidance
7 is provided by the Area Elements. Next slide.

8 In terms of the density, ARTS-2, as I said, allows
9 you to get up to about 4.7, 4.2 FAR, and that's well within the
10 density ranges that are prescribed and in the Framework Element
11 descriptions of both medium density commercial and medium density
12 residential. In fact, if you if you look at the densities, it
13 really is sort of a, more of a moderate density commercial zone.
14 So we're well within our Future Land Use Map designation. Next
15 slide.

16 And we're consistent with several of the policies that
17 you'll find in the near Northwest Element and the Shaw/ Convention
18 Center policy focus area that talk about working with nonprofit
19 organizations, such as Manna, to ensure that their locations and
20 operations complement neighboring properties, talking about the
21 production of affordable housing, the preservation of affordable
22 housing. And so we're certainly consistent with that. Next
23 slide.

24 So, Commissioners, this is a table that was not in the
25 original filing, you know. And since the adoption of the

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1 Comprehensive Plan, we've been thinking a lot about how to convey,
2 you know, equity indicators and the racial equity lens and how
3 that relates to the Comprehensive Plan. And this is a table that
4 we've been working on. You'll see it more often in cases that
5 we're involved in. And essentially, what this does is it draws
6 upon language that's in the Framework Element, talking about
7 equitable development, holistically considering such things like
8 land use, transportation, housing, environmental, conditions --
9 cultural conditions. And what that does is, we don't know if
10 that's the right name, equitable development indicators, but what
11 it is, is sort of an attempt at looking at various indicators
12 that you would think about when you're thinking about equitable
13 development. What are the measures of those, and then what's the
14 potential outcome of this proposed map amendment? Certainly,
15 this would be different if we're talking about a PUD where we
16 could tie a particular indicator to a specific, you know, benefit,
17 but in a map amendment, we can draw some conclusions as to what
18 sorts of development could occur as a result of the proposed map
19 amendment. With respect to housing, there'll be an increase in
20 the amount of housing permitted on the site and certainly
21 affordable housing, since this will be an IZ Plus redevelopment,
22 and perhaps even exceed what is required under IZ Plus. It's a
23 walkable, transit accessible location. Certainly, there'll be
24 construction jobs relating from, resulting from this project.
25 And also, you know, the site in and of itself is in close

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1 proximity to schools, Howard University Hospital, parks, open
2 spaces. And so that was sort of our assessment of the series of
3 equitable development indicators as it relates to the map
4 amendment. Next slide.

5 Of course, we have to consider any potential
6 inconsistencies and talk about and recognize those
7 inconsistencies and talk about how they've been outweighed. In
8 our assessment of the Comprehensive Plan, there were a few
9 policies in the land use element talking about rehab before demo,
10 rowhouse neighborhood character, the alteration of rowhouses. We
11 believe that to the extent the proposal would be inconsistent or
12 the resulting development from this map amendment, we think
13 they're far outweighed by the changes to the Future Land Use Map
14 that was just recently made, the Generalized Policy Map
15 designation, various other policies, and recommendations in Small
16 Area Plans. And of course, the Mayor's order on housing and
17 housing equity report. Next slide.

18 And then this is just a table looking at the purposes
19 of the Zoning Act and how the proposed map amendment is consistent
20 with those. In terms of congestion, it's a transit accessible
21 location. It's very walkable. Health, welfare, and safety, it's
22 going to better utilize the site for some very important uses,
23 like affordable housing and Manna's offices, as well as
24 maintaining a church presence on the site. Light and air,
25 overcrowding of land, all of which we believe we are consistent

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1 with in terms of the policy with the Zoning Act. Finally, next
2 slide.

3 And so that, Mr. Chairman, in conclusion, I would find
4 that the proposed map amendment is not inconsistent with the
5 Comprehensive Plan and that any potential inconsistencies with
6 individual Comp Plan policies are outweighed by those items that
7 are listed before you in those sub bullets. And then finally,
8 that the map amendment is consistent with the Zoning Act and will
9 create conditions that are favorable to public health, safety,
10 welfare and convenience. And with that, that concludes my
11 presentation.

12 CHAIRPERSON HOOD: Okay. I guess -- let me see if Ms.
13 Batties is coming back.

14 MS. BATTIES: That concludes our presentation. Mr.
15 Chairman.

16 CHAIRPERSON HOOD: Okay, first of all, let me start off
17 changing what I said about Holland and Knight earlier, I was just
18 really just having fun, but actually maybe that is true. I was
19 just having some fun, because I do that all the time. And even
20 when I come on sometime, I can't get my sound to work. So we
21 all need to get on a little earlier and make sure things are
22 working so we --

23 MS. BATTIES: We didn't take any offense.

24 CHAIRPERSON HOOD: Well, I had to straighten that up,
25 because I didn't want nobody to think I was picking on you all,

1 because I'm not. I don't pick on anybody. I try not to. All
2 right. So -- the only person I pick on is Commissioner May.
3 Other than that, I don't pick on anybody else. All right. So
4 let's see if we have any questions or comments. Commissioner
5 May?

6 COMMISSIONER MAY: I do not have any questions for the
7 Applicant. Thank you.

8 CHAIRPERSON HOOD: I've got to get used to not calling
9 Commissioner Shapiro.

10 Commissioner Imamura, you've moved into second. t?

11 COMMISSIONER IMAMURA: All right. Well, I certainly
12 appreciate the fun that we have on this Commission, so thank you,
13 Mr. Chair.

14 I don't have any other questions either, except for
15 just a comment to say that I really appreciate the equitable
16 development indicators or the approach to that, just to identify
17 the measures and outcomes and just addressing the inconsistencies
18 head-on with the benefits and considerations. So I thought it
19 was a really nice slide deck and really simple to distill
20 information. So I appreciate that. No other questions or
21 comments.

22 CHAIRPERSON HOOD: Thank you. Vice Chair Miller?

23 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
24 you, Leila Batties, for the Applicant's presentation. Thank you,
25 Reverend Jim Dickerson and Manna, for all of the affordable

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1 housing work that you've done to preserve and create and maintain
2 affordable housing in the District for decades. It's really very
3 commendable, and I appreciated working with you, Reverend
4 Dickerson, on many, many projects over the years and policies.
5 I don't have any questions either.

6 I do echo Commissioner Imamura's compliment, Mr.
7 Dettman, of the Equitable Development Indicators table. I think
8 that is very useful. Obviously, all of us are evolving in terms
9 of our evaluation, the new statutory requirement to evaluate Comp
10 Plan consistency cases through a racial equity lens, which, as
11 the Chairman has pointed out, we're doing kind of, for many years,
12 even though we were told we were getting outside of our
13 jurisdiction, so to speak, but I think that that table is very
14 helpful and useful and a good template going forward for yourself
15 and others as we as we improve that evaluation technique.

16 So obviously, this is a Comp Plan consistency map
17 amendment case, and clearly, in my own view, I agree with the
18 Applicant and the ANC and OP, that it's not that the map amendment
19 is not only not inconsistent, it's much more consistent than what
20 the existing zoning is with the new Comp Plan land use map
21 designation, along with all the other designations, the policy
22 map enhancement designation, the Small Area Plans and the
23 emphasis on affordable housing.

24 So I realize this isn't a project-based development,
25 but obviously that we're evaluating the map amendment zoning

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1 consistency evaluation. But there is a project obviously
2 affiliated with this, which you made reference to. Just for our
3 benefit and the benefit of the public, can you just repeat again
4 the number of housing units, the office uses for Manna's
5 headquarters, and any other uses that are going to be part of
6 the ultimate development that this map amendment will facilitate?

7 MS. BATTIES: I'm going to let Ms. Sasha talk about
8 that more specifically.

9 MS. ANGUS: Commissioner, thank you. We're proposing
10 90 units of affordable housing on the site. Manna's new
11 headquarters will be located there. There will be space, a
12 multipurpose room for multi-use. There will be space for an arts
13 program. There will be amenities for residents of the apartment
14 building, a fitness center and clubroom, and an afterschool
15 program as well, run by the church.

16 VICE CHAIR MILLER: Thank you for that, Ms. Angus. The
17 90 units are all at affordable levels, or can you just provide a
18 little more specifics on that median family income level or what
19 the breakdown is of the 90 in terms of market rate versus
20 affordable, or are they all affordable?

21 MS. ANGUS: All 90 units, we're happy to say, will be
22 affordable to families earning up to 60 percent of the area median
23 income on average, but all 90 units will be affordable.

24 VICE CHAIR MILLER: And this is anticipated to be a
25 rental building?

1 MS. ANGUS: This will be -- yes, this will be a rental
2 building and over 50 percent of the units will be between two-
3 to-four-bedroom units, so there will be units for families as
4 well. I think we lost sound.

5 VICE CHAIR MILLER: Thank you. That's important
6 information. Thank you for sharing that, that family size units
7 is also another priority of the city in the -- as articulated in
8 the Comprehensive Plan. So we appreciate this map amendment
9 going forward and all the projects that Manna is affiliated with.
10 We commend you for that. Thank you.

11 MS. ANGUS: Thank you. Thank you very much.

12 CHAIRPERSON HOOD: Ms. Angus, before you leave, before
13 you leave, Ms. Angus, let me just ask you.

14 MS. ANGUS: Yes.

15 CHAIRPERSON HOOD: I want to make sure I understood it.
16 You know, everybody asks that question, probably a different way,
17 so I want to ask it similar to the lines of Vice Chair Miller.
18 When you say up to 60, you meant up to 60. It could -- if I'm
19 20 percent, if I qualify at 20 percent, I'm still in the game.
20 Is that a fair assessment?

21 MS. ANGUS: That is. It is up to 60 percent. The
22 numbers are still moving, so I can't say whether someone at -- I
23 can't say specifically whether someone at 20 percent, or 30
24 percent, or, you know, the 60 percent. On average, it'll be
25 about 60 percent. I don't have the exact mix for the various

1 AMIs in front of me.

2 CHAIRPERSON HOOD: Okay. But across the board, we may
3 be able to -- we will be inclusive of 20 and 30 and 40.

4 MS. ANGUS: Across, yes.

5 CHAIRPERSON HOOD: Thank you. Thank you, Ms. Angus.
6 And also thank you, Reverend Dickerson. I thank you all for your
7 work. I did read the submission about the racial equity.
8 Typically, I like the rules. And let's walk through that, have
9 that discussion, because it actually helps the Commission. But
10 because I know the work that Manna has been doing, I think that
11 that conversation with you all, I think you all are already
12 exhibiting that type of work. So thank you all for what you all
13 do.

14 MS. ANGUS: Appreciate it. Thanks so much.

15 CHAIRPERSON HOOD: I don't have any additional. Any
16 follow up questions or comments from anybody? Okay. All right.

17 Let's go to -- Ms. Schellin, do we have anyone from ANC
18 6E? 1B, I think, has waived their participation.

19 MS. SCHELLIN: I did not see Ms. Nigro in the list of
20 participants. Mr. Young looked also, but I did not see her.

21 CHAIRPERSON HOOD: Okay. So with that, let's go to
22 Ms. Thomas with her new earphones, sharp. But anyway, let's go
23 to Ms. Thomas, and then if we have anybody teed up. Ms. Thomas,
24 we'll turn it over to you.

25 MS. THOMAS: Yeah, you don't want to hear about these

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1 earphones, what just happened to mine. So, yeah, you don't want
2 to know.

3 But good afternoon, Chair Hood and Commission members,
4 the OP for Case 21-15. And before I begin, I'd like to extend
5 condolences to you on behalf of OP on your loss.

6 So as stated in our report, the Office of Planning is
7 recommending approval of the Applicant's proposed amendment of
8 the subject property from the RF-1 to the ARTS-2 zone, including
9 the application of IZ Plus, as we anticipate future development
10 with increased density. At a location with robust transportation
11 options, that density, increased to IZ Plus, would support
12 robust, affordable housing at this location, which would be more
13 than otherwise provided if the site were to be developed as a
14 matter of right under its current zoning or with some combination
15 of zoning relief.

16 The map amendment would further the District's goals
17 of equity in housing distribution at desired locations for lower
18 income District residents, as expressed through the Comprehensive
19 Plan's housing, transportation, and land use elements, as well
20 as the area plans demonstrated fully in OP's set down report.
21 When weighed against the inconsistencies, we concluded that on
22 balance, the proposed amendment is not inconsistent with the
23 policies and goals of the Future Land Use Map and the area plans
24 included at Duke and Convention Center strategic plans. And with
25 that, I will conclude our presentation. Thank you.

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1 CHAIRPERSON HOOD: Okay. Thank you, Ms. Thomas. I
2 don't believe we have anyone from DDOT, which is fine.

3 Let's see if we have any questions. Commissioners.
4 Commissioner May?

5 COMMISSIONER MAY: I don't have any questions. I did
6 want to point out that I think there's a glitch in the OP final
7 report. On page 3, the analysis of the Future Land Use Map, it
8 just looks like the -- at least in the version that I have, the
9 blue box that's drawn around the site has shifted up, as has the
10 highlighted land use categories have shifted up or they've
11 shifted down. I don't know. Things are moving around. And so
12 it's inconsistent with the other maps.

13 MS. THOMAS: I'm sorry. Sometimes when we go from the
14 PDF --

15 COMMISSIONER MAY: Yes.

16 MS. THOMAS: -- the report, everything shifts around.
17 Sometimes that happens. I'm sorry. Yes.

18 COMMISSIONER MAY: No, that's okay. I mean, you might
19 want to --

20 MS. THOMAS: Check on that before --

21 COMMISSIONER MAY: -- look at that in the records.

22 MS. THOMAS: Okay. Will do. Uh-huh.

23 COMMISSIONER MAY: It shows exactly. That's all. Thank
24 you.

25 MS. THOMAS: Sure. No worries. Thank you.

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1 CHAIRPERSON HOOD: Okay. Commissioner Imamura.

2 COMMISSIONER IMAMURA: Thank you, Mr. Chair, I have no
3 comments.

4 Thank you, Ms. Thomas, for your report.

5 CHAIRPERSON HOOD: And Vice Chair Miller.

6 VICE CHAIR MILLER: Thank you, Ms. Thomas, for your
7 report, and compliments to you on your earphones, your
8 headphones, or whoever's they are.

9 MS. THOMAS: It's my daughter's, her gaming headphones.
10 So I had -- my laptop fell down and the headphones, my laptop
11 just all of a sudden broke and she had to come to the rescue. I
12 was screaming, "Bring me headphones, and so she -- she looked at
13 me as if, "Why am I taking off my headphones to give you?" So
14 I'm, like, "Give me that." So yeah. Here I am, pink headphones.

15 COMMISSIONER MAY: I think we lost --

16 CHAIRPERSON HOOD: I think we lost the Vice Chair, but
17 I have his comments, since he's gone for a moment. I'll tell
18 you, young folks always come to the rescue.

19 MS. THOMAS: That's what she said. That's what she
20 said.

21 CHAIRPERSON HOOD: Always come to the rescue. Trust
22 me.

23 MS. THOMAS: Exactly.

24 COMMISSIONER IMAMURA: They are stylish, Ms. Thomas.

25 CHAIRPERSON HOOD: I like them, actually. I'll probably

1 get a blue color, but I understand. And they sound good.

2 COMMISSIONER MAY: You'd look great in pink, Mr.
3 Chairman.

4 CHAIRPERSON HOOD: Well, I need Archie to help the Vice
5 Chair, because I don't know where he went.

6 All right, so while we're waiting, I don't necessarily
7 have any questions of Ms. Thomas. I'm just trying to give the
8 Vice Chair a moment.

9 So, Ms. Batties, this validates my point.

10 MS. BATTIES: Yes.

11 CHAIRPERSON HOOD: You all (indiscernible) go home.
12 The rest of us do it. I'm just sorry it had to happen tonight.

13 MS. BATTIES: We're going to -- we're still working to
14 get it together on the (indiscernible), but we are here early if
15 you, if Mr. Young wants to work with us, we're here and ready.

16 CHAIRPERSON HOOD: Yeah, we'll see.

17 MS. BATTIES: Set up at 3:30.

18 CHAIRPERSON HOOD: I think we do that with everybody,
19 at least do a sound check. The Vice Chair, I hope he has finished
20 his questions, so let's move on. I'm going to move on, because
21 I don't see him coming back yet. All right.

22 MS. SCHELLIN: It appears that his -- we're getting the
23 message that he has low bandwidth, so it appears that he's having
24 some internet connection issues.

25 CHAIRPERSON HOOD: Okay. Okay, let me -- I guess no

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1 one is here from DDOT?

2 MS. SCHELLIN: No, sir.

3 CHAIRPERSON HOOD: And I think DDOT supports the map
4 amendment. I just want to make sure I read it right.

5 "DDOT has reviewed the Applicant's request and
6 determined that based on the information provided, the proposed
7 rezoning would not lead to a significant increase in the number
8 of peak hour vehicles. Additionally, an increase in zoning on
9 the site close to a Metro station is consistent with DDOT's goals
10 of supporting walkable-and-transit-oriented development.
11 Therefore, DDOT has no objection to the approval of the requested
12 Map Amendment."

13 So those are the experts in transportation, and they
14 have given us approval in Exhibit -- their approval in Exhibit
15 24.

16 Okay. The Vice Chair is back.

17 All right. Other government reports?. Give me a
18 second? Let's go through that very quickly. We had a report
19 from DDOT. I didn't see any other government reports. I don't
20 note any unless someone sees something that I may have missed.
21 I will keep it at that.

22 Again, Ms. Schellin, we don't have anyone from ANC 6E,
23 correct? Okay. ANC 6E submitted, and this is at Exhibit 13,
24 ANC 6E submitted a report stating that at its duly noted public
25 meeting on October the 5th, 2021, with a quorum present, it voted

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1 unanimously to support the application. The ANC expressed
2 urgency, citing the need to create new affordable housing in the
3 Shaw neighborhood and are excited about this project. ANC 1B,
4 in our Exhibit 15, has deferred to ANC 6E, and they would follow
5 the leadership, defer to ANC 6E with respect to evaluating this
6 application. So they have the community support.

7 Let's go to -- do we have any, I think, but I'll ask,
8 do we have any organizations or individuals who would like to
9 testify and support, opposition, or undeclared?

10 MS. SCHELLIN: Staff has checked again and there have
11 been no new sign-ons.

12 CHAIRPERSON HOOD: Okay.

13 MS. SCHELLIN: And, of course, our new procedure is
14 that the day of the hearing, they must call Mr. Barron to sign
15 up. That is our new procedure, so that we don't have this issue
16 of missing anyone, that the day of the hearing that they contact
17 us via telephone.

18 CHAIRPERSON HOOD: Okay. Maybe I need to put that in
19 the opening statement so we can get that out there. But I think
20 that's good. That'll help us out tremendously.

21 MS. SCHELLIN: Yeah, and we're going to change this OZ
22 hotline. I see the incorrect number is up there. But Mr. Young
23 is going to change that for us so that it's got Mr. Barron's
24 phone number --

25 CHAIRMAN HOOD: Okay.

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1 MS. SCHELLEN: -- going forward. Then it will have his
2 up. There we go. He's already changed it.

3 CHAIRPERSON HOOD: I need to change it in my --

4 MS. SCHELLEN: Yes.

5 CHAIRPERSON HOOD: -- right now. I'm going to change
6 it right now so I will remember. 0789. Okay. All right. I'll
7 make sure it changes. Ms. Schellin, if I read the wrong number
8 again, would you make sure I --

9 MS. SCHELLIN: Yes, sir.

10 CHAIRPERSON HOOD: -- read the right number? Okay. All
11 right.

12 So with that, Ms. Batties, I don't know if you have any
13 rebuttal, but do you have any closing?

14 MS. BATTIES: Can you hear me?

15 CHAIRPERSON HOOD: Yes, we can hear you.

16 MS. BATTIES: Yes. So just to conclude, in closing, I
17 would say, based on the record and including the testimony given
18 today, we respectfully request the Commission's proposed action
19 on this application. Thank you.

20 CHAIRPERSON HOOD: Okay. Is Vice Chair Miller back?

21 VICE CHAIR MILLER: I'm here.

22 CHAIRPERSON HOOD: Okay. Good. Yeah, you might want
23 to just keep your camera off.

24 So, Commissioners, we have a request before us. I
25 think this is pretty straightforward. There's no sense in us

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1 letting this lay around, but let me hear from others. And if
2 not, if we don't have any further discussion, I think the record
3 is complete. We can take a motion and go ahead and dispose of
4 this at this time. Anybody have anything? Would somebody like
5 to -- no questions? Commissioner May?

6 COMMISSIONER MAY: I have no questions. And, sure,
7 I'll make a motion.

8 CHAIRPERSON HOOD: Okay.

9 COMMISSIONER MAY: I'm looking for the right language,
10 but I would move that the Zoning Commission take proposed action
11 on the petition to rezone 641 S Street -- sorry. S Street, NW,
12 from RF-1 zone to the ARTS-2 zone.

13 CHAIRPERSON HOOD: Okay. It's been moved. Can we get
14 a second?

15 COMMISSIONER IMAMURA: Second.

16 CHAIRPERSON HOOD: It's been moved and properly second.
17 Any further discussion?

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

20 MS. SCHELLIN: Yes, sir. Commissioner May.

21 COMMISSIONER MAY: Yes.

22 MS. SCHELLIN: Commissioner Imamura.

23 COMMISSIONER IMAMURA: Yes, (indiscernible).

24 MS. SCHELLIN: Commissioner Hood.

25 CHAIRPERSON HOOD: Yes.

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1 MS. SCHELLIN: And Commissioner Miller.

2 VICE CHAIR MILLER: Yes.

3 MS. SCHELLIN: The vote is 4-0-1, the one not voting
4 being the 3rd Mayoral appointee position vacant. I guess we can
5 say that's vacant, correct?

6 CHAIRPERSON HOOD: Yeah, that's right.

7 MS. SCHELLIN: Because he resigned, yes.

8 CHAIRPERSON HOOD: All right. Okay.

9 MS. SCHELLIN: Okay. So we'll put the amendment -- put
10 this on for final action after referring it to NCPC for a 30-day
11 comment period.

12 CHAIRPERSON HOOD: Okay. I thank everyone for their
13 participation tonight, and I want to leave --

14 MS. BATTIES: Thank you, sir.

15 CHAIRPERSON HOOD: We appreciate all the work that's
16 been done by Manna and them coming forward tonight.

17 I want to read what the Zoning Commission will be
18 hearing on February the 14th. But -- well, anyway, the Zoning
19 Commission will be hearing Case Number 20-26B. This is a text
20 amendment on -- let's see if I've got the address. But anyway,
21 if you can look it up, 20-26A on here. But either way, the Zoning
22 Commission will be back on this same line, these same platforms
23 on February the 14th, 2022, at 4:00 p.m., on these same platforms.
24 I thank everyone for their participation tonight.

25 MS. SCHELLIN: Can I -- 20-26B is at 3:45 p.m., and

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1 that's just to continue the COVID-19 administrative time
2 extensions. And at 4 o'clock is the 21-17.

3 CHAIRPERSON HOOD: Oh that's -- okay. Thank you. And
4 that's only open for --

5 MS. SCHELLIN: So you're not crazy. You're right.

6 CHAIRPERSON HOOD: Okay.

7 MS. ANGUS: Commissioners, I just want to say thank you
8 very much on behalf of Manna, Inc. I look forward to being in
9 front of you on future projects, and you'll be seeing more of
10 me. But we're very grateful and appreciative that the Commission
11 has approved this very important map amendment. So thank you.

12 REVEREND DICKERSON: And my thanks as well, so thank
13 you so much. And thank you for your service, all of you.

14 CHAIRPERSON HOOD: Okay. And thank you all, and
15 continue to keep making a difference that makes a difference that
16 you all are doing. Thank you so much.

17 Let me see if I get this right now. Okay. So at 3:45,
18 the Zoning Commission will hear Zoning Commission Case 20-26B,
19 as stated by Ms. Schellin. And then at 4 o'clock, we will hear
20 Case Number 21-17, which is the Congress Park Community Partners,
21 LLC. So with that, I want to thank everyone for their
22 participation tonight, and this hearing is adjourned. Good
23 night.

24 (Whereupon, the above-entitled matter went off the
25 record at 4:59 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 02/07/2022

Place: Teleconference

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

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