

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 :
:
Office of Planning :
Map Amendment from MU-4 to :
MU-5A; 16th, 19th, 20th, :
& 21st Sts. NE, 23rd & :
25th Pl. NE; and Benning Rd. NE :
(Sq. 4510, Lots 64-66, 82, :
96-99, 150-153 & 156; Sq. 4511, :
Lot 68; Sq. 4513, Lots 77, 81, : Case No. 22-02
82, 90, 91, 872, 875, 877, 881, :
883, 885, 901, 905, 909, 912, :
919 & 921; Sq. 4514, Lots 31, :
32, 808, 810 & 812; Sq. 4515, :
Lots 97, 98, 101-103, 803, 805, :
809, 819, 823, 825, 828-831 & :
834; Sq. 4516, Lots 206 & :
208-210; Sq. 4517, Lots 77, :
78, 803, 805, 809, 811, 813, :
817, 819, 821 & 822; :
and Parcel 149/60), Wards 6 & 7 :
-----:

MONDAY

MAY 9, 2022

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The Public Hearing of Case No. 22-02 by the District of Columbia Zoning Commission convened via videoconference, pursuant to notice, at 4:00 p.m. EDT, Anthony J. Hood, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

KAREN THOMAS, Project Manager
JOEL LAWSON, Project Manager

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQUIRE
DENNIS LIU, ESQUIRE

The transcript constitutes the minutes from the Public Hearing held on May 9th, 2022.

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

OPENING STATEMENT:	
Anthony Hood	4
PRELIMINARY MATTERS:	
Anthony Hood	5
PRESENTATION:	
Case Number: 22-02 - Map Amendment from MU-4 to MU-5A; 16th, 19th, 20th, & 21st Sts. NE, 23rd & 25th Pl. NE; and Benning Rd. NE (Sq. 4510 Lots 64-66, 82, 96-99, 150-153 & 156; Sq. 4511, Lot 68; Sq. 4513, Lots 77, 81, 82, 90, 91, 872, 875, 877, 881, 883, 885, 901, 905, 909, 912, 919 & 921; Sq. 4514, Lots 31, 32, 808, 810 & 812; Sq. 4515, Lots 97, 98, 101-103, 803, 805, 809, 819, 823, 825, 828-831 & 834; Sq. 4516, Lots 206 & 208-210; Sq. 4517, Lots 77, 78, 803, 805, 809, 811, 813, 817, 819, 821 & 822; and Parcel 149/60), Wards 6 & 7 . .	6
COMMENTS AND QUESTIONS:	
Commissioners	7
DISTRICT OF COLUMBIA DEPARTMENT OF TRANSPORTATION:	
Kimberly Vacca	13
COMMENTS AND QUESTIONS:	
Commissioners	15
VOTE:	
Commissioners	22
CLOSING REMARKS:	
Anthony Hood	23
ADJOURN:	
Anthony Hood	23

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

2 (4:00 p.m.)

3 CHAIRPERSON HOOD: Good afternoon, ladies and
4 gentlemen. We are convening and broadcasting this public hearing
5 by video conferencing. My name is Anthony Hood. Joining me this
6 evening are Vice Chair Miller and Commissioner Imamura. We're
7 also joined by Office of Zoning staff, Ms. Sharon Schellin and
8 Mr. Paul Young, as well as the Office of Zoning Legal Division.
9 We have Ms. Lovick and Mr. Liu. I will ask all others to introduce
10 themselves at the appropriate time.

11 Copies of today's virtual public hearing notice are
12 available on the Office of Zoning's website. Please be advised
13 that this proceeding is being recorded by a court reporter and
14 is also webcast live, Webex and YouTube Live. The video will be
15 available on the Office of Zoning's website after the hearing.
16 Accordingly, all those listening on Webex or by phone will be
17 muted during the hearing, and only those who have signed up to
18 participate or testify will be unmuted at the appropriate time.

19 Please state your name and home address before
20 providing oral testimony of your presentation. When you are
21 finished speaking, please mute your audio so that your microphone
22 is no longer picking up sound or background noise. If you
23 experience difficulty accessing Webex or with your telephone
24 call-in, then please call our OZ hotline number at 202-727-0789
25 to sign up or to receive Webex or login or call-in instructions.

1 All persons planning to testify either in favor or in
2 opposition, we encourage you to sign up in advance and your name
3 will be called in that order, hopefully. If you wish to file
4 written testimony or additional supporting documents during the
5 hearing, then please be prepared to describe and discuss it at
6 the time of the testimony.

7 The hearing will be conducted in accordance with
8 provisions of 11-Z DCMR, Chapter 5, as follows: preliminary
9 matters; presentation by the Office of Planning. In this case,
10 the Office of Planning has up to 60 minutes. I definitely know
11 we don't need 60 minutes, and we have reviewed the record; the
12 report of other government agency; the report of the ANC;
13 testimony of organizations and individuals. Each organization
14 will have five minutes and individuals will have three minutes,
15 respectively. And we'll hear in the order from those in support,
16 opposition, and undeclared.

17 While the Commission reserves the right to change the
18 time limits for presentations, if necessary, it intends to adhere
19 to the time limits as strictly as possible and notes that no time
20 shall be ceded.

21 Again, any issues, please call our OZ hotline number
22 at 202-727-0789.

23 At this time, the Commission will consider any
24 preliminary matters.

25 Does the staff have any preliminary matters?

1 MS. SCHELLIN: Very shortly, just to advise, this is
2 an Office of Planning petition, so Karen Thomas and Joel Lawson
3 will be presenting the case. We have Karen Vacca (sic) from
4 DDOT. And other than that, the staff has nothing for the
5 Commission to decide preliminarily. And right now, I have one
6 person signed up to testify.

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

8 If we could bring everybody up, that would be good,
9 Mr. Young.

10 Okay. Ms. Thomas, I -- Ms. Thomas and Mr. Lawson, I
11 guess we'll turn it over to you two, and we have Ms. Vacca as
12 well. So we will -- we'll turn it all over to OP and DDOT at
13 the same time. So you may begin, Ms. Thomas.

14 MS. THOMAS: Yes. Hi. Good afternoon, Mr. Chair, and
15 members of the Zoning Commission. Karen Thomas with the Office
16 of Planning for application 22-02. This is OP's petition for an
17 areawide map amendment to rezone properties fronting the south
18 side of Benning Road, Northeast between 16th Street and Oklahoma
19 Avenue from the RA-2 and MU-4 zone to the MU-5A zone with IZ
20 Plus. And that's well-discussed in our -- both our reports.

21 This evening, we are recommending the Commission
22 approve this petition, as, on balance, the proposed amendment
23 would not be inconsistent with the Comp Plan, including the Future
24 Land Use Map, as detailed in our reports again.

25 When viewed through the equity lens, the expected goal

1 of this zoning action would help achieve the District's goal of
2 increasing the affordable housing supply through IZ Plus, as well
3 as including the provision of more than the usual number of
4 affordable workforce housing units and improve physical
5 environments along this transit-accessible corridor.

6 It will help create improved access to employment and
7 other opportunities outside of the immediate area to other parts
8 of the District and to the wider metro area. New development
9 would also provide opportunities for higher quality retail along
10 this underutilized corridor. DDOT has submitted its
11 recommendation, and we also have verbal support included in our
12 report from the DHDD in support of this as well as Ward 7 Economic
13 Development Council's recommendation in the record.

14 And with that, I'll stop here. And I'm available for
15 any questions. Thank you.

16 CHAIRPERSON HOOD: And thank you, Ms. Thomas. I
17 appreciate you going straight to the point. Let's go see if my
18 colleagues have any questions.

19 Commissioner Imamura, we'll start with you tonight.

20 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

21 Ms. Thomas, thank you for your report. Appreciate the
22 -- its thoroughness. I don't really have any questions. I think
23 something that just really stuck with me was coming in there
24 about from the 2019 Housing Equity Report that only 3 percent of
25 the District's total number of affordable units are in this area.

1 So where we can and where it makes sense, certainly IZ Plus, we
2 should make every effort and endeavor to do that.

3 And I think the numbers that you had included in your
4 chart in your report said a difference of about 79 units, if we
5 include IZ Plus. And so, that's certainly, I think, very laudable
6 and something that we should really strive for in this particular
7 area. And I just want to give you any additional time on that,
8 Ms. Thomas, if you wanted to elaborate at all. But I really
9 appreciate your report.

10 MS. THOMAS: Yeah. That was the goal with including
11 IZ Plus, in particular with these amendments going forward. We
12 have certain parts of -- certain pockets in the District and
13 particularly in these wards, certain ANCs and the planning areas
14 where we fall short of the housing -- affordable housing units
15 -- the number of affordable housing units, particularly as we saw
16 H Street proceeded with its development along the H Street
17 corridor. This certainly is an extension of that, and we see we
18 can have more affordability along this corridor -- this main
19 corridor, which is a transit-accessible corridor. And more
20 opportunity is presented here to increase the workforce housing
21 for the District, particularly in this area, where we see --
22 where we have noticed substantial increases in housing prices and
23 rental prices.

24 COMMISSIONER IMAMURA: I certainly agree with you,
25 Ms. Thomas. And given the conditions now, we certainly want to

1 see more affordability. This certainly achieves the city's goal
2 to reach a more equitable community. So --

3 And, Mr. Lawson, I saw you nod your head, so thank you
4 and Ms. Thomas. So anything else you'd like to add, Mr. Lawson?

5 MR. LAWSON: Thank you. Good evening, members of the
6 Commission. No, Karen has said it all. I think this is a
7 textbook case of where IZ Plus should apply. You know, it's
8 directly a result of the Comp Plan change in the current Comp
9 Plan, so it makes perfect sense here. We're happy to bring it
10 forward. Thanks.

11 COMMISSIONER IMAMURA: Mr. Lawson and Ms. Thomas, thank
12 you for your hard work.

13 Mr. Chairman, I yield back.

14 CHAIRPERSON HOOD: Okay. Thank you, Commissioner.

15 Vice Chair Miller?

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

17 And thank you, Ms. Thomas and Mr. Lawson for the Office
18 of Planning report, which I think has made the case for -- made
19 the zoning consistency case in this map amendment proposal and
20 as well as the IZ Plus designation. And thank you for the equity
21 analysis that you verbally presented, plus the written comments
22 in your report on pages seven and eight.

23 I had a question -- a couple questions, not really
24 related to whether we should go forward, so I -- because I want
25 to go forward with this. But on page eight of your report, when

1 you're describing at the top, it says, "Given the land use
2 characteristics of the District, only a small amount of the total
3 land area, 28.1 percent is dedicated to residential use." And
4 the point being is -- "scarcity of land increases the cost of
5 new housing and limits the availability of housing and
6 intensifies housing cost burdens, particularly for lower- and
7 middle-income households" is your next sentence.

8 But the 28.1 percent figure for the amount of land
9 dedicated to residential use, I assume that's referring only to
10 exclusively residentially zoned property. It doesn't include
11 commercial and mixed-use properties, where residential isn't
12 necessarily required, but it is permitted. Because PDR zone is
13 the only zone that doesn't -- does not permit residential. I
14 didn't think PDR took up 72 percent of the -- it must take up a
15 very small percentage of the District's total. But I don't know.
16 Do you have -- off the top of your head know is the 28.1 percent
17 figure for residentially zoned property that's cited in your
18 report, is it -- you're -- you're referring to just exclusively
19 residentially zoned (indiscernible)?

20 MS. THOMAS: It's -- yeah, I think it's exclusively
21 residential zoned. This came from the Comp Plan with reference.
22 I don't have it in front of me here, but I can double-check.
23 What I do know is that the -- we have a lot of land devoted to
24 -- that is with the federal government. And so, a lot of -- we
25 have a lot of land that could be developed parcels, but are

1 devoted strictly to reservations and federal-owned properties.
2 So I can get a little bit more information.

3 VICE CHAIR MILLER: So, yeah, that federal -- so the
4 federal designation takes a big section --

5 MS. THOMAS: Takes a big chunk of what we could do for
6 residential, particularly for multi-family. And I think that
7 would be -- that figure would also be for multi-family, including
8 particularly the residential.

9 VICE CHAIR MILLER: Yes. That makes sense. So I guess
10 at some point, not in this -- in the context of this case, but
11 at some point this might be helpful just to know what those
12 percentages all are.

13 MS. THOMAS: Yes. As I bring forward other thing, I'll
14 be sure to include that breakdown a little bit more clearer.
15 Okay.

16 VICE CHAIR MILLER: Okay. Thank you very much.

17 MS. THOMAS: Thank you.

18 VICE CHAIR MILLER: And thank you for bringing this
19 forward today.

20 Thank you, Mr. Chairman.

21 CHAIRPERSON HOOD: Thank you.

22 I'm going to start off by saying this is an untold
23 story. As I was reading this, Mr. Lawson and Ms. Thomas, here
24 we are again trying to achieve IZ Plus, and we're always told
25 that we're not doing enough for affordable housing and trying to

1 bring different advantages and things to the community. But see,
2 this is an untold story, because I look on who's on here tonight.
3 We have one person, and that's our staff. Now, I don't know
4 who's on from -- and I'm saying this, so hopefully, somebody will
5 go back and read -- look at my comments.

6 So the accusations that go against the Commission, the
7 Office of Planning, all of us, nobody talks about what we're
8 doing here. And I want to thank the Ward 7 Economic Development
9 Advisory. As I've said before, and as we -- my colleagues have
10 said, zoning is a small piece. But this here, when I look at
11 what we're trying to do when we're going from the MU-4 and the
12 R2A (sic) to the MU-5A, and we're trying to increase and increase
13 the affordable housing, increase the envelope, this is the untold
14 story.

15 So I guess if nobody's going to tune in when we're
16 telling the untold stories, we have to tell it ourselves. So
17 I'm going to continue to do that for my remainder of my time and
18 do that, because I think this is excellent. And I appreciate
19 the support of the Ward 7 Economic Development Advisory Council.
20 And I'm just curious, I know who's reached out to the ANC, I
21 think it was 6A and -- hold on for a second. I'll tell you
22 exactly which ANCs. I know we have reached out to ANC-6A and
23 ANC-7D, but I believe that we didn't get a response, because I
24 think it's achievable, they liked the direction we're going in,
25 and it's a consistency. So I'll just leave it at that.

1 This is a two-vote case. And I think from what I've
2 heard from my colleagues thus far, is that we will apply to IZ
3 Plus. And I think it's achievable, I think it's something great,
4 and I want to applaud the Office of Planning and us for doing
5 the -- making this type of move. Because if nobody tells our
6 story, we're going to have to tell it. Okay.

7 Ms. Thomas and Ms. Lawson, you have anything to add
8 to my -- if not, we can keep right on going.

9 (No audible response)

10 All right. I'll keep going. Give me one second.

11 Any follow up questions or comments?

12 Okay. Again, Ms. Schellin, do we have anyone from the
13 ANC?

14 Oh, before we do that, Ms. Vacca? Because I know DDOT
15 is supportive as well. Ms. Vacca, you can present. I'm sorry.

16 MS. VACCA: No worries. Good evening, Chairman Hood
17 and Commissioners. My name, for the record, is Kimberly Vacca
18 with the District Department of Transportation.

19 DDOT is supportive of the proposed rezoning. The
20 proposed MU-5 zone would allow for approximately 574 more
21 dwelling units distributed along the Benning Road properties.
22 The additional trips generated by the proposal are expected to
23 have a minimal impact on the District's transportation network.

24 And DDOT concurs with the proposal, because the
25 additional density supports the adjacent transit and generates

1 additional foot traffic to support nearby businesses. This is
2 consistent with DDOT's approach to infill sites, which should be
3 dense and transit-oriented. Overall, DDOT supports the project
4 and welcomes any questions. Thank you.

5 CHAIRPERSON HOOD: Okay, colleagues, do we have any
6 questions of DDOT?

7 Commissioner Imamura?

8 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

9 Ms. Vacca, thank you for your report. And just for the
10 record, the trip generation will have minimal impact on the local
11 service?

12 MS. VACCA: Yes.

13 COMMISSIONER IMAMURA: That's all I wanted to hear for
14 the record. Thank you, Ms. Vacca.

15 MS. VACCA: You're welcome.

16 CHAIRPERSON HOOD: Thank you.

17 Vice Chair Miller.

18 VICE CHAIR MILLER: Thank you, Ms. Vacca for your report
19 from DDOT. I guess I had a question about the -- you say that
20 the proposed MU-5A zone would allow for approximately 574 more
21 units -- residential units on the subject properties than the
22 maximum allowed under the existing zone.

23 I guess I don't quite understand that number in
24 relationship to the numbers in, Ms. Thomas, in your report, Office
25 of Planning's report about the two -- the numbers that would be

1 generated under two different scenarios of IZ Plus. I think you
2 have had 225 or a hundred -- 224 units under one scenario, just
3 an example, and then 145 would be generated under another
4 scenario. So I just didn't understand where the 574 --

5 MS. VACCA: Yeah, that's a great --

6 VICE CHAIR MILLER: You're saying that 1407 units would
7 be -- could be -- could just theoretically be generated under the
8 new zone versus the 833 units under the current zone. And can
9 somebody just elucidate those numbers?

10 MS. VACCA: Yeah. Yeah. So we look at the maximum
11 development potential, right, because we want to take a very
12 liberal estimation of how, under a maximum development potential,
13 what that could look like on our roadways, a worst-case scenario,
14 right? It's very unlikely that that is going to be generated by
15 development proposals. What typically occurs with development,
16 is that it's well under the maximum FAR allowances, and we include
17 inclusionary zoning as part of that estimation. So the Office
18 of Planning's estimates are probably more realistic as to what
19 exactly will be developed over time. Ours is taking in the more
20 high-level maximum approach, which is the difference in our
21 numbers.

22 VICE CHAIR MILLER: Okay. Well, thank you for that
23 explanation.

24 Ms. Thomas, do you have anything to add on that issue?

25 MS. THOMAS: Yes. I believe also, in part, it's due

1 to our calculations involve bonus density, which we're
2 calculating with a bonus -- with the IZ Plus 2 bonus density.
3 And I don't know if they're doing type one, type two calculations
4 way. So there might be a difference there. But I believe that
5 their calculations is using, just as she said, the maximum IZ.
6 They're looking at, you know, specific density, whereas we would
7 be using bonus density. The difference in the -- our calculations
8 involve the difference in the -- in that density.

9 It's within the regulations itself what -- how we apply
10 that bonus. I don't have the regs in front of me here, but
11 there's an assigned bonus for when you reach a particular
12 threshold, given 20 percent or if it's over 20 percent, depending
13 on the type of construction, type one or type two. I don't know
14 if it makes sense right now, but --

15 VICE CHAIR MILLER: No, and I think it does, but --

16 MS. THOMAS: Yeah, it's hard to explain without --

17 VICE CHAIR MILLER: It might be helpful for maybe DDOT
18 and OP to talk, just so what's in the record, we --

19 MS. THOMAS: Okay.

20 VICE CHAIR MILLER: -- when people look at it. I mean,
21 I'm -- I'm not even a part of the public. I'm part of the Zoning
22 Commission. (Indiscernible) we might readily understand what the
23 number means and --

24 MS. THOMAS: Absolutely.

25 VICE CHAIR MILLER: -- whether it really is a usable

1 -- a realistic number. I just -- I mean, I would love to have
2 574 more units or a thousand units along this corridor, but it
3 doesn't seem like that's really possible when you're talking
4 about usable bonus density. Maybe that's it. Usable bonus
5 density. So -- and maybe you all can just talk and just make
6 sure that there's coordination in the presentation from the from
7 the executive. And it may be my own misunderstanding. So I
8 thank you for those explanations though. I think I understand
9 the situation.

10 MS. THOMAS: Okay.

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

12 CHAIRPERSON HOOD: Ms. Thomas, did you have something
13 you wanted to add or you're good?

14 MS. THOMAS: No, I'll leave it there. Again, that's
15 something we would look -- I would look in the next report and
16 to present some more clarity for the Commission as to how those
17 numbers -- I'll break it down in an appendix and show how those
18 numbers are calculated.

19 MS. VACCA: Mr. Chair, I'm also happy to also provide
20 our estimates as well. And you can see how we generated the
21 maximum theoretical development potential for these properties
22 as needed.

23 CHAIRPERSON HOOD: Okay.

24 I thank you both for supplying it. This is a two-vote
25 case. We would appreciate the help to clarify the record as the

1 Vice Chair has mentioned, so thank you.

2 I do want to mention again, I just -- I didn't gloss
3 over the Racial Equity Tool, which we are supposed to be viewing
4 and look at, which we do. But some things just come right out
5 at you. And in this particular situation overall, the map
6 amendment has the potential to create additional affordable
7 housing unit. I think we opined on it, even though we didn't
8 just spell out racial equity. So I think it's there, and I think
9 it's very clear. I'm not sure.

10 Let me ask, Ms. Thomas, have we reached out to ANC-6A
11 and the other ANC, 7D, I think it is?

12 MS. THOMAS: Yes, I did. I did reach out, and --

13 CHAIRPERSON HOOD: Okay.

14 MS. THOMAS: Yeah, I was -- the ANC chairperson
15 responded and said they would submit something to the record, and
16 so, we thought it was going to be today, but I guess they will
17 be submitting something.

18 CHAIRPERSON HOOD: Okay, and that's both ANCs. But we
19 have reached out to both of them, so that's good.

20 All right. Any follow up questions or comments?

21 Okay. Let's --

22 Mr. Chair?

23 CHAIRPERSON HOOD: Yes?

24 COMMISSIONER IMAMURA: Mr. Chair? I'm sorry.

25 CHAIRPERSON HOOD: Please.

1 COMMISSIONER IMAMURA: I know we want to progress
2 quickly. I just want to add to Vice-Chair Miller's comments that
3 for Ms. Thomas -- really for OP and DDOT. I think what we're
4 looking for is just a simple crosswalk for the public and for
5 the Commission too. So it's really -- I understand that the
6 approaches are very different, in terms of the -- for DDOT what
7 their approach is, in terms of maximizing the development there.
8 But I think if there could be sort of that linkage between those
9 reports, I think that's probably what we're -- what Vice Chair
10 Miller's trying to get at. And I think that makes a lot of sense,
11 even moving forward. So with your other colleagues, you know,
12 that way there's this seamless sort of crosswalk. And the
13 numbers, while may be different, but there's probably some kind
14 of linkage that we can connect to, so -- and the public can
15 connect.

16 MS. THOMAS: Absolutely. Sure.

17 COMMISSIONER IMAMURA: Thank you.

18 CHAIRPERSON HOOD: And I guess that's why it's fine.
19 I appreciate all that, but my thing is let's get the affordable
20 housing in. Whatever it takes with crosswalk, we can put on the
21 paper, and I appreciate all the comments, but let's just try to
22 make it achievable and doable. So that's kind of why I'm on
23 this. But then again, that's why it's five of us. We're just
24 pushing hard to try to achieve it. That's kind of where I am.

25 Let me just ask -- I don't think -- and I'll ask my

1 colleagues. I didn't see any other government reports other than
2 DDOT and OP, unless -- did I overlook anything? I didn't see
3 any.

4 (No audible response.)

5 All right, so I didn't. Let's keep moving. We don't
6 have a report from either of the ANCs. We're looking forward to
7 that, if we can reach out to both of them and just see if we can
8 get a report for the final.

9 Also, Ms. Schellin, do we have any organizations or
10 persons who are here to testify either in support, opposition or
11 undeclared?

12 MS. SCHELLIN: We had a Karen Collins register to
13 testify. However, she is not on, so we do not have anyone in
14 any category.

15 CHAIRPERSON HOOD: Okay. If Ms. Collins wants to
16 testify, since she's not on tonight, she can always submit
17 something -- Ms. Collins can always submit something, and she may
18 be having problems -- technical problems, I'm not sure. But I
19 will say the letter from the Ward 7 Economic Development Advisory
20 Council, who has the Chair of Warren C. Williams, is very
21 supportive of this application -- what petition is in front of
22 us tonight. And I'm looking at members of that board. I think
23 it's well-rounded, especially when I see Tom Brown, Dr. Curry.
24 I think they have a good team who is weighing in on this. And I
25 didn't call everybody's name, but I am looking at the members of

1 the Ward 7 Economic Development Advisory Council. So I would say
2 that we are in good hands.

3 So with that, again, we don't see anyone.

4 Anything else, Commissioners? Any other questions,
5 comments? Now, do we want to -- do you all want to hold off the
6 vote for the crosswalk?

7 (No audible response.)

8 Okay. All right. Just making sure. All right.
9 Because this is a two-vote case.

10 So with that, I will close the hearing, Ms. Schellin,
11 unless we have something else.

12 Let's see, Commissioners, I think is pretty
13 straightforward. I would be inclined to move forward tonight,
14 unless there's something outstanding why we shouldn't. So with
15 that, can I get a motion from someone?

16 VICE CHAIR MILLER: Sure, Mr. Chairman. I would move
17 that the Zoning Commission approve Case No. 22-02, a petition
18 from the Office of Planning for a map amendment on lots fronting
19 Benning Road, Northeast, (audio interference) Avenue from MU-4
20 and RA-2 to the MU-5A zone, as consistent with the Comprehensive
21 Plan. And I would echo your comments about the Ward 7 Economic
22 Development Advisory Council and Affordable Housing,
23 Mr. Chairman.

24 I would ask for a second. Thank you.

25 COMMISSIONER IMAMURA: Second with the friendly

1 amendment. I didn't -- Vice Chair Miller cut out on me here,
2 but to include the IZ Plus.

3 VICE CHAIR MILLER: Yes. Thank you, Commissioner
4 Imamura.

5 COMMISSIONER IMAMURA: Yes.

6 CHAIRPERSON HOOD: Okay. So good. We got everything
7 included. We've got a motion. Everything's included. Been
8 moved and properly seconded. Any further discussion?

9 (No audible response.)

10 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, could
11 you do a roll call vote, please.

12 MS. SCHELLIN: Commissioner Miller.

13 VICE CHAIR MILLER: Yes.

14 MS. SCHELLIN: Commissioner Imamura.

15 COMMISSIONER IMAMURA: Yes.

16 MS. SCHELLIN: Commissioner Hood.

17 CHAIRPERSON HOOD: Yes.

18 MS. SCHELLIN: The vote is three to zero to two to
19 approve proposed action in Zoning Commission Case No. 22-20 --
20 02, and that includes IZ Plus being applied here. And it is the
21 minus two, Commissioner May not present, not voting. However,
22 he has reviewed the record so far and will review this hearing
23 and participate at final action. And the third mayoral appointee
24 position being vacant.

25 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin. I

1 may have -- do we have a meeting Thursday?

2 MS. SCHELLIN: We have a meeting at 4:00 and then at
3 4:30, the case from Thursday, 22 -- I'm sorry, 21-18 will start
4 as 4:30.

5 CHAIRPERSON HOOD: Yes. Right. I realize that,
6 Ms. Schellin. I was just trying to figure out, because I thought
7 we only had two things on the agenda. I see four things on the
8 agenda for Thursday, May the 12th.

9 MS. SCHELLIN: Yes.

10 CHAIRPERSON HOOD: We got four things? So we won't be
11 finished by 4:30.

12 MS. SCHELLIN: Well, I think they'll be very short. I
13 don't think they'll take a long time.

14 CHAIRPERSON HOOD: Okay. All right. So that's what I
15 would say. The Zoning Commission will meet again this coming
16 -- we have a meeting on Thursday, and we have a continuation of
17 a case, which is Zoning Commission Case No. 21-18, Dance Loft
18 Ventures, and we will be starting with the party in opposition.
19 That's where we'll start from.

20 So anyway, I want to thank everyone for their
21 participation. I thank the Office of Planning and DDOT for your
22 work on this and my colleagues as well. And I thank everyone
23 for their participation tonight. And this hearing is adjourned,
24 and I'll see everybody on Thursday.

25 (Whereupon the above-entitled matter went off the

1 record at 4:30 p.m.)
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This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 05-09-2022

Place: Teleconference

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

GARY EUELL