

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

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THURSDAY

JANUARY 30, 2023

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

ZONING COMMISSION MEMBERS PRESENT:

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

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

- JACOB RITTING, ESQUIRE
- HILLARY LOVICK, ESQUIRE
- DENNIS LIU, ESQUIRE

The transcript constitutes the minutes from the Regular Public Hearing held on January 30, 2023

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

Case No. 22-12  
Mid-Atlantic Neighborhood Development Corp. .... 6

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. Today's date is January the 30th, 2023. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, Commissioner May, and Commissioner Imamura, also the Office of Zoning Staff, Ms. Sharon Schellin, as well as Mr. Paul Young, who will be handling all of our virtual operations, as well as the Office of Zoning legal division, Mr. Dennis Liu. 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's being recorded by a court reporter, and the platforms used are 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. Excuse me. 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 will be unmuted at the appropriate time.

When called, please state your name before providing

1 | your testimony. When you are finished speaking, please mute your  
2 | audio. If you experience difficulty accessing Webex or with your  
3 | telephone call-in or have not signed up -- or not signed up, then  
4 | please call your -- our OZ hotline number at 202-727-0789. If  
5 | you wish to file written testimony or additional supporting  
6 | documents during the hearing, then please be prepared to describe  
7 | and discuss it at the time of your testimony.

8 |           The hearing will be conducted in accordance with the  
9 | provisions of 11-Z-DCMR, Chapter 4, as follows: preliminary  
10 | matters, applicant's case, applicant has up to six minutes -- I  
11 | mean, 60 minutes, but certainly we don't need that in this case  
12 | tonight; the report of other government agencies; report of the  
13 | Department of Transportation and Office of Planning; and then  
14 | we'll have the report of the ANC. And I think in this ANC, we  
15 | have ANC 4C, and now I believe it's in 4E, so 4C is also affected  
16 | as well. So the -- and then we'll have testimony of  
17 | organizations, five minutes, individuals three minutes, and we  
18 | will hear in the following order from those who are in support,  
19 | opposition, and undeclared. Then we'll have rebuttal and closing  
20 | by the applicant.

21 |           Again, the OZ hotline number is 202-727-0789 for any  
22 | concerns during these proceedings. I'll just say that nobody  
23 | calls me all day long, and I start doing this and then I get  
24 | phone calls. So that's just how it goes. At this time -- I  
25 | apologize. At this time, the Commission will consider any

1 preliminary matters.

2 Does the staff have any preliminary matters?

3 MS. SCHELLIN: Just very quickly. The Applicant's  
4 being represented by Leila Batties and Christopher Cohen of  
5 Holland & Knight. As you stated, this property is now  
6 within -- sorry, I keep muting and unmuting myself -- is now  
7 within ANC 4E, and Commissioner Ulysses Campbell is on and will  
8 be representing that ANC. ANC 4C is still an affected ANC per  
9 the regulations and Commissioner Brittany Kademian -- I'm sure I  
10 messed that on up -- has been authorized to represent that ANC.  
11 I don't see her yet unless she is one of the phone numbers that  
12 have called in. If she could send us a message and let us know  
13 if that is her. Other than that, the Applicant, as stated, is  
14 planning to take about 10 minutes.

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

16 Let's bring everyone up, and we can go ahead and get  
17 started.

18 COMMISSIONER MAY: I believe the Chairman said that  
19 they only get six minutes.

20 CHAIRPERSON HOOD: You know, I --

21 MS. SCHELLIN: Kind of like name that project from the  
22 old show, Name That Tune, so.

23 CHAIRPERSON HOOD: I was trying to cut my phone off at  
24 the same time, so that's probably why I probably saw six and kept  
25 trying to -- keep reading. I don't usually make mistakes.

1 MS. SCHELLIN: Ms. Batties, you've been challenged,  
2 but.

3 CHAIRPERSON HOOD: All right. Ms. Batties, you may  
4 begin whenever you're ready.

5 MS. BATTIES: Try to get it done quickly. Good  
6 afternoon, everyone. Leila Batties and Chris Cohen with Holland  
7 & Knight, on behalf of the Applicant, Mid-Atlantic Neighborhood  
8 Development Corporation which seeks a zoning map amendment for  
9 lots 810 through 813 at Square 2819 from MU-3 to MU-7A.

10 Mid-Atlantic Neighborhood Development Corporation is  
11 an affiliate of Volunteers of America and the development partner  
12 to the Xi Omega Chapter of Alpha Kappa Alpha Sorority. Mid-  
13 Atlantic Neighborhood Development Corporation is represented this  
14 evening by its executive director Mike Sheedy. And the Xi Omega  
15 Chapter of Alpha Kappa Alpha is represented by it's president,  
16 Raven Hill, and also Ms. Alfreda Edwards, chair of the Xi Omega  
17 Property Redevelopment Committee, which was established in 2015.

18 Mr. Young, if you can please pull up the map from our  
19 PowerPoint?

20 CHAIRPERSON HOOD: Ms. Batties, before we get started,  
21 let me just do this. I've been around long enough to know. Ms.  
22 Edwards is a friend and a neighbor of mine. We have not talked  
23 about this case. Does anyone here have any objections of me  
24 participating?

25 Okay. No objection. I want to make sure I put that

1 on the record. I've learned like 20 years ago to make sure you  
2 do that.

3 All right. So let's go ahead, Ms. Batties. I'm sorry.

4 MS. BATTIES: Okay, great.

5 Yes, Mr. Young, if you can just pull up the map of the  
6 property from our PowerPoint?

7 So Xi Omega is the owner of lot 813 in Square 2819.  
8 The Xi Omega site was originally the only property covered under  
9 this application, but the application was amended to include the  
10 adjacent lots 810, 811, and 812. Together, these lots total  
11 approximately 90,600 square feet. They're located on the east  
12 side of 14th Street between Allison Street to the north, and  
13 Webster Street to the south, and they are bounded on the east by  
14 Arkansas Avenue. The parcels are mid-block underutilized sites  
15 flanked by taller apartments at each end of the block.

16 The application seeks to rezone the properties from MU-  
17 3A to MU-7A, which would allow the lots to be redeveloped as a  
18 matter of right at a density of 4.0 FAR or 4.8 with IZ and the  
19 maximum height of 65 feet, consistent with these parcels'  
20 designation on the comprehensive plan future land use map. Their  
21 designation is mixed use, medium density residential, moderate  
22 density commercial. The record is complete with great favorable  
23 reports from the Office of Planning, DDOT, ANC 4C, which was the  
24 previous ANC for the subject property, and ANC 4E, which is the  
25 current ANC for the property. The record includes an extensive

1 comprehensive plan analysis on pages 6 through 22 of the  
2 Applicant's statement at Exhibit 3 of the record, including a  
3 racial equity analysis.

4           The Office of Planning report concludes that the map  
5 amendment on balance would not be inconsistent with the  
6 comprehensive plan, particularly when viewed through a racial  
7 equity lens. As such, Mr. Chairman, we propose to rest on the  
8 record. But we would appreciate the opportunity for Ms. Alfreda  
9 Edwards to give remarks to the Commission on behalf of Xi Omega,  
10 which has been a long term stakeholder in this neighborhood and  
11 is the entity leading the rezoning and redevelopment of the  
12 property that's covered in the application. Thank you.

13           CHAIRPERSON HOOD: Okay, thank you.

14           Ms. Edwards?

15           MS. BATTIES: Ms. Edwards, we can't hear you.

16           CHAIRPERSON HOOD: Ms. Edwards is on mute. And  
17 Ms. Edwards, before you start your testimony, and, you know, tell  
18 us, if you don't mind, I'm going to do it like this because I  
19 think we always spread the bad stuff, I know your daughter was  
20 featured on Channel 4 recently here in the city, tell us what  
21 she's doing nationally and globally.

22           MS. EDWARDS: I can't hear you.

23           CHAIRPERSON HOOD: Can you hear me?

24           MS. EDWARDS: Let me go back. One minute. Give me  
25 one minute.

1 CHAIRPERSON HOOD: All right.

2 MS. EDWARDS: I can't hear you.

3 CHAIRPERSON HOOD: We can hear you.

4 Can everybody else hear Ms. Batties? Can you all hear  
5 me? Everybody else can hear me?

6 MS. EDWARDS: I can't hear you. Just a minute. You  
7 can hear me?

8 CHAIRPERSON HOOD: Yeah, we can hear you.

9 MS. EDWARDS: Okay.

10 CHAIRPERSON HOOD: We can hear you.

11 MS. EDWARDS: All right.

12 CHAIRPERSON HOOD: Don't get charged, but we can hear  
13 you. Don't get frustrated and say anything, because we all can  
14 hear you. Don't talk too long.

15 MS. EDWARDS: Hello?

16 CHAIRPERSON HOOD: Yeah, we can hear you, but we can  
17 hear you twice. You must have two things on.

18 MS. EDWARDS: Okay. Let me go back now.

19 CHAIRPERSON HOOD: What about now? No. Why don't you  
20 just do this? Why don't you just turn your -- do it by telephone  
21 if you can hear me. Just do it by phone and cut your computer  
22 off. We can't hear you.

23 MS. EDWARDS: I'm going to cut it off. Okay.

24 CHAIRPERSON HOOD: Okay. There you go. Now we can  
25 hear you.

1 MS. EDWARDS: All right. So --

2 CHAIRPERSON HOOD: So Ms. Edwards, before you get  
3 started, I don't know if you heard me. I just want you to tell  
4 us a little bit about your daughter, if you don't mind.

5 MS. EDWARDS: Okay. So Mr. Hood is referring to my  
6 youngest daughter, Anedra Edwards, who was raised in Ward 5 of  
7 Washington D.C. And so she's an avid sports player, and lacrosse  
8 was her chosen sport that she pursued in high school and in  
9 college. And after college, she decided she wanted to do  
10 wonderful and great things, and so she entered the entertainment  
11 industry. And she eventually moved to Los Angeles, California  
12 to become a visual effects editor in the entertainment world.  
13 And so her latest greatest accomplishment is that she was the  
14 visual effects editor on Wakanda Forever, the Black Panther movie  
15 that aired in October, and is now the -- is now a nominee in  
16 several Oscar nomination categories.

17 And though she attributes all that she knows and who  
18 she is with her upbringing in Ward 5 of Washington, D.C. and the  
19 people who are "in her village" and have supported her throughout  
20 all of her endeavors -- and so now that she's completed work on  
21 that particular feature film, she is now working on Transformers:  
22 Rise of the Beasts. I do have to admit I have not been a  
23 Transformers fan and followed all of the Transformers movies, but  
24 I will be attending this Transformer event when it comes out in  
25 June simply because of my personal connection there.

1           And so Anthony Hood has known her since, oh my gosh,  
2 since she was a little girl and watched her develop and grow into  
3 the person that she has become now. And so thank you, Anthony,  
4 for allowing me to acknowledge her and her accomplishments that  
5 she has and she always attributes or makes sure that she mentions  
6 she is from Washington D.C. She is a product of this city and  
7 this town, so.

8           CHAIRPERSON HOOD: Thank you. Thank you, Ms. Edwards.  
9 And let her know that we are very proud of her. I was so happy  
10 to see her, I think one Sunday morning, on Channel 4, they did a  
11 special on her. And tell her she's a natural. So tell her we  
12 are very proud.

13           MS. EDWARDS: Yes.

14           CHAIRPERSON HOOD: All right. So with that, I better  
15 get back to zoning. So Okay. All right. So go ahead, Ms.  
16 Edwards.

17           MS. EDWARDS: Okay. All right. All right. So as I  
18 was saying, I am the chairman of the redevelopment, the property  
19 redevelopment, committee for Xi Omega. I have -- I am a 47-year  
20 member of Alpha Kappa Alpha sorority, and I am honored to be  
21 working on this project. And then I also want to take time to  
22 acknowledge my president who hopefully is on the call, Ms. Raven  
23 Hill. And as was stated by Ms. Batties, this application  
24 initially only included the Xi Omega parcel, but now has expanded  
25 to include the three adjacent parcels.

1           So let me just tell you a little bit about Xi Omega  
2 chapter. In December of this year, Xi Omega will celebrate 100  
3 years as the oldest graduate chapter of Alpha Kappa Alpha sorority  
4 in D.C. And we purchased this property back in 1981, and the  
5 building has served as our chapter headquarters where we  
6 implement our programs of service. We align our programs of  
7 service with our mission to be of service to all mankind. And  
8 over the life of the chapter, members have conducted programs and  
9 activities that benefit the surrounding community and positively  
10 impact residents of the District of Columbia.

11           These programs demonstrate our strong commitment to  
12 education, health, economic disparities, and community  
13 activities, and support of families and seniors. And so some of  
14 our activities include, but are not limited to, scholarship  
15 assistance for D.C. public school students, health fairs and  
16 screenings, consumer education, voter registration drives, and  
17 weekly senior activities, among others. And we began this journey  
18 back in 2015, when Xi Omega made the decision to redevelop our  
19 site. And since that time, we have taken several steps to get  
20 this part of the entitlement process, including hiring our real  
21 estate consultant partners, VSG, to help us understand the  
22 process for redeveloping the site. I am not an expert in real  
23 estate, but we can hire people who are, and that's what we did.

24           We composed a development proposal that advanced the  
25 mission of our organization and we worked with, at the time it

1 | was Councilmember Todd in the D.C. Office of Planning to amend  
2 | the comprehensive plan to support the redevelopment of this  
3 | property. And we also identified a development partner, Mid-  
4 | Atlantic Neighborhood Development Corporation, which Ms. Batties  
5 | has referred to, which is an affiliate of Volunteers of America.  
6 | But building permits or financing are not yet in place, but we  
7 | propose to redevelop the site as a mixed-use building with 62  
8 | affordable senior one-bedroom units over a new ground level that  
9 | would also house Xi Omega Chapter operations. And we felt that  
10 | this was an excellent public benefit, and it does feed into plans  
11 | for increasing affordable housing in the District of Columbia.

12 |           And so our community outreach has included, you know,  
13 | working with the comprehensive plan amendment and understanding  
14 | that process and participating in getting those approvals in  
15 | place. And we have met with representatives from the ANCs, as  
16 | you mentioned, 4C and 4E, and we were able to secure letters of  
17 | support from both of them. People seem to be very excited about  
18 | our project. And so that's been our progress to date. And now  
19 | we come before you to get the approvals that are required through  
20 | the Zoning Commission that -- I remember when Mr. Hood was elected  
21 | to the Zoning Commission, and I have been very proud of his work  
22 | thus far. That's our request. Do I have any questions?

23 |           CHAIRPERSON HOOD: Thank you. We were waiting until  
24 | you finished. We may want to hear from President Hill.

25 |           I don't know, Ms. Batties, however you want to do it,

1 | if President Hill's wanting to say something, we'll hear from  
2 | everybody, and then we'll ask our questions at the end.

3 |           MS. BATTIES: We are done with our presentation to the  
4 | Zoning Commission. So we'd like to rest on the record that's in  
5 | the case record as well as the testimony this afternoon.

6 |           CHAIRPERSON HOOD: Okay. Well, thank you very much for  
7 | being very succinct. I think this record, from our standpoint,  
8 | what they asked for is, especially with the comprehensive plan,  
9 | and where the council has -- amendments that you all have made,  
10 | I think a lot of the legwork has been done. I know that I've  
11 | heard of the AKAs. I get to hear about the Beta Delta Omega  
12 | chapter in Jackson, Mississippi consistently, because my aunt has  
13 | two pearl members. So they tell me about the pearls. I even  
14 | know what the pearl members mean. So anyway --

15 |           MS. EDWARDS: Okay.

16 |           CHAIRPERSON HOOD: -- I thank AKA for all the work that  
17 | they have done, and y'all just had something recently here in the  
18 | city. I saw it on TV. And all the great work you've done, not  
19 | just nationwide, but globally. So thank you all and glad to have  
20 | you, President Hill, with us today.

21 |           Let me see if my colleagues have any questions or  
22 | comments about zoning or whatever they have in regard to that  
23 | case.

24 |           Commissioner May?

25 |           COMMISSIONER MAY: I do not have any questions. Thank

1 | you very much. It all seems very straightforward.

2 |           CHAIRPERSON HOOD: Okay.

3 |           Commissioner Imamura?

4 |           COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I  
5 | agree with Commissioner May. It's pretty straightforward.

6 |           Ms. Edwards, thank you so much for being here.  
7 | Likewise, Ms. Hill.

8 |           CHAIRPERSON HOOD: Okay.

9 |           And Vice Chair Miller?

10 |           VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank  
11 | you, Ms. Batties and Ms. Edwards, for your presentation in  
12 | bringing this very worthwhile application forward. I would just  
13 | associate myself with Chairman Hood's positive remarks. I may  
14 | have a question for Office of Planning, I guess, about the  
15 | adjacent properties and how that got included into the  
16 | application, unless Ms. Batties or someone else wants to go into  
17 | that. But I would -- I had -- I just had a question as to how  
18 | that occurred, and why certain properties in the square adjacent  
19 | are included and others aren't and whether the property owners  
20 | know -- the other property owners know about this application.  
21 | I can ask Office of Planning, unless Ms. Batties has information  
22 | on that or Ms. Edwards.

23 |           MS. BATTIES: Yes, I can answer that question,  
24 | Mr. Miller. The Xi Omega reached out to the adjacent property  
25 | owners as good neighbors explaining to them the application and

1 the opportunity to up-zone the site consistent with the  
2 comprehensive plan. I think ideally, like for Office of Planning,  
3 from a planning standpoint, they are happy to see as much of this  
4 block rezoned as possible. So really Xi Omega and their  
5 development partner really did the legwork in terms of reaching  
6 out to the adjacent property owners, getting them to sign letters  
7 of authorization to have their application included. As you can  
8 -- might imagine, they're not sophisticated developer types, so  
9 there was a process of informing and educating the other property  
10 owners.

11 The two parcels that aren't included in the -- on the  
12 block, the two parcels that are not included, are already  
13 developed with taller apartment buildings. So although they're  
14 not rezoned, they are much better utilized in terms of height and  
15 density than the parcels that are included in this application,  
16 which are generally just one story, commercial retail facilities  
17 that are underutilized.

18 VICE CHAIR MILLER: Well, thank you for reaching out  
19 to your neighbors and including them in the application with  
20 their consent. And thank you for all of your community outreach  
21 to both ANC 4C and 4E and all of the good work in the community  
22 that the -- that Xi Omega does regularly. Thank you both very  
23 much.

24 CHAIRPERSON HOOD: Well, let's see if we --  
25 Ms. Schellin, do we have -- I know we had some representatives,

1 ANC 4C and 4E. And I know that we went through some redistricting  
2 and one of the names I noticed that went over from C to E, I  
3 believe, is Commissioner Campbell, which gives me a comfort level  
4 of making sure -- and then plus they have support letters on both  
5 sides. So I want to commend this Applicant again, even through  
6 that transition, you come out with a lot of support.

7 So Ms. Schellin, let's bring them up and see if they  
8 have any cross-examination of the Applicant.

9 MS. SCHELLIN: Yes, I -- we've got Mr. Campbell. Again,  
10 I have not heard from the two users, so I'm not sure who they  
11 are, and I do not see Brittany, the other ANC person that was  
12 named to represent 4C.

13 CHAIRPERSON HOOD: Okay. And I did try to rehearse  
14 that name, and I gave up because I didn't want to mess it up.  
15 And I couldn't even get it in rehearsal to myself. So we'll see.  
16 Maybe Mr. Campbell can help us.

17 Mr. Campbell -- Commissioner Campbell, you have any  
18 cross-examination of what you've heard thus far?

19 MR. CAMPBELL: Mr. Chairman, I do not. And I'm -- I  
20 just want to let the panel know, I am trying to figure out how  
21 to enable my camera and very much want to do that, because I put  
22 on a jacket and a tie to attend the proceeding, and it's kind of  
23 wasted if I can't let you all see me.

24 CHAIRPERSON HOOD: So hover over where it says -- do  
25 you see something that says mute and then video or unmute --

1 COMMISSIONER CAMPBELL: Yes.

2 CHAIRPERSON HOOD: -- to stop your video and start your  
3 video?

4 CHAIRPERSON HOOD: Well, now, yeah, I hit that, but it  
5 said that I was going to have to go to settings to enable the  
6 function to allow the camera. So this isn't just as cut and  
7 dried as me hitting this thing. It's --

8 CHAIRPERSON HOOD: Right. Right.

9 COMMISSIONER CAMPBELL: Yeah. So anyway, I'm trying  
10 to figure that out.

11 CHAIRPERSON HOOD: So here's what you do, since you  
12 want us to see your tie, let me ask you this, is your tie and  
13 your jacket matching or does it look like what I do sometime and  
14 it's not matching?

15 Okay. Well, you'll let me know. All right. And you  
16 call Mr. Young, he can help you with that and so we can see your  
17 tie and your jacket. But meanwhile, we're going to keep moving,  
18 and we'll come back to you, Commissioner. We appreciate you  
19 doing that.

20 Ms. Schellin, let's go to the reports of the other --  
21 do we have any other government agencies who would like to  
22 testify?

23 MS. SCHELLIN: I do not. I am not aware of any other  
24 government agencies.

25 CHAIRPERSON HOOD: And I didn't see any in particular

1 other than the Department of Transportation. Do we have anyone  
2 from DDOT here?

3 MS. SCHELLIN: None of the usual folks have signed on,  
4 no.

5 CHAIRPERSON HOOD: Okay. Well, DDOT letter --

6 MS. SCHELLIN: And they don't typically for map  
7 amendments.

8 CHAIRPERSON HOOD: Right. So the DDOT letter was  
9 supportive and asked the Applicant to continue to have continued  
10 coordination, typically what they do, as Ms. Schellin stated, in  
11 a map amendment.

12 Now, let's go to the Office of Planning. And meanwhile,  
13 let's try to get Commissioner Campbell straight so he can come  
14 on.

15 MR. COCHRAN: Thank you, Mr. Chair. I'm Steve Cochran  
16 for the Office of Planning on this case. I was kind of hoping  
17 that my audio wouldn't be visible either so I could convince you  
18 that I have dark brown hair, and I'm 30 years old. In any event,  
19 OP is recommending that the Commission approve the request to  
20 rezone Square 2819, Lots 810 to 813 from MU-3A to MU-7A and to  
21 make any future residential development on the property subject  
22 to IZ Plus. OP reports in the past in its set-down testimony  
23 discussed why such an action would be not inconsistent with the  
24 comprehensive plan, particularly when it's viewed through the  
25 racial equity lens. The 2021 comp plan amendments, which

1 implemented the Central 14th Street's small area plan, changed  
2 the site's land use designation from moderate density residential  
3 and commercial low density to medium density residential and  
4 moderate density commercial. And the policy map indicates that  
5 the mixed-use nature of that part of 14th Street should be  
6 maintained.

7 Both the site's previous and current ANCs have filed  
8 letters of support for the application and DDOT has no objection.  
9 There's no opposition to the proposed case in the case file. So  
10 that concludes OP's report, but I'm, of course, happy to answer  
11 any questions.

12 CHAIRPERSON HOOD: Thank you, Mr. Cochran.

13 Let's finish up with OP, and then we'll go back to  
14 Commissioner Campbell. We'll do it all with Commissioner  
15 Campbell after we finish with OP. We'll continue with the  
16 Commissioner shortly.

17 Any questions or comments of OP?

18 Commissioner May?

19 Okay. Commissioner Imamura?

20 COMMISSIONER IMAMURA: I do not. Thank you,  
21 Mr. Cochran. And I do believe you are 30 years old.

22 CHAIRPERSON HOOD: All right.

23 And Vice Chair Miller?

24 VICE CHAIR MILLER: Thank you, Mr. Chairman. And thank  
25 you, Mr. Cochran, for your report and presentation. So do you

1 have any comment on the question I asked Ms. Batties about the  
2 adjacent parcels that were -- three of them, I guess, were  
3 included that have one story, but the two apartment buildings are  
4 neither and were not included, even though they were part of the  
5 square that had the comprehensive plan map change like these  
6 other parcels. So I just wanted to get your perspective on that.

7 MR. COCHRAN: Be happy to try. Originally, this case  
8 was assigned to someone who is now working much closer to Ms.  
9 Batties than I am. Having -- she's left the Office of Planning.  
10 It's my understanding that OP, for the sake of good planning,  
11 wanted to have more than just one property brought up to the kind  
12 of zoning that would be consistent with the new amended  
13 comprehensive plan. And as Ms. Batties said, it's again my  
14 understanding that because the other buildings are 40 to 45 feet  
15 high, and they're already all residential, there was no need to  
16 necessarily include them in this application.

17 VICE CHAIR MILLER: Well, thank you for that response.  
18 Would those buildings be conforming to the -- if new zoning were  
19 applied to those parcels, would those existing buildings be in  
20 conformity with the MU-7A proposed zoning?

21 MR. COCHRAN: Their height would be. I'm not sure  
22 about their lot occupancy. I don't know whether they exceed  
23 75 percent of the maximum, as the maximum lot occupancy is  
24 70 percent for a building that doesn't have IZ and 70 -- 80  
25 percent -- excuse me, 75 percent for a building that doesn't have

1 IZ, and 80 percent for one that does in the new zone. So for  
2 all intents and purposes, it would appear as if the buildings  
3 would, I'm just getting down to the nitty gritty and saying I  
4 can't guarantee they would on lot occupancy.

5 VICE CHAIR MILLER: Okay. All right. Thank you very  
6 much.

7 MR. COCHRAN: Sure.

8 CHAIRPERSON HOOD: Great. Thank you.

9 Ms. Batties, does the Applicant have any questions of  
10 the Office of Planning?

11 MS. BATTIES: I have no questions, but I would like to  
12 note one thing. Mr. Cochran noted that the property or  
13 redevelopment of the property would be subject to IZ Plus. The  
14 Applicant has no -- we have no objection to that, but the intent  
15 is to develop an all-affordable building, which would be exempt  
16 from IZ altogether. So the building, I mean --

17 MR. COCHRAN: If I might, I just want to emphasize that  
18 it's a map amendment. OP has, to my knowledge, not seen any kind  
19 of a development proposal for the site. Our understanding is not  
20 inconsistent with what Ms. Edwards said for their intent on the  
21 building, but this doesn't review a particular building. So as  
22 far as the map amendment goes, we would like to see IZ Plus  
23 applied. If an all-affordable project develops, then it's --  
24 that would be exempt.

25 MS. BATTIES: Yes, thank you. That's consistent with

1 --

2 CHAIRPERSON HOOD: Okay. And that can be taken care  
3 of. But as Mr. Cochran said, we're not necessarily here to talk  
4 about any particular projects. We're here to talk about a map  
5 amendment, which IZ will apply. And I'm sure other things can  
6 work out as we move forward. Let's not -- we're not going to  
7 get hung up on that. That's an easy fix. One of the easiest  
8 fix that I've seen.

9 Commissioner Campbell, do you have any questions of  
10 Office of Planning?

11 MR. CAMPBELL: I do not. Thank you, Chairman.

12 CHAIRPERSON HOOD: Okay. So with that, I think we've  
13 finished everything.

14 So we will go first to Commissioner Campbell. First  
15 let me welcome you, and I'm glad you got your camera, and I want  
16 you to know that that tie does match the jacket. The other thing  
17 is, I don't know if you can help us with the other young lady's  
18 name. Ms. Schellin and I have -- well, I've been working hard  
19 trying to pronounce it, and if you could help us. She's in the  
20 other ANC.

21 MR. CAMPBELL: Yeah, I --

22 CHAIRPERSON HOOD: If you could help us.

23 MR. CAMPBELL: I sure hope I can. I have been calling  
24 her Brittany Kademian, and nobody has challenged that. So that's  
25 what I'm going with.

1           CHAIRPERSON HOOD:   Okay.   All right.   So thank you,  
2 Commissioner.   And welcome, and you can give us your report.

3           MR. CAMPBELL:   Thank you.   So we have letters of support  
4 from ANC 4E and 4C in the record.   Of course AN- -- both have  
5 voted to support the map amendment.   I previously served on ANC  
6 4C, which was the ANC in which the subject property was located  
7 until the recent redistricting, and ANC 4C remains an affected  
8 ANC as it is located directly across the street.   ANC 4C had  
9 supported both the initial application as well as the amended  
10 application, which includes immediately adjacent property to the  
11 north.

12           ANC 4E notes that the Office of Planning's set-down  
13 report has determined the application to be not inconsistent with  
14 the comprehensive plan and the small area plan.   The ANC also  
15 notes that there are two apartment buildings in the immediate  
16 vicinity of the subject property, a five-story building to the  
17 north and a four-story building to the south.   An especially  
18 compelling element that is peripheral to the application is the  
19 Applicant's expressed desire to develop the property into  
20 affordable senior housing.   And although the development is not  
21 an element of this application, it was a major factor in garnering  
22 support for this map amendment.

23           The application being granted would allow development  
24 at greater density as a matter of right.   And while the Applicant  
25 is under no obligation to adhere to this plan, the ANC sincerely

1 hopes that the AKA Xi Omega chapter follows through with the plan  
2 should the Zoning Commission grant the application. There  
3 remains resistance on the part of some members of the community  
4 to greater density in the neighborhood, and the development of  
5 affordable housing for seniors is a potent incentive for broader  
6 community support. The ANC and I, as the SND Commissioner, do  
7 want to acknowledge the stellar reputation of Xi Omega and the  
8 AKA sorority in the neighborhood, even though all of my people  
9 are Delta Sigma Theta.

10 CHAIRPERSON HOOD: All right. Thank you, Commissioner  
11 Campbell. And normally I usually ask -- I know when the  
12 fraternities come, I always ask for certain things, but different  
13 answers and stuff, but I'm not going to do that because the answer  
14 always get back as they're very businesslike, so I won't even ask  
15 that here.

16 Any questions of Commissioner Campbell?

17 Let's go to Commissioner May.

18 Commissioner Imamura?

19 COMMISSIONER IMAMURA: No.

20 Commissioner Campbell, that is a dapper suit and tie,  
21 sir.

22 MR. CAMPBELL: Thank you.

23 CHAIRPERSON HOOD: Vice Chair Miller?

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

25 Thank you, Mr. Campbell, for your report and for your

1 work in the community.

2 MR. CAMPBELL: Thank you.

3 CHAIRPERSON HOOD: Ms. Batties, any questions of  
4 Commissioner Campbell?

5 MS. BATTIES: No, thank you.

6 CHAIRPERSON HOOD: And that's it. Am I leaving anybody  
7 -- no, that's it.

8 Okay. Commissioner, we appreciate everything.  
9 Appreciate all the time and always your thoughtful testimony. We  
10 really appreciate it. And good luck in the new ANC, even though  
11 I know you didn't move, but the ANC boundaries did, so.

12 MR. CAMPBELL: Indeed.

13 CHAIRPERSON HOOD: All right. Take care.

14 MR. CAMPBELL: Thank you.

15 CHAIRPERSON HOOD: All right. Thank you.

16 Ms. Schellin, do we have any persons who are here in  
17 support, opposition, or undeclared?

18 But you know, before I do that, President Hill, do you  
19 have anything you want to say, because I, you know, you're the  
20 president, so I want to be respectful.

21 MS. HILL: Thank you, Mr. Hood. And thank you to the  
22 members of the Commission for your positive comments on the work  
23 that we do in the community. We are extremely proud of our  
24 service legacy here in Washington, D.C. and really view our  
25 redevelopment project as an extension of the work we do to uplift

1 families of all ages. So just thank you for your support over  
2 the years. And we look forward to working with you.

3 CHAIRPERSON HOOD: Great, thank you.

4 All right. Ms. Schellin, do we have anyone here who's  
5 in support, opposition, or undeclared on the line who'd like to  
6 testify? And before I forget --

7 MS. SCHELLIN: No one else.

8 CHAIRPERSON HOOD: I have to do stuff before I forget.  
9 Before I forget, I want to also welcome back Ms. Ella Ackerman,  
10 who's a part of our staff. She makes a difference that makes a  
11 difference. So welcome back, Ms. Ackerman.

12 I'm sorry, Ms. Schellin. We don't have anything else?

13 MS. SCHELLIN: That's it.

14 CHAIRPERSON HOOD: Okay.

15 Ms. Batties, do you have any rebuttal, or -- I know you  
16 don't have any rebuttal. Do you have any closing?

17 MS. BATTIES: No. Nothing further, Mr. Chair. We  
18 respectfully request the Commission take preliminary action in  
19 support of the project -- proposed action in support of the  
20 application. Thank you.

21 CHAIRPERSON HOOD: Okay, thank you. And I want to  
22 thank, first of all, everyone for all the work you've done. And  
23 these are the cases that we enjoy. We're up to the task for the  
24 other ones that we get, but we're up to -- these are the ones we  
25 enjoy, where everybody's got a common theme, everybody's working

1 together for a goal, and there are some things and collaborating  
2 with the neighborhood and the applicant, and in this case, the  
3 sorority and everybody involved. So thank you for everybody  
4 who's done the work to make our jobs a little easier.

5 So colleagues, you've heard the request before us. Let  
6 me open it up to my colleagues, I've done enough talking, and  
7 see what your pleasure is.

8 COMMISSIONER MAY: I think we should take proposed  
9 action tonight.

10 CHAIRPERSON HOOD: Okay. Any objections?

11 All right. Commissioner May, you have everything  
12 handy? Would you like to make the motion?

13 COMMISSIONER MAY: Oh, my goodness. Do I have it handy?  
14 Let's see. No, I don't.

15 CHAIRPERSON HOOD: Okay. I can get it.

16 COMMISSIONER MAY: I can do it if you just give me a  
17 second.

18 CHAIRPERSON HOOD: Sure. Sure.

19 COMMISSIONER MAY: All right. So I would make a motion  
20 that we take proposed action to approve Zoning Commission Case  
21 22-12, application to rezone lots from MU-3A to MU-7A. This is  
22 at Lots 810, 812 -- sorry, 810, 811, 812, and 813 in Square 2819.

23 CHAIRPERSON HOOD: Can I get a second.

24 COMMISSIONER MAY: With IZ Plus.

25 CHAIRPERSON HOOD: Yes, IZ Plus. Can I get a second?

1 COMMISSIONER IMAMURA: Second.

2 VICE CHAIR MILLER: Second.

3 CHAIRPERSON HOOD: Moved and properly second. Any  
4 further discussion?

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

7 MS. SCHELLIN: Yes.

8 Commissioner May?

9 COMMISSIONER MAY: Yes.

10 MS. SCHELLIN: Commissioner Imamura?

11 COMMISSIONER IMAMURA: Yes.

12 MS. SCHELLIN: Commissioner Hood?

13 CHAIRPERSON HOOD: Yes.

14 MS. SCHELLIN: Commissioner Miller?

15 VICE CHAIR MILLER: Yes.

16 MS. SCHELLIN: The vote's four to zero to one to approve  
17 proposed action in Zoning Commission Case No. 22-12. The minus  
18 one being the third mayoral appointee position which is vacant.  
19 And that was including the IZ Plus.

20 MS. BATTIES: Thank you very much.

21 CHAIRPERSON HOOD: Ms. Schellin, do we have anything  
22 else, anything else before us?

23 MS. SCHELLIN: No, sir.

24 CHAIRPERSON HOOD: Okay.

25 I want to thank each and every one -- before I do that

1 | though, I want to say to the Zoning Commission will meet again -  
2 | - and Ms. Schellin, make sure -- I think the next meeting we have  
3 | is a meeting on February the 9th, is that correct, on various  
4 | agenda items.

5 |           MS. SCHELLIN: That is correct.

6 |           CHAIRPERSON HOOD: Okay. All right. So -- and we'll  
7 | be meeting on these same platform February 9th at 4 p.m. on these  
8 | same platforms.

9 |           Again, I want to thank each and every one of you for  
10 | your participation in this case tonight. And with that -- and  
11 | Ms. Edwards, make sure you tell the young lady we said hello. I  
12 | know you probably can't hear me, but tell her we said hello, and  
13 | we're looking forward to bigger things from her. So anyway, I'll  
14 | keep an eye on her, and tell her stay on TV, keep us all impressed.  
15 | So anyway, thank you.

16 |           So with that, this hearing is adjourned. Good night  
17 | and thank you for all the work you all do.

18 |           (Whereupon the above-entitled meeting was adjourned.)

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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: 01-30-2023

Place: Teleconference

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

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GARY EUELL