

GOVERNMENT OF THE DISTRICT OF COLUMBIA

ZONING COMMISSION

VIRTUAL PUBLIC HEARING

VIA WEBEX

MONDAY, JULY 29, 2024

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson
ROBERT MILLER, Vice Chairperson
JOSEPH S. IMAMURA, Commissioner
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary
PAUL YOUNG, Data Specialist

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, Esquire

The transcript constitutes the minutes from the Public Hearing held on July 29, 2024.

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C O N T E N T S

Introduction	3
Preliminary Matters	5
Case No. 24-03	
Good Hope Road, LLC - Zoning Map Amendment (Square 5765, Lots 1015)	6

P R O C E E D I N G S

(4:04 p.m.)

INTRODUCTION

CHAIR HOOD: Good afternoon, ladies and gentlemen. Today's date is July the 29th, 2024. We are convening a broadcast in this public hearing by videoconferencing. My name is Anthony Hood and I am joined by Vice Chair Miller, Commissioner -- soon to be joined by Commissioner Stidham and also joined by Commissioner Imamura. We're also joined by the Office of Zoning Staff, Ms. Sharon Schellin as well as Mr. Paul Young, who will be handling all of our virtual operations and also, our office of Zoning Legal Division Counsel, Ms. Hillary Lovick.

We would ask all others to introduce themselves at the appropriate time. The virtual public hearing notices that are relevant are on the Office of Zoning's website. This proceeding is being incorporated by a court reporter. The platforms used are Webex or YouTube Live. The video will be available in 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 signup, all participants will complete the oath or affirmation required by Subtitle Z, 48.7. Accordingly, all of those listening on Webex or by

1 phone will muted during the hearings and only those who have
2 signed up to participate or testify will be unmuted at the
3 appropriate time. When called, please state your name
4 before providing your testimony. When you are finished
5 speaking, please mute your audio. If you experience
6 difficulty accessing Webex or with your telephone call in or
7 have not signed in, then please call our OZ hotline number
8 at 202-727-0789.

9 If you wish to file written testimony or
10 additional supporting documents during the hearing, then
11 please be prepared to describe and discuss it at the time of
12 your testimony. The subject of this evening's hearing is
13 Zoning Commission Case No. 24-03, Good Hope Road LLC, Map
14 Amendment at Square 5765, Lot 1015, 1603 Marion Barry Avenue
15 Southeast. Again, today's date is July the 29th, 2024.

16 The hearing will be conducted with Revisions of
17 11Z, DCMR Chapter 4 as follows: Preliminary Matters,
18 Applicant's Case, the Applicant has up to 60 minutes, but I
19 think they asked for a little less time. But I'd like for
20 them to hit the highlights that are germane to this map
21 amendment. Again, I want to hear testimony tonight about
22 highlights that are germane to the testimony. Report of
23 other government agencies, report of Department of
24 Transportation and the Office of Planning, report of the
25 ANC. In this case, it's ANC8A. Testimony of organizations,

1 five minutes, individuals three minutes. And we will hear
2 in the following order from those who are in support,
3 opposition, undeclared. Then we'll have rebuttal and
4 closing by the Applicant. Again, the Office of Zoning
5 hotline number is 202-727-0789 for any concerns during this
6 proceeding.

7 PRELIMINARY MATTERS

8 At this time, the Commission will consider any
9 preliminary matters. Does the staff have any preliminary
10 matters?

11 MS. SCHELLIN: Just very quickly. As you stated,
12 this is a map amendment, so it's not about any project.
13 Representing the Applicant is Jeff Utz and Lawrence Ferris
14 from Goulston and Storrs and they have advised they will
15 take between 20 and 30 minutes. The ANC, as you stated, is
16 8A. And they are represented by Ms. White. And I see that
17 she is on and also I don't see a report in the record from
18 the ANC, though. So you may ask her when bringing her up
19 for cross-examination, maybe. And then the OP report is at
20 Exhibit 20, recommends approval. They are represented by
21 Ms. Steingasser and Ms. Maxine Brown Roberts. There's a
22 DDOT report in the record at Exhibit 21 and they said they
23 have no objection. And I don't think they have anybody
24 here. They typically don't from map amendments.

25 So I don't see any other government reports. So

1 this is ready for the Commission to move forward with the
2 hearing. Thank you.

3 CASE NO. 24-03

4 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin.

5 Can we bring everybody up so we can get started?

6 Good afternoon, Mr. Utz and team, and when you're ready, you
7 all may begin.

8 MR. UTZ: We are unmuted, but we're all combined
9 through the phone number showing up as 202-721-1132, through
10 our conference room. So that will be the Applicant Team
11 discussing through that in one audio feed. But good
12 afternoon, members of the Commission. Thank you for letting
13 us appear today. We did want to, just on a preliminary
14 basis, note that we do have one witness who will be an
15 expert witness in land use planning. That's Shane Dettman
16 from Goulston and Storrs. And then we'll have one other
17 witnesses, a representative of the Application, Amir Irani.
18 And just the three of us will be appearing on behalf of the
19 Applicants today.

20 CHAIRMAN HOOD: Okay. So you're -- Mr. Arani is
21 being proffered as what?

22 MR. UTZ: Just a representative of the applicant,
23 not an expert witness.

24 CHAIRMAN HOOD: Oh, okay.

25 MS. SCHELLIN: I'm sorry, Chairman. Only one

1 proffered expert and that's Shane Dettman, who's previously
2 been proffered and accepted by the Commission as an expert.
3 So we'd just ask the Commission to accept Mr. Dettman in
4 this case as an expert and --

5 CHAIRMAN HOOD: Okay, all right. I got that, I
6 just --

7 MS. SCHELLIN: -- (crosstalk) planning.

8 CHAIRMAN HOOD: -- I thought I heard him say Mr.
9 Irani, but okay, we're --

10 MS. SCHELLIN: He's just -- he's just their
11 witness, not an expert.

12 CHAIRMAN HOOD: Okay, great. All right. So any
13 objections to continuing Mr. Dettman? I'm sure not. Okay.
14 Mr. Dettman is getting like Steve Sure (phonetic) used to
15 be. All right. So let's go ahead. We will continue that
16 format, Mr. Utz. Anything else? All right. You may begin.

17 MS. SCHELLIN: We restarted the clock.

18 CHAIRMAN HOOD: Okay. We'll restart the clock.

19 MR. UTZ: Great. Thank you so much. Mr. Young,
20 can you please pull up the presentation material? Thank you
21 so much. So again, thank you so much for letting us appear
22 tonight. We are excited to be presenting this to you after
23 really a long road, but it is already traveled, as we'll
24 talk about tonight. And this project has been out in
25 discussions with the community for a couple years now since

1 2022.

2 So the Application before you tonight seeks
3 approval of a map amendment from the existing MU-4 zone to
4 the MU-7A zone for the property located at 1603 Marion Barry
5 Avenue Southeast in the Anacostia neighborhood. Can you go
6 one slide ahead, please? That's it.

7 The image on the screen provides some context to
8 where the property is located, which Mr. Irani will address
9 in a bit more detail in a minute. The lot is at the
10 southeast corner of the 16th Street and Marion Barry Avenue
11 intersection and has approximately 10,248 square feet of lot
12 area. While this application is focused solely on the
13 zoning for the site and the consistency with the
14 comprehensive plan, particularly, the site's designation on
15 the comprehensive plan maps, the Applicant does have a
16 development proposal that it has discussed extensively with
17 the surrounding community.

18 The property is currently improved with a one
19 story commercial building and surface parking, which had an
20 interim user brought to the property by the Applicant. The
21 Applicant has prepared comp plans to redevelop the property
22 with a mixed use building with multifamily residential uses
23 on the upper stories and retail and commercial use on the
24 ground floor and cellar level that will realize the
25 significant potential this site has to promote the growth

1 and success of this key corridor.

2 The mixed use development concept went through the
3 Historic Preservation Review Process due to the site's
4 location in the Anacostia Historic District and was approved
5 by HPRB last year. This historic review was foundational to
6 understand what would be appropriate here and assess
7 compatibility with the historic district, including a 65-
8 foot height.

9 The zoning map amendment to the MU-7A zone is the
10 zoning mechanism to allow the consistency of the site zoning
11 to be assessed according to the urban planning goals and
12 objectives set forth in the comprehensive plan and in
13 accordance with the site's designations for moderate density
14 commercial density on the future land use map with the Main
15 Street mixed use corridor on the generalized policy map as
16 Shane will discuss in more detail shortly.

17 As I mentioned, the Applicant has undertaken a
18 robust outreach process with the surrounding residents and
19 community, both specifically for this map amendment
20 application and more broadly for the project dating back to
21 the summer of 2022, including the historic preservation
22 review and approval last summer. The outreach initiative
23 here has been far reaching, including ANC 84, the Anacostia
24 Business Improvement District, Historic Anacostia
25 Preservation Society and countless neighbors and members of

1 the surrounding community. To that effect, we included in
2 our initial submission over 120 letters of support from area
3 residents. This is found in Exhibit 3H, just in Exhibit 3H
4 of the record.

5 And additional letters of support have also been
6 filed since that time in the record. In fact, we received
7 two more letters of support from the existing interim
8 commercial tenants that would like to introduce into the
9 record today. I emailed Ms. Schellin and Mr. Young, those
10 letters just a few minutes ago.

11 The Applicant has met with ANC 8A numerous times
12 since 2022. Most recently at an executive session of the
13 ANC on June 24th and at the ANC's regular monthly public
14 meeting on July 9th. Ultimately, the ANC did not adopt a
15 resolution supporting the application. Although, it did not
16 vote to oppose this application. While not directly baring
17 on this application, it is worth noting that the ANC
18 supported the HPRB application that was approved last summer
19 for the project. We do have a report in support from the
20 Office of Planning and a report of no objection from DDOT.
21 Those are Exhibits 20 and 21 respectively. There
22 are two primary criteria that the Commission must supply in
23 reviewing and adopting an amendment to the zoning map.
24 First, the Commission must find that the requested amendment
25 is not inconsistent with the comp plan and with other

1 adopted public policies and active programs related to the
2 subject site. Second, the commission must determine that
3 the amendment to the zoning map promotes the health, safety,
4 morals, convenience, order, prosperity and general welfare
5 of the District and is planning an orderly development at
6 the nation's capitol.

7 This application is consistent with the
8 comprehensive plan, including the future land use and
9 generalized policy maps and other adopted public policies
10 and programs related to the site, including when viewed
11 through a racial equity lens. The application promotes
12 health, safety, convenience, order, property and general
13 welfare of the District and furthers planning an orderly
14 development. With that, I'd like to turn it over to Amir
15 Irani to speak a bit more about the Applicant's property and
16 outreach to date.

17 Amir?

18 MR. IRANI: Thank you, Mr. Utz. Thank you for
19 having me today, Chairman Hood and the other members of the
20 Zoning Commission. My name is Amir Irani. I'm here on
21 behalf of the Applicant. So I just want to talk a little
22 bit about the level of community outreach and engagement
23 that we've done. Firstly, I'd like to say that I'm really
24 thankful to have received so much feedback from the many
25 residents and neighborhood organizations, including ANC 8A

1 past and the Anacostia bid. Throughout this two-and-a-half-
2 year process, we have gone very far to incorporate that
3 feedback and I'm grateful to have worked also with the HPO
4 staff, HPRB and the aforementioned community organizations
5 to design a building that has retail, family sized units and
6 an underground parking garage.

7 The development plan fits with MU-7A. We looked
8 at when we first came to the table, you know, we looked at
9 different building heights and footprints and understood to
10 go -- that we first had to go through the historic design
11 process. And so we went through that in a very deliberate
12 manner and spoke with the many stakeholders in the community
13 to come up with a building height and a footprint that's
14 consistent with the historic district, but also the
15 comprehensive plan, which is why we landed at MU-7A.

16 And throughout this process, after visiting and
17 being in the neighborhood and knocking on doors and visiting
18 businesses and neighbors, I have come to believe even more
19 strongly that this particular opportunity to enhance the
20 zoning is -- it's important for the Anacostia, for the
21 historical Anacostia neighborhood. And this development on
22 this corner could really serve as a gateway to the Marion
23 Barry Avenue Commercial Corridor and the Anacostia Historic
24 District. So with that, I believe on the next slide, there
25 are some -- there's an overview of the property and then

1 some pictures of the property as well. Next slide.

2 Yeah. There's the site there on the corner and as
3 I mentioned, I think that that site could serve as a good
4 gateway to the Marion Barry Avenue Commercial Corridor as
5 that 16th and Marion Barry Avenue is when the commercial
6 zoning really starts or rather, the commercial businesses
7 really start to kick up and the density starts to kick up.
8 Next slide, please.

9 And this is a -- almost a 360 view of the property
10 as it is. I'd like to also point out that this is not --
11 this doesn't have bearing on the map amendment application,
12 however, I'd also like to point out that there's currently a
13 youth arts nonprofit in the space that utilizes the space
14 seven days a week that runs youth arts programs out of that
15 space. So it actually -- it looks a lot better than that
16 right now. But, however, it is still underutilized and we
17 do anticipate bringing Capitol Hill Boy's Club and Youth
18 Arts Nonprofit back to the new building after the
19 development. Next slide, please.

20 And to wrap up the community outreach engagement,
21 we -- as you can see from this timeline, this is an over two
22 year timeline. What's missing -- you know, the points speak
23 for themselves. I don't want to take up too much time with
24 just repeating those points, but what's missing there is the
25 repeated phone calls and virtual meetings and meeting in

1 one-on-ones with neighbors in their living rooms and
2 particularly through our engagement with the neighbors that
3 live on U Street, which is the block that is immediately
4 behind and adjacent to our property. And all of those
5 things coming together filled in the gaps between the
6 meetings that are pointed out on this timeline. So with
7 that, I'll hand it back to my colleague, Shane Dettman.

8 MR. DETTMAN: Thanks, Amir. Mr. Young, can we go
9 to the next slide. Good afternoon, members of the
10 Commission. My testimony today will summarize the proposal
11 satisfaction of the standard of review that's applicable to
12 a zoning map amendment, which under Subtitle X500.3, to
13 approve a zoning map amendment, the Commission must find
14 that the rezoning, as mentioned, is not inconsistent with
15 the comprehensive plan when it's read as a whole. Next
16 slide.

17 In accordance with the comp plan, the Commission
18 must conduct its comp plan evaluations using a racial equity
19 lens. The comp plan discusses racial equity as both an
20 outcome and a process and, as you can see in the case
21 records at Exhibit 3 and 3C, upon evaluation of the proposed
22 rezoning, I would respectfully submit that the proposal is
23 not inconsistent with the comprehensive plan when it's read
24 as a whole. Consistent with the Commission's racial equity
25 tool, the Applicant, as Mr. Irani just summarized, has

1 engaged substantially with the community and the ANC on this
2 specific zoning proposal, as well as during the proceeding
3 HPRB review process.

4 In terms of outcomes, the proposed rezoning will
5 help address some of the planning and development priorities
6 expressed by the community and as set forth in the
7 comprehensive plan, particularly as they relate to
8 encouraging more equitable distribution of affordable
9 housing, support from better neighborhood serving amenities
10 in underserved areas and strengthening commercial corridors.
11 Next slide.

12 This slide just does a side-by-side comparison of
13 the existing MU-4 zoning and what's permitted, allowed under
14 the primary development standards on the MU-4. And then as
15 you can see on the right, the MU-7A in terms its permitted
16 height and density, lot occupancy and whatnot. As we'll see
17 in a moment when I address the future land use map, the
18 existing zoning of the site does not take advantage of the
19 amended land use designation of the site that was adopted by
20 the council in 2021, which supports moderate density
21 commercial development. Next slide.

22 The subject property is within a main street mixed
23 use corridor of the generalized policy map and per the
24 framework element, this designation is applied to the city's
25 traditional business corridors that are generally

1 characterized as pedestrian oriented with traditional
2 storefronts with upper story residential and office uses.
3 Conservation and enhancement of these areas is desired to
4 help foster economic and housing opportunities and to serve
5 neighborhood needs. Development is encouraged to support
6 transit use and enhance the public realm. The zoning
7 proposal to MU-7A is not inconsistent with the generalized
8 policy map as it will facilitate redevelopment of an
9 underutilized site that has gone through extended periods of
10 vacancy with a project that can provide ground floor
11 regional with upper story housing and will enhance Marion
12 Barry Avenue and the adjacent neighborhood. Next slide.

13 The proposal is not inconsistent with the site's
14 moderate density commercial future land use map designation,
15 which was previously low density commercial until it was
16 amended by the council in 2021. The framework element
17 generally describe these areas designated as moderate
18 density commercial by shopping in service areas containing
19 retail, office and service businesses as well as houses.

20 Typical moderate rate densities in moderate
21 density commercial areas range between 2.5 to 4 FAR with
22 greater density allowed through IZs or through a PUD. The
23 MU-7A zone is not inconsistent with the FLUM when read
24 together with comp plan policies and other applicable plans.
25 First, the MU-7 zones are expressly noted in the framework

1 element as being consistent with moderate density
2 commercial. Further, the MU-7A zone permits the type of
3 mixed use development that the comp plan envisioned along
4 main street mixed use corridors, such as Marion Barry Avenue
5 at a density and intensity that's consistent with the FLUM.
6 Next slide.

7 This shows the range of zones, the MU-4 zoning and
8 then the MU-5 and MU-7 zones that we looked at when we were
9 first approaching putting together this application and as
10 Mr. Irani mentioned, we landed on MU-7A as our thought as
11 being the most appropriate zone for this site, given the
12 comp plan as well as the surrounding context, which are just
13 to list off some of the thoughts about why MU-7A zone is the
14 right zone for this site. First, as I mentioned, the
15 density is consistent with the guidance provided in the
16 framework element. The MU-5A and MU-5B zones, they permit
17 greater height and comp planning policy guidance and biases
18 sensitivity towards adjacent lower scale neighborhoods. And
19 so we opted to constrain the height without concern that the
20 MU-7A zone permits greater density than the MU-5 zones
21 because, as was mentioned in this case, the likelihood of
22 reaching the full permitted density would be constrained as
23 result of the additional sculpting that would be necessary
24 during the HPRB process, and that happened.

25 Of the MU-7A and MU-7B zones, the preference was

1 for MU-7A because it limits nonresidential density to 1 FAR,
2 so essentially to the ground floor and then allowing housing
3 above. And so from this perspective, MU-7A, rather than MU-
4 7B is the right zone since it allows for neighborhood
5 serving amenities without allowing upward level, you know,
6 office or other nonresidential uses that are known to
7 generate many more vehicle trips than the upper level
8 residential will.

9 The location of this site is unlikely to generate
10 a lot of demand for office space, so we don't need that
11 amount -- that extra amount of nonresidential density. And
12 lastly, upper level housing that is subject to regular IZ
13 will do more to activate the corridor and support existing
14 and new business, so that's how we got to MU-7A. Next
15 slide.

16 As you know, the racial equity tool is a four-part
17 tool. We'll first look at comp plan policy guidance. We'll
18 take a look at how we evaluated the zoning action through a
19 racial equity lens according to a collection of indicators.
20 I won't touch too much upon the community guidance and
21 engagement because Mr. Irani mentioned that and that
22 disaggregated data is provided in the OP report. Next
23 slide.

24 And so the first part of the racial equity tool
25 requires the Applicant to be considered comp plan policy

1 guidance as it relates to the proposed zoning action. We've
2 conducted an exhaustive review of the comp plan's or the
3 proposal's consistency with the comp plan policy, which is
4 contained in the Exhibit 3C and the slide before you
5 provides a list of the various comp plan policies that will
6 be advanced by the proposed zoning. This list includes
7 policies that explicitly address racial equity that are
8 identified in the OP equity crosswalk. Generally speaking,
9 the proposed map amendment will advance comp plan policies
10 related to neighborhood revitalization and maintaining
11 neighborhoods that support a variety of housing choices,
12 production of housing consistent with housing production
13 goals and equitable distribution of affordable housing and
14 then also directing growth and density where it makes the
15 most sense in terms of supporting neighborhood shopping and
16 historic character. Next slide.

17 Of course, we have to identify any potential comp
18 plan inconsistencies. And I'll note that our full comp plan
19 evaluation at Exhibit 3C does not identify any policies
20 where the proposal would categorically be considered
21 inconsistent. But I wanted to touch upon the next couple
22 slides, a few policies that perhaps made a stink about --
23 eh, is there really an inconsistency there? But again,
24 where we landed was that we didn't find any sort of overt
25 inconsistencies.

1 This first policy is actually noted in the OP set
2 down report and where they make a note about a certain
3 economic development policy related to commercial
4 displacement. The report doesn't go so far as to say that
5 there is inconsistencies, but it does note that the policy
6 related to racial equity potentially might not be advanced.
7 And I would offer just on this issue that I think it's more
8 likely that the proposed rezoning will help existing
9 businesses along the corridor by bringing new residents to
10 the corridor and the limited amount of nonresidential
11 density permitted in the MU-7A zone is unlikely to have any
12 adverse impact on existing businesses.

13 The zone and the small size of the site is not
14 going to attract the type of larger retailers that could
15 potentially drive out smaller existing local retailers.
16 Additionally, I'd note that just as this policy promotes,
17 existing businesses and property owners along the corridor
18 can take advantage of other non-zoning programs and
19 technical support to improve their businesses as the
20 corridor matures, such as funding that's available to
21 improve businesses through the Great Streets Program.
22 There's the DC Neighborhood Prosperity Fund that's available
23 to some local retailers, as well as other small business
24 technical assistance. Next slide.

25 There's also a few slides in the urban design

1 element and the land use element that talk about infill
2 development, transitions in building intensity. And as you
3 saw in some of the images that Amir showed, just to the
4 south of the site on the other side of the 60 foot public
5 alley, there's a lower scale residential development, a
6 neighborhood there. And so we wanted to be sensitive about
7 kind of how redevelopment of this site fits in and how it
8 relates to these particular comp plan policies. Again, it
9 talks about how, you know, the relationship with these
10 taller and more visually prominent buildings and lower scale
11 buildings, you know, context sensitive design strategies can
12 be employed there, such as massing and step downs and step
13 backs and whatnot, to avoid overpowering contrast in scale.

14 And, you know, we do think that our chosen zone
15 combined with we know we're not talking about a specific
16 development, but combined with the HPRB review process, that
17 is required, no matter what. We think that the proposed
18 zone is not inconsistent, even with these policies. Next
19 slide.

20 And so just to say a little bit more on that, we
21 think that the basis for consistency with these policies is
22 the fact that the subject property, again, is within the
23 Anacostia Historic District. Future redevelopment is
24 subject to HRPB review and approval, as it -- as it has been
25 and you can see some images there, consistent with other

1 comp plan policies, the project that has been reviewed by
2 the HPRB does respond to the lower scale residential uses.
3 You can see in the image on the bottom that kind of red box
4 that's outlined, you know, that's a chunk of the matter of
5 right development that's already been taken out of the
6 project. That red box is sitting there at about the 50-foot
7 height, which we can build to under the existing MU-4 zone,
8 but you can see as a result of that discretionary review
9 process that has happened and will continue to occur if
10 there are changes, but the building is already starting to
11 sculpt and sculpt down and step down to the adjacent
12 neighborhoods.

13 The subject property is also separated from the
14 lower scale residential uses by a public alley. And despite
15 all of that, even if there was an inconsistency, the
16 Commission found that there was inconsistency with these
17 particular policies, I believe that that inconsistency would
18 be outweighed by the policies that are listed there at the
19 bottom of this slide. Next slide.

20 This is just another look, just to show you, you
21 can see that heavy red line, that's the matter of right
22 height under the existing zoning. And so that blue band at
23 the top is just the additional height that's being gained
24 through the map amendment. But you can see that, you know,
25 the blue band is pushed towards Marion Barry Avenue as a

1 result of that sculpting that has occurred through the HPRB
2 process. And then you can see some of the distances from,
3 you know, the site, given the rear yard requirements, the
4 60-foot alley and then the distance to the homes on U
5 Street, you can see, you know, it ranges between 72 and 92
6 feet; up at the upper level it's 84 to 104 feet. So again,
7 I believe that we're actually not inconsistent with those
8 particular urban design and land use policies. Next slide.

9 I won't say anything more about this, just to
10 reiterate that, as Mr. Irani mentioned, that there's been
11 substantial outreach with the community, in particular with
12 the ANC through multiple touchpoints and presentations at
13 ANC public meetings. Next slide.

14 Looking at the various indicators, development
15 indicators that are set forth in the racial equity tool, you
16 can see it here, I won't go through it in detail. But there
17 would be no direct displacement. There is no permanent
18 residential or commercial uses on the site. And as Mr.
19 Irani mentioned, as a result of the potential redevelopment
20 of the proposed MU-7A zone, the temporary community arts
21 related use that's currently on the subject project as an
22 interim use has a good chance of being brought back in the
23 new project.

24 And I touch on other indicators here, indirect
25 displacement, housing, obviously positive impacts to housing

1 as a result of the additional density right along the Main
2 Street corridor, physical improvements to the public realm
3 and stormwater management and, of course, access to
4 opportunity through construction jobs and new job
5 opportunities in whatever retail ends up in the ground floor
6 of the proposed -- of the future development. Next slide.

7 So with that, I would conclude that the proposed
8 MU-7A zoning is not inconsistent with the comprehensive plan
9 when it's read as a whole using a racial equity lens. The
10 density and the mix of uses permitted in the proposed zone
11 is consistent with the type of mixed use development that's
12 contemplated in the policy map, as well as the future land
13 use map and that the proposed zoning map amendment is
14 consistent with the purposes of the Zoning Act to promote
15 public health, safety, morals, convenience, order,
16 prosperity and general welfare.

17 And it does that by the surrounding streets and
18 alleys and the required HPRB design living process, which
19 will minimize the potential -- and mitigate the potential
20 impact on light and air, placing mixed use development at an
21 underutilized site along a designated main street mixed use
22 corridor, in relative proximity to transit, which will avoid
23 undue concentration of population and overcrowding of land,
24 essentially putting density where it makes sense along the
25 commercial corridor. And then finally, placing mixed use

1 development on an arterial street in relative proximity to
2 amenities at Skyland, at the eastern end of Marion Barry
3 Avenue, at the MLK Gateway, which is at the intersection of
4 Marion Berry Avenue and Martin Luther King Avenue and within
5 the historic Anacostia area will have favorable outcomes on
6 transportation, the protection of property, civic activity
7 and the efficiency and supply of public services.

8 So that concludes my presentation and I'll hand it
9 off back to Jeff for its completion.

10 MR. UTZ: Great. Thank you so much, Shane. With
11 that, we would love to hear questions and any additional
12 thoughts that the Commissioners have about the presentation.
13 Thank you so much for letting us present.

14 CHAIRMAN HOOD: Thank you, Mr. Utz, and I'm glad
15 that you would love to hear our questions. I didn't know
16 you felt that way about us, but thank you. Thank you --
17 first, but before we get into questions, could you all
18 respond to the letter, DC HUD complaint? Can you all
19 respond to some of the opposition that I see here, if you
20 could respond to it? Or have you seen it? I believe you
21 have.

22 MR. UTZ: So we did see it today, yes.

23 CHAIRMAN HOOD: Could you respond? Can you
24 respond to it?

25 MR. UTZ: Sure. So we did see it today. There is

1 a lot in that letter, just generally, there's a lot of
2 content for the couple of pages that it is. I would say the
3 threshold matter is not relevant for a map amendment
4 application on this property. It is talking about the
5 approval of projects and the funding of projects that have
6 affordable housing specifically within Wards 7 and 8. You
7 know, that is not what this project -- that's not what this
8 application is proposing and, in fact, the map amendment
9 without IZ+ is in accordance with the direction that that
10 letter seems to want to go in the community.

11 We think that there's an opportunity here along
12 this corridor to introduce some additional density, to take
13 advantage of the up FLUMing that happened on this site and
14 actually all along this edge of the MBA corridor, so
15 additional parking is to the left of this actually. We
16 think there's an opportunity here to bring some additional
17 density, an amount that is still, you know, consistent with
18 the future land use map and the comprehensive plan, an
19 amount that's compatible with the historic district that
20 we're in, but yet have an opportunity for an investment here
21 that can bring additional units and can bring additional
22 amendees for this neighborhood and additional employment
23 opportunities for this neighborhood.

24 That's what ultimately that letter is talking
25 about wanting here. And that's what Amir wants on the site

1 and hopes can be spurred by the project on this site. I do
2 think there were some misstatements in there as well about
3 some of the specifics that happened to get to this point.
4 You know, the ANC on -- I think it was July 9, we do not
5 believe that that resulted in an opposition to the
6 application, that there was a resolution to support the
7 application with a condition that it be IZ+ that failed and
8 so they did not vote to support. They voted down a
9 resolution to support, but they didn't vote in support of
10 the resolution to oppose, if that makes sense.

11 And then also, they talked about the involvement
12 of OAG, which the letter indicated that OAG showed up at
13 that meeting to oppose the application, but what OAG was
14 saying in that meeting was that they were recommending that
15 this application is subject to IZ+ and not actually
16 oppositional to the application for the map amendment
17 itself, but rather, they wanted it to be subject to IZ+. So
18 there were some elements in there that were not congruent
19 with the meeting that happened on July 9 that we would take
20 issue with. Overall, though, I think that those two
21 elements aren't as important as the kind of congruency of
22 where this project will ultimately take this site in this
23 corridor with where the individuals who signed that letter
24 want it to go. There's alignment there.

25 CHAIRMAN HOOD: Okay. Thank you, Mr. Utz, for

1 responding. We appreciate it. Let's see if we have any
2 questions or comments. Start off with Commissioner Imamura,
3 please.

4 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.
5 Thank you, Mr. Utz, Mr. Dettman, Mr. Irani and your entire
6 team for preparing the application before us tonight. I
7 have just a few comments and I guess a question. Certainly,
8 this is -- unquestionably, it's been an underutilized site,
9 so happy to see some progress and momentum to help advance
10 and transform the neighborhood and the surrounding area, as
11 you described. Just a couple remarks, as I always
12 appreciate the timeline for your community and public
13 outreach. That's an effective way to illustrate what the
14 outreach looks like over time. Appreciated Slide No. 17
15 with, as it was described, sort of the red band that
16 illustrated the matter of right height versus the blue sort
17 of shaded box or band that described the proposed height of
18 the intended development.

19 So often times, clearly there's a lot of support
20 here for this proposed map amendment. Obviously, we've gone
21 through the HPRB process. Appreciated the illustrations or
22 renderings provided. That was helpful to see. We try often
23 to remind people that these are map amendments and not
24 projects, but the community often wants to see some sort of
25 physical manifestation or physical drawing of what it might

1 look like. So I understand that process, also, and what
2 they're looking for. Here's my question, Mr. Utz, a long
3 way of coming around to this, but I am curious to know in
4 the public outreach, and this may be for Mr. Irani, too, how
5 did you describe -- because you've had -- you clearly have a
6 lot of support here and I guess moderate success, how did
7 you describe this process in your public outreach to
8 separate the project from the map amendment and what that
9 looks like to sort of the lay person? So what was that
10 explanation? How did -- what was that process? What did
11 that look like? And I guess with that, Mr. Irani did
12 mention some feedback that was incorporated into the
13 project, so I'm curious about what that outreach process
14 looked like, as you're describing what this project may or
15 may not look like, the intended project. But more
16 specifically, how did you describe the difference between
17 this is what the project may look like, but we have to go
18 through this map amendment process and that's what this also
19 looks like first.

20 MR. UTZ: So I can take a first shot at answering
21 that and then Mr. Irani can follow up. But early on, so
22 this is kind of early to mid-2022, the project was described
23 as subject to both processes: the Zoning Commission map
24 amendment and the HPRB review process. So it was kind of
25 wrapped all in one concept upfront. There was a discussion

1 that this is our ideal project that the project that was
2 along 65 feet of height, that wasn't where just it
3 immediately started. It was kind of sculpted over the
4 course of those first meetings and then 65 feet of height is
5 ultimately where there was kind of the most support for it
6 and where HPO staff was a bit more comfortable in that
7 arena. But the entire time of that engagement, both with
8 the community and the agencies, there was this discussion
9 that it would require both processes kind of serially. We
10 would go to HPRB first and then we would come back and need
11 to go to the Zoning Commission as well. So there was that
12 kind of understanding.

13 And I think the letters that were submitted with
14 our application actually speak to both of those because we
15 also wanted to be efficient in our outreach and not take up
16 too much time. And we were trying to thread that needle, so
17 we wanted to make sure that people didn't feel like they
18 kept signing things over and over and over. So we tried to
19 consolidate the number of things they signed. So a lot of
20 those letters is actually why those speak to both the review
21 processes of HPRB and the Zoning Commission. I don't know
22 if you have other elements to add to that.

23 MR. IRANI: That was -- that you, Mr. Utz, that
24 really fairly summarized the outreach and how we described
25 it. I think just to add one more two cents is that when we

1 were going door-to-door and speaking with businesses and
2 neighbors on the block, there's stuff that, you know, people
3 don't really -- it's not -- it doesn't come off as like a
4 zoning map and MU step forward, MU-7 and all of that stuff
5 doesn't really hit. But what does hit is, you know, when we
6 just ask what would you like to see there. And we have our
7 own vision of having housing on top and retail on the bottom
8 and what's important to you and what kind of retail would
9 you like to see there and items like that that aren't
10 germane to the zoning map amendment but was essential to
11 being able to convey what we're going to have on that corner
12 and we got to find out what was important by opening up the
13 conversation in that way.

14 And then so also discussed what the building might
15 look like, heard more about the masonry, about the setbacks,
16 about, you know, balconies and, you know, a parking garage
17 being important for a lot of folks. And then I used that to
18 -- and I also mentioned in the letter how we would need to
19 change the zoning map to match the development as they're
20 describing because, you know, there are certain constraints
21 to that. So I hope that answers your question, Commissioner
22 Imamura.

23 COMMISSIONER IMAMURA: Thank you, Mr. Irani and
24 thank you, Mr. Utz, it does. I think, to your point, right,
25 talking about various zones just doesn't hit, to use your

1 phrase. So I was curious about that process and how you
2 explain what this looks like, right, because people do
3 conflate the two, the project to the map amendment. And so
4 that's where things kind of get wrapped around the axel and
5 things kind of get a little more complicated on these
6 efforts. So I was curious to hear how you sort of explained
7 that to the community and your stakeholders that this is a
8 map amendment, this is the project. This is what it's going
9 to look like and this is how it works, so I appreciate that.

10 I don't have any other questions, Mr. Chairman,
11 just one additional comment that in the prehearing
12 statement, I did appreciate the fact that the Applicant
13 addressed, not only sort of our request to describe the
14 different zones that -- potential zones that might work for
15 this particular site, but also the fact that tonight, I
16 appreciate just addressing head-on OP's comment about how
17 the rezoning could result in new commercial space at a
18 higher cost and so what that looks like. And so I
19 appreciate Mr. Dettman's response to that and sort of his
20 repeat of that statement. But otherwise, I think I don't
21 have any questions -- any additional questions, Mr.
22 Chairman, but would like to reserve the right after hearing
23 Commissioner Stidham and Vice Chair Miller. That's it.
24 Thank you, Mr. Utz, Mr. Irani, thank you, Mr. Dettman and
25 the rest of the team, I appreciate it.

1 CHAIRMAN HOOD: Okay. Thank you, Commissioner
2 Imamura. Let's see, Commissioner Stidham, do you have any
3 comments or questions?

4 COMMISSIONER STIDHAM: No questions, just a few
5 comments. You know, I want to reiterate what Commissioner
6 Imamura said about the zone comparison, not only the chart
7 in the presentation but the walkthrough and clear succinct
8 justifications for why you chose one over another and some
9 of the insight into the thought process. That is always
10 really appreciated, especially the way it was handled this
11 evening. I also appreciate going through the comp plan
12 inconsistencies in a level of detail that answered the
13 questions that I had, so that makes things just more
14 efficient and really, you really you really did your
15 homework and spoke to that succinctly, so appreciate it.

16 And other than that, Chairman Hood, I don't have
17 anything else.

18 CHAIRMAN HOOD: Okay. Thank you, Commissioner
19 Stidham.

20 Vice Chair Miller, any questions, comments?

21 VICE CHAIR MILLER: And thank you to the
22 Applicant's team for all your work on this case and the
23 related project that went before the Historic Preservation
24 Review Board. The map amendment case going from MU-4 to MU-
25 7A, I mean it is primarily, from our perspective, a

1 consistency case, so whether the proposed zoning is not
2 inconsistent with the comprehensive plan. And certainly the
3 moderate -- you've provided information which shows that the
4 MU-7 is not inconsistent with the comprehensive plan and the
5 other -- and the -- with both the land use map moderate
6 density designation, which was changed from low density by
7 the counsel to moderate commercial a few years ago and with
8 the policy map designation of the mixed use main street
9 corridor, plus all of the affordable housing and housing
10 policies associated and density policies associated with
11 transit corridors that are near metro.

12 Let me just ask the -- we're not talking about the
13 project -- a project, there is a project out there, but just
14 in terms of the map amendment, could you tell us what the
15 maximum potential number of units that would be permitted
16 with this map amendment, versus what's permitted in terms of
17 housing units currently? I think that we had something in
18 the record that it was maybe 26 units under the current -- I
19 mean this is just a potential envelope type of speculation
20 conversation, but under the existing MU-4, it would be 26
21 units and under the MU-7, it would be 46. I think I saw
22 that in the DDOT report, amongst other places and there
23 would be some additional retail space as well on the ground
24 floor.

25 Can you just confirm what those potential numbers

1 of housing and retail would be and how it compares to the
2 existing zoning?

3 MR. UTZ: Sure, Commissioner Miller. Thank you
4 for that question. So we did analyze that under the MU-4,
5 kind of the existing matter of right project, it would yield
6 approximately 30 units, 30 multifamily units with a ground
7 floor of retail. Under an MU-7A, it would -- potentially,
8 it could yield up to 60 unit, that's if the full envelope
9 was built out. However, the current proposal is for 49
10 units. So those would, you know, allow us to go with a
11 little bit bigger units in the -- since I know we're not
12 talking about a specific project today, but the project that
13 was approved by HPRB, which is 4.48 FAR, so just a bit down
14 from the 4.8 that would theoretically be permitted with a
15 maximum envelope under that MU-7A. So that's how there's a
16 49-unit count that would be unlocked by this map amendment.

17 So it would essentially raise the yield from 30
18 units to 49 units with the ground floor presence of
19 retail/commercial or service in both circumstances.

20 VICE CHAIR MILLER: Thank you for that
21 information. And so with the potential, and it's a real
22 potential, since there is a project out there that has HPRB
23 approval, with the 49 units and with the recommendation from
24 Office of Planning to do just regular IZ, inclusionary
25 zoning and not IZ+, that would yield, what 8 to 10 percent

1 of those 49 units that would be inclusionary zoning units?

2 MR. UTZ: Yes. In this case, it would be -- since
3 it would be less than 85 feet and it would be non-Type 1, it
4 would be the greater of 10 percent or 75 percent of the
5 bonus that is used. So there would be a minimum of 10
6 percent of the residential GFA that would be set aside for
7 IZ units here and then potentially more additional densities
8 utilized. But in this case, I believe the 10 percent of
9 residential density controls.

10 VICE CHAIR MILLER: Well, thank you for that
11 information as well. And it would be additional retail as
12 well. Is that what you just said --

13 MR. UTZ: So I believe it would be --

14 VICE CHAIR MILLER: -- retail square footage than
15 what the MU-4 would permit?

16 MR. UTZ: In our studies, we believe that the
17 ground floor would essentially be the same under the MU-4
18 approach and the MU-7A approach. We're assuming that
19 there's generally a consistent approach to kind of having a
20 maximum kind of commercial or retail offering there and then
21 potentially some of the seller as well in both
22 circumstances.

23 VICE CHAIR MILLER: And although we're not talking
24 about a specific project, with the map amendment, you did
25 mention that the interim use that the Applicant has put on

1 the site is the Capitol Boys Club, I think you said; is that
2 correct? And then that would be returning to that retail
3 space after development; is that correct?

4 MR. UTZ: So there is the Capitol Hill Boys Club
5 that is on the site now. Mr. Irani actually brought them
6 onto the site, kind of on an interim basis and enhanced what
7 was before sat vacant, a laundromat left a while ago and
8 essentially, Mr. Irani brought this group into the site on
9 an interim basis and, yes, the plan is to bring them back
10 into the building. They're in discussions to come back into
11 the building, along with some other users in this commercial
12 component.

13 CHAIRMAN HOOD: So there would be room for other
14 additional retail space there in addition to the -- how much
15 space is the -- well, we don't need to get into all of the
16 specifics for a project, but I assume that the use of that
17 space interim right now and maybe long term by the Boys Club
18 is something that you've talked about with the community and
19 it's something supported by the community?

20 MR. UTZ: Commissioner Miller, yes. The community
21 has expressed their support for Capitol Hill Boys Club and
22 they have expressed a willingness or a want, a desire to
23 have them back in the community after the development.

24 CHAIRMAN HOOD: Well, I appreciate the dialogue
25 and engagement you've had with the community and all of the

1 community outreach that you've done on both the project
2 before HPRB and this case before us. I think I saw a
3 reference to at least six ANC meetings where you may have
4 attended and presented over a course of years, including in
5 the past year or including recently. So I appreciate all of
6 that community feedback and engagement and responsiveness to
7 our questions set down about the alternative zones, which
8 you provided and I have a question about that for Office of
9 Planning when they come up. But I think I have no further
10 questions for the Applicant's team. I appreciate you
11 bringing this forward. I think it will be -- I think it is
12 -- I think the case has been made pretty persuasively about
13 its consistency with the comprehensive plan and that it will
14 help support the whole revitalization of this Marion Barry
15 Avenue corridor, which is important for that Anacostia
16 neighborhood.

17 So thank you very much for all of your work on
18 this and I have no further questions, Mr. Chairman, or
19 comments.

20 CHAIRMAN HOOD: Thank you, Vice Chairman, and
21 thank all of my colleagues. Again, I'm not going to talk
22 about a project because I have been saying it for a while,
23 we're not talking about a project, but we always seem to
24 mention a project, so I'm not going to mention a project.
25 But what I will say is one comment, I'm glad to see this

1 rezoning coming to fruition or coming forward and I hope we
2 can work out all of the nuisances and all of the issues
3 because when I look at the pictures, I think back to my
4 younger days, which was 42 years ago, and I remember -- I
5 don't know -- I can't remember if it was a laundromat or
6 what it was there, I can remember the McDonalds. I remember
7 all of that.

8 And it's time -- it's been past time for
9 neighborhoods like this and neighborhoods I lived in to
10 start seeing some of the development that other
11 neighborhoods see now, whether you all do the project, this
12 project or whatever you end up doing, I'm sure that you will
13 be respectful and work with the community, especially the
14 ANC. Because one thing about a map amendment, that's why we
15 don't talk about a project, because you may not do that
16 project. And then, you know, everybody's expectations out
17 there, yeah, I know you went to HPRB, but Mr. Irani, you may
18 decide to do something different and we get that. But it's
19 about a consistent case for us. And I also realize that you
20 all have been through HPRB, but that doesn't necessarily
21 mean you might go back to HPRB, you might do something
22 different. And I realize that. And that's why I accept
23 what my legal counsel has told me about the project issue,
24 so I'll leave it at that.

25 But I just think it's long overdue that something

1 starts happening over here on Marion Barry, but let me ask
2 this question. I noticed the name, and I probably know the
3 answer, but I'm just going to ask it anyway, as I read it.
4 We're on Marion Barry Avenue Southeast. Now, have the name
5 Good Hope Road, LLC come before the street -- the change of
6 the name, renaming of the street? Because I guess you
7 couldn't use Marion Barry Road, LLC. I guess you couldn't
8 do that. So explain to me how to we stay with Good Hope
9 Road, LLC? Or was it already out there?

10 MR. IRANI: So we had -- Chairman Hood, I'll be
11 brief. We had been looking at this site for several years,
12 first, to take over the laundromat business, because -- and
13 today, it's even more painfully obvious that there is a need
14 for a laundromat. There is no laundromat in Ward 8, and
15 essentially, what came to pass was that the site, the
16 business fell into disrepair. The site fell into disrepair.
17 It went before OAG, turned into a nuisance case. Long story
18 short, we got an opportunity to buy the site and, at the
19 time, it was still Good Hope Road. If it was Marion Barry
20 Avenue, I would have named it Mayor for Life, LLC. But it
21 was just Good Hope Road, so I named it Good Hope Road, LLC.

22 And then we took the time to engage with the
23 community and that's when all of that stuff kicked off. My
24 experience as an ANC chairperson for a few terms helped
25 color some of that community engagement. This is my first

1 map amendment application, but certainly not my first time
2 engaging with the community.

3 CHAIRMAN HOOD: Okay. Thank you. I'm glad to
4 hear you say that. As someone who appointed me to this very
5 Zoning Commission, Mr. Barry, I'm always looking out for the
6 interest of the past because he's put a lot of people in
7 place in this city. And I always like to see when I see his
8 name somewhere, so -- and I get it. I get it. It was Good
9 Hope Road, so I get that, but we'll just leave it there, so
10 thank you.

11 All right. I don't have any further questions or
12 comments. I think the record speaks for itself. I'm
13 looking forward to hearing from the community so hopefully
14 we can kind of iron out some of the confusion I think that I
15 see and then understand what some of the issues really are.
16 But let me ask you this, Mr. Utz and Mr. Irani, would you
17 all be willing if -- it seems like some of the stuff I read,
18 there's some confusion. Would somebody going back out to
19 maybe -- not necessarily talk to the ANC but to the
20 community and maybe straighten out some of the confusion
21 that I'm reading about? Is there -- is there something you
22 would be willing to do?

23 MR. UTZ: So we would be willing to do it and I
24 think that's been part of Mr. Irani's plan is just to
25 continue to engage, you know, as you mentioned, yeah, that

1 really has been something that struck me since day one is
2 clear is that as an ANC rep himself, it led him down the
3 path of more engagement, a lot more engagement than I think
4 is often pursued, so I think that is the plan going forward.
5 We would like to keep it moving as much as possible. If you
6 all are so moved to support this, we would like it to
7 continue to move through this process, since it has been
8 really on a track for several years now, but we do want to
9 continue to engage with the community and plan to so.

10 CHAIRMAN HOOD: Thank you, Mr. Utz. Are you
11 trying to tell me something, Mr. Utz, indirectly or what --
12 I'm just curious? I get that as a message coming back to
13 me. We would like to keep this moving, I got it. I'm not
14 going to mess with you anymore. Leave it like that. Let's
15 move on. Thank you. All right. Any follow-up questions or
16 comments? All right. Ms. Schellin, do we have any body
17 that needs to cross-examination from the ANC?

18 MS. SCHELLIN: I see that Ms. White is on. Well,
19 she was. Well, she's disappeared again. Let me see. Oh,
20 okay.

21 CHAIRMAN HOOD: Okay. Good afternoon, Chairperson
22 White, do you have any cross-examination? Not your report,
23 but any cross-examination?

24 CHAIRPERSON WHITE: Yeah, I have some actual
25 clarifications to some of the statements that were made. Is

1 it okay if I start there?

2 CHAIRMAN HOOD: Sure, go right ahead.

3 CHAIRPERSON WHITE: Yeah. I just wanted to make
4 the first clarification that the ANC voted to oppose the
5 zoning map amendment in our latest meeting that was held. I
6 think it was like the second week of July, so there was a
7 clarification that the ANC did not make that vote, but we
8 absolutely made that vote and we have the recording for
9 that.

10 I want to say that, yes, Mr. Amir and his team has
11 changed, so I don't know the whole team anymore. They have
12 made several community engagement events, one that myself as
13 well as in my single-member district, so I'm the chair of
14 the ANC, but this also falls in my single-member district
15 that we had early on over the last several years outdoors,
16 kind of in the height of the pandemic so that people could
17 understand the various projects coming. I will say over the
18 last year, it's become more clear that a map amendment
19 change was coming, however, a lot of the earlier
20 conversations, I would say at least for a year-and-a-half,
21 maybe a little bit less, didn't really focus on the map
22 amendment, more so focused on as someone on the team -- on
23 the 1603 team said, focused more on the amenities and the
24 type of use for the building and focused on the height.

25 The height has always been a concern for this

1 community. As this Commission may know, the historic
2 Anacostia district just expanded, which reiterates the
3 community's commitment to preserving a historic community
4 and integrity of this -- of our community and building out a
5 small business infrastructure that can accommodate that.
6 And a lot of the conversations and original designs that
7 were shown was --

8 CHAIRMAN HOOD: Ms. White, Ms. White, Ms. White --

9 CHAIRPERSON WHITE: Uh-huh.

10 CHAIRMAN HOOD: Let me -- let me -- I want to hear
11 all of that, but I want you to hold because I want to do it
12 at the right time so the record is sufficient and complete.

13 CHAIRPERSON WHITE: Okay. My bad. All right.

14 CHAIRMAN HOOD: No, you good. You good. I know
15 you -- you don't do this every day like we do and sometimes
16 I do it and still get turned around, but let me just say I
17 want to know now do you have any questions? And some of the
18 way you're asking your comments you're making, you might
19 want to formulate those to questions. And if not, we will
20 hear your testimony because we will probably push a little
21 bit on what you were saying. But do you have any questions
22 of them like for the --

23 CHAIRPERSON WHITE: Our -- you know, what we were
24 just told for a lot of it is that this building -- this
25 usage would be the same as -- pretty much the same size --

1 height size as the property that's being developed next door
2 to it that is not seeking a map amendment. And we got a lot
3 of feedback from the community and from the community on
4 that call in July that was opposed to the map amendment for
5 this property. And so there was a lot of opposition, there
6 was a lot of questions that we have, some that doesn't
7 pertain to the map amendment, more about amenities and usage
8 because we understand once this changed, they can change
9 their mind and do another project that's more aligned with
10 whatever, you know, that needs to suit them at the time.
11 And that's a big concern to the community as well because we
12 have seen developers come in and we've gotten support and
13 then things have changed after that. So there was not
14 reassurance from the community there, but I think it's just
15 a lot of opposition to this map amendment, so maybe it's
16 more appropriate for my testimony.

17 CHAIRMAN HOOD: Ms. White, we're going to try
18 again because I want you to tell me that when you do your
19 testimony --

20 CHAIRPERSON WHITE: Yeah, I'll just continue with
21 my testimony and then you all can pull the questions out
22 from there.

23 CHAIRMAN HOOD: Okay. So let me ask you this --
24 you know what? Let me wait. Let me wait.

25 CHAIRPERSON WHITE: Okay.

1 CHAIRMAN HOOD: So what we'll do is as we have a
2 discussion with you, we'll probably come up with some
3 questions, we'll go back and ask the Applicant. And also --

4 CHAIRPERSON WHITE: The only question I have is
5 can we get a copy of the racial equity report? I don't
6 believe we received a copy of that. That was something that
7 was -- a few slides was shown and I don't remember us
8 receiving a copy of that.

9 CHAIRMAN HOOD: Okay. They will make sure -- we
10 will -- whoever the party is, whether it's our racial
11 equity, too, that we have or the party -- I mean the
12 Applicant, they'll make sure that you see what you need to
13 see because, obviously, all of this community engagement
14 that I'm here wasn't necessarily actually factual the way
15 I'm hearing it from one side, but I'm hearing from the other
16 side, it was a lot of community engagement. But it seems
17 like the community engagement was in opposition. But I want
18 to get to the bottom of that as you do your report.

19 CHAIRPERSON WHITE: All right. Sounds good.
20 Thank you all.

21 CHAIRMAN HOOD: All right. Hold tight, though,
22 Ms. White. Don't go anywhere because you're going to
23 testify. All right.

24 Ms. Schellin, do we have anybody else -- I mean
25 not anybody else, do we have anybody from the Office of

1 Attorney General?

2 MS. SCHELLIN: No, sir.

3 CHAIRMAN HOOD: Okay. Do we have anyone from
4 DDOT?

5 MS. SCHELLIN: No, sir.

6 CHAIRMAN HOOD: And who else is it -- okay, let's
7 go to the Office of Planning.

8 MS. BROWN-ROBERTS: Good afternoon, Mr. Chairman
9 and members of the Commission, Maxine Brown-Roberts from the
10 Office of Planning on Zoning Commission Case 24-03 for a map
11 amendment from the MU-4 to the MU-7A zone. As stated in our
12 report and by the Applicant earlier, the future land use map
13 designates the property for moderate density commercial and
14 the generalized policy map for the property as being along a
15 main street mixed use corridor. The proposed MU-7A zone is
16 not inconsistent with these designations, as the FAR height
17 and lot occupancy of the MU-7 zones are representative of
18 the moderate density commercial designation and when
19 compared to other zones, such as the MU-5 and the MU-7B that
20 the comprehensive plan designates as moderate density
21 commercial uses. This is most appropriate for the property.

22 The properties to the east, west and north along
23 Marion Barry Avenue are also recommended for moderate
24 density commercial, while the properties to the south are
25 recommended for moderate density residential. Development

1 of the site is subject to HPRB review for height density and
2 compatibility with the adjacent buildings. The MU-7A zone
3 of the property would allow a development pattern and vision
4 for this portion of Marion Barry Avenue and would not be
5 inconsistent with the FLUM.

6 The proposed map amendment would also implement
7 many of the comprehensive plan in the far southeast,
8 southwest planning area policies for mixed use along the
9 corridor. As detailed in our report and when evaluated
10 through a racial equity lens, the proposed map amendment is
11 not inconsistent with the comprehensive plan. ANC 8A and
12 the larger far southeast/southwest planning area already has
13 a significant amount of the city's affordable housing and
14 the planning area exceeds its 2025 goal for affordable units
15 by 218 percent. Therefore, in this case, OP has recommended
16 that the map amendment not be subject to IZ+ due to the
17 large amount of existing affordable housing already in
18 existence. The focus could, therefore, be on providing for
19 moderate income and larger family units, as well as retail
20 and service uses to serve residents in the wider community.

21 The Office of Planning, therefore, recommends that
22 the proposed map amendment from the MU-4 to the MU-7A zone
23 be approved and that it not be subject to IZ+. Thank you,
24 Mr. Chairman and I'm available for questions.

25 CHAIRMAN HOOD: Thank you, Ms. Brown-Roberts. Let

1 me just ask the Office of Planning has asked that this not
2 be subject to IZ+. Is that -- I know we've done this in the
3 past where we have a lot of the 4 MUs, but is a lot of that
4 also because of what we're hearing from a lot of residents
5 in Ward 7 and 8 about the influx. Is that still the case?
6 Are we -- is that the reason or is there another reason?
7 Just help refresh my memory.

8 MS. MAXINE-BROWN: We have heard the arguments on
9 both sides, you know? Some people say there are too much
10 and some people say there are too many. But what we go by
11 is the Mayor's 2025 that sets out, you know, affordable
12 units across the city and gives each area a number to reach
13 and so when we look for this area, it has way exceeded what
14 the Mayor's projection is. In some areas, they're way
15 below, as we have demonstrated in some other -- some other
16 projects that have come before you, so, you know, in this
17 area, there's a lot of development going on. There is a lot
18 of IZ units being -- that are being provided.

19 However, I think that in some areas -- I mean IZ
20 is not going to solve all of the problems because there are
21 some units where there is a need for say the lower end at 30
22 percent, you know, but the IZ is not -- it's not the panacea
23 for everything, so what we go by is right now, you know, as
24 outlined in the report is, you know, what is the 2025
25 projection and how are they meeting that.

1 CHAIRMAN HOOD: Okay. Thank you for that
2 explanation, Ms. Brown-Roberts, because I know I was at an
3 event in Ward 7 and two ladies who were very instrumental in
4 what we do here on the Commission for years, even before I
5 got here, came to me and told me that they didn't want any
6 affordable units. And it shocked me, but it also -- it's
7 consistent with what I'm starting to hear, which I thought I
8 never would hear. And then on another element, as you
9 mentioned, we do have some other issues where it's not
10 enough. So I think Office of Planning is right on target
11 and I appreciate the work you all do because you're right on
12 that. And I'm behind you all on that 100 percent. So let
13 me see if there are any questions or comments.

14 Commissioner Imamura?

15 COMMISSIONER IMAMURA: I also thank you for your
16 questions. And Ms. Brown-Roberts, thank you for your
17 response. I was curious about the same thing. Perhaps
18 maybe a little differently, though, at some point, we are
19 coming up on 2025, and so those projections now they're
20 achieved or maybe in some areas, as you mentioned, they're
21 falling short. But, you know, the need for additional
22 housing will continue. And I know you mentioned in this
23 particular area, it far exceed its 2025 goals, but so I'm
24 always curious about that. We're kind of coming up on that.
25 There will be a continued need for additional housing and

1 affordable housing across the city. So I've always
2 wondered, you know, at some point, each area with its goals
3 will have either achieved that and will need to establish
4 new goals with new housing.

5 My question for you, Ms. Brown-Roberts, is this:
6 I'm curious, it's stated in your report, but I just wanted
7 to ask if you could just summarize how this potential map
8 amendment might impact the current trend for race and
9 ethnicity disaggregated data for race and ethnicity or
10 disrupt that trend that's there now. So I just wanted to
11 ask if you could speak to that, sort of this potential for
12 this map amendment, what it might mean for the disaggregated
13 race and ethnicity and the trends that you see for this
14 area.

15 MS. BROWN-ROBERTS: Yeah. The trends that we're
16 seeing is that in general, the area is becoming more
17 diversified, you know, in a nutshell. And so yes, you know,
18 there is -- there is some population changes and, you know,
19 the larger set of population is still blacks and African-
20 American, but we are having, you know, other races and two
21 or more races, those are increasing.

22 COMMISSIONER IMAMURA: Thank you, Mr. Brown-
23 Roberts.

24 Mr. Chairman, I don't have any further questions.

25 CHAIRMAN HOOD: Thank you very much. Thank you

1 for your questions. Let's go to Commissioner Stidham.

2 COMMISSIONER STIDHAM: I don't have any questions.
3 Thank you for your report. Appreciate it.

4 MS. BROWN-ROBERTS: You're welcome.

5 CHAIRMAN HOOD: Thank you, Commissioner Stidham
6 for not having any questions. No, I'm just playing.

7 Vice Chair Miller, any questions or comments?

8 VICE CHAIR MILLER: Thank you, Chairman and thank
9 you, Maxine Brown-Roberts for all your work on this case and
10 your presentation today and all of the recommendations that
11 you made. I just had one question and that is that although
12 it's clear that the framework element of the comprehensive
13 plan when it's describing moderate density commercial does
14 include -- does reference MU-7 and MU-5 zones as
15 appropriate, as well as other zones, as appropriate for the
16 moderate density commercial density designation. And that
17 is the consistency criteria is our major criteria in this
18 map amendment case. But it's my understanding that the
19 zoning regulations themselves need to be -- may need to be
20 amended to when they're describing -- I think it's in
21 Subtitle G, the various zones and when they get to the mixed
22 use zones of I think MU-7 and MU-5, it characterizes them as
23 medium density, whereas, as you pointed out and now I just
24 pointed out, the framework element of the comp plan and the
25 -- identifies MU-5 and 7 as appropriate for moderate.

1 So I'm wondering when -- and I think we've heard
2 for some time that the Office of Zoning is going to bring
3 forth what essentially is a technical amendment to bring the
4 zoning into consistency with the comprehensive plan on that
5 description of that zone. Is there an amendment in the
6 works that's -- or maybe it's here, it's already been filed
7 and I haven't seen it, that does this correction to the
8 zoning regulations' description of MU-7 and I think it's MU-
9 5 as well, describing it -- to describe it as appropriate
10 for moderate and not just medium?

11 MS. BROWN-ROBERTS: Ms. Steingasser is also on and
12 I think she will let you know, give an update on that.

13 VICE CHAIR MILLER: Okay.

14 MS. STEINGASSER: We do have --

15 VICE CHAIR MILLER: Thank you, Ms. Steingasser.
16 And I don't know if I've characterized the zoning
17 regulations correctly.

18 MS. STEINGASSER: You're correct. The zoning reg
19 did not get updated when the comprehensive plan was updated
20 to reflect that land use category correlation to the zone
21 district. It is something that we will be bringing forward
22 probably in the next five, six months. We've got a couple
23 different corrections that we want to bring, as well as some
24 smaller tweaks that we have been collecting from y'all's
25 work on the BZA. So we'll be bringing that forward probably

1 this winter.

2 VICE CHAIR MILLER: Okay. Thank you.

3 MS. STEINGASSER: I also wanted to add, this
4 morning, the Mayor announced that the District has met its
5 goal for 2025 of 36,000 new residential units that they sent
6 and we're 82 percent there for affordable housing, the goal
7 of 12,000. So that was really good news this morning, so
8 it's timely that you would have this discussion on meeting
9 those goals.

10 VICE CHAIR MILLER: Thank you, Ms. Steingasser,
11 for pointing that out. And for this planning area, the far
12 southeast, southwest planning area, they have met the
13 Mayor's affordable housing goal; is that correct?

14 MS. STEINGASSER: They have long since. I mean
15 they were way over the goal. You know, the goal was to have
16 15 percent of the units being affordable through the
17 District through each planning area. This area has, I
18 think, upwards of 68 percent of the housing is some form of
19 affordable housing. And that's why when we look at IZ+, we
20 look is it going to further concentrate affordable housing
21 or is it going to add to creating a mixed income
22 neighborhood, which is the goal in this area. And what we
23 hear a lot from the residents in the ANC is they want more
24 market rate housing, more mixed income and less
25 concentration of affordable housing. So through IZ, we get

1 new affordable units in a mixed income building, so yeah.

2 VICE CHAIR MILLER: Well, thank you for that
3 information and for hoping up here to present it to us
4 today. I have no further questions or comments, Mr.
5 Chairman, thank you.

6 CHAIRMAN HOOD: Okay, thank you. I, too, am going
7 to follow Commissioner Stidham here. I have no questions as
8 well, so I'm going to thank myself, no, I'm just playing.
9 Got to have some fun sometimes. All right. Thank you, Ms.
10 Steingasser and Ms. Brown-Roberts and let's see if -- first,
11 Mr. Utz, do you have any cross of Office of Planning?

12 MR. UTZ: I don't. Thank you.

13 CHAIRMAN HOOD: Okay. And Chairperson White, do
14 you have any cross of the Office of Planning, any questions
15 of the Office of Planning? Any questions of the Office of
16 Planning?

17 CHAIRPERSON WHITE: Not at this time. Thank you.

18 CHAIRMAN HOOD: Okay. Thank you. All right.

19 Ms. Schellin, let's bring up -- okay, Ms. White is
20 already up. Let's have the ANC. Do we have a school board
21 rep, I believe, that needs to have a meeting, I think, I'm
22 being pinged, Ms. Schellin?

23 MS. SCHELLIN: I'm sorry. I was notified that we
24 have Dr. Jacque Patterson.

25 CHAIRMAN HOOD: Okay. I'm going to take Dr.

1 Patterson. I do this -- I've never done a school board
2 member, but I always give councilmembers and mayors, and
3 we've had mayors come, our councilmember and our elected
4 officials deference because I know they have other things
5 that they do, so bear with me. So let's bring up Dr.
6 Patterson.

7 MS. SCHELLIN: If we could have him turn his
8 camera on and give him the oath since he did not sign up
9 online.

10 CHAIRMAN HOOD: Dr. Patterson, we operate kind of
11 like the school board. You just sign up and -- no, I'm just
12 -- (inaudible) go right ahead, Dr. Patterson.

13 DR. PATTERSON: I apologize in my haste to come,
14 but I'm ready to swear in, if I need to.

15 CHAIRMAN HOOD: Ms. Schellin, are you going to
16 give the oath or do you want me to give it?

17 DR. PATTERSON: (Inaudible).

18 MS. SCHELLIN: Sorry. Please raise your right
19 hand. Okay. Do you solemnly swear or affirm the testimony
20 you'll give in this case will be the truth, the whole truth
21 and nothing but the truth?

22 DR. PATTERSON: Yes, ma'am.

23 MS. SCHELLIN: Thank you.

24 CHAIRMAN HOOD: Okay, Dr. Patterson, you may
25 begin.

1 DR. PATTERSON: Good evening, everyone. Again,
2 I'm Dr. Patterson, Jacque Patterson, a 25-year resident of
3 Ward 8, 10-year -- well, five terms, 10-year ANC to the
4 neighboring ANC of 8B, so definitely want to respect the
5 chair, Ms. White. I also served on the HPRB for two terms.
6 And currently, as was stated, I'm on the State Board of
7 Education. I wanted to come here and respectfully disagree
8 with my former peer, Chair White, for the simple fact that
9 as a 25-year resident, I've watched this street, this
10 particular property over the 25 years that I've resided in
11 Ward 8, I've watched it go through some of its worst times.
12 I've watched the library being built in the community. I've
13 watched the city being built across the street, all the
14 things that are in that community, I've watched over a
15 course of time.

16 And still, that store that is across the street
17 from it, I saw it get raided by the ATF one time coming
18 through there. I actually saw the raid itself. And I say
19 all of that and point those things out because one thing
20 Ward 8 has always asked for is to have more development.
21 And I know as a ward that is always seen as the most
22 impoverished ward and stuff like that, it does not mean that
23 we don't also want some economic development that brings
24 different economics into our community. When I think
25 specifically to turn it to what I do now in the school board

1 -- on the school board, I know that Ketcham is under
2 enrolled at the current time. I know that Anacostia is
3 under enrolled at the current time, a number of the schools
4 that are in that particular area.

5 They are not going to start meeting enrollment
6 until we get people who want to move to the community and we
7 clean the community up in a way that brings attention to it.
8 I'm very happy and was very supportive when we called it
9 Marion Barry Avenue for the simple fact that having served
10 under him, as you did, Chairman Hood, for numerous things
11 that I've done, I know that he wanted that street to make
12 sure that it was revitalized. And so I'm supportive of this
13 for that very mere fact is that it's a corridor that we
14 would like to see do better. We would like to have better.
15 We would like it to be more attractive. I want to be
16 respectful always, as I said at the outset, to the chairman
17 and the ANC. I know what it's like to serve as the chairman
18 and I always give deference to them.

19 But being a resident, I would like to see that
20 corridor developed. I would like to see more economic
21 development along it in all kind of ways, including housing
22 and mixed use. I got to be chair during the time that we
23 were developing Henson Ridge and I can tell you when we
24 developed Henson Ridge for the Hope 6 Project and it was
25 mixed income, it did a wonder for that community. Did it

1 solve every problem, no, but it solved a lot of them. And
2 so what you see on Alabama and Stanton is a totally
3 different community than what goes there. So just would
4 like to support this application. Thank you.

5 CHAIRMAN HOOD: Okay. Thank you, Dr. Patterson.
6 Thank you for the report on Henson Ridge. Henson Ridge was
7 in front of this commission years ago and I remember that
8 specifically and it's always good to hear how things have
9 come to form after the Zoning Commission is finished with
10 them. Let's see if we have any questions or comments for
11 you, Dr. Patterson.

12 Commissioner Imamura?

13 COMMISSIONER IMAMURA: No. Thank you, Dr.
14 Patterson for providing us with your lived experience
15 tonight to help us shape and inform our decision.

16 DR. PATTERSON: Thank you.

17 CHAIRMAN HOOD: Commissioner Stidham, any
18 questions?

19 COMMISSIONER STIDHAM: Thank you, Dr. Patterson,
20 for being here this evening.

21 DR. PATTERSON: Thank you.

22 CHAIRMAN HOOD: And Vice Chair Miller, any
23 questions.

24 VICE CHAIR MILLER: No questions, but thank you,
25 Jacque Patterson for all of your service to the community

1 and your testimony here this evening. We appreciate it.

2 DR. PATTERSON: I, too, thank you, Dr. Patterson
3 for taking the time. I know you have a busy schedule, for
4 taking the time to give us your input. And I thank you for
5 all of the work you've done in this city as well.

6 Let's see, Mr. Utz, do you have any questions of -
7 - okay. I see you shaking your head no.

8 Chairperson White, do you have any questions or
9 cross of Dr. Patterson?

10 CHAIRPERSON WHITE: I appreciate Dr. Patterson for
11 being here today. I do know that Dr. Patterson -- so many
12 of our students have to leave the ward to go to school,
13 that's one of the reasons why Ketcham is underfunded and
14 understaffed and because some charter schools are coming in
15 and pulling our students. So I just want to say I don't
16 think his comments around school enrollment or the quality
17 of our schools are going to be impacted from this
18 development. And I understand Mr. Patterson doesn't know
19 the ANC's position because this ANC has submitted a plan to
20 Mayor Bowser and the council to invest \$50 million into
21 economic development.

22 It was this ANC that pushed to support the bid to
23 be transformed to arts, culture and innovation and this ANC
24 does more -- probably more than most ANCs in the city when
25 it comes to economic development. So I do take some offense

1 to that because this ANC is doing more than most when it
2 comes to equitable and inclusive development that taps into
3 the culture and opportunities that we have and connects
4 Marion Barry with MLK with Malcolm X to develop a real arts
5 culture and tourism industry. So I would welcome you to
6 attend more ANC meetings to hear more about --

7 DR. PATTERSON: Yes, ma'am.

8 CHAIRPERSON WHITE: -- what the ANC is wanting to
9 do and to push for our schools to be fully funded so our
10 students can stay here. Thank you.

11 DR. PATTERSON: Yes, ma'am. And if I may respond
12 just to that. As I said at the outset, Chairman, I always
13 give deference to chairmen, and I know you're doing an
14 amazing job there. I know your reputation well. And I know
15 you are leading the commission that is doing an outstanding
16 job. My comments was based on basically a historical
17 knowledge of seeing it, of what's been happening on that
18 block and everything. In reference to the schools, I know
19 that people pull their kids for various reasons, but I'm
20 hoping that we can redevelop corridors throughout Ward 8 so
21 that people will be attracted to stay in their neighborhood
22 schools. So I appreciate all of that, so thank you, ma'am.

23 CHAIRMAN HOOD: Let me also just add as an
24 observer, I really appreciate the collegial ness between
25 Chairperson White and you, Dr. Patterson, even though you

1 may disagree, I appreciate the respect that you all both
2 show. Sometimes it's not like that always down here and I
3 just want you all to know that I appreciate that. And I'm
4 sure my colleagues do as well. And I know the work that you
5 all both do, so I appreciate you all doing that. But here's
6 the thing, out of that disagreement, were going to have a
7 better outcome whichever way we go. And I do know, Dr.
8 Patterson, you have a heavy lift because, you know, Ketcham
9 has a real rich history with --

10 DR. PATTERSON: Yes, it does.

11 CHAIRMAN HOOD: -- (inaudible). I used to attend,
12 come out there sometimes, say yeah, let's come talk to the
13 kids so they have a rich history. So, you know, the lift is
14 on your shoulders. I'm going to watch what you all are
15 going to do (inaudible).

16 DR. PATTERSON: Yes, I do know Ms. Romaine's
17 comments, his picture, her family and all the work that they
18 did at Ketcham specifically, and we honored her a couple
19 years ago at another school in Ward 5.

20 CHAIRMAN HOOD: Great, great. Okay. Thank you.
21 And thank you for all the work you're doing. All right.

22 Ms. Schellin, let's go back -- get back on track,
23 let's go to Chairperson White, I think, yeah, the ANC.

24 CHAIRPERSON WHITE: Hello, everyone, okay. Do I
25 need to come on video, I can come on video.

1 CHAIRMAN HOOD: Yeah, let us see you, if you want
2 to. We haven't seen you in a while, but if you don't want
3 to, you don't have to. You don't have to. I'm just messing
4 with you, you don't have to.

5 CHAIRPERSON WHITE: Oh, no worries. I'm just
6 making sure -- I will come on video. I have an external
7 video and for some reason, I'll have to reconnect it here,
8 but thank you everyone, I'll get started while I try to
9 figure out my video. I'm Jamila White, AA05, single-member
10 district. Sorry, I'm a little out of breath because my best
11 friend just came so I had to go open the door and run back
12 up the steps, so I'm just catching my breath. And I am here
13 because the ANC is in opposition to this map amendment.
14 Some of the reasons I started talking to before, yes, this
15 developer has been in front of the ANC several times and we
16 appreciate every time that developer has come in front of
17 the ANC. And every time we've had community meetings, it's
18 been very, very mixed and very, very emotional kind of
19 feelings.

20 Everyone in the community wants to see not only
21 this location develop, but the entire Anacostia business
22 district developed. We have so many opportunities and so
23 much vacant and blight that we really have an opportunity to
24 change our community and we want to do that in a way that
25 respects the culture and the historic nature of our

1 community and that is very inclusive of our community. One
2 of the concerns that we've always had, like I said, is on
3 how this building will be used, how the property will be
4 used, especially how it's going to feed into the arts and
5 culture and innovation district that we are pushing towards
6 as a way to transform, not only Anacostia, but the rest of
7 Ward 8 and also what future uses will be. We've heard
8 different statements made from different folks on the team.
9 I'm not sure what's the status of like the laundromat
10 anymore because those conversations, the representative for
11 the laundromat hasn't been in those, but I'm not sure if
12 they need to be, and then how the housing will be used, et
13 cetera.

14 And then some of the concerns were just raised by
15 -- I don't know if it was a former employee, but it was a
16 representative that was coming to us talking about the ways
17 in which the property is going to be used. And this person
18 came to us last month and was like this property's not going
19 to be used in the way that we told you earlier. It's going
20 to be used differently. And so there's just been a lot of
21 opposition, too, from the community on this particular
22 development in terms of height, people not understanding
23 that a map amendment was going to be needed. At the same
24 time, there were some earlier conversations as it being the
25 same size as 1605, but 1605 doesn't need a map amendment.

1 And so it's just right now, as-is, something that
2 we do not support. We understand that, you know, with the
3 map amendment, it does give the developer, you know, at
4 right to use the property however they want and that's some
5 of the challenges that we're facing right now is at right in
6 certain developments are happening in the name of increasing
7 development, that's just not what the community wants and
8 what the community wants to see going forward. And so we do
9 believe that we can come -- that a development can happen
10 here with this developer that is inclusive of what they need
11 to do in terms of their vision for, you know, their
12 investment and as well as the community needs. And so I do
13 want to say that the engagement has been dynamic for lack of
14 better words and the ANC has never unanimously voted to
15 support the design or the site uses.

16 The first vote was on the historic design only and
17 that was like a three to four vote. And then this last vote
18 was a five to two vote to not support the map amendment. So
19 some of the commissioners who voted on the historic design
20 voted against supporting the map amendment based on their
21 conversations with their constituents who are directly
22 impacted in their understanding of how this site will be
23 used. And so we do believe, you know, want to work with the
24 developer to bring something that is going to enhance the
25 community, be an added value and also fits within the

1 character and the ways that we want to see development
2 happen.

3 CHAIRMAN HOOD: Okay. Thank you, Chairperson
4 White. Let's see if we have any questions of you.

5 Commissioner Imamura, any questions, comments?

6 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

7 CHAIRMAN HOOD: Okay. Commissioner Stidham, any
8 questions or comments?

9 COMMISSIONER STIDHAM: No, sir. Thank you,
10 though.

11 CHAIRMAN HOOD: And Vice Chair Miller, any
12 questions or comments?

13 VICE CHAIR MILLER: Thank you, Mr. Chairman and
14 thank you, Chair White for your being here tonight and for
15 all of your work in the community. Is there a written ANC
16 report that you all have filed? I haven't seen it in the
17 record, but maybe it's been filed or you have it and you can
18 file it that would -- because we need a -- we need a -- I
19 think we need anything from the ANC, for it to be given
20 great weight, it needs to be in writing and showing the vote
21 and the date and all of that. Is there a written report
22 that you can provide us?

23 CHAIRPERSON WHITE: Yes, Mr. Miller, I can. I
24 apologize, I didn't have a chance to send it before today.
25 I had an unexpected loss last week in my family, so I'm just

1 coming back online.

2 VICE CHAIR MILLER: I'm sorry to hear that.

3 CHAIRPERSON WHITE: But I'll send it over this
4 afternoon. It's already written.

5 VICE CHAIR MILLER: Okay. We'll look for that.
6 Thank you. And I'm sorry for your loss.

7 CHAIRMAN HOOD: Thank you, Chairperson White. You
8 don't need to rush and do that this afternoon. We'll leave
9 some time open for that because now that I have a concern
10 about the -- again, I, too, we express our sympathy as well
11 and sorry for your loss, but let me ask you this,
12 Chairperson White. You said the engagement has been
13 dynamic, but there still is -- let me -- let me try to
14 phrase it the way I understood it. You said the engagement
15 was dynamic, but there still is a lot of reservation because
16 what can be done there was -- can be done as a matter of
17 right, if this map amendment, which is a consistency case in
18 front of us, goes through, versus the support, it seems like
19 it might've been extreme support at HPRB. Did I capture that
20 correctly? You're on mute. Maybe I didn't capture it
21 correctly.

22 CHAIRPERSON WHITE: Oh, apologies. Yes, you did
23 capture it. There's a lot of reservations and concern about
24 once it -- if it is given a different zoning, a map
25 amendment what will be used of the property after that,

1 especially because of the way some of the dynamic tension
2 has happened, has played out.

3 CHAIRMAN HOOD: Okay. So whatever was done at
4 HPRB, I believe they have conceptual approval or I can't
5 remember exactly what happened in the HPRB, but that -- and
6 we don't defer to them, we take on zoning. But that piece
7 would be more in line with whatever design, whatever is
8 going there, whatever they're doing there, more in line and
9 then in front of us. And what will happen if that changes -
10 - the way I understand it, if that changes, they would have
11 to go back to HPRB, I'm pretty sure.

12 Is that correct, Mr. Utz? I don't want the
13 Historic Preservation Review Board to say hey, they're
14 talking about us over there, but I'm not. I just want to
15 make sure that I'm understanding the process so I can convey
16 it and have this conversation with Chairperson White?

17 MR. UTZ: Yes, Chairman Hood. If the project --
18 if the exterior of the project changes, it goes back to HPRB
19 for another review, which would necessitate going to ANC 8A
20 and walking through the process with the community again,
21 just on the changes, so yes.

22 CHAIRMAN HOOD: Okay. So Chairperson White, let
23 me ask you just like this, because this is a consistent case
24 for the Commission, how could the Zoning Commission help
25 you?

1 CHAIRPERSON WHITE: I think the Zoning Commission
2 could help us by not allowing this map amendment.

3 CHAIRMAN HOOD: And then we stay with MU-4, which
4 means that we will continue to have -- I'm just having this
5 conversation. I'm not disagreeing. I'm just trying to talk
6 it out with you. And then what happens is we would continue
7 to have, I guess, what we have; is that -- would you agree
8 with that statement?

9 CHAIRPERSON WHITE: Not necessarily. I think a
10 developer can develop within that.

11 CHAIRMAN HOOD: Within the MU-4?

12 CHAIRPERSON WHITE: Yeah. Other developers are
13 developing within the guidelines.

14 CHAIRMAN HOOD: Okay. All right. I don't have
15 any other questions. Anybody have any -- nobody has any
16 other questions. All right. So as the Vice Chair and I
17 think by the council, too, Chairperson White, if you can
18 give us the ANC report, and I'm going to ask Ms. Schellin,
19 with everything she's going to, she doesn't need to give it
20 to us today by close of business, no, no. We not doing
21 that. So let's work out a time at the end of this hearing
22 and we'll figure out how we're going to do that.

23 Now, let me see. Mr. Utz, did you have any
24 questions of Chairperson White?

25 MR. UTZ: I did have a couple.

1 CHAIRMAN HOOD: Okay.

2 MR. UTZ: Can I --

3 CHAIRMAN HOOD: Go right ahead.

4 MR. UTZ: Great. Thank you. And I, Chairperson
5 White, am sorry to hear about your loss as well. Good to
6 talk to you right now. But we are, frankly, surprised to
7 hear some of what you talked about today. You know, we've
8 been engaged with you, particularly, Mr. Irani has been
9 engaged with you and the community for a long time on this.
10 So I think we did want to ask some more questions about the
11 ANC treatment of this case. My first question is whether
12 there was another ANC meeting in July, other than the July
13 9, 2024 meeting? Was there a second meeting of the ANC in
14 July?

15 CHAIRPERSON WHITE: Well, yeah. We've had
16 meetings of the ANC after that. We had a special meeting
17 last week, but it wasn't to discuss this property. It was
18 to discuss our finance report. But we met -- we had a legal
19 and an administrative session, I can't remember if it was
20 the first week of July or some time in June in which Mr.
21 Amir attended and I think Mr. Utz maybe, too, that was just
22 like maybe four or five commissioners. And it was several -
23 - we were discussion kind of some legal things that was
24 coming in front of the ANC. And then we invited you all to
25 the public meeting, so that was July.

1 MR. UTZ: Okay. So thank you, so was there a
2 second resolution at the July 9th meeting that the ANC voted
3 on?

4 CHAIRPERSON WHITE: The ANC voted to not support
5 and oppose the map amendment on that July 9th meeting, at
6 the end of the meeting when we do all of our votes. We did
7 about four votes that night.

8 MR. UTZ: Are there minutes of the meeting that
9 reflect what the vote was on?

10 CHAIRPERSON WHITE: Yes, we have minute meetings.

11 MR. UTZ: Can those be provided along with the
12 letter?

13 CHAIRPERSON WHITE: They've been filed. Yeah, the
14 minute meetings probably -- I can send them to you, but I
15 believe they've been filed within the office of the ANC as
16 well.

17 MR. UTZ: Okay. So we would like to take a look
18 at those minutes. Our understanding of the motion that was
19 made on the 9th was actually that it was a resolution made
20 to support the project -- I'm sorry, not to support the
21 project, to support the map amendment as an IZ+ map
22 amendment, that was a condition that one of the
23 commissioners requested we put that vote forward. That's
24 what failed, but the follow up was --

25 CHAIRPERSON WHITE: The motion -- no, the whole

1 motion failed to not support this project, even with the IZ
2 -- with or without the IZ, we voted against this project for
3 the map amendment, just so the Commission knows --

4 CHAIRMAN HOOD: (Crosstalk.)

5 CHAIRPERSON WHITE: Mr. Hood, just so you know,
6 the OAG reached out to the ANC before our meeting to bring
7 up the IZ+ issue with this development. And so I think
8 that's what the lawyer -- the representative is talking out.

9 CHAIRMAN HOOD: So let me help you, Ms. White.
10 OAG, Attorney General Swab and this Commission disagree with
11 that IZ piece. We have -- this is not the first case where
12 we have not done -- it's our regulation and we don't --
13 we're not -- they don't run our regulation. This is no --
14 you know, and I'm not being argumentative with them or with
15 you or anybody, but I'm just saying we've been through this
16 before where they come out and tell us they think it should
17 apply. We don't and it's our regulation. We know when it
18 applies and it doesn't. If that's part of it, then I wish
19 you all would reconsider because if that's the -- if that
20 come in the letter -- we probably -- it would probably move
21 forward.

22 I want to know what the other germane issues are
23 and I think my colleagues do, too, as well, of the rezoning.
24 But let me just say this to you, I mean you were just
25 talking. You mentioned that the -- and I'm trying -- I

1 listened to what you just said and I may have misunderstood
2 it, but you said that you all voted not to support or oppose
3 or was it just not to support?

4 CHAIRPERSON WHITE: No, we voted not to support
5 and it had nothing to do with the IZ unit.

6 CHAIRMAN HOOD: Okay, okay.

7 COMMISSIONER STIDHAM: That was just something
8 that one of the commissioners wanted us to consider, would
9 we support it if they did the IZ or not, but it's regardless
10 of the IZ. And we understand that, you know, the OAG's
11 decision has nothing to do with this case here. And I think
12 OP did a very extensive job talking about that, too, so --

13 (Crosstalk.)

14 CHAIRMAN HOOD: So what I was just saying, Ms.
15 White, we have disagreed -- OAG disagrees with us with how
16 we apply IZ and when we don't apply it, so and I get it.
17 And I've asked them to show me why we should. And this has
18 been going on now, what, Vice Chair, maybe a couple years
19 now? It's been a couple years. Yeah, it's been a couple of
20 years, so we just fundamentally agree to disagree, so we'll
21 just leave it at that. All right.

22 I'm sorry, Mr. Utz, you can continue your
23 question. I wanted to make sure I heard everything. Go
24 ahead, Mr. Utz.

25 MR. UTZ: Thank you. That is all of our

1 questions. We would just be interested in seeing the
2 minutes from the meeting that were referenced for that
3 conclusion of that vote, that is opposite our understanding
4 of what that vote was about and also, if there's a numerical
5 count of the votes as part of the minutes, it would be
6 appreciated.

7 CHAIRMAN HOOD: Okay. So let's do this --

8 CHAIRPERSON WHITE: (Crosstalk.)

9 CHAIRMAN HOOD: -- I'm sorry, go ahead, Ms. white.

10 CHAIRPERSON WHITE: Oh, no, I was saying not a
11 problem and that's included.

12 CHAIRMAN HOOD: And Mr. Utz, you all -- your
13 racial equity piece, make sure that the ANC -- since you all
14 are -- you are getting the minutes and they've asked about
15 the racial equity, I think it was the ANC, make sure that
16 that happens, too, that they get that information as well.

17 MR. UTZ: Yes, absolutely. We will resend that.
18 We've been discussion that with Chairperson White for quite
19 a while over the years, so we will resend the -- a great
20 summary of racial equity analysis was actually in our
21 application statement from February, I believe. So we'll
22 resend all of that material to the ANC.

23 CHAIRMAN HOOD: Okay. Thank you.

24 Chairperson White, any follow up questions or
25 comments? Are you good?

1 CHAIRPERSON WHITE: I'm well, thank you for having
2 us here today.

3 CHAIRMAN HOOD: Okay. Thank you. We appreciate
4 you. All right.

5 Ms. Schellin, do we have anyone here who's in
6 support of this application?

7 MS. SCHELLIN: I think we do. We have Patrick
8 O'Keefe. We have Allister Chang. And we have Daniel McGee.

9 CHAIRMAN HOOD: Okay. Let's bring -- is that all
10 we have, three?

11 MS. SCHELLIN: We have one person in opposition.

12 CHAIRMAN HOOD: Okay. Let's bring up the three in
13 support first and then we'll bring up the opposition. And
14 if we have any undeclared, we're bringing them up as well.

15 MS. SCHELLIN: No, that's it. We just have four
16 registered.

17 CHAIRMAN HOOD: Four, okay. All right. Let's
18 bring up the three that are in support. And I may not call
19 your name, but I'll let Ms. Schellin call the names because
20 I can't see everybody.

21 MS. SCHELLIN: Okay, sure. So the first person
22 would be Patrick O'Keefe. Then Mr. Chang, followed by Mr.
23 McGee.

24 CHAIRMAN HOOD: Okay, Mr. O'Keefe, you may begin.

25 MR. O'KEEFE: Thank you. Good evening, hello. My

1 name is Patrick O'Keefe. I live at 1604 U Street Southeast.
2 The rear edge of my property line is approximately 15 feet
3 from the property line of the lot under discussion for
4 application ZC24-03 at 1603 Marion Barry Avenue Southeast.
5 I live next to this corner and pass this intersection in
6 foot and in vehicles multiple times a day. I am able to
7 view this lot from my backyard and every rear-facing room in
8 my home.

9 I have reviewed the application and support this
10 amendment. This corner at 16th Street and Marion Barry
11 Southeast has been plagued with violence, including
12 homicide, shootings and other crime for decades. The only
13 structure on this property, as has been mentioned earlier,
14 was previously a laundromat that was legally condemned as a
15 nuisance, shut down by the Attorney General a few years ago
16 because it degraded into an open air drug market and a haven
17 for other criminal activity. Many of the after effects of
18 that situation linger here today. The District Government
19 has tried everything imaginable to address the deep-seeded
20 criminal activity and violence at this intersection, except
21 for economic development through the construction of new
22 denser market rate housing and businesses, until now.

23 I believe that this is one of the primary reasons
24 that this lot was designated in this way in terms of density
25 in the Mayor's comprehensive plan. I have supported and

1 observed countless city initiatives on this block to no
2 avail. These programs are having little to no positive
3 measurable impacts on the community at 16th and Marion Barry
4 Avenue Southeast. I feel confident making this statement as
5 likely one, if not the only person on this call, that can
6 look out my home's windows and observe this corner. The
7 development team for 1603 Marion Barry Avenue Southeast is
8 providing an opportunity for progress on this corner for the
9 first time in decades and I believe that they have gone out
10 of their way to consider historic and zoning standards and
11 guidelines.

12 As this map amendment has been proceeding through
13 the administrative steps, including ANC review, I have only
14 been contacted as a bordering property owner by one party
15 involved to discuss the amendment and collect detailed
16 feedback and that was the Applicant's team. The Applicant's
17 team has participated in multiple meetings with neighbors
18 along U Street Southeast in the 16th Street Corridor, which
19 we had to proactively set up in the absence of conversations
20 set up by the ANC.

21 Respectfully, I think that the ANC is out of touch
22 with the needs of residents at this intersection. They have
23 not provided any meaningful opportunities for the community
24 to provide feedback outside of moderated chats and ANC Zoom
25 meetings where all community participants are typically

1 muted. So we have to come to public meetings like this to
2 make sure that our voices are actually heard. I understand
3 that this amendment would have widespread impact across the
4 neighborhood, but I implore the commission to give great
5 weight to those residents, including myself, that would be
6 most directly impacted by the location of this development.

7 And lastly, as the Commission is hearing testimony
8 from residents in the surrounding area, I challenge you to
9 ask each of my neighbors opposing this map amendment when
10 they last walked through this intersection and how
11 frequently they walk through it. Some of the most vocal
12 opponents in historic Anacostia are neighbors that refuse to
13 walk through this area because of the current degraded
14 situation and yet, they continuously try to halt progress
15 through opposing amendments like this, leaving the residents
16 of this corner to deal with this underutilized lot every day
17 while they watch from a distance.

18 Thank you again for the time and opportunity to
19 testify. I support the amendment as it is currently written
20 and respectfully request that the Commission act tonight and
21 not further delay this development, which has been in
22 process for two plus years, by approving this application.
23 Thank you.

24 CHAIRMAN HOOD: Thank you, Mr. O'Keefe. You can
25 hang around. We may have some questions for you.

1 Ms. Schellin, who's next?

2 MS. SCHELLIN: Mr. Chang.

3 CHAIRMAN HOOD: Mr. Chang, go right ahead.

4 MR. CHANG: Hello. I am Allister Chang and
5 tonight, I'm here representing Civic Suds, which is a
6 nonprofit organization that has had the opportunity to work
7 with this developer to coordinate a few community engagement
8 events at the site. And we've also had the opportunity to
9 partner with them to conduct some surveys in the
10 neighborhood and gather feedback, first and foremost, to
11 inform how we design and plan any prospective services that
12 we would provide in the space.

13 And while the developer has, as Patrick shared,
14 set up many community engagement events on their own, the
15 outreach events in which I and my team and I have had the
16 opportunity to participate in, including book giveaways at
17 the location, we did a coat drive, for example, in the
18 winter and had the opportunity to meet many neighbors and
19 speak with folks in the community. From what we have
20 gathered in those conversations, the majority of neighbors
21 that we have had the opportunity to meet, at least, are
22 greatly leaning in favor of support of building up and even
23 more importantly, to please do something with the property
24 so that it's not sitting and waiting, as Patrick named, Mr.
25 O'Keefe named as well.

1 The commitment from my team and I is to continue
2 working with the developer to make sure that the services
3 that we provide in the space are in response to what are the
4 needs that we hear. And so as a snippet into that, right,
5 the most demanded pieces of support have included things
6 like afterschool programming for children and literacy
7 support as well as support with navigation of public
8 benefits. Thank you.

9 CHAIRMAN HOOD: Thank you, Mr. Chang. You can
10 stick around, we may have some questions for you as well.

11 Ms. Schellin, is it Mr. McGee? I see him. Mr.
12 McGee --

13 MS. SCHELLIN: Correct, he's the last one of this
14 plane.

15 CHAIRMAN HOOD: Okay.

16 MR. MCGEE: Hi, everyone. My name is Dan McGee.
17 I live at 1628 U Street Southeast. I'm about one block from
18 this site. Unlike Patrick, I don't think I can actually see
19 it from my back window, but I'm pretty close. I share that
20 alley that abuts the site. I'm here today to express my
21 support for this proposed map amendment. I personally
22 welcome the -- I would personally welcome an increase in
23 density that's being proposed here because ultimately what
24 I'd love to see is that Marion Barry Avenue economic
25 corridor grow and perhaps one day thrive. You know, to kind

1 of counter some of the height arguments, I think a good
2 neighborhood, in my opinion, has a healthy mix of densities.

3 My street, along with a lot of the rest of
4 historic Anacostia is low density residential, but I would -
5 - you know, as I said, I would welcome a slightly higher
6 density node that is within a short walk from my house. I
7 think it's -- and I think -- I think this site here, too, is
8 a good potential for that larger node of density and
9 economic development. You know, but it's quite obvious to
10 anyone that's been here that this is a challenge corner,
11 highly underutilized and I guess I'll just -- you know, I'd
12 love to see the downward economic spiral reverse that's
13 happened at this corner. So I'll leave it there and just
14 conclude by saying that I'm very much in support of the
15 proposed zoning. Thank you.

16 CHAIRMAN HOOD: Okay. Thank you, Mr. McGee.
17 Let's see if we have any questions of this panel.

18 Commissioner Imamura, any questions?

19 COMMISSIONER IMAMURA: Thank you, Mr. Chairman,
20 no. I just want to thank you all for your perspective,
21 points of view to help us make us an informed decision and
22 for participating in the public process. That's very
23 important so thank you.

24 CHAIRMAN HOOD: All right. And Commissioner
25 Stidham?

1 COMMISSIONER STIDHAM: I don't either, but thank
2 you very much for your participation this evening.

3 CHAIRMAN HOOD: Okay. And Vice Chair Miller?

4 VICE CHAIR MILLER: Thank you, Mr. Chairman. No
5 questions. Thank you, Mr. O'Keefe, Mr. McGee and Mr. Chang.
6 It's good to hear from nearby residents about development
7 and changes that might affect them, so appreciate you taking
8 the time tonight.

9 CHAIRMAN HOOD: Okay. I, too, want to thank the
10 three of you for taking the time to come down and give us
11 your position and your stance on what's being proposed, so
12 thank you for taking the time. Let's see if we have any
13 questions from Mr. Utz.

14 MR. UTZ: Not at this time. Thank you.

15 CHAIRMAN HOOD: And Chairperson White, any
16 questions of either one of these three?

17 CHAIRPERSON WHITE: I just want to thank Patrick
18 and Dan for coming and expressing their concerns. Patrick
19 has done a wonderful job expressing his -- what he wants to
20 see happen and he is experiencing this a neighbor who is
21 directly impacted and I just want to reiterate -- everyone
22 wants to see change to MLK and to Marion Barry. That's our
23 business district. We deserve a walkable, livable, workable
24 community. And this community represents 6,000 people in
25 Anacostia, so we need solutions that can work for all and I

1 think we can find those and I appreciate Mr. Chang being
2 here. Mr. Chang is not a resident, unless Mr. Chang has
3 moved to Ward 8 from Ward 3, but I think Mr. Chang is a
4 partner in this development, at least from the initial
5 community sessions and meetings that we hosted outside of
6 our ANC meeting. So we did host two meetings in conjunction
7 with the developer outside of the ANC meetings in the
8 community to talk about this development and the height was
9 something that was contentious and changing in going above
10 the height. And during those meetings, it was a lot of
11 discussion that it would be the same size as the building
12 that's coming next door.

13 And so there is confusion over that, but I
14 appreciate Patrick and Dan for coming on here and also Mr.
15 Chang, who is not a resident, but a part of the development
16 that they're planning.

17 CHAIRMAN HOOD: Thank you, Chairperson White. And
18 thank you for pointing that out.

19 Mr. Chang, could you come back up, please? Let me
20 see, where are you. So you don't live in the neighborhood.
21 Did you represent that? Maybe I missed it.

22 MR. CHANG: I don't.

23 CHAIRMAN HOOD: So you don't live in the
24 neighborhood.

25 MR. CHANG: I do not live in the neighborhood, no.

1 CHAIRMAN HOOD: So you basically are part of the
2 Applicant?

3 MR. CHANG: I am not part of the Applicant. The
4 developer has partnered with us, a separate nonprofit, to be
5 thinking about okay, what are the uses of the space so that
6 we can make sure that we are doing something thoughtful and
7 impactful with the space in the future.

8 CHAIRMAN HOOD: Okay, okay. I would just suggest,
9 and I'm not saying -- I know you didn't intentionally, I
10 would always suggest to let us -- let me know that. Maybe
11 you mentioned that. Maybe you did and I missed it, so thank
12 you. That's key for my evaluation as well. All right.

13 CHAIRPERSON WHITE: Sorry, Chair Hood. I just
14 want to note this represents some of the confusion because
15 Mr. Chang was introduced to us as he will own the new
16 laundromat coming in. He has like a one to four approach to
17 like laundromat literacy. So I just want to say this is
18 some of the confusion in terms of what's going to be there,
19 who's doing what or whatever, but I thought they were with
20 the Applicant.

21 MR. CHANG: And Chair White, that's on me. I'm
22 sorry. Yes, that's fair. We've been thinking about the
23 usage for the space and not the development.

24 CHAIRMAN HOOD: Okay. So you are going to be
25 working with the community as well, right, Mr. Chang?

1 MR. CHANG: That's right.

2 CHAIRMAN HOOD: All right. I just wanted to make
3 sure I understood the roles as well as we go forward and
4 what's germane, what I need to -- what we need to deal with.
5 All right. Thank you, Mr. Chang for coming back.

6 Ms. Schellin, do we have anyone in opposition?

7 MS. SCHELLIN: We have one person in opposition
8 and it is the last witness for the evening and that is Ms.
9 Greta Fuller, who is representing an organization, the
10 Anacostia or Historic Anacostia Preservation Society, a
11 mouthful.

12 CHAIRMAN HOOD: Okay. Thank you, Ms. Schellin.

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

14 MS. FULLER: Yeah. Good evening. Thank you for
15 letting me speak. Historic Anacostia Preservation Society
16 is who I'm representing. I'm also a former ANC commissioner
17 in 8A for three or four terms, I can't remember anymore
18 because I did a lot of work there. I'd like to say -- first
19 of all, I want to stir somethings out. When the developer
20 came on and said that (inaudible) ambulance -- when the
21 developer said that the ANC did not vote in opposition, I'm
22 glad Ms. White -- Commissioner White corrected that because
23 I was on that call, that was one. And the second thing I
24 want to clear up that they said that letter was incorrect
25 about was what the OAG said and the OAG said that they

1 thought that it wasn't a good fit because it would bring IZ
2 and Anacostia, Ward 8 had more than their share of
3 affordable housing. And they thought that that was a bit
4 much to change -- if you change the zoning, then it will be
5 more IZ. And so that's why the OAG opposed it.

6 But now, I want to get to why I'm here today. And
7 mine is mostly about height and historic preservation.
8 There's a building that's coming right next door that may be
9 two stories lower than what they're proposing here and we're
10 trying to understand why they can be in sync with the
11 building next door when it is going to be either a four or
12 five story building and they're putting in so many units at
13 that site, and I'm trying to understand why you have to
14 change to MU-7 just to get the amount of occupants that you
15 need on this site. I never quite understood that, why they
16 had to be seven stories and the building next door is five
17 stories and they have quite a few occupants in there.

18 From what I heard today, they said -- I never got
19 this clear, they say they are proposing 49 units now, can
20 you tell me are those market rate units or are they
21 affordable units? How many actual IZ units will be in the
22 building? How many market rate units will be in the
23 building? As a resident, I never actually knew or heard or
24 understood that. So that's my question with that. And I'm
25 wondering do they have 100 percent funding for this project

1 and will this project actually happen or are they waiting on
2 funding to be clear? Because it's important, everybody
3 thinkings that this project, while it sounds good now, it
4 may be switched to something else or it could be sold or
5 changed because we know the market change. We, Historic
6 Anacostia Preservation, are not opposed to something being
7 built at the site, but we think the massing and the density
8 should match what's happening next door and don't quite
9 understand why they have to go to MU-7 to get the housing
10 that they need in it in this particular project.

11 So I want to end with just a few questions. How
12 many market rate units are you proposing? How many
13 affordable units are you proposing in the building and why
14 must you be taller than what's next door when it's five
15 stories? And do you not think if you're bringing more
16 affordability that we're already at 218 percent of
17 affordability in our community, as Office of Planning even
18 agrees with, that you're not bringing more affordability?
19 Because we have no market rate. We only have a housing
20 (inaudible). And none of these apartments that are coming
21 to our community are market. So I think if you can help the
22 community understand that, you might have a little less
23 opposition. And if you could tell us why you have to be so
24 tall to do what you need to do. Thank you.

25 CHAIRMAN HOOD: Okay. Thank you, Ms. Fuller.

1 Let's see if we have any questions or comments on our end.

2 Commissioner Imamura?

3 COMMISSIONER IMAMURA: Thank you, Ms. Fuller, for
4 expressing your perspective and point-of-view for that
5 conversation that focuses on the map amendment. Appreciate
6 your time this evening and participating in the public
7 process.

8 CHAIRMAN HOOD: Okay. And Commissioner Stidham,
9 any questions or comments?

10 COMMISSIONER STIDHAM: No, no questions or
11 comments. Thank you for being here this evening.

12 CHAIRMAN HOOD: Okay. And Vice Chair Miller?

13 VICE CHAIR MILLER: No questions. Thank you, Ms.
14 Fuller, for your testimony tonight. We appreciate it.

15 CHAIRMAN HOOD: I, too, want to thank you, Ms.
16 Fuller, I know the hard work that you've done for years, not
17 just out there but across the city, so thank you for taking
18 the time to come down and provide your insight to us as
19 well.

20 Let's see if we have any questions. Mr. Utz, any
21 cross?

22 MR. UTZ: Not at this time.

23 CHAIRMAN HOOD: Okay. Chairperson White, any
24 cross?

25 MS. FULLER: I think she left.

1 CHAIRMAN HOOD: Oh, she left?

2 MS. FULLER: (Inaudible).

3 CHAIRMAN HOOD: Well, tell her she can cross you
4 in the neighborhood, okay. All right.

5 MS. FULLER: She's back.

6 CHAIRMAN HOOD: Oh, she's back. Oh, okay.

7 Chairperson White, any cross of Ms. Fuller?

8 CHAIRPERSON WHITE: No, not at this time. Thank
9 you, Ms. Fuller for joining and thank you to the other 8A
10 residents.

11 CHAIRMAN HOOD: Okay. All right. Thank you.
12 Before I go to - no, I'm not going to. I'm looking ahead to
13 David Letter from the HPRB, conceptual agreement -- oh, July
14 27. Are they meeting on Saturday or was this -- wait a
15 minute. Oh, I'm sorry, forget it. That was last year
16 (laughter). I was about to say they meet on Saturday, my
17 hat's off to them. All right. But that was last year. All
18 right. Let's -- Mr. Utz, could you do -- do you have any
19 rebuttal or any closing?

20 MR. UTZ: We do. Thank you, Chairman Hood.

21 So we've heard a quite a bit tonight, but I'll
22 still try to keep this fairly brief. There are a few
23 threads that we think we need to address that were discussed
24 tonight and frankly, some are pretty surprising, but we'll
25 try to address those now and I'm happy to talk about them in

1 more detail. So I'll try to keep this brief, but in
2 general, this map amendment application is essentially a
3 consistency case, as was discussed earlier. We think that
4 the application itself and the standards that are met in
5 consistency with the comprehensive plan, the maps, the
6 elements is clear and it couldn't be clearer. We think that
7 this is completely appropriate, this MU-7A request is
8 completely appropriate for this location, particularly after
9 the 2021 Plan Amendment. We believe that this application
10 is set up to move forward. We have support from the Office
11 of Planning and a report of the opposition from DDOT.

12 We have numerous letters, literally in the triple
13 digits of letters from members of the surrounding community
14 voicing their strong support for seeing this site
15 redeveloped, consistent with the zoning change being
16 requested today and we have more individuals showing up this
17 evening to speak in support of the application. This
18 application has been presented in this form to the community
19 for quite a while now. We maintain that the ANC did not
20 vote to oppose this application. It voted down a motion to
21 support the map amendment with IZ+. There was no further
22 vote on July 9th.

23 We look forward to seeing the minutes that reflect
24 what exactly the ANC believes happened here. We also have
25 been sending all application materials, including the racial

1 equity analysis to the ANC. We're happy to resend those
2 things to Commissioner White again, and we can send today's
3 presentation, which summarizes those elements to her as part
4 of that. But we do want to just strongly reiterate the uses
5 in the project have not changed. This has been out in the
6 community and being very publicly discussed for well more
7 than a year, that's when the HPRB reviewed this and then
8 even for several months prior to that when we were meeting
9 with the ANC to get their vote in support. As Commissioner
10 White noted, the ANC did vote to support this exact project
11 last summer. The only difference that we are aware of is
12 that the applicant brought Capitol Hill Boys Club on the
13 property and is now working to integrate them into the
14 project.

15 And, as we discussed before, if there was a change
16 to the exterior of the project, we would need to go back to
17 HPRB, which would have a completely new review of
18 compatibility with the historic district and the surrounding
19 context. To correct a comment that was made earlier, there
20 was never a discussion that this project would be the same
21 height as the building next door. The discussion was that
22 the building at 1605 to 1607 Marion Barry Avenue was
23 approximately 50 feet measured from its building height
24 measuring point, which has a higher topography. The
25 discussion at the time was that the immediate context for

1 the project would allow for a taller building at this
2 property and that would allow for a taller building at this
3 property to still be compatible.

4 Although, there has been some misleading statement
5 about this, there are not seven stories to this project. I
6 know we're not talking about a specific project, but we do
7 still need to correct the record where these kind of
8 statements were made. There are six stories and two of
9 those stories were set back from the rear of the building,
10 but also from the front actually, all sides.

11 As part of that compatibility review with the
12 historic district, this is a very finely tuned building for
13 its location and the sensitivity and compatibility of it to
14 its context has been paramount and we think it's actually
15 reflected in this design that we would actually love to show
16 you more. We would also like to address the discussion
17 regarding the language in the zoning regulations where MU-7
18 is discussed as medium density while MU-7 is expressed in
19 terms of moderate density commercial designation in the comp
20 plan's framework.

21 As was discussed earlier, the Zoning Commission
22 has considered this concept previously and even determined
23 in Order No. 22-19. That the language in the comprehensive
24 plan should control. So the comprehensive plan's treatment
25 of MU-7A as moderate density commercial should control here.

1 The application is consistent with the comprehensive plan,
2 including when viewed through a racial equity lens. It is
3 directly in line with the future land use map and
4 generalized policy map designations for the site as it is an
5 important next step in seeing this location on the Marion
6 Barry Avenue corridor brought to its full potential as a
7 catalyst for growth in this part of Anacostia. The map
8 amendment would not be consistent with many of the policies
9 with the comprehensive plan's city wide elements and the
10 recommendations that the far southeast and southwest policy
11 area held. The application also unlocks a project that
12 received HPRB last summer, as we talked about, and is the
13 culmination of a broad and long-running outreach with the
14 community in order to realize the site's potential for the
15 neighborhood.

16 In fact, the HPRB approval allows for a unique
17 opportunity for a project and its building envelope
18 reflecting a zoning map amendment to be vetted as compatible
19 with the historic district, which is similar to a
20 consistency review with surrounding community fabric in
21 accordance with the comp plan. With that, we'd like to
22 thank the Commission, the agencies, the community members
23 for your time and consideration this afternoon. And we
24 conclude our remarks. Thank you so much.

25 CHAIRMAN HOOD: Okay. Thank you. So let me ask -

1 - thank you, Mr. Utz and to the team and to all of those who
2 came out and testified pro, con or whatever you may have
3 said, we appreciate you coming down to help us make an
4 informed decision as well and all of the reports.

5 Colleagues, we've asked for a few things, but let
6 me just take a temperature check and see where everybody
7 might be.

8 Commissioner Imamura?

9 COMMISSIONER IMAMURA: Thank you, Chairman. I'd
10 like to see the ANC provide the accurate count for their
11 votes and the content of that letter submitted into the
12 record in order to make a more informed decision tonight.
13 So I'd like to see that in the record, first.

14 CHAIRMAN HOOD: Okay.

15 CHAIRPERSON WHITE: Can you all give me about --
16 because we don't want to hold up the vote, sorry for
17 interrupting you, I know that I was out of order.

18 CHAIRMAN HOOD: No, you weren't out of order.
19 You're not going to hold up the vote. Some other things we
20 might have to ask, just hold tight. And I don't -- you have
21 time, Chairperson White. You have time. I'm not rushing
22 you.

23 CHAIRPERSON WHITE: Okay. We just don't want to,
24 you know, hold it up. So anything you need, we can try to
25 get to you.

1 CHAIRMAN HOOD: Yeah, yeah. In time. Let's work
2 on seeing what we need first and then we'll come -- but I'll
3 come back to you, though, before we finish. Commissioner
4 Stidham, anything you'd like to see or need?

5 COMMISSIONER STIDHAM: I second the ANC report and
6 maybe to understand what occurred during that meeting. I
7 don't think there's anything else that I would be requested.

8 CHAIRMAN HOOD: Okay. Now, everybody knows, this
9 is a two-vote case. I know -- you know, since we changed
10 the rules in '16 sometimes I don't know whether it's a two-
11 vote or one-vote I'll be frankly honest -- one of them,
12 though, but this is a two-vote case. And I thank counsel
13 for letting me know that.

14 Vice Chair Miller?

15 VICE CHAIR MILLER: Because it's a two-vote case,
16 I mean I would personally be willing to go forward with the
17 first vote and then take a look at what the ANC submits and
18 compare that with what the applicant is characterizing as
19 what happened at the ANC. It's unusual to have a dispute
20 about actually what happened in terms of a vote at the ANC.
21 But just because we're at the end of July and it might be
22 useful to have at least one vote. But I think it's
23 important to have the ANC vote and the clarification of what
24 happened there. And I think the -- if they submit something
25 because there is this dispute, at least in our record before

1 us today, I think I'd want the Applicant to have an
2 opportunity to respond to what the ANC submits as well.

3 CHAIRMAN HOOD: Okay. I, too, believe that we
4 need to get the ANC report and I'm sure that the Chairperson
5 would know what the vote is, so I'll leave it at that. I
6 mean I'm just astonished at how, you know, we misconceive
7 things of how things go on, but I don't know. And I'm not
8 saying anything disparaging on anybody, but I'm sure, just
9 like I know pretty much -- I make mistakes, but I know
10 pretty much what this commission votes for and what we don't
11 vote on and I'm sure most chairpersons do. So I'll leave it
12 at that, but Mr. Utz, I guess the minutes -- I guess he's
13 saying that the minutes may reflect something else, so I
14 would agree. I'm not -- I don't want to rush because there
15 may be something in the ANC report that's germane to the
16 rezoning and not everything else about the -- you know,
17 about the -- what the uses are and all of that, which is not
18 necessarily before us. And I want to make sure that we've
19 covered all of our bases in dealing with the map amendment.
20 I get everything else because there are other forms of
21 review. HPRB had their review. They have their process.
22 We have our process.

23 And then even after that, I'm sure it may be
24 public spaces and I'm just saying different entities that
25 they may have to go through, so I would -- Ms. Schellin, if

1 we can get this as soon as possible and then also give Ms.
2 White, who unfortunately had a loss, let's give her time as
3 well. We're going to put no more burden on anybody than we
4 have to and we can work with them through that process as
5 well.

6 So Ms. Schellin, can you give us some dates,
7 please?

8 MS. SCHELLIN: Okay. Do you want to shoot for the
9 second meeting in September or the first meeting in October?

10 CHAIRMAN HOOD: Let's shoot for the second meeting
11 in September.

12 MS. SCHELLIN: Okay. So working backwards from
13 there, if the ANC could provide -- since it is something
14 they already have, if she could provide those minutes within
15 seven days, so the Applicant --

16 CHAIRMAN HOOD: The minutes -- let me just say,
17 the minutes and the official ANC report because they want
18 see the report.

19 Commissioner Imamura, is that what you want -- did
20 you all want the -- I want the report. I want to make sure
21 we -- yeah, we want the report. The minutes are fine.

22 VICE CHAIR MILLER: We want the report and if
23 there are minutes and if there's a video link, I think that
24 would provide any addition.

25 MS. SCHELLIN: I didn't think they had done a

1 report yet.

2 VICE CHAIR MILLER: No, they haven't.

3 MS. SCHELLIN: Right.

4 CHAIRMAN HOOD: She --

5 CHAIRPERSON WHITE: Can I ask a clarifying
6 question about a report? We do a letter that says like what
7 happened during the meeting and why, but it's not like a
8 three -- you know, like a report, report. So can I just
9 send you what we have if you all need more information, then
10 we can come back? I mean yeah.

11 CHAIRMAN HOOD: Chair White, let me tell you what
12 we need. We need the ANC great weight -- we need the great
13 weight that we have across the city for the ANCs is to give
14 us the issues and concerns. It's not about the vote. It's
15 about the issues and about the concerns that you all have
16 pertaining to the map amendment. So your letter has that,
17 then we're ready for it. If not, if you all need time to
18 get it together, then I'm going to give you time to do that.
19 Issues and concerns about the map amendment?

20 MS. SCHELLIN: Well, we do need the vote, too. If
21 look at Form 129 --

22 CHAIRMAN HOOD: We need the vote, but what I'm
23 saying, Ms. Schellin, hold, hold tight. See, I, I -- this
24 is -- what I'm saying is I don't want her to think that we
25 just need something showing the vote. That's not what we

1 just said.

2 MS. SCHELLIN: Correct.

3 CHAIRMAN HOOD: We need the issues and concerns as
4 well.

5 MS. SCHELLIN: Correct. That's what gets the
6 great weight. But it also needs to contain, Ms. White,
7 everything that's on Form 129, if you make sure it contains
8 everything that's on there and it does have on there issues
9 and concerns. And if it's more than what that space can
10 hold, you can just say see attached.

11 CHAIRPERSON WHITE: Okay. Thank you. I will
12 follow up via email.

13 MS. SCHELLIN: Uh-huh.

14 CHAIRMAN HOOD: How much time are we giving them?
15 I know ANC is off in August, so --

16 MS. SCHELLIN: Right. So for the minutes, if they
17 could go ahead and provide those since they already have
18 them and I think the Applicant would like to have that
19 sooner, rather than later. Since she has that, if she could
20 provide that by 3:00 p.m. on August 5th. And they don't
21 meet in August, so they're not going to -- it doesn't sound
22 like they are going to be able to vote on the resolution.
23 Excuse me.

24 CHAIRMAN HOOD: Ms. Schellin, hold tight.

25 Ms. White, do you all need to vote again on the

1 resolution?

2 CHAIRPERSON WHITE: I would like to, for a full
3 report, the ANC to vote on it.

4 CHAIRMAN HOOD: When do you all meet?

5 CHAIRPERSON WHITE: Since we already voted against
6 this project, but to like a full report resolution, I would
7 like the ANC to vote again on it. So like Ms. Schellin
8 said, we aren't meeting -- we're having a special meeting in
9 August, but it's just to do a finance vote, it's not to do a
10 full vote. But we come back like I think September 1st or
11 not the 1st because I think the 1st is Labor Day, but the
12 first Tuesday in September. So we can provide the minutes -
13 - I'll provide the minutes this week before the 5th of
14 August so you all will get them tomorrow. And I would like,
15 you know, for -- and I'll provide the usual letter we
16 provide, but for a full like link, I would like to vote on
17 that.

18 CHAIRMAN HOOD: Okay. All right. So we will have
19 it for our second meeting in September.

20 All right. Go ahead, Ms. Schellin, I just wanted
21 to make sure we're clear.

22 MS. SCHELLIN: Thank you.

23 MS. LOVICK: Sorry, I want to clarify something.
24 Sorry, I just want to make sure, so if there's already been
25 a vote; is that correct?

1 CHAIRPERSON WHITE: Yes, we voted to oppose the
2 map amendment.

3 MS. LOVICK: Okay. So can you please submit just
4 -- what it is, it's a letter and it complies with Subtitle
5 Z, Chapter 4 requirements. And what it will -- it will be a
6 letter that will say that the ANC had a regularly scheduled
7 duly noticed meeting --

8 CHAIRPERSON WHITE: Yeah. So Hillary, so sorry to
9 cut you off, we have that, but going into the specific
10 issues like I talked about tonight, we didn't vote on that
11 collectively, so --

12 MS. LOVICK: Okay (crosstalk).

13 CHAIRPERSON WHITE: -- that's what I mean by like
14 a report, but that --

15 MS. LOVICK: I see.

16 CHAIRPERSON WHITE: -- standard letter on such and
17 such date with this many commissioners present and a duly
18 noted advertised meeting, yes, that's what you will get
19 tomorrow.

20 MS. LOVICK: Okay. So yeah, so can you please
21 submit that report because that -- because that vote has
22 taken place and that is a report that we need to have in the
23 record. I'd like for you to please submit that into the
24 record and then if you're taking a second vote, because
25 you're going to vote on specific issues and concerns, then

1 please submit that report also.

2 CHAIRPERSON WHITE: Understood.

3 MS. LOVICK: Okay. Thank you. Sorry to barge in,
4 I just wanted to clarify.

5 MR. UTZ: And can we also ask for the opportunity
6 to -- if there is going to be a second discussion of this at
7 the ANC to participate in that discussion?

8 CHAIRPERSON WHITE: We will invite you back to a
9 meeting and we can talk about it and hash out these issues
10 there. How about that?

11 CHAIRMAN HOOD: Chairperson White, could you all -
12 - do you think you can get them on the agenda for the first
13 week in September?

14 CHAIRPERSON WHITE: We will do a special meeting
15 just for them so it'll just be a meeting for them. So we
16 won't have to deal with all of the other developers.

17 CHAIRMAN HOOD: Bless your heart. Thank you.

18 CHAIRPERSON WHITE: So we (crosstalk) -- when is
19 you all's next meeting?

20 MS. SCHELLIN: Well, we're going to -- you're
21 going to be on the 26th, so it has to fit within these dates
22 that I'm about to give you.

23 CHAIRPERSON WHITE: Okay.

24 MS. SCHELLIN: So okay, so you're going to provide
25 the minutes and that resolution by 8/5, 3:00 p.m., 8/5 and

1 you'll serve the Applicant and submit it to the record and
2 then by -- did you say your meeting was then on the 10th of
3 September, the second Tuesday?

4 CHAIRPERSON WHITE: Yeah, but I'm going to talk to
5 the Commission so we can just have a meeting for this, these
6 folks.

7 MS. SCHELLIN: Okay, okay.

8 CHAIRPERSON WHITE: So that it can just be a
9 little bit longer time and maybe we'll find a way to
10 (crosstalk).

11 MS. SCHELLIN: Okay. So then anything that the
12 Commission asked for to be submitted tonight, other than the
13 things that the ANC is submitting by 8/5, should be
14 submitted by 8:30, 3:00 p.m. So Mr. Utz, anything else that
15 the Commission asked for from you guys by 8:30 p.m. And
16 then the ANC would be able to get you guys on with a special
17 meeting and they would be able to provide a response by
18 September 16 and they'll be able to respond to anything you
19 submit on August 30th and also provide an additional report
20 if they decide to change their mind, also at that time, so
21 9/16, 3:00 p.m.

22 And then 9/23, the Applicant would have an
23 opportunity to respond to the ANC's minutes if they rebut
24 them or to the ANC's additional responses, I should say, and
25 their response about any meeting that they had with the ANC.

1 And then we can put this on for 9/26 at 4:00 p.m.

2 CHAIRMAN HOOD: Same page? I believe so. Okay.

3 Thank you, Chairperson White.

4 Mr. Utz, are we on the same page?

5 MR. UTZ: So our understanding is that there's no
6 open item for us to respond to by the 30th of August. I
7 don't think that there's an open request of the Applicant
8 specifically to respond to anything that we discussed today.
9 I mean we're happy to do so, I just don't think that there
10 is anything in the collective that you were just talking, we
11 don't think that there is such an item to respond to.

12 MS. LOVICK: So wouldn't you be responding to the
13 minutes that are being provided by August 5th and then the
14 letter that shows the vote that happened? Wouldn't that be
15 what you'd be responding to?

16 MS. SCHELLIN: No, no. No, no.

17 MS. LOVICK: No, okay.

18 MS. SCHELLIN: That wasn't what that date was set
19 for.

20 MS. LOVICK: Oh, what was it set -- okay, I see
21 what you're saying.

22 MS. SCHELLIN: That date was set for them to
23 respond to anything that the Commission asked for during the
24 hearing and I didn't think they asked for any additional
25 things, either, but --

1 CHAIRMAN HOOD: Since we're here, let's do this,
2 did anybody ask for anything? Okay. That takes care of
3 that. Let's keep moving.

4 MS. SCHELLIN: Okay. So then nothing is due on
5 8/30 and the ANC would not be responding on 9/16, except for
6 the follow up about the special meeting that they're going
7 to have with you guys. Has everybody got it? Ms. White,
8 are you still on?

9 CHAIRMAN HOOD: Yeah. She's on, she's onboard.

10 CHAIRPERSON WHITE: I am the first time.

11 MS. SCHELLIN: Okay.

12 CHAIRMAN HOOD: She's on board. All right. So
13 Mr. Utz, you on board?

14 MS. SCHELLIN: So the only thing is we're taking
15 out the 8/30 date because there is nothing that's due.

16 CHAIRMAN HOOD: Okay. So but Mr. Utz, are you on
17 board with what's going on? Because I just want to make
18 sure everybody's clear.

19 MS. SCHELLIN: And a draft findings, conclusions
20 of law if you'd like to provide them would be due by 3:00
21 p.m. on the 23rd of September.

22 CHAIRMAN HOOD: Mr. Utz, I'm still asking are you
23 clear? You're on board, okay. All right. I got you. All
24 right.

25 MR. UTZ: Yeah.

1 CHAIRMAN HOOD: Anything else, Ms. Schellin?

2 MS. SCHELLIN: No, sir.

3 CHAIRMAN HOOD: Thank you for getting all of that
4 -- for you all getting all of that taken care of. So with
5 that, the Zoning Commission, if you want to know when we
6 meet again in September, it's on the calendar somewhere. I
7 don't see when we meet again. I can't find it and it's not
8 in our -- my -- the record.

9 MS. SCHELLIN: The 5th.

10 CHAIRMAN HOOD: Oh, we meet on the 5th?

11 MS. SCHELLIN: Yes. You've got Monday off and
12 then you've got two days to recover.

13 CHAIRMAN HOOD: Okay. That ain't -- okay, so
14 anyway, we'll meet on September the 5th. All right. So
15 with that, I want to thank everyone, especially my
16 colleagues for their hard word. We get 30 days off, so
17 those 30 days will probably sail right by, but enjoy the
18 time off. Thank you for all you've done. Thank the public.
19 Thank all of our staff and everybody who's given out counsel
20 and everybody who's given -- and everybody who's given us
21 anything. Thank you. So I don't think I missed anybody,
22 la-di-da, everybody, we thank you. Enjoy the 30 days off
23 and however much time we have and we'll be back on the 5th.
24 I'm going to have to check that, Ms. Schellin. With that,
25 and thank you again --

1 MS. SCHELLIN: The holiday is early, it's on the
2 2nd. I promise you, we're back on the 5th.

3 CHAIRMAN HOOD: Oh, I thought it was the next --
4 the following --

5 MS. SCHELLIN: No, the holiday is on the 2nd, I
6 promise you. I'm not bringing you back early on purpose.

7 CHAIRMAN HOOD: Okay. Well, whatever day it is,
8 we'll be back, so with that, be safe.

9 MS. SCHELLIN: You'll be coming back on the 5th.

10 CHAIRMAN HOOD: Be safe and I want to thank
11 everyone who participated tonight. With that, this hearing
12 is adjourned. Good night.

13 (Whereupon, the hearing was adjourned at 6:31
14 p.m., Eastern Daylight Time.)

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REPORTER CERTIFICATE

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This is to certify that the foregoing transcript


In the matter of: Virtual Public Hearing

Before: D.C. Zoning

Date: 07-29-2024

Place: Teleconference

was duly recorded and accurately transcribed under my
direction; further, that said transcript is a true and
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Gary Euell