

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETINGS

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THURSDAY

OCTOBER 24, 2024

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

COMMISSION MEMBERS PRESENT:

ANTHONY HOOD, CHAIRMAN
ROBERT E. MILLER, VICE CHAIRMAN
JOE IMAMURA, MEMBER
TAMMY STIDHAM, MEMBER
GWEN WRIGHT, MEMBER

OTHERS PRESENT:

ELLA ACKERMAN, Zoning Staff
JACOB RITTING, Legal Staff
HILLARY LOVICK, Legal Staff

The transcript constitutes the minutes from the Regular Public Meeting held on October 24, 2024



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

(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. Today's date is October 24, 2024, and the time is 4:03 p.m. This is the Zoning Commission's regular virtual public meeting via Webex, 1602 meeting session, 18th of 2024. Again, today's date is Thursday, October 24, 2024, at 4:00 p.m. We'll be following our regular agenda items. Joining me are Vice Chair Miller, Commissioner Wright, Commissioner Imamura, and Commissioner Stidham, as well as our Office of Zoning staff, Ms. Ella Ackerman, as well as our Office of Zoning Legal Division, our legal staff, Mr. Ritting and Ms. Lovick. If you have any problems reaching us for this meeting or if needed, if you called up or have any issues, please call our OZ Hotline number at (202) 727-0789.

So, unless there are any preliminary matters - let me see if there are any preliminary matters. Ms. Ackerman, any preliminary matter?

MS. ACKERMAN: No.

CHAIRMAN HOOD: Okay. We'll follow our agenda as captioned. First, final actions on Commission case number 24-05, The Bennett Corporation map amendment at Square 3657.

Ms. Ackerman?

MS. ACKERMAN: At the conclusion of the September 16 hearing the Commission took proposed action to approve this case,



1 and it was referred to the MCPC for a 30-day comment period. On
2 October 3, the MCPC staff filed a letter at exhibit 29, stating
3 that map amendment falls under an exception of the MCPC submission
4 guidelines and is exempt from MCPC review. This case is ready
5 for the Commission to consider final action. Thank you.

6 CHAIRMAN HOOD: Thank you, Ms. Ackerman. Colleagues,
7 you've heard Ms. Ackerman who teed it up for us. First, let me
8 say happy belated birthday, which was yesterday, to Vice Chair
9 Miller. I hope you enjoyed your day, even though you were on
10 BZA. I'd like to start off with you first, if you have any
11 questions or comments.

12 VICE CHAIRMAN MILLER: It's no longer my birthday. I
13 get to start off first. Thank you for accommodating me yesterday.
14 Yes. So, this is Zoning Commission Case 24-05, the Bennett
15 Corporation map amendment at Square 36-57, I think it's 700 Monroe
16 Street, Northeast. The map amendment is from MU-3A to MU-2.
17 There was no opposition at our September public hearing, when we
18 took proposed action at the end of that hearing. It was noted
19 at the hearing and in our deliberations on proposed action that
20 the map amendment is consistent with the comprehensive plan, or
21 at least not inconsistent. That's the standard for review. Not
22 inconsistent with the comprehensive plan, including especially
23 the future land-use map designation which was increased. The
24 density was increased by the Council in its last set of amendments
25 to the land-use map. In 2021 it went to medium density



1 commercial, a mixed-use medium density commercial and medium
2 density residential. And the MU-2 proposed map amendment is, as
3 I said, not inconsistent with that designation. I believe that
4 there are nearby properties which have a similar designation.

5 I just note that the Applicant pointed out, and I think
6 OP had pointed out that even though the small area plan calls
7 for a slightly less dense development, and maybe encourages PUDs
8 with development, that small area plan predates the land-use map
9 change which increased the density and similar to the terms of
10 the comprehensive plan itself to begin the framework element.
11 The land-use element takes precedence over any other element.
12 The small area plans are supplemental guidance when we need that
13 guidance here. The comp plan was amended after the small area
14 plan was adopted many years ago.

15 So, I'm prepared to move forward. I think this will
16 facilitate, finally, finally, finally, development on a site
17 that's been challenging from a zoning perspective in the past.
18 So, I'm ready to move forward, Mr. Chairman. Thank you.

19 I would just also note that the, because it is a map
20 amendment, OP has recommended, and I would also agree, that the,
21 I think the Applicant had no objection to the IZ plus designation
22 being applied in this case, which is a higher threshold of
23 affordable, higher amount of affordable housing that's required.
24 I think closer to 20 percent rather than the 10 to 12 percent.

25 With that, I'll turn it over back to you, Mr. Chairman.



1 Thank you.

2 CHAIRMAN HOOD: Thank you, vice chair. Let's see if
3 we have any other comments or questions.

4 Commissioner Imamura, any questions or comments?

5 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. No
6 questions. The only comment that I have, that I'm in agreement
7 with Vice Chair Miller. He always does a great job summarizing
8 the issues of the case, and that's why he's the vice chair. But
9 I'm prepared to vote in support.

10 CHAIRMAN HOOD: Thank you. And Commissioner Stidham?

11 COMMISSIONER STIDHAM: No questions or comments. I'm
12 prepared to support.

13 CHAIRMAN HOOD: And just for the record, Commissioner
14 Wright is not participating. She was not here at the time when
15 we heard this case.

16 So, I don't necessarily have any comments. I think
17 even though this is a map amendment, I appreciate the hearing as
18 noted. There was no opposition. Not only that, when you start
19 looking at what's going to happen, Bennett School, which is the
20 school who is proposing the map amendment all in one. They may
21 relocate, may not. I'm sure he's going to do what's in the best
22 interest of Bennett. He was for Ward 5 for the city. So, looking
23 forward to voting in favor of this case.

24 With that, would someone like to make a motion?

25 VICE CHAIRMAN MILLER: I'll make a motion, Mr.



1 Chairman, thank you, that the Zoning Commission take final action
2 on case number 24-05, The Bennett Corporation map amendment at
3 Square 3657, 700 Monroe Street, Northeast, with the IZ plus
4 designation being applied to the map amendment as well, and ask
5 for a second, please.

6 COMMISSIONER IMAMURA: Second.

7 CHAIRMAN HOOD: It has been moved and properly
8 seconded. Any further discussion?

9 (No response.)

10 CHAIRMAN HOOD: Not hearing any, Ms. Ackerman, would
11 you do a roll call vote, please?

12 MS. ACKERMAN: Commissioner Miller?

13 VICE CHAIR MILLER: Yes.

14 MS. ACKERMAN: Commissioner Imamura?

15 COMMISSIONER IMAMURA: Yes.

16 MS. ACKERMAN: Commissioner Hood?

17 CHAIRMAN HOOD: Yes.

18 MS. ACKERMAN: And Commissioner Stidham?

19 COMMISSIONER STIDHAM: Yes.

20 MS. ACKERMAN: Staff reports the vote 4 to 0 to 1 to
21 approve case number 24-05 for final action. And that is without
22 Ms. Wright participating, correct?

23 CHAIRMAN HOOD: Yes. Four, zero, one, correct.

24 All right. So, let's keep moving. Let's go to time
25 extensions on Commission case number 22-04A, Captain Reed 2640,



1 LLC, et al. Two-year PUD time extension at Square 3842 and 3846.

2 Ms. Ackerman?

3 MS. ACKERMAN: The Applicant is requesting a two-year
4 PUD time extension. The Applicant has stated issues with filing
5 the building permits necessary. At exhibit 4 we have the OP
6 report in support, and we have not had any reports come in from
7 the ANC. This case is ready to deliberate.

8 CHAIRMAN HOOD: Okay. So, with that, let's see what
9 our comments are. And we'll start off with Commissioner Imamura.

10 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I will
11 try to follow Vice Chair Miller's lead here and provide a summary
12 as best I can.

13 So, the Commission, we approved a consolidated PUD back
14 in February 2023 with a related map amendment from the PDR-2 to
15 the MU-6A and MU-4 zones. And that also included approximately,
16 over 680 residential units and over 22,000 square feet of PDR
17 maker space. That order also provided that the project was going
18 to be delivered in two phases. And this is important because
19 this is at the crux of a time extension request. So, it would
20 be construction Phase I, and then construction of Phase IIA
21 building, Phase IIA building, Phase IIB building. Phase I, the
22 building permit application will be filed by February 24, 2025,
23 and a two-year validity period for Phase IIA and IIB contingent
24 upon the issuance of first certificate of occupancy for Phase I.
25 And a seven-year sunset provision for the overall project if no



1 certificate of occupancy was issued for Phase I by February 24,
2 2030. So, with the time extension request now, Phase I of the
3 PUD could be filed by February 24, 2027, and construction of
4 Phase I would commence by February 24, 2028. And the order would
5 expire if no certificate of occupancy for Phase I is issued by
6 February 24, 2032.

7 So, the standard of review includes three parts. The
8 extension request served to all parties. That's been done. No
9 substantial changes in any of the material facts, which there
10 doesn't seem to be. And that the Applicant demonstrates
11 substantial evidence here, here in this case, and the inability
12 to obtain sufficient project financing for development, which
13 according to the Applicant's justification, they've had a
14 difficult time obtaining financing as a result of the COVID-19
15 pandemic, which we've seen before. It's also with many that the
16 Applicant has taken steps to move the project forward, including
17 turning to a horizontal public use agreement, proposing the alley
18 and dedicating a street, and filing a raze permit and subdivision
19 applications, all in accordance with the original order.

20 So, with that, Mr. Chairman, this seems to be pretty
21 straight forward to me. And it's a very important project for
22 the community, particularly with the number of residential units
23 at over 680, and the PDR maker space. So, I'm prepared to vote
24 in support.

25 Vice Chair Miller, how did I do?



1 VICE CHAIRMAN MILLER: Fantastic. Thank you.

2 CHAIRMAN HOOD: All right. Vice Chair Miller, it says
3 you are muted. Do you have any comments?

4 VICE CHAIRMAN MILLER: No. I think Commissioner
5 Imamura has covered it all. I'm prepared to support it as well.

6 CHAIRMAN HOOD: Okay. And Commissioner Stidham?

7 COMMISSIONER STIDHAM: No comments or questions. I'm
8 prepared to support.

9 CHAIRMAN HOOD: Commissioner Wright, you're
10 participating in this one, right?

11 COMMISSIONER WRIGHT: I am prepared to support.

12 CHAIRMAN HOOD: Okay. All right, great. So, I don't
13 have anything else, and I appreciate the recap.

14 So, with that, would somebody like to make a motion?

15 COMMISSIONER STIDHAM: I can make a motion. I move for
16 approval of the time extension for zoning case number 22-04A,
17 Captain Reed 2640, LLC, two-year PUD time extension at Squares
18 3841 and 3846, and ask for a second.

19 COMMISSIONER IMAMURA: Second.

20 CHAIRMAN HOOD: It's been moved and properly seconded.
21 Any further discussion?

22 (No response.)

23 CHAIRMAN HOOD: Not hearing any. Ms. Ackerman, could
24 you do a roll call vote, please?

25 MS. ACKERMAN: Commissioner Stidham?



1 COMMISSIONER STIDHAM: Yes.

2 MS. ACKERMAN: Commissioner Imamura?

3 COMMISSIONER IMAMURA: Yes.

4 MS. ACKERMAN: Commissioner Hood?

5 CHAIRMAN HOOD: Yes.

6 MS. ACKERMAN: Commissioner Miller?

7 VICE CHAIRMAN MILLER: Yes.

8 MS. ACKERMAN: And Commissioner Wright?

9 COMMISSIONER WRIGHT: Yes.

10 MS. ACKERMAN: Staff reports the vote five to zero to
11 zero to approve case number 22-04A for final action.

12 CHAIRMAN HOOD: Next we have, under proposed action,
13 Zoning Commission case number 23-29, Martins View, LLC,
14 consolidated PUD and related map amendment at parcels 252/0082,
15 252/0083, 252/0092, and 252/0086.

16 Ms. Ackerman?

17 MS. ACKERMAN: At the conclusion of the hearing on
18 October 10, 2024, the Commission asked the BNCA to resubmit a
19 revised supplemental filing including only what was requested by
20 the Commission. The BNCA filed these comments at exhibit 46 with
21 the captions at exhibit 46A, B, and C. The Applicant responds
22 to these comments at exhibit 47. The case is ready for the
23 Commission to deliberate. Thank you.

24 CHAIRMAN HOOD: Thank you, Ms. Ackerman. Let me kind
25 of do a recap on this case, Zoning Commission case 23-29. And I



1 want to thank all, especially our staff, for everything they've
2 done for this case. And one of things I'm a firm believer is,
3 everybody doesn't do zoning every day. And I realize that. So,
4 what we want to try to do is make sure that our records and what
5 we deal with especially germane to what we have to look for, what
6 we're looking into, and what our process is, and what we have to
7 do for the City.

8 So, as we know, there were four main issues, contested
9 issues raised at the public hearing. It was size and scale of
10 the project, traffic and parking impacts, costs, utility costs
11 for returning Martins View residents, and the CBA agreement with
12 the ANC being lacking community input. At the end of the public
13 hearing we asked the parties to meet to discuss the outstanding
14 issues and to provide submissions update on those meetings. And
15 we did that because we were trying to see if we can have more
16 discussion, more input, more coming together because at the end
17 of the day we realize that the residents are the ones who are
18 going to have to go with whatever is going to be done there.

19 Prior to the October 10 meeting we received a
20 submission from Bellevue that was outside the scope of our
21 request. At the October 10 meeting we sent the submission back.
22 And the reason why, because, you know, we can't prejudice anyone
23 by allowing other things into the record. And most of what was
24 pretty much the same as we had already heard at the hearing. And
25 we asked officers on the staff, our staff to help me - we asked



1 our staff to help Bellevue in providing a submission which was
2 responsive to our request.

3 With OZ staff's help, our staff, - again, I want to
4 thank our staff for doing that. That was an unusual request for
5 the most part, but we appreciate them helping, try to help prepare
6 a case for us. Bellevue has now submitted a revised submission
7 to the record that is responsive to our request, and the Applicant
8 provided its response. So, through all of that we're here. But
9 I do want to put this out early, and then we can go back through
10 some of the issues as we talk through them. There is no emphasis
11 with the PUD's proposed map amendment to an RA-2 zone and the
12 properties moderate density residential designation on the front.
13 Because the moderate density residential designation cites the
14 RA-2 zones as consistent zones. And the proposal is a PUD that
15 will exceed the IZ requirements. And I said that for the record.

16 Let me now go back. Let's go through, the best we can,
17 through the issues. The issues that were raised at the meeting.
18 The other thing that we did, along with the issues, we asked them
19 to go back. We asked for a response from the meeting. Not
20 rehashing the case, not re-arguing the comments, but just from
21 the meeting that was had. And with the staff's help, I think
22 now we have something to move forward with.

23 I want to talk about, first, project size and scale,
24 the increased utility cost, which I think is something that's
25 been divulged, traffic impacts, alternate cost analysis, and CDA



1 with the Bellevue Neighbors Civic Association, BNCA is what I'll
2 call it. So, one of the things we've been trying to decide this
3 morning, we heard at the hearing, was that the project size and
4 scale are excessive and will block the viewshed and eliminate
5 valuable green space in the neighborhood. I know people are
6 probably tired of me mentioning about the viewsheds. We don't
7 buy viewsheds. And I actually, I learned that from the Supreme
8 Court. I didn't learn that here. But when they sent something
9 back to us years ago, I learned that we don't buy a viewshed.
10 You buy what's up to your property line, but you don't buy a
11 view. So, then the Applicant had a response. And I'm sure all
12 of us are familiar with the Applicant's response. They talk
13 about the size and scale are not inconsistent with the comp plan
14 and the Bellevue small area plan will advance housing goals as
15 well as providing public benefits and the initiative with the
16 flexibility requested. One of the things that I'm a firm
17 believer. Well, I know sometime it maybe looks a little dense,
18 but sometime - the argument has always been that you build more,
19 you can bring the price down. I have yet to see that, but maybe
20 I'm not looking at it. Maybe eventually it will show its head
21 and I will be able to realize while we're increasing the envelope
22 that we're making things more affordable for those who need it.
23 And that's, I think is the goal. I don't think we always achieve
24 that, but I think if we strive for it at some point in time, we
25 will get that. And I think that's the case here.



1 I know that - I think some of the residents were
2 speaking of the size, and that was the issue. But I often wonder
3 if we reduce the size - and I know we've done it recently on
4 another case - then what will that do for affordability? So,
5 let me just open it up, and let's talk about - anybody wants to
6 add onto size or scale? Let me open it up and let me start with
7 Vice Chair Miller, I guess.

8 VICE CHAIRMAN MILLER: Thank you, Mr. Chairman for that
9 excellent summary of what is happening in this case so far. And
10 we do appreciate the participation of all the persons at the
11 hearing, including the Applicant, and Office of Planning, and
12 others in the government, but especially amongst the citizens,
13 the Bellevue Neighborhood Civic Association, and the ANC. And
14 the ANC is supportive, supports this project. I believe it's an
15 8-D, as in dog, I think.

16 CHAIRMAN HOOD: Yeah, 8-D. Yes. And I will say
17 distinguished, 8-D, distinguished. Yes.

18 VICE CHAIRMAN MILLER: That's very appropriate. So,
19 among the other issues, beyond the project size and scale which
20 you stated, which is consistent with what OP recommended and what
21 the Applicant stated, the size and scale - and the opponents
22 haven't objected to the comprehensive plan, size and scale is not
23 inconsistent with the comprehensive plan designation.

24 So, the other issues that were raised by the opposition
25 was the increased utility costs. It's a concern that the project



1 would result in increased costs for returning Martins View
2 tenants. Remember, this is an existing, very old apartment
3 complex. I think it's four buildings that are going to be
4 replaced with five buildings. It's going to be - those - that
5 housing needs to be replaced. I think everyone acknowledges it,
6 including the opposition in terms of bringing it up to modern day
7 standards and quality. So, the concern was the project would
8 result in increased utility costs. And there were discussions
9 between the Applicant and the community, which has resulted in a
10 commitment being made by the Applicant to subsidize utility costs
11 up to \$100 a month for all seniors who are returning to the
12 Martins View development that were 65 years of age or older. So,
13 there's that subsidy commitment. They think that will cover any
14 of those costs for the returning seniors. The Applicants further
15 stated that utility cost in the long term will not be so high
16 because the project will be lethal certified. It will be a more
17 efficiently run, energy wise, building or project.

18 In addition, the Applicant, as a result of those
19 discussions with the community, said that parking would be
20 offered at half the normal rate to returning tenants. So, that's
21 the - and that is the commitment that's been made in a community
22 benefits agreement with the Applicant separately, and are into
23 with the ANC. And I would suggest that we pull out at least that
24 commitment as well as making one other dealing with residential
25 permit parking costs that the Applicant has agreed to commit to.



1 We should pull that out of the CBA and put it as conditions of
2 our zoning order in this PUD if we get to that point, which I
3 would support getting to that point.

4 So, I'll leave it at that and leave it. And ask the
5 chairman and other commissioners to maybe fill in whatever other
6 gaps exist in the discussion of the issues.

7 CHAIRMAN HOOD: Okay. Thank you, vice chair. You went
8 into the parking issue. I was trying to go just with the project
9 size and scale first.

10 VICE CHAIR MILLER: Oh, sorry about that.

11 CHAIRMAN HOOD: So, we can all comment on that. Then
12 I'll go to the increase. So, we know how you feel now. But
13 until we call for the CBA and all. So, I was trying to do that
14 so we can hear from everybody on each one of these issues. And
15 we both, we see the responses that was said to us by the community
16 about what was said about those issues. And then we also saw
17 the Applicant's response. So, I just simply want to know by the
18 Applicant's response that was set for the community saying which
19 way, are we fine, everything is mitigated. That's kind of what
20 I was trying to get at.

21 So, what I'll do now is go to Commissioner Imamura.
22 Same, let's do project size and scale so we can do all of them.

23 COMMISSIONER IMAMURA: I can stick with that, Mr.
24 Chairman. I don't think I have anything more to add than what
25 Vice Chair Miller has already stated, other than to say this.



1 That I think I at least developed a reputation that I am
2 compassionate and understand the community's concern for scale
3 and size, the massing of it. And arguably, they're consistent
4 with the comprehensive plan. But this really goes to - and I
5 understand their felling. It's in their neighborhood. This goes
6 to sort of increasing density and urban design. But this really
7 does provide sort of an edge, the park and the neighborhood there.
8 And I'm in agreement that it is consistent with the comprehensive
9 plan. And I certainly understand the ask of the Applicant to
10 reduce, I think almost by half, the number of units. I think
11 that we'll discuss a little bit later, Mr. Chairman, in a cost
12 analysis. But the point here is that the Applicant, I'm not
13 certain or convinced that it would pencil out. So, there is a
14 very complicated formula for these types of projects to work.
15 And it's not just by numbers, but it's architecturally too. So,
16 it impacts the architectural solution as well. But I think while
17 I hear the residents and their concern, I do agree that this is
18 - I'm in agreement that this is an appropriate scale, and it is
19 consistent with the comp plan here. I don't think I have anything
20 further to add. And I'm sure there's other topics. Thank you,
21 Mr. Chairman.

22 CHAIRMAN HOOD: Thank you.

23 Commissioner Stidham, anything to add?

24 COMMISSIONER STIDHAM: No, sir. I agree with what has
25 already been said related to the scale and the project size.



1 CHAIRMAN HOOD: And I don't have anything to add. I
2 would agree with the vice chair and Commissioner Imamura as well.

3 Let's go to, one of the other issues was, as we know,
4 increased utility costs and the project will result in increased
5 costs for returning Martins View tenants, including utilities and
6 parking fees, as the vice chair has kind of already kind of
7 alluded to. And we know what the response is and what the offer
8 was, and how the average state of utility costs will not be as
9 high since it has project goal. And they also had put a caveat
10 which we will talk to. We may want to - if we decide to get
11 through all of this, we may want to try to make that a condition
12 of approval since they made that offer. So, that way it could
13 be substantiated.

14 Vice chair, did you want to add anymore on that or do
15 you want to -

16 VICE CHAIRMAN MILLER: No. Thank you very much.

17 CHAIRMAN HOOD: All right. Commissioner Imamura, do
18 you want to add anything else on that?

19 COMMISSIONER IMAMURA: Nothing more to add.

20 CHAIRMAN HOOD: Commissioner Stidham, anything on that?

21 COMMISSIONER STIDHAM: No. Not from me either.

22 CHAIRMAN HOOD: Traffic impacts. As we heard, the
23 project will have negative impacts on traffic and parking, and
24 force neighbors to apply for RFPP restrictions for their streets
25 and RFPP permits. Again, the Applicant says - the response is,



1 agree to cover the cost of RPP residents within 200 feet. So, I
2 think that takes it off the table. Then the Applicant is
3 providing parking that exceeds DDOT minimums given in TDM
4 measures, including public space improvements. I think one of
5 the things we also may want to do, and I'll ask my colleagues to
6 remind us when we get to the end of all this, is if we get to
7 that point, let's make that also a condition of approval. And I
8 will tell you, you know, I'm not all - if you've been around,
9 and most of you have, I'm not all that enthused about RPP. I
10 just want to make sure that they give them the correct version
11 for RPP. Because over the years they've come up with different
12 versions of RPP. And I've always questioned here on the
13 Commission, does it really work or is it just a sound piece.
14 Some neighborhoods it works, some neighborhoods I think have
15 different variations of RPP. So, hopefully, whatever they need
16 tailored to that particular situation is what the DDOT then would
17 provide for that area which will lessen the impact on that
18 particular neighborhood. That's the way I see it.

19 Let me hear from others. Vice Chair Miller, anything
20 on that?

21 VICE CHAIRMAN MILLER: Only to add that the DDOT, unless
22 - you may have mentioned this, Mr. Chairman. I might have missed
23 it. But in the DDOT has recommended that the Applicant implement
24 a transportation demand management plan, and the Applicant has
25 agreed to that robust TDM plan which will mitigate - which



1 hopefully will mitigate any concerns about the traffic and
2 parking.

3 CHAIRMAN HOOD: Okay. Thank you.

4 Commissioner Imamura?

5 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'm
6 not sure that I have much more add, other than to say that I
7 think we all get a little aggravated when traffic in our
8 neighborhood increases a little bit. But what traffic engineers
9 won't tell you is that the traffic will eventually work itself
10 out. So, that's what I see.

11 CHAIRMAN HOOD: Thank you. And Commissioner Stidham?

12 COMMISSIONER STIDHAM: Nothing. Well, just one other
13 thing to add that I don't believe that you said, but I may have
14 missed it, is that the parking that they're looking to provide
15 exceeds the DDOT minimums. So, just to add that piece.

16 CHAIRMAN HOOD: Okay. All right. Let's keep moving.
17 Alternate cost analysis. I'm going to come to you first with
18 that. I think you mentioned it, Commissioner Imamura, the scopes
19 of the alternate cost analysis. Go ahead and tee that one up
20 for us if you don't mind.

21 COMMISSIONER IMAMURA: Sure. I'm happy to do that, Mr.
22 Chairman. Thank you. The Applicant has been asked to provide a
23 cost benefit analysis to construct a smaller project and compare
24 to the proposed project. So, the smaller being four to 500 units
25 compared to the over 800 units that they're proposing. So, I've



1 always felt that - I certainly understand their point of view and
2 their perspective, particularly their concern with scale, and
3 mass and size. But for these types of projects, sometimes that
4 doesn't always pencil out. And the formula, it's awfully
5 complicated. I call it a formula, but there's a lot of moving
6 parts. To reduce something of that scale impacts a lot of
7 different elements of the proposed project, including the
8 architectural design. So, it's not just a matter of height or
9 mass, but there are other elements at play here. And so, I am
10 not convinced that cutting it in half is really a fair and
11 reasonable request.

12 CHAIRMAN HOOD: All right.

13 Commissioner Stidham, anything to add?

14 COMMISSIONER STIDHAM: No. Nothing further for me to
15 add. Thank you.

16 CHAIRMAN HOOD: Okay. And Vice Chair Miller?

17 VICE CHAIRMAN MILLER: No. Nothing to add. Thank you,
18 Commissioner Imamura for summarizing that. Just going back for
19 a second to the traffic impacts. I don't know if I mentioned
20 it, but I think we would want the TDM plan to be a, a specific
21 condition of the order as well.

22 CHAIRMAN HOOD: Okay. When we get to that point, we
23 will add that to the ones we've already had as conditions of
24 approval.

25 Okay. I don't necessarily have - I don't want to get



1 into the soap box of building less and the price going up.
2 Because I said that in the very beginning. I will just stand on
3 my earlier comments. And I will also associate myself with the
4 comments of Commissioner Imamura.

5 Next. And this is where the problem came in when we
6 asked for them to go back and have a conversation about the
7 meeting and report back. And they did and faced our staff again.
8 The CDA with the Bellevue neighbors, they entered into a CBA with
9 the Bellevue neighbors, including a three-million-dollar
10 microloan program for Bellevue residents. That was what was
11 said. Then the Applicant's response to that. The Applicant's
12 state they cannot agree to a three-million-dollar contribution
13 to BCNA since the amount is too high and disproportionate to the
14 other public benefits and amenities associated with the project.
15 For some reason what I've noticed, not just in this case, is
16 always get millions. What I've always learned on the Commission
17 is you cannot buy - let me make sure I do this right. You cannot
18 buy zoning - you cannot pay for zoning. I forgot how it goes,
19 but I know money has something to do with it, but you can do a
20 (indiscernible) or a benefit. And three million dollars to go
21 to - and I get the microloan, and I get the program that's
22 probably going to come down that they could have probably
23 negotiated a little differently. But I don't want to get into
24 agreements were made prior to our buildings. So, I would agree
25 with the Applicant on this one because things do need to be



1 professional. I'll just leave it at that.

2 Commissioner Imamura, any comments, questions?

3 COMMISSIONER IMAMURA: I'm in agreement with you, Mr.
4 Chairman. I'm not sure that the three million dollars is a
5 (indiscernible) response.

6 CHAIRMAN HOOD: Okay. And Commissioner Stidham?

7 COMMISSIONER STIDHAM: Nothing further from me.

8 CHAIRMAN HOOD: And Vice Chair Miller?

9 VICE CHAIRMAN MILLER: I have nothing to add. I concur
10 with the statements that have been made about that issue.

11 CHAIRMAN HOOD: Okay. Now, there are a couple of issues
12 that came up, and I just wanted to make sure that they - I want
13 to just hit my colleagues if you thought that the Applicant's
14 response was adequate or not on the impacts on infrastructure,
15 whether the project was too large for existing water and sewer
16 construction systems, the Applicant has a response. And they're
17 also working with the subject matter experts with DOE be
18 incorporated into the project. So, you know, I'm fine with that.
19 Any objections, any issues anybody want to push forward on that?

20 (No response.)

21 CHAIRMAN HOOD: More affordable units, project should
22 include more affordable units. Again, the Applicant's response,
23 the Applicant was proffering the set aside 17 percent of
24 residential floor area to be reserved as IZ units for households
25 earning no more than 60 percent. The Applicant, I believe that



1 | they are far exceeding what's normally required. And I think
2 | that I don't have any issues with how they're proceeding. So,
3 | anybody else have any comments on that?

4 | VICE CHAIRMAN MILLER: I think I concur with your
5 | comments, Mr. Chairman.

6 | CHAIRMAN HOOD: Okay. Indirect displacement of
7 | surrounding residents. The project will lead to displacement of
8 | surrounding residents through property tax increase. And what
9 | the Applicant basically responded was the project will be a mixed
10 | income community that will not result in materially higher cost
11 | to residents in the broader community. And, you know, the
12 | uncertainty and the unpredictability sometimes of residents and
13 | especially property tax increases always thinks that it's pushing
14 | those out. Sometimes it does. But I think in this case, as the
15 | Applicant says, the mixed income I think will kind of balance out
16 | some of that tax increase because I think of the mixture that's
17 | - mixture of incomes that will be residing there in that area.

18 | Any other questions or comments on that?

19 | (No response.)

20 | CHAIRMAN HOOD: All right. The other thing is, as a
21 | result of this, does anybody have anything outstanding they want
22 | to talk about, any issues?

23 | (No response.)

24 | CHAIRMAN HOOD: I don't want to get - and I will say
25 | this though. I'm with the ANC. I get it. I heard what the ANC



1 has done. You all approved this project. And you reiterated to
2 me, to the Commission, that you approve it. We heard you. We
3 were just trying to make sure we can balance with everyone the
4 best we could. And I know that you are elected officials, and
5 we do not take that lightly. So much respect for you if you're
6 listening. And if you look at this later, we have big respect
7 for you. We didn't do that slapping you in the face or pushing
8 you to the side because you are the elected officials, and you
9 all - and I get the fact that you all have voted for once and
10 then reiterated to vote for. And you stand by your initial vote.
11 So, trust me, I got it. I got it. I actually read it a few
12 times because you tried to send it home to me. But you've already
13 dealt with this. So, I appreciate all the work. We may disagree,
14 but we appreciate all the work that all of our ANC's and community
15 leaders do.

16 What I would also now ask my colleagues, if we could
17 maybe want to impose a condition of approval for the Applicant's
18 comments regarding utility costs, however it's captioned \$100 for
19 the next four or five years, or three years, or whatever they
20 stated, and the cost of the RPP for residents within 200 feet.
21 And I think Vice Chair Miller, you mentioned the TDM as well?

22 VICE CHAIRMAN MILLER: Yes, I did. And I think the RPP
23 would fit into that. Yes.

24 CHAIRMAN HOOD: Okay. So, that will take all of that.
25 Okay. I know that some things that may not be outside of RPP



1 but I just wanted to be sure. I just wanted to capture
2 everything. Any objections to us making that a condition of
3 approval? I'm sure our legal team is listening.

4 (No response.)

5 CHAIRMAN HOOD: All right. I think I'm satisfied. Is
6 everybody satisfied with what's presented and the issues have
7 been mitigated? Let me hear from everyone quickly.

8 Vice Chair Miller?

9 VICE CHAIRMAN MILLER: Yes. I'm satisfied with the
10 Applicant's response and prepared to move forward with proposed
11 action tonight.

12 CHAIRMAN HOOD: Commissioner Stidham?

13 COMMISSIONER STIDHAM: Yes. I'm good and willing to
14 support moving forward.

15 CHAIRMAN HOOD: Okay. Commissioner Imamura?

16 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Yes,
17 I'm good and I just want to comment that I appreciate the
18 pragmatic approach that you took tonight to discuss and
19 deliberate all the issues for this particular case.

20 CHAIRMAN HOOD: Okay. I thank all my colleagues. And
21 I really want to thank the legal team. Because a lot of times,
22 you know, I do have other things that I do. This is not my full-
23 time job, like the rest of us. I want to really thank our legal
24 team for helping put some of this together. And I also want the
25 community to know, we hear you loud and clear but we have to



1 strike that balance. And we also have to follow the regulations
2 and the law. So, that's where we are. And let me just say this
3 to the Applicant. Continue to work with the community. Do that
4 throughout the whole project. Don't just get the approval here.
5 And, you know, even though this is proposed, don't just get the
6 approval here and then stop working with the community. That's
7 a ongoing process.

8 And one other thing. I think that the - something I
9 want to mention. I think that the RPP subsidy for what they're
10 doing for members who are over 65, I think that's also part of
11 our racial equity analysis. And it also ties into when we talk
12 about racial equity and ties into that displacement. So, let's
13 again, as we stated, we'll make those conditions of the approval.

14 Anything else?

15 (No response.)

16 CHAIRMAN HOOD: Would somebody like to make a motion?

17 COMMISSIONER STIDHAM: I can if I can scroll up faster.
18 I move to approve the proposed action for zoning case number 23-
19 29, Martins View, LLC, consolidated PUD and related map amendment
20 at parcel 252/0082, 252/0083, 252/0092, and 252/0086, and ask for
21 a second.

22 CHAIRMAN HOOD: I'll second it. It's been moved and
23 properly seconded. Any further discussion?

24 (No response.)

25 CHAIRMAN HOOD: Not hearing any, Ms. Ackerman, would



1 | you do a roll call vote, please?

2 | MS. ACKERMAN: Commissioner Stidham?

3 | COMMISSIONER STIDHAM: Yes.

4 | MS. ACKERMAN: Commissioner Hood?

5 | CHAIRMAN HOOD: Yes.

6 | MS. ACKERMAN: Commissioner Miller?

7 | VICE CHAIRMAN MILLER: Yes.

8 | MS. ACKERMAN: And Commissioner Imamura?

9 | COMMISSIONER IMAMURA: (No response.)

10 | CHAIRMAN HOOD: Let's give him a moment. I thought
11 | maybe he just had his camera off.

12 | MS. ACKERMAN: Okay. We'll wait a moment.

13 | CHAIRMAN HOOD: Okay. Ms. Ackerman?

14 | MS. ACKERMAN: It's okay. Commissioner Imamura?

15 | COMMISSIONER IMAMURA: I'm sorry. I lost connection
16 | there for a brief moment. Yes.

17 | MS. ACKERMAN: Okay. Great. Staff records the vote
18 | four to zero to one to approve case number 23-29 for proposed
19 | action. Commissioner Wright not participating.

20 | CHAIRMAN HOOD: All right. Thank you all for that
21 | discussion. Again, thank our legal counsel and also everybody
22 | who (indiscernible) and I hope it works well for the residents.
23 | Even though that's just proposed. And I don't think we asked
24 | for anything that we would do at final.

25 | Next we have hearing action. Hearing action for Zoning



1 Commission case number 04-14H, Florida Rock Properties,
2 Incorporated, modification with hearing to first-stage PUD at
3 Square 708. Ms. Thomas?

4 MS. THOMAS: Good afternoon, Mr. Chair and members of
5 the Commission. I'm Karen Thomas with the Office of Planning.
6 And this afternoon we're asking the Commission to set down the
7 modification of stage one and the stage two part to complete this
8 long-standing development proposal for the area known as Florida
9 Rock.

10 This site is one of the large remaining parcels to be
11 developed which fronts the ballpark to the north of Potomac
12 Avenue, South Capitol Street to the west, and Frederick Douglas
13 Bridge to the southwest, and the Anacostia Riverfront to the
14 south. Next slide.

15 There have been significant changes since this PUD was
16 first approved. And this is the criteria for modification with
17 hearing. In phases I and II, which were completed, we see
18 noticeable public use of open space in this area due to the
19 completion of the (indiscernible) park and the continuation of
20 the riverfront walk. There was also amendment to the
21 comprehensive plan with particular focus on advance and racial
22 equity and ensuring environmental resiliency. The Frederick
23 Douglas Bridge and the Oval are now completed. And to support
24 that completion, the Applicant dedicated over 6700 square feet
25 of the property in 2015 to the District for construction of the



1 bridge, and an additional 8100 square feet to open space to DDOT,
2 which the Applicant will maintain.

3 A quick recall of the earlier proposal included office
4 and hotel uses for Phases III and IV respectively, with
5 approximately 24,000 square feet of retail space. And so, no
6 residential uses were proposed in the earlier iteration. So,
7 what's different with this proposal is that the Applicant is now
8 presented a modified Stage I and a Stage II plan mixed-use
9 project. And overall, there are changes from the office and
10 hotel uses to an all residential use of Phase III, and mixed-use
11 building at the Phase IV. We have improved design and siting of
12 the two buildings. And that came with considerable collaboration
13 with OP. We have an increase in the open space square footage
14 with preservation of the views to the river, an increase in the
15 number of residential units from none at all to 590 units with
16 related increase in affordable units to the overall PUD. Parking
17 and loading will be underground. And the publicly accessible
18 open spaces will be curated and a dog park will be included as
19 well.

20 The Applicant has requested zoning relief, including
21 flexibility to provide rest and request 75-foot waterfront
22 setback to a portion of the case for building above grade and a
23 portion of the below grade parking which would reduce a small
24 portion of the required setback.

25 So, this go around, the Applicant intends to begin the



1 Phase IV project and the Phase III lot will be assigned interim
2 uses for pop up retail, a dog park, and parking spaces, and it
3 will also be used for construction staging.

4 And in case you're thinking about it, the marina did
5 not go away. In this case the Applicant would be required to
6 file for a permit by May of next year or request an extension.
7 So, that was approved in the previous PUD before. Next slide.

8 Again, since initial approval there have been
9 significant changes for physical and regulatory which would
10 impact any amendment to this PUD. And primarily, we have come
11 to adoption of the 2021 comp plan with emphasis on equity and
12 resilience, as I mentioned before. We have revised the zoning
13 regulations in 2016. There are DOEE proposed DC current
14 resilience plan for new development. And the generalized policy
15 map changed the category of this site to a neighborhood
16 enhancement area within a resilience focus area. The future land
17 use map assigns a mixed-use medium density residential and
18 medium-density commercial category. And the development would
19 remain consistent with the density anticipated by the approved
20 density of the original part. Next slide.

21 So, we believe the modification of this PUD would
22 better respond to the visible development of the surroundings,
23 which I'm sure we all have witnessed over time. We met several
24 times again with the Applicants on the design and the site plan,
25 as I said before, as well as on the principles of equity that



1 the comp plan demands be considered as part of this revised
2 Florida Rock site. So, both the Applicant's submission and OP's
3 set down report provide in-depth information on the project's
4 consistency with the comp plan as viewed through the equity lens.
5 There would be no displacement of residents. And a generous
6 number of affordable units would be included, which would have
7 happened had this project been already completed. The project's
8 location and access to a number of desirable amenities will have
9 a positive impact on the health and transportation for lower
10 income residents, particularly with respect to access to
11 connected open spaces, pods and by trail systems.

12 Benefits of this project would not only be to the
13 neighborhood, but to the District as a whole. And the requested
14 flexibility from the waterfront setback would be considered
15 reasonable when balanced against the benefits. And we will
16 provide that analysis in our final report.

17 So, with that, Mr. Chair, I ask that this application
18 be set down for a public hearing. I'd be happy to take your
19 comments. Thank you.

20 CHAIRMAN HOOD: Thank you, Ms. Thomas, as well. It's
21 a well-done report. Let's see if we have any questions or
22 comments.

23 Commissioner Stidham?

24 COMMISSIONER STIDHAM: Ms. Thomas, thank you very, very
25 much for a very thorough and detailed report going through all



1 of the changes. Very helpful in us to understand what is being
2 proposed versus what was originally approved. So, thank you for
3 that first.

4 The change from hotel to residential is a pretty
5 significant change. So, I'm curious if you're aware of any
6 concerns from the community or opposition to this approach?

7 MS. THOMAS: At this time, no. We have not had any
8 comments, community comments regarding that change. And I don't
9 see any (indiscernible).

10 COMMISSIONER STIDHAM: Okay. When we do - if this does
11 get set down and go to hearing, it would be important to
12 understand what community engagement has occurred and what they
13 have heard in response to that engagement.

14 I'm a bit concerned about the flexibility that is
15 requested from the waterfront. To me, that is the 75-foot setback
16 that is for the entire Anacostia is a very important piece of
17 the overall health of the city, of the connectivity to the
18 waterfront by the community as a whole. And I know in your report
19 you mentioned that you will have the Applicant clarify the amounts
20 and will work with them before you come back to hearing. I would
21 request that, you know, anything underground is fine. But I
22 would request OP to significantly work with the Applicant to
23 reduce, if not eliminate, any intrusion into the above-ground 75
24 feet.

25 MS. THOMAS: I took note on that. Thank you.



1 COMMISSIONER STIDHAM: Okay. Thank you. Chairman
2 Hood, that's all I have.

3 CHAIRMAN HOOD: Thank you.

4 Commissioner Imamura, any questions or comments?

5 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.
6 Appreciate the comments raised, the questions raised by
7 Commissioner Stidham. Ms. Thomas, thank you for working with the
8 Applicant to improve the design and site plan to increase open
9 public space. I think that one of the things I'd like to know a
10 little bit more, if we do move to set down, is how moving from
11 this hotel use to residential will change some of the demographic
12 trends in the neighborhood or in the area. And additionally, I'm
13 interested in hearing more about the traffic impact of this
14 proposed change. And then if the Applicant can more clearly
15 articulate, as you have in the report, I'd like to understand how
16 the relief required and the changes sort of fit together here.
17 So, more specifically, what benefits and amenities can fulfill
18 and how have the original proffered benefits and amenities
19 changed, and how is the requested relief changing, and that they
20 provide that for the record. So, those are my interests if we
21 move to set down. Thank you, Mr. Chairman.

22 CHAIRMAN HOOD: Thank you.

23 Commissioner Wright?

24 COMMISSIONER WRIGHT: I'm very excited because this is
25 really the first project I'm sort of getting in on the ground



1 floor and learning about. And I have a few comments. Again, I
2 think the change in use to residential is something that I think
3 is definitely can be supported. We definitely need more
4 residential in our city. I am a little concerned about there
5 being only a 10 percent affordable. I think you mentioned it was
6 a total of 590 units, and 59 affordable units. And I'd really
7 like the Applicant to see if there is a chance to increase that
8 number. I think 10 percent is a bit low.

9 I'm also interested, because it will be a phased
10 project with them building, I think you said Phase IV that's near
11 the water first, and then Phase III, how the affordable units
12 will come online. Will they have an equal number in each phase?
13 What I don't think we would want to see happen is the waterfront
14 building having only a smattering of affordable units and all of
15 the other affordable units being put in the other building. So,
16 I think that is something I'm interested in learning a little bit
17 more about.

18 I'm also very interested in what Commissioner Stidham
19 brought up about if there is a way to maintain above ground the
20 75-foot setback. I think that is important to the sort of public
21 realm along the Anacostia Waterfront. And I'd be interested in
22 exploring that a little bit more.

23 And then my third comment is, you know, this is a
24 really, really prominent site on the water, near the bridge. And
25 I think that particularly for that Phase IV, the building on the



1 water, there's an opportunity to do something that will be a
2 really kind of landmark design, something that is architecturally
3 really significant and will be a great gateway into the whole
4 area. So, you know, I hope as the Applicant begins thinking
5 about the architecture, that that can be a little bit of a focus
6 of really how that building can be a gateway.

7 But I, you know, I'm supportive of the basic idea of
8 converting to residential. And assuming this does get set down,
9 I'm looking forward to additional conversations. So, thank you.

10 CHAIRMAN HOOD: Thank you.

11 And Vice Chair Miller?

12 VICE CHAIRMAN MILLER: Thank you, Mr. Chairman, and I
13 thank my colleagues for their questions and comments, and thank
14 Karen Thomas for your very comprehensive report on this project
15 and your work in general at the Office of Planning. Thank you.
16 And I agree with all the recommendations that you've made in
17 working with the Applicant to try to improve the project.

18 I am supportive of setting this down for a public
19 hearing. I think the change from hotel and office to residential
20 is a beneficial one for the city, as noted by others. I share
21 the concern that Commissioner Stidham has raised about the
22 waterfront setback for the above-ground portion. Want more
23 information on that. This is a large site. That 75-foot setback
24 was something that was important for the public realm, public to
25 be able to continue to have, to have access, important access to



1 the river. And as Commissioner Wright has noted, is a very
2 prominent site, very visible. So, I think that if there is some
3 encroachment to that 75 feet, we need to know why and whether
4 it's really necessary, given the benefits of having the full
5 setback there for the public.

6 I also share the concern that Commissioner Wright has
7 suggested for the affordable housing. This is a significant
8 modification to the original PUD which I think the original PUD
9 predates all of us except maybe Chairman Hood having been here
10 for the original PUD 20 years ago, whatever it was, when we -
11 which predates when inclusionary zoning was adopted and was
12 applied. But because it's a significant modification, I believe
13 that - we believe that the inclusionary zoning does apply and
14 that the affordable housing project should be more than just the
15 minimum amount required under IZ for such a prominent location.
16 And that to the extent it can be, the affordable housing set
17 aside can be increased or that the income levels can be deepened
18 for more affordability, I would be interested in seeing what the
19 Applicant can come back with there.

20 And just in general, because this has gone on for a
21 while, and Phase I and Phase II I think are completed but still
22 part of the overall PUD, I think we need to understand more
23 clearly - or I need to understand more clearly what public
24 benefits and amenities which are being changed because the use
25 is being changed, what exactly are the - what public benefits and



1 amenities that were previously committed to have been fulfilled,
2 or what the status is of fulfilling them, or how they have been
3 changed because of the proposed change in use from office and
4 hotel to residential for Phase III and IV, and how does that
5 affect the overall balancing test for planned unit developments
6 which we must undertake as part of our comprehensive plan analysis
7 and consistency analysis. So, I guess more information on the
8 public benefits and amenities and how they change or how they've
9 been fulfilled thus far, or when they will be fulfilled. I think
10 there's - I think Ms. Thomas alluded to a marina. I'd be
11 interested in knowing what the status of that is as well, and
12 any other public benefits that were previously committed to or
13 currently being committed to.

14 So, with that, Mr. Chairman, I appreciate the Applicant
15 coming forward with this change, and I'm supportive of setting
16 it down and hearing more about the project at the hearing.

17 CHAIRMAN HOOD: Okay. Thank you all. I thank all of
18 my colleagues for their comments. I actually don't have any.
19 I've had mine over the past 25 years. I recall some like to
20 Florda Rock. What I would say though is, I think I'm really
21 concerned about, or really want to take on - I want to join in
22 with all my colleagues on their comments. And when we get to
23 the hearing, we're looking forward to having a discussion as
24 Commissioner Wright has mentioned, have a discussion. And I'm
25 hoping that the Applicant is listening and will come with some



1 answers to especially some of the questions and comments that
2 we've heard today.

3 So, with that, does anybody have anything else?

4 (No response.)

5 CHAIRMAN HOOD: Again, thank you, Ms. Thomas, as
6 always, for your report.

7 Would someone like to make a motion to set it down?

8 VICE CHAIRMAN MILLER: Mr. Chairman, I would move that
9 the Zoning Commission set down for a public hearing on Zoning
10 Commission case number 04-14H, Florida Rock, modification with
11 hearing to first stage PUD and second stage PUD Phases III and
12 IV, and ask for a second.

13 COMMISSIONER STIDHAM: Second.

14 CHAIRMAN HOOD: It has been moved and properly
15 seconded. Any further discussion?

16 (No response.)

17 CHAIRMAN HOOD: Not hearing, Ms. Ackerman, could you
18 do a roll call vote, please?

19 MS. ACKERMAN: Commissioner Miller?

20 VICE CHAIR MILLER: Yes.

21 MS. ACKERMAN: Commissioner Imamura?

22 COMMISSIONER IMAMURA: Yes.

23 MS. ACKERMAN: Commissioner Hood?

24 CHAIRMAN HOOD: Yes.

25 MS. ACKERMAN: Commissioner Stidham?



1 COMMISSIONER STIDHAM: Yes.

2 MS. ACKERMAN: And Commissioner Wright?

3 COMMISSIONER WRIGHT: Yes.

4 MS. ACKERMAN: Staff records the vote five to zero to
5 zero to approve case number 04-14H for set down.

6 CHAIRMAN HOOD: Okay. That's good. Thank you, Ms.
7 Ackerman. And, Ms. Ackerman, you're doing a fabulous job.

8 MS. ACKERMAN: Thank you. I'm taking notes at the same
9 time. So, I'm like going between things.

10 CHAIRMAN HOOD: Ms. Ackerman, do we have anything else
11 before us?

12 MS. ACKERMAN: No, we don't.

13 CHAIRMAN HOOD: Okay. Colleagues, and to the public,
14 the Zoning Commission will meet again on Monday, October 28, in
15 this same platform at 4:00 p.m. And the subject of the case is
16 Commission case number 23-10A. And that case is the Georgetown
17 University. So, with that, I want to thank everyone for their
18 participation in this meeting tonight, and all the help that
19 we've gotten from our legal counsel and our staff. And with
20 that, this meeting is adjourned. Good night, everyone. Have a
21 safe weekend.

22 (Whereupon, the above-entitled matter went off the
23 record at 5:09 p.m.)

24

25



C E R T I F I C A T I O N

This is to certify that the foregoing transcript

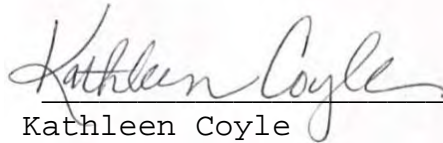
In the matter of: Public Meeting

Before: DC Zoning Commission

Date: 10-24-24

Place: Webex Videoconference

was duly recorded and accurately transcribed under my
direction; further, that said transcript is a true and accurate
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Kathleen Coyle