

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING  
CASE NO. 24-13

+ + + + +

MONDAY

APRIL 21, 2025

+ + + + +

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson  
ROBERT E. MILLER, Vice Chair  
JOSEPH IMAMURA, Commissioner  
GWEN WRIGHT, Commissioner  
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

PAUL YOUNG, Zoning Data Specialist  
ELLA ACKERMAN, Acting Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

DENNIS LIU, Esquire

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## ALSO PRESENT:

PRESTON JUTTE, D.C. Department of Transportation  
CRYSTAL MYERS, D.C. Office of Planning  
LEILA BATTIES, ESQUIRE, Holland and Knight  
JESSICA BLOOMFIELD, ESQUIRE, Holland and Knight  
BRANDICE ELLIOTT, Holland and Knight  
TOM MAYS, Bohler Engineering-DC  
ERWIN ANDRES, Gorove Slade  
MICHELE MILLER, McDonald's Corporation  
CARRIE N. BROWN, Commissioner, ANC 7C

The transcript constitutes the minutes from the  
Regular Public Hearing held on April 21, 2025.

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

2 (4:00 p.m.)

3 CHAIRPERSON HOOD: Good afternoon, ladies and  
4 gentlemen. We are convening and broadcasting this public hearing  
5 by videoconferencing. My name is Anthony Hood. Joining me are  
6 Vice Chair Miller, Commissioner Wright, Commissioner Stidham, and  
7 Commissioner Imamura. We're also joined by the Office of Zoning  
8 Staff, Ms. Ella Ackerman, as well as Mr. Paul Young, who will be  
9 handling all of our virtual operations. Also joining us this  
10 afternoon is Mr. Dennis Liu, who's with our Office of Zoning  
11 Legal Division. We'll ask others to introduce themselves at the  
12 appropriate time.

13 Copies of today's virtual public hearing notice are  
14 available on the Office of Zoning's website. Please be advised  
15 that this proceeding is being recorded by a court reporter and  
16 is also webcast live via Webex and YouTube Live. The video will  
17 be available on the Office of Zoning's website after the hearing.  
18 Accordingly, all those listening on Webex or by phone will be  
19 muted during the hearing, and only those who have signed up to  
20 participate or testify will be unmuted at the appropriate time.  
21 Please state your name and home address before providing oral  
22 testimony on your presentation. Oral presentations should be  
23 limited to a summary of your most important points. When you  
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6 and your name will be called appropriately. At the time of sign-  
7 up, all participants complete the oath or affirmation required  
8 by Subtitle Z-408.7. If you wish to file written testimony or  
9 additional supporting documents during the hearing, then please  
10 be prepared to describe and discuss it at the time of your  
11 testimony.

12           The subject of this evening's hearing is Zoning  
13 Commission Case Number 24-13, the McDonald's Corporation, zoning  
14 map amendment at Square 5094, Lot 104. Again, today's date is  
15 April the 21st, 2025. The hearing will be conducted in accordance  
16 with the provisions of 11-Z DCMR, Chapter 4, as follows:  
17 preliminary matters; the applicant's case -- the applicant has  
18 asked I think 20 minutes, but we ask that you hit the highlights  
19 and move as expeditiously as possible -- report of the Office of  
20 Planning and Department of Transportation, but we will hear them  
21 in the order of the report of other government agencies first,  
22 and then we will hear Department of Transportation, and then  
23 we'll have the Office of Planning, and then we'll have the report  
24 of the ANC, and in this case I believe I believe it's ANC 7C,  
25 which is -- Chairman Antawan Holmes I believe has been authorized

1 to represent; testimony of organizations and individuals. We  
2 will have organizations, five minutes; individuals, three  
3 minutes. Then we'll hear in the order from those who are in  
4 support, opposition, or undeclared. Then we'll have rebuttal and  
5 closing by the applicant. While the Commission reserves the  
6 right to change the time limits for presentations, if necessary,  
7 it intends to adhere to the time limits as strictly as possible  
8 and notes that no time shall be ceded.

9 At this time the Commission will consider any  
10 preliminary matters. Ms. Ackerman, does -- do you have any  
11 preliminary matters?

12 MS. ACKERMAN: Yes. So tonight the applicant will be  
13 presented by Leila Batties and Jessica Bloomfield of Holland and  
14 Knight. They plan to take 20 minutes. Since setdown on January  
15 30th, we have received an OP report, which is in support, at  
16 Exhibit 22. This will be presented by Crystal Myers. She plans  
17 to take five minutes. And at Exhibit 23, we have DDOT's report.  
18 They stated that they are objecting -- they are -- sorry -- they  
19 are objecting in the report. And today we also received a report  
20 from ANC 7C. They are in support of the application, and they  
21 are signed up to testify tonight as well. There are no other  
22 preliminary matters.

23 CHAIRPERSON HOOD: Okay. Thank you, Ms. Ackerman, for  
24 that synopsis. Let's bring Ms. Batties up. And, Ms. Batties,  
25 if you can just hit the highlights on this map amendment, I think

1 that would be sufficient for us. When you are ready, you may  
2 begin.

3 MS. BATTIES: Good afternoon. Leila Batties, along  
4 with Jessica Bloomfield, with Holland and Knight on behalf of the  
5 applicant, the McDonald's Corporation. I do want to note, as one  
6 preliminary matter, Brandice Elliott, our Director -- the  
7 Director of Planning Services at Holland and Knight, will serve  
8 as an expert witness in land planning and zoning, also  
9 participating in the meeting on behalf of McDonald's and  
10 available to answer specific questions by the Zoning Commission.

11 CHAIRPERSON HOOD: Ms. Batties, let me stop you for a  
12 second. You're proffering Ms. Brandice Elliott as an expert  
13 witness. We still have a process. Even though we've done it  
14 before --

15 MS. BATTIES: Okay. Sorry.

16 CHAIRPERSON HOOD: -- we may not want to do it again,  
17 but that's -- so here's the thing. Let me ask my colleagues --  
18 I'm sure we don't have any issues, but that's a procedural  
19 thing -- any objections to Ms. Elliott as being an expert?

20 (All Commissioners shake head negatively.)

21 CHAIRPERSON HOOD: Okay. All right. Ms. Elliott, we  
22 will continue that status. Thank you, Ms. Batties.

23 MS. BATTIES: I'm sorry. So also participating in the  
24 meeting on behalf of McDonald's is Erwin Andres with Gorove Slade  
25 and Tom Mays with Bohler Engineering, and they're available to

1 answer any specific questions you may have, but don't have direct  
2 testimony this evening.

3 So the subject property, McDonald's is looking to  
4 rezone the property at 4301 Nannie Helen Burroughs Avenue  
5 Northeast from MU-3A to MU-7B. The property is within Deanwood  
6 neighborhood within Ward 7 and within the boundaries of the Nannie  
7 Helen Burroughs Corridor Small Area Plan. The subject property  
8 is currently improved with a McDonald's that was originally  
9 constructed in 1977. That McDonald's also has a drive-through.

10 So the land use designation for the property on the  
11 Comprehensive Plan Future Land Use Map is mixed-use medium-  
12 density commercial/medium-density residential, and on the  
13 Generalized Policy Map, the property is designated Neighborhood  
14 Commercial Center. The proposed rezoning to MU-7B is consistent  
15 with the property's designation on both the Future Land Use Map  
16 and the Generalized Policy Map. I should note that this property,  
17 the land use designation was changed with the 2021 Comprehensive  
18 Plan amendments from low-density commercial to medium-density  
19 residential and medium-density commercial, specifically  
20 contemplating the proposed rezoning before you this evening. As  
21 a matter of right, the MU-7B zone permits a density of 4.0 FAR,  
22 65 feet in height, and a lot occupancy of 75 percent, which is  
23 more housing, retail, and neighborhood services permitted under  
24 the MU-3A zone. So, with that, I'm going to turn the presentation  
25 over to Ms. Elliott, who will testify as to how the proposed

1 rezoning is not inconsistent with Comprehensive Plan and the  
2 elements of the legal standard of review, including the racial  
3 equity analysis.

4 CHAIRPERSON HOOD: Ms. Elliott, you're on mute.

5 (Brief pause.)

6 MS. ELLIOTT: Or if you unmute yours, I think they'll  
7 pick up my --

8 MS. BATTIES: It is unmuted.

9 CHAIRPERSON HOOD: Oh, there you. You're unmuted now.  
10 We picked up that. Yeah, we're good.

11 MS. ELLIOTT: Okay. Yeah.

12 MS. BATTIES: So just sit by my computer.

13 MS. ELLIOTT: If I sit close enough to Leila, you should  
14 be able to hear me.

15 CHAIRPERSON HOOD: Oh, that's right. You all -- you  
16 all usually do that. Okay. Go right ahead, Ms. Elliott.

17 MS. ELLIOTT: We like to hang out in the same room  
18 every now and then. Thank you. Mr. Young, would you please pull  
19 up our presentation? Sorry about the technical difficulty there.

20 (PowerPoint presentation shared on screen.)

21 MS. ELLIOTT: Good evening, Chair Hood, members of the  
22 Commission. I am here on behalf of the applicant to present a  
23 map amendment for 4301 Nannie Helen Burroughs Avenue, Northeast  
24 in the Deanwood neighborhood, where they are requesting to rezone  
25 the property from MU-3A to MU-7B.

1           We'll go ahead and go to the next slide please. We've  
2 already talked about the location along Nannie Helen Burroughs a  
3 little bit here and the existing and proposed zone. Generally,  
4 you know, the property is currently a low-density mixed-use zone,  
5 but the proposed MU-7B supports medium-density mixed-use  
6 development, which is appropriate along this arterial corridor  
7 and transit-accessible location.

8           Could we go to the next slide please, Mr. Young? Here  
9 are some photographs showing some of the site context. The  
10 property is prominently located near the intersection of Nannie  
11 Helen Burroughs and Minnesota Avenue. It's surrounded by  
12 commercial and residential uses. It does play a key role in  
13 activating the Nannie Helen Burroughs Corridor. Redevelopment  
14 here can deliver advantages that include walkability, retail,  
15 housing, and the public realm, and all of these are aligned with  
16 the vision of the recently adopted Nannie Helen Burroughs  
17 Corridor Small Area Plan.

18           Next slide please. So the standard of review here is  
19 that the Commission must find that the map amendment is not  
20 inconsistent with the Comprehensive Plan or related adopted  
21 policies. And, as we'll show in this presentation, the map  
22 amendment not only meets that standard, but it also furthers many  
23 of the Comp Plan's racial equity priorities.

24           Next slide please. So as Ms. Batties has already sort  
25 of introduced to you, the Future Land Use Map designates the

1 property as mixed-use medium-density commercial and medium-  
2 density residential. The MU-7B zone, which is proposed here,  
3 allows up to a 4.8 FAR with IZ and falls squarely within this  
4 designation. It supports both the scale and intensity of use  
5 that's envisioned for this location and is, therefore, not  
6 inconsistent with the Future Land Use Map.

7 Next slide please. The Generalized Policy Map  
8 designation, which has also been explained briefly by Ms.  
9 Batties, is Neighborhood Commercial Center, and it is also  
10 located in a Resilience Focus Area. The MU-7B supports mixed-  
11 use development that meets daily needs that include convenience  
12 stores, food markets, grocery stores, restaurants, and basic  
13 services. And the resiliency strategies that are associated with  
14 the Resilience Focus Area would be required, as development plans  
15 are advanced in coordination with the Department of -- well,  
16 DOEE -- Department of the Environment -- I'm sorry. I'm drawing  
17 a blank, but I believe you all know which agency I'm speaking  
18 of. Therefore, the map amendment is consistent with both of  
19 these designations.

20 Next slide please. Again, Ms. Batties has already sort  
21 of discussed some of those differences between the MU-3A and MU-  
22 7B development standards. Obviously, the MU-7B allows for  
23 greater height and density, and this will support mixed-use  
24 development, walkability, and retail viability. All of this is  
25 consistent with the Future Land Use Map, the Generalized Policy

1 Map, and, as we'll discuss, the Small Area Plan. Next slide  
2 please. So now the remainder of the presentation is going to  
3 focus on the racial equity tool. The Zoning Commission -- the  
4 Zoning Commission's racial equity tool divides the review into  
5 four parts. And so the first part is guidance regarding the  
6 Comprehensive Plan, and we'll go ahead go there next.

7 Next slide please. In our report, we identified  
8 several policies that would be advanced by the proposed map  
9 amendment. Overall, these elements would include affordable and  
10 mixed-income housing, transit access and walkability,  
11 neighborhood-serving retail, green infrastructure, community  
12 identity through urban design. And so the proposed map amendment  
13 does advance several of these policies and many of those would  
14 advance equity as well.

15 Next slide please. So the proposed map amendment would  
16 also advance the goals of the Nannie Helen Burroughs Corridor  
17 Small Area Plan. This Plan was approved by Council in November  
18 2024, so the work that has been done on this is actually quite  
19 recent, and so we can rely on it for its data and the community  
20 comments. The Small Area Plan does call for this property to be  
21 a -- I'm sorry -- does call for this Corridor to be vibrant with  
22 mixed uses, improved parks, and safer streetscapes, and it  
23 would -- this map amendment would directly support mixed-income  
24 housing and local retail, better connectivity to Marvin Garvin  
25 Park, streetscapes that prioritizes pedestrian-friendly

1 infrastructure, and design that reflects community history and  
2 culture.

3 If we could go to the next slide please. The climate  
4 resiliency component is important because the General Plan  
5 designates this as a Resiliency Focus Area, and so, as part of  
6 future redevelopment, the applicant will coordinate with DOEE to  
7 integrate some environmental strategies, such as flood  
8 mitigation, green roofs, and permeable surfaces, streetscape  
9 designs that reduces urban heat island impacts, and compliance  
10 with DOEE regulations. So, overall, these strategies demonstrate  
11 consistency with both the Future Land Use Map and the Generalized  
12 Policy Map.

13 If we could go to the next slide please. Now, one  
14 thing that is a little different about this property is it  
15 actually has a history of several Small Area Plans. I'm not  
16 going to go into detail about those, but what you'll see, if you  
17 go through our analysis, is that the goals of those plans has  
18 sort of evolved into what is now the Small -- the Nannie Helen  
19 Burroughs Corridor Small Area Plan, and so those previous plans  
20 have a very similar focus in increasing affordable housing,  
21 business retention, and creating more walkable area. And so I  
22 am going to go ahead and skip to the next slide, and this is  
23 another plan, the Deanwood/Great Streets Plan, which also has  
24 very similar goals to advance transit-oriented development and  
25 public realm improvements, and so you can see the evolution of

1 one plan into the other and into what is finally the Nannie Helen  
2 Burroughs Plan.

3 Next slide please. So for some community context,  
4 Deanwood is a historically Black neighborhood. Today, 94 percent  
5 of the residents are Black, but they do face high unemployment  
6 and high poverty levels. They also experience low home ownership,  
7 compared to the rest of the District. I do want to explain that  
8 we do have some demographic information on two slides here, and  
9 they are coming from different places, and so if you see  
10 differences, that is why.

11 The demographics on this slide come from the Nannie  
12 Helen Burroughs Small Area Plan, which focuses on that Corridor.  
13 The data provided by OP is for the entire planning area, which  
14 is what is typically provided for a map amendment, so the  
15 differences are because of the -- you know, the size of the area,  
16 and I just wanted to make sure that that was clear. Redevelopment  
17 of this property consistent with the map amendment would address  
18 inequities through potential investments in affordable housing,  
19 neighborhood-service retail, and economic opportunities.

20 Next slide please. The challenges in Deanwood stem  
21 from redlining, disinvestment, and exclusionary zoning. This map  
22 amendment, paired with tools like IZ support for neighborhood-  
23 serving retail and the creation of jobs, would help reverse some  
24 of those trends, consistent with the Comp Plan's racial equity  
25 mandate.

1                   Next slide please. Ms. Batiste has already covered  
2 some of the community engagement, I will -- I'm leaving this  
3 here.

4                   MS. BATTIES: I will cover it.

5                   MS. ELLIOTT: Oh, will be -- I'm sorry -- will be  
6 discussing community engagement, so this we can consider a  
7 reference slide, and you'll get some of those details with her  
8 presentation.

9                   Next slide please. This is the other slide with data  
10 on it that I discussed briefly. So this is the disaggregated  
11 data that was provided by the Office of Planning, as it relates  
12 to the entire planning area. So this data confirms that  
13 persistent disparities in income, home ownership, and employment  
14 persist in this area. The MU-7B zone would help address these  
15 gaps through targeted investments in housing and job-generating  
16 uses.

17                   Next slide please. Okay. The Housing Equity Report  
18 set a production goal of 490 affordable housing units and a total  
19 housing production goal of 2,990 units. Ward 7 has exceeded its  
20 affordable housing target by 258 percent. This map amendment  
21 would continue to support housing by potentially offering  
22 additional opportunities for family-size units, support for  
23 renters and prospective home owners and high-quality housing near  
24 transit. While OP does not recommend IZ Plus, due to  
25 overproduction, the base IZ program still applies here.

1                   Next slide please. And so here we're in part four of  
2 the racial equity tool, which is essentially a summary of the  
3 output of how racial equity would be advanced in this map  
4 amendment. This map amendment will enable affordable housing  
5 without displacement. It will provide high-quality transit  
6 access that will increase opportunities for residents. It will  
7 integrate climate-resilience strategies, support neighborhood-  
8 serving uses, expand job opportunities, and expand access to  
9 neighborhood amenities. So, overall, these outcomes do advance  
10 racial equity.

11                  Next slide please. And so in our analysis we did  
12 identify some potential inconsistencies with the Comp -- with the  
13 Comprehensive Plan, although one thing to note is that  
14 redevelopment plans are sort of fluid, and there is a possibility  
15 that additional renewable energy or other, you know,  
16 environmentally-friendly elements will be incorporated into this  
17 project down the road, so -- however, you know, there are  
18 several -- there are a large number of advancing policies across  
19 housing, transportation, land use, that are in the Comprehensive  
20 Plan and in the Small Area Plan that would continue to be  
21 advanced, and those, you know, as noted, sort of outweigh any of  
22 the policies that would not be advanced by this map amendment.

23                  Next slide please. So, in closing, the map amendment  
24 is not only not inconsistent with the Comprehensive Plan, but it  
25 is also a critical step toward realizing the goals of the Comp

1 Plan and the Small Area Plan. And so I will -- that concludes  
2 my presentation, but I am happy to answer any questions that you  
3 have. Thank you.

4 MS. BATTIES: Thank you, Brandice. So, Mr. Chairman,  
5 members of the Commission, I just have a few other things I wanted  
6 to point out. First, there is an extensive amount of community  
7 engagement as part of this process. The property is within the  
8 boundaries of ANC 7C09, where Commissioner Carrie Brown is a  
9 single-member District representative, and we first met with  
10 Commissioner Brown and ANC 7C Chairman Antawan Holmes on  
11 September 14th of last year, before the application was filed.  
12 And Commissioner Brown has been extremely helpful in leading us  
13 through the community engagement process, which has included  
14 presentations in early January of this year to the ANC 7C  
15 Executive Committee, two appearances before the -- at the  
16 regularly-scheduled ANC 7C meetings. At the direction of ANC 7C,  
17 we met with the Deanwood Citizens Association, and on March 1st  
18 the owner and operator of this McDonald's met with Commissioner  
19 Brown and her colleagues at the restaurant. So we are pleased  
20 that Commissioner Brown is here -- thank her and we are pleased  
21 that she is here this afternoon to testify on behalf of ANC 7C.

22 And so in addition to ANC 7C's letter in support of the  
23 proposed rezoning, as you know the Office of Planning has  
24 recommended approval. And while DDOT's report to the Zoning  
25 Commission is based on specific redevelopment for the property,

1 we know that is not the standard of review before the Commission  
2 this evening. And so, with that, we will close our presentation  
3 to the Zoning Commission, and, of course, our team is happy to  
4 answer any questions that you have. Thank you.

5 CHAIRPERSON HOOD: Thank you Ms. Batiste and Ms.  
6 Elliott. And I've learned not to call Ms. Elliott "Brandice"  
7 over the years, because there was -- I go back to this -- it took  
8 me, what, five years, Ms. Elliott, to learn your last name, but  
9 anyway, that's an inside joke. All right. So what I'd like to  
10 do -- first of all, we appreciate the presentation -- let me  
11 first see if we have any questions or comments, and I'll go to  
12 Commissioner Imamura, then I'll go to Commissioner Stidham,  
13 Commissioner Wright, and then Vice Chair Miller, and then myself,  
14 in that order.

15 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Ms.  
16 Batties, Ms. Elliott, it's a pleasure to see you both again.  
17 Thank you for your succinct presentation. Ms. Elliott, let's get  
18 into the weeds. DOEE first, Department of Energy and Environment,  
19 so that always slips me too, so -- but as a certified urban  
20 planner yourself, I'd like for you to help me -- I think -- I  
21 have an opinion about this, but I'd like to know what your opinion  
22 is.

23 So we know that DDOT, in their report, is discouraging  
24 construction of drive-through lanes, since they perpetuate auto-  
25 dependency, negatively impact pedestrian safety, and present more

1 conflicts for buses. I'm just reading that verbatim. We know  
2 that a drive-through would also not be fully consistent with  
3 policy T-1.2.3, discouraging auto-oriented uses. So we also know  
4 that this case is awfully similar to another one that sort of  
5 set a precedent for us, which was Zoning Case 22-19, located  
6 along South Dakota Avenue, Northeast, where a drive-through was  
7 also at issue, not that this is the crux of what's before us  
8 here, but it is worth discussing. And so I'd like to know, from  
9 your professional certified planner experience, how do you  
10 address DDOT and how do you reconcile that this goes against one  
11 of our policies?

12 MS. ELLIOTT: Oh, we are unmuted. I apologize. Thank  
13 you for the question, Dr. Imamura. Well, one of the requirements  
14 of the map amendment are that, you know, it has to be not  
15 inconsistent with the Comprehensive Plan. And I think that one  
16 of the things that we've demonstrated in our analysis is that  
17 even if there are a few policies that are not advanced or that  
18 the map amendment would be inconsistent with, that we have many  
19 more that do advance the Comprehensive Plan.

20 So, in this case, we have identified many policies in  
21 the housing element, in the land use element, even within the  
22 area element and the transportation element that would be  
23 advanced in this case. We also have other policies coming from  
24 the Nannie Helen Burroughs Small Area Plan that would be advanced  
25 by this map amendment. And, finally, we have the Housing Equity

1 Plan, which, you know, this map amendment would also contribute  
2 to advancing. So, you know, while it is unfortunate that there's,  
3 you know, potentially a few policies that would not be advanced,  
4 we have a whole slew of others that would be. And so, you know,  
5 if you're trying to balance those, I think that you'll find that,  
6 you know, we are -- that the map amendment policies that would  
7 be advanced far outweigh those that would not be (indiscernible).

8 MS. BATTIES: And I would just add, Commissioner  
9 Imamura, I'm not a certified planner, but I've been a land use  
10 and zoning professional longer than 25 years, and I will say  
11 that, you know, one thing about policies -- I'm going to get on  
12 my soapbox for a little bit. As you know, I handled the South  
13 Dakota Avenue case, and I think policies that are applied to every  
14 part of the city without regard for demographics, amenities, or  
15 the type of areas that you're talking about throughout the city  
16 is actually a bad policy. And so both in this particular and in  
17 the South Dakota Avenue case, you're talking about neighborhoods  
18 that don't have a lot of amenities, but -- whatever you think  
19 about the McDonald's drive-through, right? And so those -- that  
20 reality is not taken into consideration in DDOT's report. I will  
21 tell you in both cases, these are neighborhoods that do not want  
22 high-density mixed-use development on their respective sites, and  
23 they want a neighborhood-serving amenity, which this restaurant,  
24 as well as the restaurant on South Dakota Avenue is.

25 COMMISSIONER IMAMURA: Thank you, Ms. Batiste; thank

1 you, Ms. Elliott, for sharing your experience and professional  
2 opinion. I've learned not to argue with an attorney, but with  
3 that, I don't have any further questions, Mr. Chairman, and I  
4 yield back.

5 CHAIRPERSON HOOD: Great. Thank you, Commissioner  
6 Imamura. Commissioner Stidham, any questions or comments?

7 COMMISSIONER STIDHAM: As usual, Commissioner Imamura  
8 has beat me to my question, so thank you for that answer. That  
9 is helpful. Just to confirm, there's currently already -- the  
10 McDonald's that I know is about to be demolished, it currently  
11 has a drive-through, correct?

12 MS. BATTIES: Yes, that's correct.

13 COMMISSIONER STIDHAM: And it has had this drive-  
14 through since its construction on this site back in the 70's?

15 MS. BATTIES: I don't know if the drive-through was  
16 constructed in the 70's. We found the CFO in the 80's, I think,  
17 with the drive-through on it, but the restaurant, itself, was  
18 constructed in the 70's.

19 COMMISSIONER STIDHAM: Okay. Thank you. With that,  
20 Chair Hood, I yield back to you.

21 CHAIRPERSON HOOD: Thank you. Commissioner Wright.  
22 You're on mute, Commissioner. You're on mute.

23 COMMISSIONER WRIGHT: Whoops. I was going to point out  
24 the same thing that Commissioner Stidham pointed out, which is  
25 there's currently a drive-through at this property, and there's

1 been a drive-through at this property for quite a while. I'm  
2 assuming that the reason you're looking for the rezoning is that  
3 to rebuild -- to tear down and rebuild essentially what you have,  
4 a restaurant with a drive-through, you need a different zoning,  
5 because the current zoning wouldn't allow you to keep the drive-  
6 through; is that correct?

7 MS. BATTIES: Yes, that's correct.

8 COMMISSIONER WRIGHT: So you're doing the rezoning not  
9 necessarily because you plan to put in housing or the things that  
10 would be some of the benefits to other policies in the city, but  
11 you're doing the rezoning because you essentially want to rebuild  
12 what you have today, but a modern version of what you have today.  
13 And so -- and, again, just confirm that McDonald's is not looking  
14 at building any housing on this site; is that correct?

15 MS. BATTIES: That is correct.

16 COMMISSIONER WRIGHT: So, you know, that -- the fact  
17 that it's there already makes a big difference to me. I think  
18 that I am very, very sympathetic to the Department of  
19 Transportation and the goals that they're trying to achieve to  
20 make the District of Columbia more pedestrian-friendly and less  
21 car-oriented, but I do agree that different neighborhoods have  
22 different needs and different characters. And this is a  
23 neighborhood that has had a drive-through for many, many years,  
24 and I'm sure the people in that neighborhood make use of and  
25 appreciate the fact that there's a drive-through and wouldn't

1 want that -- the people in the neighborhood would not want that  
2 to be taken away. So, again, to me, although, again, I understand  
3 the map amendment -- we're not supposed to be looking at sort of  
4 the specifics of the proposed redevelopment -- but, to me, that  
5 is a very -- it's a very important point that there is a drive-  
6 through now, and what McDonald's wants to put in is essentially  
7 an updated version of what's there now. So that's the only point  
8 I was going to make, and I appreciate -- I appreciate the  
9 presentation.

10 MS. BATTIES: Thank you.

11 CHAIRPERSON HOOD: Thank you. Vice Chair Miller, any  
12 questions or comments?

13 VICE CHAIR MILLER: Thank you, Mr. Chairman. I, too,  
14 want to thank Ms. Batties and Ms. Elliott for your presentation  
15 on behalf of the applicant and thank my colleagues for their  
16 comments, which I associate myself with, particularly  
17 Commissioner Wright's comments, and commend you, Ms. Batties, on  
18 the community engagement that you have done with ANC 7C and  
19 Deanwood Civic -- Citizens Association. We have the letter in  
20 support I think at Exhibit -- I think it was 27, recently from  
21 ANC 7C. So Deanwood didn't take an official position that they've  
22 communicated to us. Did you get feedback that was similar to  
23 what's conveyed in -- I assume similar to what's conveyed in the  
24 ANC 7C letter of strong support?

25 MS. BATTIES: Actually, when we met with Deanwood

1 Citizens Association, their primary concern was what would happen  
2 to the people that were working at the McDonald's during the time  
3 that the site was redeveloped, and so the -- when the owner and  
4 operator of this McDonald's met with the -- Commissioner Brown  
5 and the other Commissioners at the site, they assured them that  
6 those employees would have the opportunity to work at a McDonald's  
7 within the same ownership group and possibly a McDonald's nearby.  
8 It's like less than a mile I think on Minnesota Avenue. And the  
9 owner also stated that they would get transportation vouchers or  
10 support if they needed to travel a further distance than they are  
11 now to get to the McDonald's.

12 VICE CHAIR MILLER: Well, I commend Deanwood Citizens  
13 and 7C for being concerned about the existing employees, and I  
14 commend the owner for meeting with representatives of the  
15 community and making that assurance, so that's very important.  
16 So I -- this is very similar to Case 22-19 that was referenced  
17 by -- if not almost identical --

18 MS. BATTIES: Without opposition though. Without  
19 opposition.

20 VICE CHAIR MILLER: Without opposition, yes. And I  
21 don't know if that was an existing drive-through in that case.

22 MS. BATTIES: No, that one was not.

23 VICE CHAIR MILLER: So the pre-existing zone that  
24 corresponded with the MU-3A ZR-16 zone must have allowed, through  
25 some means, a drive-through, right?

1 MS. BATTIES: Yes, but probably the 1958 regs.

2 VICE CHAIR MILLER: Right. Because there is a reference  
3 in ANC 7C's letter that we should be looking at how to grandfather  
4 such pre-existing uses, even though it's being, in this case --  
5 as Commissioner Wright pointed out, it's being demolished -- the  
6 existing building is being demolished and it's being rebuilt, so  
7 that's what triggers the new requirements of the corresponding  
8 MU-3A zone that corresponds with the pre-existing zone that --  
9 except for the fact that that one allowed a drive-through and  
10 maybe other aspects, but maybe we should look at that, because  
11 through our --

12 MS. BATTIES: Well, the other issue, Commissioner  
13 Miller, if I can just chime in, is that DDOT does not grandfather  
14 existing curb cuts, so even if it's the same use and the same  
15 owner, once the site is redeveloped, DDOT treats the curb cuts  
16 as new curb cuts. They don't grandfather them, so we have to  
17 essentially -- the use isn't grandfathered, from that  
18 standpoint -- curb cuts.

19 VICE CHAIR MILLER: Well, thank you for sharing that  
20 point. Of course, of our standard of review is consistency with  
21 the Comprehensive Plan. This is a map amendment, as has been  
22 pointed out. We're not approving a particular development. It  
23 does facilitate a particular development. It also facilitates,  
24 despite maybe community concern, much more additional housing  
25 than would be allowed under the existing zoning. I think the

1 DDOT report pointed out that it could facilitate up to 102  
2 residential units, where the existing map -- existing zoning 3A  
3 would only accommodate 15 maximum housing and more -- obviously  
4 more retail. This is a -- they are planning to modernize the  
5 restaurant, as Commissioner Wright pointed out. They're going  
6 to increase the size of it I think by 50 percent maybe.

7 MS. BATTIES: No.

8 VICE CHAIR MILLER: No?

9 MS. BATTIES: No, that's not correct, no. There may  
10 be a slight increase, but it's not 50 percent and it's really to  
11 just modernize.

12 VICE CHAIR MILLER: Okay. I thought I saw something  
13 in DDOT's report.

14 MS. BATTIES: I think -- no, I think they said that it  
15 would generate 50 percent more trips or something. Let me --

16 VICE CHAIR MILLER: Yeah, yeah. They did say that, and  
17 they also pointed to the square footage, which seemed to be 2,600  
18 versus 4,000, but that's not an important point for me.

19 MS. BATTIES: Right. Thank you.

20 VICE CHAIR MILLER: The important point is the  
21 consistency with the Comprehensive Plan, the community  
22 engagement, and the community wants this and it's an amenity, as  
23 has been pointed out, for the neighborhood, and there's many  
24 policies in the Comprehensive Plan, on balance, that would  
25 outweigh the -- any inconsistency in -- with a particular policy.

1 So I thank you for your presentation. Thank you, Mr. Chairman.  
2 I'm through.

3 CHAIRPERSON HOOD: Okay. Thank you. And I agree with  
4 all of my colleagues, and I want to thank all of my colleagues  
5 for your comments. One I may pivot a little bit from one of the  
6 things that Commissioner Wright mentioned. She's the expert  
7 planner, I'm not, but I'm going to still pivot, but I'll leave  
8 that alone, where I'm pivoting from.

9 And I know that some of the policies are to do away  
10 with pedestrians, but I want to say this to DDOT. And that's  
11 not for Mr. Jutte either, my comments; it's really for Director  
12 Kershbaum and the Directors of DDOT for years. And I know we're  
13 not talking a project, but we're talking about something that may  
14 potentially be -- and I get it about the housing. I get all  
15 that, but, you know, I know the other case that Commissioner  
16 Imamura mentioned, 22-19, I'm very familiar with that case. I  
17 actually have over 40 years of experience with that case. The  
18 younger we are -- and most of DDOT's employees are younger, and  
19 I get how your policy and how you're putting things -- the younger  
20 we are, we can -- oh, we can ride a bike -- I mean, I'm probably  
21 going to get in trouble, but that don't make any difference --  
22 the younger we are, we can ride a bike and we can do certain  
23 things and we can be more pedestrian-friendly; but the older we  
24 are, we're looking for a ride. Trust me, I know firsthand. And  
25 I will tell you the one -- 22-19, they didn't want a drive-

1 through over here years ago, but now some of the same people who  
2 didn't want it then were around long enough to be pushing Ms.  
3 Batties and them and that owner to put a drive-through. But in  
4 this case, I just want to throw that out there.

5 And I would ask DDOT -- and I'm not going to even ask  
6 you about it, Mr. Jutte. I know you're listening. It's not a  
7 question for you. It's a policy issue. And I do agree with you  
8 Vice Chair; we need to find a way to fix it, because some of our  
9 residents, especially over here, are seniors. When you start  
10 getting to 80 and 90 years old, we have to find ways to balance  
11 things so people can make -- maximize some of the small  
12 institutional uses that they have of restaurants or whatever you  
13 want call it, fast food, so they can have access. And I think  
14 this map amendment, again, meets the Comprehensive Plan.

15 I hope that DDOT would not give the applicant any  
16 problems when they get the public space, if they have to go in  
17 front of public space, and I hope they let them continue the use  
18 that's there now, because those residents need that, and I'll  
19 leave it at that. And, again, I thank my colleagues, especially  
20 Commissioner Imamura; I appreciate his comments as well.

21 All right. And I agree, Vice Chair, let's take that  
22 up; let's figure out how we can -- how we can fix that, because  
23 I'm sure there may -- and I don't know if there's any more  
24 McDonald's in the city that have those issues, but the applicants  
25 are trying to remodel and bring it into the 21st Century. I live

1 in this neighborhood, and I should not have to go to a McDonald's  
2 that was built in the 50's and everybody else is going to one  
3 that was built in 2020, and I'm in the oldest McDonald's around.  
4 But, anyway, I appreciate what McDonald's Corporation is doing,  
5 especially in neighborhoods that people that look like me live  
6 in, so thank you.

7                   And let me just say this about Commissioner Holmes, and  
8 This comes from being around awhile. I know Commissioner Holmes,  
9 and I'm sure Commissioner Brown as well, one thing he does is he  
10 coordinates. I know this. He's made that known to us many times.  
11 He coordinates -- even though he's sitting on the ANC, he  
12 coordinates with the civic associations and groups like that, and  
13 they work hand in glove, so I'm very confident that that's  
14 happening. I'm sure Commissioner Brown, when she comes on, she  
15 can testify to that. I don't have any further questions or  
16 comments, and thank you for my indulgence for me to go on the  
17 soapbox. Any other follow-up questions or comments?

18                   (No response.)

19                   CHAIRPERSON HOOD: All right. Thank you, Ms. Batties  
20 and Ms. Elliott and your colleagues.

21                   MS. BATTIES: Thank you.

22                   CHAIRPERSON HOOD: All right. Let's -- Ms. Ackerman,  
23 do we have anyone from -- any other government agencies who are  
24 here? And I'm not talking about DDOT or Office of Planning yet;  
25 I'm just saying another government agencies?

1 MS. ACKERMAN: No, just DDOT, the ANC Commissioner, and  
2 OP.

3 CHAIRPERSON HOOD: Okay. Let's bring up DDOT. And,  
4 Mr. Jutte, I promise you I'm not going to -- I'm not going to  
5 say anything about none of that.

6 MR. JUTTE: Good evening, Chairman Hood and members of  
7 the Commission. Can you all hear me okay?

8 CHAIRPERSON HOOD: Yes, we can. Yes, we can.

9 MR. JUTTE: Great. Thank you. For the record, I'm  
10 Preston Jutte with the District Department of Transportation. At  
11 this time, DDOT cannot recommend approval of the applicant's  
12 requested map amendment to rezone the subject property at 4301  
13 Nannie Helen Burroughs Avenue, Northeast from MU-3A to MU-7B in  
14 order to rebuild and expand the McDonald's with a drive-through.  
15 Instead, DDOT recommends the applicant consider a different zone  
16 with similar densities to the MU-7B zone, but which does not  
17 include a drive-through by right.

18 In our April 11th, 2025 report, which is in the record  
19 as Exhibit 23, DDOT noted our concerns regarding the  
20 redevelopment inclusion of a drive-through, as well as increased  
21 vehicular traffic associated with the expansion of the  
22 McDonald's. In practice, DDOT does not support drive-throughs  
23 because they perpetuate auto-dependency, negatively impact  
24 pedestrian safety, and present more conflicts for buses, which  
25 is particularly important, since Nannie Helen Burroughs Avenue

1 is in the DDOT Bus Priority Network and has a project currently  
2 in design for the corridor.

3 Additionally, DDOT's preliminary estimates show that  
4 the applicant's proposal to rebuild and expand the existing  
5 McDonald's may increase site-generated vehicular traffic by more  
6 than 50 percent across weekday and Saturday peak hours, compared  
7 to existing conditions. In contrast, maximum build-out of a  
8 mixed-use project in the proposed MU-7B zone may decrease site-  
9 generated vehicular traffic by approximately 50 to 80 percent  
10 across weekday and Saturday peak hours.

11 It should be noted that the applicant is actively  
12 scoping a Comprehensive Transportation Review, or CTR, with a  
13 Traffic Impact Analysis, or TIA, with DDOT, as part of the pending  
14 public space permit application, TOPS Tracking Number 464369, for  
15 this redevelopment. The applicant's CTR will be used to determine  
16 impacts on the transportation network, and should the  
17 redevelopment move forward as currently proposed, DDOT expects  
18 the applicant to commit to a post-occupancy study to insure drive-  
19 through queues do not impact adjacent streets.

20 Regardless of the outcome of this map amendment  
21 application, DDOT will continue working with the applicant on the  
22 scoping process for the CTR with the TIA, as well as the design  
23 of the proposed curb cuts, through the public space permitting  
24 process or through any future relief that may need to be requested  
25 from the Board of Zoning Adjustment. Thank you, and I would be

1 happy to answer any questions.

2 CHAIRPERSON HOOD: All right. Thank you, Mr. Jutte,  
3 for your report. Let's see if we have any questions or comments.  
4 Commissioner Imamura.

5 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Thank  
6 you, Mr. Jutte, for your report. Like Commissioner Wright, I am  
7 sympathetic to the policies that you all espouse and try to  
8 enforce and implement. I think, in this case, I also acknowledge  
9 that there may be a 50 percent increase in trip generation, but  
10 I can't imagine that that would be sustained for a year or two  
11 years or three years. This isn't really a question, Mr. Jutte,  
12 for you, but likely for the owner of the franchise.

13 I'm sure, over time, the newness eventually wears off  
14 and trip generation probably fades a bit, and so there's probably  
15 some fatigue there with that, but that's all that I wanted to  
16 say and comment on. And, again, thank you, Mr. Jutte, for the  
17 work that you do for the city and for coming before the Commission  
18 tonight. That's all that I have, Mr. Chairman.

19 CHAIRPERSON HOOD: Okay. Thank you. Commissioner  
20 Stidham.

21 COMMISSIONER STIDHAM: My question was along the same  
22 lines, and maybe you can help me understand. Your report says  
23 that a likely increase of 50 percent on weekday and Saturday peak  
24 hours, but then in the paragraph before that it talks about 14  
25 additional trips, and I would imagine that this McDonald's gets

1 more than seven trips during the day. So I'm wondering if the  
2 number you're speaking with -- speaking about related to traffic  
3 impacts are actually from maximum build-out of the zone and not  
4 particularly associated with a drive-through at the McDonald's.

5 MR. JUTTE: Yeah. So we compared a couple of different  
6 scenarios. I think the plus-14 trips you're referring to is  
7 between the max build-out of the existing zone versus the max  
8 proposed zone. And then we also looked at the existing McDonald's  
9 versus the proposed McDonald's, because we did have that  
10 information available have coordinated with the applicant on a  
11 PDRM, and they have a pending TOPS application as well, so we  
12 had that for reference. The bigger 50 percent increase referenced  
13 in my report is from the existing McDonald's to the proposed  
14 McDonald's, but we still did the typical methodology that  
15 compares the max existing zoning to max proposed zoning, so just  
16 have the full context in our report.

17 COMMISSIONER STIDHAM: Okay. Because the -- it's not  
18 changing really size that much. It's a modernization, so I  
19 wouldn't imagine that the trip count would increase by 50 percent,  
20 so that makes sense that it would be if there was a maximum build-  
21 out of that zone and not his particular project.

22 MR. JUTTE: It's a little bit more -- not quite  
23 necessarily with the trip generation increases with the rates  
24 from the IT trip generation manual. It doesn't necessarily equal  
25 one for one, in terms of increasing square footage. I do want

1 to note we are scoping the CTR, right, where we would have a very  
2 detailed -- make sure we're doing the exact analysis and can get  
3 some of those answers with the methodology that we use for zoning  
4 map amendments, which is not quite as fine-tooth, and, like,  
5 again, we're going through scoping that process.

6 It would be a pretty significant increase, even with  
7 the smaller size, but, again, compared to what's there now, the  
8 max build-out of a mixed-use development could actually decrease  
9 trips I think is what our report had referenced, so -- but, again,  
10 we're working with the applicant to scope out the impacts of  
11 their specific proposal and make sure that we can account for the  
12 impacts to the transportation network.

13 COMMISSIONER STIDHAM: Okay. And then my last  
14 question -- this just really is my curiosity, and maybe you don't  
15 know the answer to this question -- are there currently traffic  
16 issues associated with the current drive-through?

17 MR. JUTTE: I don't want -- I don't know for sure  
18 until -- I want to make sure we can see the CTR and understand  
19 those impacts, and that's where we'll be able to coordinate with  
20 the applicant to understand what's going on and existing  
21 conditions and what we can maybe expect in the future.

22 COMMISSIONER STIDHAM: Okay. Thank you.

23 CHAIRPERSON HOOD: Commissioner Stidham, you want my  
24 answer?

25 COMMISSIONER STIDHAM: (Nods head affirmatively.)

1                   CHAIRPERSON HOOD: No, I'm not going to give you my  
2 answer, but I have one. Commissioner Wright.

3                   COMMISSIONER WRIGHT: Thank you. And, again, I do want  
4 to just reiterate that I am really in support of the idea of  
5 making the District of Columbia less car-centric, more  
6 pedestrian-friendly. I think that that is a very important and  
7 good goal. If this was a completely empty site, I would not  
8 support adding a drive-through in this location that never  
9 existed, but, because there is an existing drive-through, I think  
10 it's okay for them to rebuild with a drive-through.

11                  I would say, when it gets down to looking at the  
12 details, if there are any problems in terms of the drive-through  
13 backing up and blocking the sidewalk or, you know, anything else,  
14 then those issues definitely should be resolved at the time that  
15 you're looking at a specific design, and it should be the most  
16 efficient, safest, best route for a drive-through. But I --  
17 again, in this particular case and these specific instances and  
18 this specific community character, I can't say that I would  
19 recommend a different zone which would disallow the drive-  
20 through. And I think the zone they've proposed is probably good.

21                  And if and when that McDonald's completely goes away,  
22 maybe it would be a nice housing site, and you could get a nice,  
23 you know, whatever was mentioned, 120 units or whatever of  
24 housing. That would be -- that would be lovely. That would be  
25 a great thing to have at this location, but that is probably

1 unlikely to happen anytime in the foreseeable future. And, you  
2 know, I think the position of Department of Transportation is a  
3 very, again, good, smart, consistent position, and I appreciate  
4 you taking that position. I just think, in this case, I probably  
5 don't have as much of a problem with the drive-through. So,  
6 anyway, thank you.

7 CHAIRPERSON HOOD: Okay. Thank you. Vice Chair, any  
8 questions or comments of DDOT?

9 VICE CHAIR MILLER: Thank you, Mr. Chairman. I have  
10 no questions. I thank you, Mr. Jutte, for the DDOT report, and  
11 I appreciate your stated commitment to continue to coordinate and  
12 work with the applicant as they go through the public space  
13 permitting process. Thank you, Mr. Chairman.

14 CHAIRPERSON HOOD: Thank you. I would agree too, Mr.  
15 Jutte. I appreciate your report. You know, I have some  
16 reservations, but I appreciate your being able to continue to  
17 work with the applicant. I think that speak volumes, so thank  
18 you again, DDOT. But let me back up. I did not ask Ms. Brown,  
19 did she have any -- let me do this. Does Ms. -- Commissioner  
20 Brown have any questions of either the applicant or any questions  
21 of DDOT? I should have done that earlier, so let's try to do  
22 both at the same time now.

23 COMMISSIONER BROWN: No, Mr. Chairman. Thank you for  
24 acknowledging me and the opportunity to be here.

25 CHAIRPERSON HOOD: Okay. Stay tuned. We'll be coming

1 to you shortly. All right. Thank you, Mr. Jutte. Appreciate  
2 you. Let's go to the Office of Planning, Ms. Myers.

3 MS. MYERS: Good afternoon, Commissioners. The Office  
4 of Planning recommends approval of McDonald's Corporation's  
5 request for a map amendment at 4301 Nannie Helen Burroughs Avenue,  
6 Northeast to rezone the property from MU-3A to MU-7B. The Future  
7 Land Use Map designates the property for medium-density  
8 residential and medium-density commercial uses; and the  
9 Generalized Policy Map designates the property as a Neighborhood  
10 Commercial Center. It is also in a Resilience Focus Area.

11 The MU-7B zone would not be inconsistent with these  
12 designations and, on balance, it would not be inconsistent with  
13 the Comprehensive Plan. OP does not recommend that IZ Plus be  
14 applied in this case. The subject property is in a planning  
15 area that has a disproportionately high number of affordable  
16 housing units. As such, OP does not recommend the IZ Plus, but  
17 would require that the -- be required on the property. If housing  
18 is provided on the property, it would only be required to comply  
19 with the standard IZ requirements.

20 The property is in the Far Northeast/Southeast Planning  
21 Area. The Planning Area is over 90 percent Black and has a median  
22 household income that is about half the Districtwide median  
23 income. Unlike other parts of the city, the Far  
24 Northeast/Southeast Planning Area has experienced minimal  
25 investment. In order to improve this area in a direction desired

1 by community members and existing business owners, a series of  
2 Future Land Use Map changes were done during the Comprehensive  
3 Plan update in 2021. The subject property's land use designation  
4 was changed as part of that effort. The proposed map amendment  
5 would help to complete this effort by rezoning the property to  
6 allow the type of development desired by many in the community.

7                   Though unlikely in the short term, in the longer term  
8 this map amendment could attract mixed development -- mixed-use  
9 development to the site, which could enhance opportunities for  
10 higher quality retail and neighborhood services in the community.  
11 And, with that, I will conclude the OP testimony, but, of course,  
12 here for questions. Thank you.

13                   CHAIRPERSON HOOD: Thank you, Ms. Myers. As always,  
14 we appreciate your report. Let's see if we have any questions  
15 or comments. Commissioner Imamura.

16                   COMMISSIONER IMAMURA: No questions. Thank you, Mr.  
17 Chairman. Thank you, Ms. Myers, for your report.

18                   CHAIRPERSON HOOD: Okay. Commissioner Stidham, any  
19 questions or comments?

20                   COMMISSIONER STIDHAM: No, but thank you for the  
21 report, Ms. Myers.

22                   CHAIRPERSON HOOD: Commissioner Wright, any questions  
23 or comments?

24                   COMMISSIONER WRIGHT: Nope. Thank you.

25                   CHAIRPERSON HOOD: Okay. Vice Chair Miller.

1                   VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank  
2 you, Crystal Myers for the Office of Planning report and analysis.  
3 And I share all of the conclusions that you make in that report  
4 and in your presentation today, particularly the consistency of  
5 the proposed MU-7B zone versus -- with the Comprehensive Plan  
6 Future Land Use Map medium-density residential and medium-density  
7 commercial designation, and I think that is -- the existing zone,  
8 MU-3A, is clearly not consistent with the medium-density  
9 Comprehensive Plan designation. And I appreciate you pointing  
10 out that the Council -- Mayor and Council approved that increase  
11 in the most recent Comp Plan amendments in 2021 and the Nannie  
12 Helen Burroughs Small Area Plan certainly goes in -- supports  
13 that direction as well. So thank you. I do have a question --  
14 I do have a question, but I think I'll leave it for another time,  
15 about a process for lower-density zones to maybe have a special  
16 exception process for fast -- for drive-throughs versus -- I  
17 guess in this case they would have needed a variance or a map  
18 amendment, but I will leave that for maybe another forum or time.  
19 Thank you.

20                   CHAIRPERSON HOOD: Thank you, Vice Chair. I would  
21 agree. I was actually going to send a message to Ms. Steingasser,  
22 that some of the things that we're looking at. Let's have that  
23 discussion. Maybe we'll bring that up at our meeting which is  
24 coming up on Thursday. And I'm not sure we all agree with that,  
25 but let's just -- let's start that conversation. Again, Thank

1 you, Ms. Myers. I don't have any questions for you. Let's see  
2 if the applicant -- does the applicant have any questions of the  
3 Office of Planning?

4 MS. BATTIES: No, we don't.

5 CHAIRPERSON HOOD: And Commissioner Brown, you have any  
6 questions for the Office of Planning?

7 COMMISSIONER BROWN: No, sir.

8 CHAIRPERSON HOOD: Okay. All right. Thank you again,  
9 Ms. Myers. All right. Let's go to Commissioner Brown. It's  
10 time for you to do your testimony.

11 COMMISSIONER BROWN: Thank you, sir. I apologize.  
12 I've engaged video, but for some reason the camera isn't working.  
13 I will -- to save time, I will work on the technical difficulty  
14 later.

15 First, thank you to the Zoning Commission for your time  
16 today, service to the District of Columbia, and the opportunity  
17 to participate in civic engagement. ANC 7C, single-member  
18 District 7C09, and the Deanwood Citizens Association  
19 overwhelmingly support this project. A letter of support from  
20 the DCA is forthcoming. DDOT paints with a very broad policy  
21 brush. This is important to note because, as mentioned today,  
22 no two neighborhoods are alike. The Deanwood community is an  
23 auto-dependent community for many reasons. I won't begin to  
24 launch into all of them or the reasons that I see. Redevelopment  
25 of the existing structure -- of the existing structure -- excuse

1 me -- accomplishes three things. As described, this area  
2 represents a retail corridor. A new restaurant, first, gives its  
3 employees access to better food prep technologies. The existing  
4 kitchen dates back to the 70's, as we discussed today. And a  
5 fun fact for the Commission, the existing kitchen is an L-shaped  
6 kitchen. McDonald's no longer uses L-shaped kitchens because of  
7 the modernizations made in food prep for fast food.

8 Number two, an improved customer experience. A modern  
9 dining room and technology upgrades go a long way to also serve  
10 the community. And, finally, and probably the most important  
11 reason the community supports this project is because McDonald's  
12 serves as a community anchor. The redevelopment of this site is  
13 long overdue, as we've discussed today, and needed for the  
14 community. Again, I want to thank you all for the opportunity  
15 to be here and for the service that you all provide for the city.

16 CHAIRPERSON HOOD: Thank you very much, Commissioner  
17 Brown. Now, did you submit your testimony, and did I miss it?

18 COMMISSIONER BROWN: No, I didn't. This is my first  
19 time, so I may not have done several things correctly, and I  
20 apologize for that.

21 CHAIRPERSON HOOD: That's okay. That's okay. Well,  
22 you did a fabulous job. Let me just say that, Ms. Ackerman, I  
23 want to make sure that that is entered into the record, her  
24 testimony. We do have a letter from the ANC as a whole, but I  
25 want to also make sure that we entertain that letter. That letter

1 is -- unless I have any objections, I think her testimony needs  
2 to go into this record.

3 MS. ACKERMAN: Okay.

4 CHAIRPERSON HOOD: All right. Okay. Let's see if we  
5 have any questions. And if you can e-mail -- maybe you can e-  
6 mail it to her. I don't know what your accessibility is right  
7 now, Ms. Brown, but let me just say this, Ms. Brown. Your  
8 background filter is showing, so we can see that; we just can't  
9 see you.

10 COMMISSIONER BROWN: Yeah, I can't figure out the  
11 camera. Sorry about that, sir. I'm working on it. Give me one  
12 second.

13 CHAIRPERSON HOOD: No, you don't have to fix it. Do  
14 you have a little slide switch up there by your camera at the  
15 top of your screen? Just slide that to the right or to the left.

16 COMMISSIONER BROWN: No, it's not that fancy. Hold on.  
17 I'm figuring it out. Look at that; look at me.

18 CHAIRPERSON HOOD: There you go. Yeah, you figured it  
19 out.

20 COMMISSIONER BROWN: I did indeed.

21 CHAIRPERSON HOOD: Yeah. We need you around when Vice  
22 Chair Miller and I have problems with our computers.

23 COMMISSIONER BROWN: I'm not the person you call,  
24 believe me.

25 CHAIRPERSON HOOD: Oh, okay. All right. All right.

1 So let's see if we can get that to Ms. Ackerman. It would be  
2 good if we could do it -- I don't know if we can do it now, but  
3 I'll let you all work that out. Okay. Let's see if we have any  
4 questions of Commissioner Brown. Commissioner Imamura.

5 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Ms.  
6 Brown, no questions for you. Commissioner Brown, no questions  
7 for you tonight. Appreciate your succinct testimony and the fun  
8 fact about the L-shaped kitchen. I'm going to use that. That's  
9 all I have, Mr. Chairman.

10 CHAIRPERSON HOOD: Thank you. Commissioner Stidham.

11 COMMISSIONER STIDHAM: No questions or comments. Thank  
12 you, Ms. Brown, for your participation tonight and all your work  
13 in the ANC.

14 COMMISSIONER BROWN: Thank you so much.

15 CHAIRPERSON HOOD: Commissioner Wright.

16 COMMISSIONER WRIGHT: I don't have any questions.  
17 Thank you very much for coming today to offer your testimony.

18 CHAIRPERSON HOOD: And Vice Chair Miller.

19 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank  
20 you -- I'll just echo my colleagues' comments. Thank you,  
21 Commissioner Brown for your testimony today and all of your work  
22 in the community.

23 CHAIRPERSON HOOD: I too want to thank you,  
24 Commissioner Brown, as well. Let's see, Ms. Batties, you have  
25 any questions -- cross?

1 MS. BATTIES: I don't, but I, too, would like to thank  
2 Commissioner Brown for her -- all of her efforts throughout this  
3 process and for her testimony today. Thank you.

4 COMMISSIONER BROWN: Thank you.

5 CHAIRPERSON HOOD: Who am I missing? Okay. I'm not  
6 missing anyone. Okay. All right. Well, thank you again,  
7 Commissioner. I know we had a lot of thank yous, so keep up the  
8 good work. All right. Ms. Ackerman, do we have anyone here  
9 who's here in support, opposition, or undeclared?

10 MS. ACKERMAN: No, we do not.

11 CHAIRPERSON HOOD: Okay. All right. Ms. Batties,  
12 could you give us your closing -- rebuttal and -- well, rebuttal  
13 or closing -- and closing?

14 MS. BATTIES: Yeah, just a quick closing. Given that  
15 the proposed rezoning is consistent with the Comprehensive Plan,  
16 Future Land Use Map, and Generalized Policy Map, given the support  
17 from ANC 7C and the Office of Planning, the level of community  
18 engagement, we respectfully request that the Zoning Commission  
19 take proposed action in support of this application this evening.  
20 Thank you.

21 CHAIRPERSON HOOD: Okay. Thank you. And this is a  
22 proposed action, so what I asked Commissioner Brown to do, if we  
23 could have it by final, that would -- that would be -- depending  
24 on how the Commission's going to move forward. All right. Let's  
25 see how we're going to move. Again, we want to thank the

1 applicant and the Commissioner and everyone, and the Office of --  
2 DDOT and the Office of Planning. So let's go ahead and decide  
3 what we're going to do here. I think this is pretty  
4 straightforward in our comments. I know there's some issues --  
5 outstanding issues that I think are going to be worked out.  
6 Hopefully, they will be worked out, but I'm ready to move forward.  
7 Let me hear from others. Are we ready to move forward with what's  
8 in front of us?

9 (All Commissioners nod in agreement.)

10 CHAIRPERSON HOOD: Okay. I see everybody's head. All  
11 right. Well, since I've been going with Commissioner Imamura all  
12 night so far going first, would you like to make the motion?

13 COMMISSIONER IMAMURA: I can. Thank you, Mr. Chairman.  
14 I move that the Zoning Commission take proposed action for Zoning  
15 Case Number 24-13, the McDonald's Corporation, zoning map  
16 amendment at Square 5094, Lot 104, and ask for a second.

17 COMMISSIONER WRIGHT: Second.

18 COMMISSIONER STIDHAM: Second.

19 COMMISSIONER WRIGHT: I got there first.

20 CHAIRPERSON HOOD: Hey, we're rushing to get who's  
21 second. Who was the second before? It's been moved and properly  
22 seconded. Any further discussion?

23 (No response.)

24 CHAIRPERSON HOOD: Not hearing or seeing any, Ms.  
25 Ackerman, could you do a roll call vote please?

1 MS. ACKERMAN: Yes. Commissioner Imamura.

2 COMMISSIONER IMAMURA: Yes.

3 MS. ACKERMAN: Commissioner Wright.

4 COMMISSIONER WRIGHT: Yes.

5 MS. ACKERMAN: Commissioner Hood.

6 CHAIRPERSON HOOD: Yes.

7 MS. ACKERMAN: Commissioner Miller.

8 VICE CHAIR MILLER: Yes.

9 MS. ACKERMAN: And Commissioner Stidham.

10 COMMISSIONER STIDHAM: Yes.

11 MS. ACKERMAN: Zoning Case 24-13 has been approved for  
12 proposed action, five to zero to zero. The applicant will provide  
13 a draft order by May 5th.

14 MS. BATTIES: Thank you.

15 CHAIRPERSON HOOD: Okay. Ms. Batties, we're all on the  
16 same -- we're on the same page? Everybody's on the same page?

17 (All parties nod in agreement.)

18 CHAIRPERSON HOOD: All right. So before I close out,  
19 let me just mention that the Zoning Commission will have its  
20 regular monthly meeting -- public meeting April the 24th on these  
21 same platforms at four p.m. And, with that, I want to thank  
22 everyone for their participation tonight. And, with that, this  
23 hearing is adjourned. Good night, everyone.

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

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 Hearing - Case No. 24-13

Before: D.C. Zoning Commission

Date: 04-21-25

Place: Via Webex Videoconference

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



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Deborah B. Gauthier