

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

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THURSDAY

MAY 29, 2025

+ + + + +

The Public Meeting 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
SHARON S. SCHELLIN, Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, Esquire
JACOB RITTING, Esquire
DENNIS LIU, Esquire

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OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
MATTHEW JESICK
RON BARRON

The transcript constitutes the minutes from the
Regular Public Meeting held on May 29, 2025.

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

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

(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public meeting by video conferencing. My name is Anthony Hood. I'm joined by Vice Chair Miller, Commissioner Wright, Commissioner Imamura, and Commissioner Stidham. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as our Office of Zoning Legal Division, Mr. Liu, Ms. Lovick, and Mr. Ritting. I will ask all others to introduce themselves at the appropriate time.

Copies of today's meeting agenda are available on the Office of Zoning's website. Please be advised that this proceeding is being recorded by a court reporter and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the meeting. Accordingly, all those listening on Webex or by phone will be muted during the hearing.

For hearing action items, the only documents before us this evening are the application, the ANC setdown report, and the Office of Planning report. All other documents in the record will be reviewed at the time of the hearing. We do not take any public testimony at our meetings, unless the Commission requests someone to speak. If you experience difficulty accessing Webex or with your telephone call-in, then please call the OZ Hotline number at 202-727-0789 for Webex log-in or call-in instructions.

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1 Also, during this proceeding, the Commission may at
2 some want to go into closed session. If that -- any Commissioner
3 desires to do that, we will do that, and I will read another
4 announcement and we will go into closed session, if we need to.
5 So, with that, does the staff have any preliminary matters?

6 MS. SCHELLIN: No, sir.

7 CHAIRPERSON HOOD: Okay. All right. Let me go right
8 to the agenda. Give me one moment. Okay. Let's go right along
9 with our agenda. We're not going to move anything around. Let's
10 go to modification without hearing, Zoning Commission Case Number
11 17-05E, DC Central Kitchen, lessee, modification without hearing
12 of design review at Square 613. Ms. Schellin.

13 MS. SCHELLIN: Yes. So this is, as you said, a request
14 for a modification without hearing to allow for a design review
15 modification to expand the existing DC Central Kitchen use to add
16 65-hundred-33 square feet -- that's 6,533 square feet of
17 additional gross floor area. And so they want to do that. At
18 Exhibit -- and you can see the architectural plans at Exhibit 2D
19 for that. Exhibit 5D is an ANC 6D letter in support. And the
20 applicant's justification for this is that on May 23rd, 2025,
21 they updated their interactions -- I'm sorry -- not their
22 justification, but they updated their interactions with the ANC
23 and let us know that the ANC voted in support, which then the
24 ANC followed up with their report in support. So that's what I
25 have, and I'll turn that over for the Commission to decide if it

1 is, in fact, a modification without hearing and whether to move
2 forward with action. Thank you.

3 CHAIRPERSON HOOD: Thank you, Ms. Schellin. As Ms.
4 Schellin has mentioned -- she's teed it up. Again, she spoke to
5 us about the request to modify the approved design review and it
6 speaks about the additional FAR and the parking modifications.
7 So what I would like to do, especially when we get the design,
8 is go to Commissioner Imamura first, if that's -- if that's okay,
9 I'll come to you first; then I'll go to Commissioner Wright
10 second, and then Stidham, and then Miller, and then myself, if
11 that's okay. All right. Commissioner Imamura, any comments on
12 this?

13 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. And
14 thank you, Ms. Schellin, for summarizing some of the salient
15 parts about this. Mr. Chairman, this is pretty straightforward.
16 I took a look at the architectural plans and I don't see any
17 particular issues, and this certainly, to me, seems like it meets
18 all the criteria for a modification without a hearing.

19 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
20 Imamura. Commissioner Wright. I think you're on mute. You're
21 having the same problem I had. Archie -- so hold on for a second.
22 Let's see if we got -- Paul, can you call Commissioner Wright?
23 I think it's your video -- I mean, your -- at least mine, it was
24 my mute button, and I had it on -- I had it on something other
25 than the computer, if you go to your mute button and you highlight

1 | it and you should see at the top. While you're getting that
2 | together, we'll come back to you -- come back to you. Okay.
3 | Commissioner Stidham.

4 | MS. SCHELLIN: Yeah, just give us one minute. I need
5 | to text Mr. Young Commissioner's Wright phone numbers.

6 | CHAIRPERSON HOOD: Okay. Well, Commissioner Stidham
7 | can go ahead and give her review. By that time and by the time
8 | I finish, she'll be ready I'm sure. Commissioner Stidham.

9 | COMMISSIONER STIDHAM: Can you hear me?

10 | CHAIRPERSON HOOD: Yes.

11 | COMMISSIONER STIDHAM: Okay. Just making sure. So I
12 | agree. This is fairly straightforward and perfectly ripe for a
13 | modification without a hearing, so I'm prepared to support and
14 | move on.

15 | CHAIRPERSON HOOD: Okay. Vice Chair Miller.

16 | VICE CHAIR MILLER: Thank you, Mr. Chairman. I agree
17 | with my colleagues who have spoken and the justification for this
18 | modification is the additional 6,500 square feet or thereabouts
19 | for DC Central Kitchen, which is operating in the -- in the
20 | building, which -- I'll just read one part of the
21 | applicant's -- a paragraph. "DC Central Kitchen", as we know,
22 | "is a nonprofit and social enterprise that combats hunger and
23 | poverty through job training and job creation for individuals
24 | facing high barriers to employment, while also providing food to
25 | schools and" -- "DC Schools and others. DC Central Kitchen's

1 proposed expansion in this Building will improve access to
2 nutritious food, job training services, and accessible job
3 opportunities in the community." So I certainly support this
4 modification.

5 CHAIRPERSON HOOD: Okay. Thank you. And, again, as
6 has already been said by my colleagues, I would agree. I don't
7 have anything else to add, other than, again the additional
8 request will help them, I guess, serve more, as Vice Chair Miller
9 was alluding to, and, as Commissioner Imamura and Stidham both
10 said, this is pretty straightforward. Commissioner Imamura.

11 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. And I
12 just want to underscore that ANC 6D submitted a letter in support
13 with no issues or concerns either.

14 CHAIRPERSON HOOD: Okay. Sounds good. Thank you.
15 Commissioner Wright, are you ready? If not, we'll get --

16 MS. SCHELLIN: She may be on the phone with Mr. Young
17 right now.

18 COMMISSIONER WRIGHT: Hello?

19 MS. SCHELLIN: There we go.

20 MR. YOUNG: Yeah, I can hear you.

21 CHAIRPERSON HOOD: There she goes.

22 COMMISSIONER WRIGHT: Great. Thank you. Hello.

23 CHAIRPERSON HOOD: Okay. We do hear you. You're good
24 now.

25 COMMISSIONER WRIGHT: Great. Thank you. And I'm sorry

1 for the disruption, but I agree that this is appropriate for a
2 modification without hearing and I think it's -- what they're
3 doing is a good idea.

4 CHAIRPERSON HOOD: Okay. Sounds good. So, with that,
5 I think it's pretty straightforward, as we've already said, and
6 I appreciate Commissioner Imamura also recognizing ANC 6D. We
7 don't want to leave any of our ANCs out. So let's -- Commissioner
8 Imamura, would you like to make a motion please?

9 COMMISSIONER IMAMURA: I'd be glad to. Thank you, Mr.
10 Chairman. I move that the Zoning Commission approve Case Number
11 17-05E, DC Central Kitchen, modification without a hearing of
12 design review at Square 613.

13 COMMISSIONER WRIGHT: Second.

14 COMMISSIONER IMAMURA: Thank you.

15 CHAIRPERSON HOOD: Okay. It's been moved and properly
16 seconded. Any further discussion?

17 (No response.)

18 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, would
19 you do a roll call vote please?

20 MS. SCHELLIN: Commissioner Imamura.

21 COMMISSIONER IMAMURA: Yes.

22 MS. SCHELLIN: Commissioner Wright.

23 COMMISSIONER WRIGHT: Yes.

24 MS. SCHELLIN: Commissioner Hood.

25 CHAIRPERSON HOOD: Yes.

1 MS. SCHELLIN: Commissioner Miller.

2 VICE CHAIR MILLER: Yes.

3 MS. SCHELLIN: Commissioner Stidham.

4 COMMISSIONER STIDHAM: Yes.

5 MS. SCHELLIN: The vote is five to zero to zero to
6 approve Zoning Commission Case Number 17-05E for final action.
7 We'd ask the applicant to provide an order within the next two
8 weeks. And I don't think there was any opposition. Mr. Ritting,
9 can this be a summary order, if the Commission is okay with that?

10 CHAIRPERSON HOOD: I think you have to say his name.

11 MR. RITTING: I'm sorry. I'm having technical
12 problems. Yes, that's fine.

13 MS. SCHELLIN: Okay. So they could do a summary order
14 within -- in two weeks. Thank you.

15 CHAIRPERSON HOOD: Mr. Ritting, I hate to say this
16 publicly, but I never knew your middle name was Daniel. Anyway,
17 I know now.

18 MR. RITTING: Yeah, another technical problem of
19 exposing all sorts of information about myself.

20 CHAIRPERSON HOOD: Okay. All right. Let's move on.
21 Let's go to final action; Zoning Commission Case Number 24-13,
22 The McDonald's Corporation map amendment. Ms. Schellin.

23 MS. SCHELLIN: Yes, sir. This case is up for final
24 action. So at the public hearing the Commissioner obviously
25 heard the testimony, and at the conclusion you took proposed

1 action. And so since then there has been a couple of new exhibits
2 that have come in. And there was the testimony in support from
3 the SMD Commissioner 7C09, Carrie Brown, at Exhibit 28. Exhibit
4 29, you have the -- where we referred it to NCPC, and they
5 provided a report at Exhibit 32 or, actually, a letter stating
6 that this case fell under one of the exemptions -- I believe it
7 was Chapter 8 -- so they did not review the case because of that.
8 The applicant's draft order they provided at Exhibit 31. And so
9 this case is before you ready to consider final action. Thank
10 you.

11 CHAIRPERSON HOOD: Thank you, Ms. Schellin. I believe,
12 colleagues, we have really flushed a lot of this out. And, again,
13 as a reminder to us and it's been noted, OP has recommended IZ
14 Plus not apply to this map amendment. We've addressed a lot of
15 this previously before proposed action, but it's always good to
16 reiterate. I would also say that I know that we talked -- and I
17 just don't remember where -- Vice Chair, I know we talked about
18 asking the Office of Planning to look at, what, a special
19 exception or something. Did we ever get anything back on that?

20 VICE CHAIR MILLER: We did ask them to look at a special
21 exception process for this, which is what the ANC -- either this
22 ANC or the previous one in Ward 5 I think had a similar case --
23 maybe both asked that there be a simpler process -- a more
24 streamlined process, so -- which would be able to add public
25 input still and evaluate any adverse impacts. But this zoning

1 change does facilitate the drive-through that the community
2 wants, as long as I have the mic, as evidenced by the previous
3 Exhibit 27, unanimous support of ANC 7C and the more recent
4 submission at Exhibit 28 from the Chair, who's the
5 Commissioner -- from the Commissioner, in her capacity as
6 Commissioner, reiterating their support for the -- for this
7 change -- for this map amendment; "A new restaurant gives its
8 employees access to better food prep technology, improved
9 customer experience, and this restaurant serves as a community
10 anchor, and the redevelopment of this site, which is facilitated
11 by the map amendment, is long overdue and needed for the
12 community." And that's what we have. Thank you, Mr. Chairman.

13 CHAIRPERSON HOOD: Okay. I remember us having an
14 extensive conversation, because I -- as you were talking, Vice
15 Chair Miller, I remember Commissioner Wright talking about the
16 drive-through that was already existing, so I think we've had a
17 pretty extensive -- but let me do a round and see if others have
18 anything else to add. And, also, the Office of Planning, I'm
19 looking forward to seeing how we go and where we end up with that
20 discussion that we have at least asked to have. So let me start.
21 Commissioner Wright, any additional comments?

22 COMMISSIONER WRIGHT: Thank you. Yes, I think that
23 this is a good project. Essentially, it facilitates rebuilding
24 and updating the current McDonald's that's on the site today with
25 a drive-through. I know we had a conversation with the District

1 Department of Transportation about the fact that they generally
2 don't support drive-throughs. However, this is not a new drive-
3 through; it's essentially just allowing the old restaurant to be
4 updated and keep the existing drive-through, and that's what I
5 think is essential here. And while though I appreciate the
6 Department of Transportation's comments, I think in this case the
7 map amendment is appropriate. And I absolutely agree with Vice
8 Chair Miller and with the Chair that we should be looking at a
9 process for cases like this that is simpler than having to do a
10 full-blown rezoning to allow a McDonald's to be rebuilt and
11 updated. So I certainly am in favor of this specific application.

12 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
13 Wright. Commissioner Imamura.

14 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'm
15 in agreement with Commissioner Wright and Vice Chair Miller. We
16 have certainly exhausted this, not only with this particular
17 case, but also Zoning Case Number 22-19, so we've been through
18 this process before and there may be some gained efficiencies by
19 taking a closer look at how we can sort of streamline this --
20 streamline this process for these specific issues and projects,
21 so -- or map amendments, so I'm prepared to vote in support.

22 CHAIRPERSON HOOD: Thank you. And Commissioner
23 Stidham.

24 COMMISSIONER STIDHAM: I have nothing to add to what
25 was already be said -- gee, if I could actually string a few

1 words together here. Sorry. I support the comments of both
2 Commissioner Wright and Commissioner Imamura, and prepared to
3 support.

4 CHAIRPERSON HOOD: Okay. I want to always thank our
5 staff for making sure that I'm on target. To recapture what we
6 said, we had encouraged McDonald's to file a special exception
7 text amendment, since I think our Office of Planning is probably
8 swamped. And I know everybody's swamped right now with the budget
9 issues in the city, but -- and we encouraged them to file that
10 special exception text amendment at this time, and I think the
11 counsel was hollering tonight -- is one of the people -- I guess
12 one of the counsels -- oh, okay, Ms. Steingasser -- let's go to
13 Ms. Steingasser, but we're going to go ahead and move forward
14 with this one, but let's bring Ms. Steingasser in. And thank
15 you all for prompting me to let me know what's going on, so let's
16 bring Ms. Steingasser in. Ms. Steingasser, whenever you're
17 ready.

18 MS. STEINGASSER: Good evening Chairman and
19 Commissioners. You did ask OP to consider a text amendment on --
20 for allowing for a drive-through as a special exception. We
21 acknowledged it. I'll be honest; it is not on a -- on a priority
22 track. We have probably 40, if not more, text amendments and
23 zoning amendments to bring before you, but it is on the list of
24 things -- and I just want to acknowledge that we did hear it and
25 we -- it is, like I said, on the list of text amendments that we

1 can bring forward.

2 CHAIRPERSON HOOD: Okay. But again -- thank you, Ms.
3 Steingasser. And we know you all have a lot of work, so we've
4 also encouraged the counsel to also bring a text amendment. So
5 we'll leave it at that. Thank you, again, Ms. Steingasser, for
6 coming up -- bringing us up to speed on that laundry list that
7 you all have, so we appreciate everything you all do. Would
8 somebody like to -- Commissioner Wright, would you like to make
9 a motion?

10 COMMISSIONER WRIGHT: Certainly. I move that we
11 approve Zoning Case 24-13, The McDonald's Corporation map
12 amendment.

13 COMMISSIONER STIDHAM: Second.

14 CHAIRPERSON HOOD: Okay. It's been moved and properly
15 seconded. Any further discussion?

16 (No response.)

17 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, would
18 you do a roll call vote please?

19 MS. SCHELLIN: Yes, sir. Commissioner Wright.

20 COMMISSIONER WRIGHT: Yes.

21 MS. SCHELLIN: Commissioner Stidham.

22 COMMISSIONER STIDHAM: Yes.

23 MS. SCHELLIN: Commissioner Hood,

24 CHAIRPERSON HOOD: Yes.

25 MS. SCHELLIN: Commissioner Miller.

1 VICE CHAIR MILLER: Yes.

2 MS. SCHELLIN: Commissioner Imamura.

3 COMMISSIONER IMAMURA: Yes.

4 MS. SCHELLIN: The vote is five to zero to zero to
5 approve final action in Zoning Commission Case Number 24-13.
6 Thank you.

7 CHAIRPERSON HOOD: Okay. Thank you. Let's move right
8 along. Next I believe is time extensions; Zoning Commission Case
9 Number 08-34N, Capitol Crossing, V, LLC, two-year PUD time
10 extension at Square 568. Ms. Schellin.

11 MS. SCHELLIN: Yes, sir. On this one, the two-year
12 time extension, they are requesting that they be allowed to file
13 for their building permit by August 28th, 2027, and construction
14 to begin by August 28th, 2029. And their justification is that
15 they meet the criteria of Subtitle Z, Section 705.2, because
16 despite -- you know, they go through all of that, but, despite
17 diligent efforts, they've been unable to advance development of
18 the office building due to various factors, including
19 inhospitable market for office development; of course, the higher
20 construction costs that we've seen with a lot of the projects;
21 and labor supply and different things of that nature, inflation
22 and such. So they are asking for this extension, and you have
23 the prior orders that you have.

24 Exhibit 6 is an OP report that states that they
25 recommend approval; and Exhibit 5 is an ANC 6E report stating

1 that at their meeting they recommended support. And, other than
2 that, I have nothing else to report and turn it over to you.

3 CHAIRPERSON HOOD: Thank you, Ms. Schellin. I don't
4 think you left anything for us to really deliberate on. I think
5 you covered --

6 MS. SCHELLIN: Oh, sorry.

7 CHAIRPERSON HOOD: No, that was good, that was good.
8 That was actually very good, but I will say -- well, we can
9 deliberate. I will say that I have reviewed it, and I believe
10 that it constitutes the additional requests asked for, especially
11 for the reasons cited. And what I'll do at this point is ask
12 Commissioner Stidham if she has any questions or comments on this
13 one.

14 COMMISSIONER STIDHAM: No, sir. It think it's fairly
15 straightforward, and prepared to support.

16 CHAIRPERSON HOOD: Okay. Commissioner Imamura.

17 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'm
18 in agreement with Commissioner Stidham and with the Chair that
19 Ms. Schellin didn't leave us much to deliberate, so it was very
20 thorough.

21 CHAIRPERSON HOOD: Okay. And Commissioner Wright.

22 COMMISSIONER WRIGHT: Yep, I support this time
23 extension.

24 CHAIRPERSON HOOD: Vice Chair Miller.

25 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yes, I

1 agree with my colleagues in supporting the time extension for
2 good cause shown, for having difficulty getting financing for
3 this particular South Block office construction. And I would
4 note, just as the applicant noted in their request, that they
5 have constructed a lot of development on this major Capitol
6 Crossing zoning site that we have dealt a lot with, including the
7 completion of the street network and utility infrastructure,
8 office buildings with ground floor retail and the open air
9 pedestrian way, the new rectory and annex building for the Holy
10 Rosary Church, and the relocation of the historic Adas Israel
11 Synagogue building, and construction for the new facilities to
12 support the Lillian and Albert Small Capital Jewish Museum, which
13 had that horrific incident last week. So I support this time
14 extension.

15 CHAIRPERSON HOOD: Okay. Thank you, Vice Chair. I
16 would agree with all the comments I've heard, and I will ask --
17 I think I got everybody, so I would ask Commissioner Stidham if
18 she would make a motion.

19 COMMISSIONER STIDHAM: Absolutely. So I move for a
20 time extension -- a two-year PUD time extension of Zoning Case
21 Number 08-34N, Capitol Crossing V, LLC, at Square 568, and ask
22 for a second.

23 COMMISSIONER IMAMURA: Second.

24 CHAIRPERSON HOOD: Okay. Thank you. It's been moved
25 and properly seconded. Any further discussion?

1 (No response.)

2 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin,
3 would you do a roll call vote please?

4 MS. SCHELLIN: Yes. Commissioner Stidham.

5 COMMISSIONER STIDHAM: Yes.

6 MS. SCHELLIN: Commissioner Wright.

7 COMMISSIONER WRIGHT: Yes.

8 MS. SCHELLIN: Did you second it? Did I get that right?

9 COMMISSIONER WRIGHT: No, it was actually Commissioner
10 Imamura.

11 MS. SCHELLIN: Imamura. I'm sorry.

12 COMMISSIONER WRIGHT: But I still vote yes.

13 MS. SCHELLIN: Yes. Commissioner Imamura. Sorry about
14 that.

15 COMMISSIONER IMAMURA: Yes.

16 MS. SCHELLIN: Commissioner Hood.

17 CHAIRPERSON HOOD: Yes.

18 MS. SCHELLIN: Commissioner Miller.

19 VICE CHAIR MILLER: Yes.

20 MS. SCHELLIN: The vote is five to zero to zero to
21 approve final action in Zoning Commission Case Number 08-34N.
22 And we would ask the applicant to provide a draft order -- again,
23 a summary order within two weeks. Thank you.

24 CHAIRPERSON HOOD: Okay. Let's move right along. Let's
25 go to B; Zoning Commission Case Number 04-14I, Florida Rock

1 Properties, Incorporated, ten-year time extension to Zoning
2 Commission Order Number 04-14D to file a building permit for the
3 marina design review portion of the project at Square 708. Ms.
4 Schellin.

5 MS. SCHELLIN: Yes. This one, as you stated, is a ten-
6 year time extension to file the building permit for the marina,
7 which is the design review portion of the project. I know it's
8 kind of confusing. It was for me when I was getting the case
9 ready. So they're asking for this ten-year extension for the
10 design review portion so that it would be May 26th, 2035 for
11 filing the building permit, and May 26th, 2036 for commencement
12 of construction.

13 This is the first extension request for the marina.
14 They are asking for a waiver request because there is a limit of
15 two years provided for, out of Subtitle Z, Section 705.3(a), and
16 so the applicant requests the waiver of the two-year limit to
17 permit an extension to file it. And they've given their reasons,
18 that they have had -- there's just been a lot of changes in the
19 area, and so they have put out -- put their reasons in their
20 application. And then they have support from OP at Exhibit 4,
21 and there's been nothing filed from either ANC 8F or 6D. And
22 the 30-day requisite time period has passed, so it is ready for
23 the Commission to deliberate on. Thank you.

24 CHAIRPERSON HOOD: Okay. So we have -- thank you, Ms.
25 Schellin. So we have two things going on. We have a waiver

1 request and then a ten-year time extension for a design review.
2 I don't know about others, and I'm going to come to Commissioner
3 Imamura first. That played over my head quite a bit, and so I'm
4 trying to figure that out, so let me hear what others have to
5 say. A design review for ten years -- but, anyway, let me from
6 others, and let's see how we're going to move forward.
7 Commissioner Imamura.

8 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
9 just, again, want to reiterate what Ms. Schellin had stated, that
10 OP recommends the time -- the ten-year time extension. For those
11 who are listening, it certainly is substantial, when compared
12 against the typical two-year time extension here. There are some
13 notable circumstances I think that were submitted with the
14 applicant's documentation, but I do have -- it is an extra-long
15 time I think, ten years, but I could be persuaded to move forward
16 in that direction. I am of the opinion that I think a smaller
17 duration might be better and more suitable, but certainly open
18 to what others might have to share and what their opinions are.

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

21 COMMISSIONER WRIGHT: Sorry. Yeah. I'm a little
22 nervous about a ten-year time extension. You know, I understand
23 how difficult things are. I understand that they have actually
24 done a lot of work on this site. You know, just a month or two
25 ago, we had another case for one of their new buildings, where

1 we allowed some change in use so that they could move forward
2 with one of their buildings. I think the thing that, you know,
3 mitigates this a bit for me is that it is the marina that they're
4 asking for the time extension on, you know, not for -- as I
5 understand it, not for the construction of the buildings that
6 we've discussed at previous meetings, which I think are really
7 very, very good buildings and hopefully can move forward as
8 quickly as possible.

9 I'm inclined to support it with the hope that although
10 there's a ten-year time extension, that hopefully the project can
11 get started in less than ten years. But, you know, part of what
12 I see is, they could be required to come back every two years,
13 and we probably, you know, would be sympathetic to some of their
14 delays and would be approving extensions every two years. I
15 guess -- I guess I'm supportive, although I wouldn't -- I
16 wouldn't generally be supportive of an extension like this, if
17 it wasn't for a marina. I think if it was for a building, I
18 would not be supportive of it, but for the marina, I can go with
19 it.

20 CHAIRPERSON HOOD: All right. Thank you. Commissioner
21 Stidham.

22 COMMISSIONER STIDHAM: I have -- you know, frankly, ten
23 years is a really long time. A lot of change occurs over ten
24 years, and I feel like ten years is too long, even for it being
25 a marina. I'm not completely convinced with the arguments that

1 | they're making, and I would prefer to see a much shorter time
2 | frame than the ten-year time frame.

3 | CHAIRPERSON HOOD: Okay. Vice Chair Miller.

4 | VICE CHAIR MILLER: Thank you, Mr. Chairman. Yeah, ten
5 | years for a project, according to the case record, it says Zoning
6 | Commission Case 04-14-1. That's 21 years ago I think, if I'm
7 | doing my math right, and, Mr. Chairman, you might have been here
8 | for that.

9 | CHAIRPERSON HOOD: (Nods head affirmatively.)

10 | VICE CHAIR MILLER: And there was a previous iteration
11 | I think back in 1998 even for this original PUD at Florida Rock.
12 | There have been a lot of changes in that neighborhood that have
13 | increased the value of that property over that time period, with
14 | the whole ballpark, Navy Yard, Audi Field, all that mixed-used
15 | housing and commercial development in the area. I had to go back
16 | and look and see where was that marina added, and you were here,
17 | Mr. Chairman; I wasn't, but it apparently was in the second-stage
18 | PUD and -- well, I guess I was here then. In 2017 I was here.
19 | And at that time they added additional amenities to the PUD.

20 | I didn't go back and look at all of the record and the
21 | ANC's comments, but they said in that -- in that -- in our own
22 | order, we say they had added amenities in response to Commission
23 | and ANC concerns, and this is where the marina got added to be
24 | in between phases two and three of a phase four project. And
25 | two buildings have been built, a lot of development. It's much

1 more activated than it ever was and an important part of that
2 neighborhood now. And the -- their justification -- primary
3 justification is that the housing -- they're prioritizing the
4 housing that's to be built in phases three and four, which
5 originally I think might have been office -- got converted,
6 through many of the modifications that have been made in this
7 project over the years, to housing because of the market changes,
8 which is a good thing, I think, to housing. And we need the
9 housing, as they've -- the application states. But the activated
10 waterfront in this neighborhood is important -- an important
11 aspect for the residents who are there, and there's -- I agree
12 with Commissioner Wright that if it were housing or a building,
13 I would be even more concerned than the marina, but it's not just
14 a private -- it's not just a marina that would serve as private.
15 There's a public pier. There's public access to the waterfront.
16 Even though -- and their justification also includes the three
17 and four can't -- you can't do the construction of three and four
18 at the same time you're doing the marina; one has to go or the
19 other.

20 And I, frankly, am not sure that the housing should
21 proceed before the marina, as activated waterfront, since it will
22 be -- how many, if we add ten years to this -- 35 years after it
23 was originally filed with the Zoning Commission. I mean, it's a
24 long time. I don't think I'll be here for that marina, if it
25 ever gets built, so -- I'd like to be there on the public pier.

1 So I have concerns about this, and maybe we need to -- I don't
2 know what we need to do, maybe have a -- hear from the applicant
3 directly more. And we haven't heard from the ANCs. That would
4 be important. It would -- there's a new ANC, since the original
5 one. I don't think we have anything in the record from the ANC.
6 I'd like to hear from the community as to what they -- what they'd
7 like to happen, in terms of phasing here, because ten years is
8 extraordinary for a time extension.

9 COMMISSIONER WRIGHT: The one thing I would mention is
10 that -- again, based on my memory of the previous case, is that
11 they will still be doing public improvements along the
12 waterfront. I remember we had talked about the setback of the
13 building, and there is going to be, you know, a well landscaped
14 walkway and area along the waterfront, but, you know, maybe,
15 again, one option -- and we can hear from the applicant -- is to
16 do an extension for more than two years, but less than ten years,
17 you know, like maybe six years or something like that. And then,
18 if it still isn't working, they'll just have to come back and
19 ask for another one.

20 COMMISSIONER STIDHAM: But to Commissioner Wright's
21 point, I mean, there is -- connected to that public pier there
22 was a significant walkway, and it's not clear in the materials
23 what will happen -- I mean, is that walkway going to be completed,
24 even without the addition of the pier? I mean, and there -- one
25 of the huge objectives is to get people access to the water. I

1 think -- why am I blanking -- Commissioner Miller makes a really
2 valid point. I mean, communities have been waiting to get access
3 to the Anacostia River for decades, and the River is finally in
4 a place where it is cleaner, it's healthier, people are trying
5 to use it. This community has not had access to it. And my --
6 ten years is -- they've already waited a long time. I think it's
7 an important component of the overall development and should not
8 be pushed off for ten years.

9 CHAIRPERSON HOOD: Okay. Anybody else have anything
10 else they want to add?

11 (No response.)

12 CHAIRPERSON HOOD: Okay. So I'm just trying to think
13 how to proceed. I may have to go to our legal counsel. You're
14 right, Vice Chair Miller, my vote -- the Commission at the time
15 was four, and when I got on -- Florida Rock was here when I got
16 here, and I was the deciding vote. I remember Mr. Parsons and I
17 being on opposite sides and it's -- I can't even remember what
18 happened last week, so I don't know -- I'm recalling some of what
19 went on, and it's had many forms since then, even in 2017, and
20 so here we are -- and here we are now. And it looks like it's
21 going to be here when I'm gone. It was here when I got here,
22 and it looks like it will be here when I'm gone. I've been here
23 at 28 right now, and possibly 32. We'll see how that goes. But
24 I'm just trying to figure out the best way to proceed.

25 I heard what everyone said, and I think -- do we call

1 | them up now, because that does not give them the chance to work
2 | with the current agencies, so I don't think -- I think we should
3 | just ask for submissions -- I'm getting feedback, so if everybody
4 | could mute. I think if we ask for submissions -- if everybody --
5 | I feel like I'm hearing myself again. Okay. All right. So I
6 | think if we ask for submissions, and then at our next meeting,
7 | whenever that is, then they'd be ready to ask -- answer some of
8 | the questions we may have in that meeting process. Does that
9 | sound like a path forward? I'm looking at my colleagues first,
10 | and then I'm going to go to you, Mr. Ritting. Commissioner
11 | Imamura.

12 | VICE CHAIR MILLER: I think that's a good suggestion,
13 | Mr. Chairman.

14 | CHAIRPERSON HOOD: Okay. Commissioner Imamura.

15 | COMMISSIONER IMAMURA: I would agree, Mr. Chairman. I
16 | think I'd feel more comfortable with half that time frame and for
17 | them to come back and sort of as a check, right? And to
18 | Commissioner Wright's point, right, I'm sure we would be
19 | sympathetic if, you know, we -- they came back for an additional
20 | time extension, but I am concerned about the ten years and what --
21 | not necessarily precedent setting, but I would be concerned about
22 | others kind of -- with similar complex projects that would say,
23 | you know, hey, we would like a longer time extension too. I
24 | think the five years would be reasonable, almost twice the amount
25 | of time for them to come back and check in.

1 CHAIRPERSON HOOD: Okay. Commissioner Wright, anything
2 else on that?

3 COMMISSIONER WRIGHT: Yeah. No, I agree. I like the
4 idea of getting some answers to the questions that have been
5 raised and then coming back at the next meeting to vote. I hadn't
6 really thought about what Commissioner Stidham had said, and I
7 want them to verify that they're still building the walkway --
8 the very nicely landscaped walkway along the water and all this
9 would affect would be the actual marina sticking out into the
10 water. It would not affect that walkway that we discussed when
11 we last discussed their project, because I think that was a really
12 important public space. So I definitely would like verification
13 that that is not included in the extension. And I agree, you
14 know, maybe, again, something less than ten years, but more than
15 two years; you know, five, six, something in that range I think
16 would be reasonable.

17 CHAIRPERSON HOOD: Okay. Commissioner Stidham, any
18 additional comments, and then I'm going to come to you, Daniel --
19 I mean, Mr. Ritting.

20 COMMISSIONER STIDHAM: No. I do want to hear more. I
21 don't know how comfortable I am with five years even. More than
22 two, yeah, okay, I can see that, but not necessarily five.

23 VICE CHAIR MILLER: I just wanted to add, well, I agree
24 with all the comments that my colleagues have just made, but I
25 did review the 2017 order, where the marina was added at this

1 point there and for this time table, and it did contemplate that
2 it would be now or around now that this would be required to be
3 built between phases two and three, but it did contemplate also
4 but not more than -- not more than ten years. So it was -- it
5 understood where -- that order understood where the three and
6 four were going to be completed, but it also did -- it did --
7 that order did state that there would be access from the
8 landscaped improvements that they've made or are making with the
9 current -- the project -- the phases one and two that
10 they've -- that they've already completed, that there would
11 be access before, that it wasn't necessary to -- well, it didn't
12 say "wasn't necessary" -- there would be access now, even without
13 three and four, which will have improved access and improved
14 landscaping and improved walkways, that it will extend what's
15 already contemplated in phases one and two and may have been
16 completed. I don't know the exact outcome, but I just wanted to
17 make that notation for the record before going to Mr. Ritting.

18 CHAIRPERSON HOOD: Thank you. Mr. Ritting.

19 MR. RITTING: I don't really have anything to add.
20 It's certainly appropriate to defer action and encourage the
21 applicant to provide the additional information and to encourage
22 the ANC to provide some feedback into the record and consider it
23 at a future meeting. I just popped up to answer that question.

24 CHAIRPERSON HOOD: Okay. Thank you. Now, Ms. Schellin,
25 I'm leaning on you on this one. Do you think our next meeting

1 is enough time for all that? I'm really asking you a question.

2 MS. SCHELLIN: I mean, first of all, they've had -- I
3 know that you want the ANCs to weigh in, but they have had more
4 than 30 days to weigh in, which is what the regulations require,
5 and the regs also say that if the Commission asks the applicant
6 or any party to provide something, then the other parties have
7 seven days to respond, and we do have enough time to do that for
8 the next meeting, because the ANCs can respond up until the day
9 of the action. So we could have the applicant provide the
10 information the Commission asked for by June 4th, three p.m., ask
11 them to work with the ANCs, and try to encourage the ANCs to
12 provide something by June 11th, the day before, if they would,
13 and then the meeting would be June 12th. If the Commission wants
14 to go that route, we can certainly do it.

15 CHAIRPERSON HOOD: Okay. And if the ANCs don't want
16 to, we just want to make sure that we have done our due diligence.

17 MS. SCHELLIN: Yeah, right.

18 CHAIRPERSON HOOD: So let's -- so that'll be the
19 schedule. Do you need to repeat that schedule? I guess counsel
20 will call you --

21 MS. SCHELLIN: Yeah. Again, June 4th for the applicant
22 to provide the responses that the Commission has asked them to
23 address, and if they would work with the ANCs, even if the ANCs
24 don't want to submit something, maybe they could get the ANCs to
25 at least submit that to the record, whether it's an e-mail

1 submission from the ANC Chairman, that would be great too. If
2 they're not going to submit, then at least the Commission would
3 know that, but if they do, they would have until three p.m. on
4 June 11th, and I'll put this on the Commission's June 12th public
5 meeting for consideration at that meeting.

6 CHAIRPERSON HOOD: Okay. All right. And we will --
7 colleagues, we will continue to talk about the time frame, as we
8 get additional information, and we will bring that back up as
9 well. Anything else on this, anybody?

10 (No response.)

11 CHAIRPERSON HOOD: All right. So we will postpone that
12 and go with the schedule that Ms. Schellin has mentioned. So
13 thank you.

14 MS. SCHELLIN: Okay.

15 CHAIRPERSON HOOD: Let's move on to hearing action;
16 Zoning Commission Case Number 25-06, Office of Planning text
17 amendment, regulations governing alley lots. Mr. Jesick.

18 MR. JESICK: Thank you, Mr. Chairman and members of the
19 Commission. The Office of Planning proposes a text amendment to
20 the regulations governing alley lots. The proposal would not be
21 inconsistent with the Comprehensive Plan, including when viewed
22 through a racial equity lens, and would further a number of
23 policies of the Plan. OP therefore recommends that the Commission
24 set the application down for a public hearing.

25 Next slide please. The origin of the present case was

1 during Zoning Commission Case 19-13, which was a previous text
2 amendment that the Commission approved addressing alley lots.
3 And during the hearing for that case, the Commission heard
4 testimony from alley lot owners that more was needed to be done
5 to facilitate the use of their properties, as they often faced
6 hurdles impeding their development, and the Commission asked OP
7 to further study the alley lot regulations with specific
8 direction to examine alley width requirements and the potential
9 for special exception relief from subdivision regulations. Over
10 the years, also, BZA members have asked OP to examine alley lot
11 subdivision and development standards, as a result of their
12 review of alley lot cases, and alley lot property owners have
13 regularly petitioned OP to bring forward amendments to address
14 their concerns. So that was the genesis of the current proposal.

15 Next slide please. So to assist in our review, we
16 began collecting data about alley lots. We estimate that there
17 are about 1,900 alley lots throughout the District, with the
18 largest concentrations being found in Capitol Hill and
19 Georgetown. We also looked at existing uses on alley lots and
20 their lot size. There are over 300 existing residential units
21 on alley lots, about 450 garages, and almost 900 vacant lots.
22 The lot area is important, because in residential zones the
23 regulations prohibit a residential use on a lot smaller than 450
24 square feet, so many lots could not accommodate residential use,
25 and that rule would impact, of course, what future uses go on

1 any lot. Now, more information like this can be found in our
2 report, and we will continue the work without GIS staff to gather
3 additional data.

4 Next slide please. So to get right into the actual
5 amendments, the major amendments can be grouped into three main
6 categories; the subdivision rules, the use regulations, and
7 development standards across the different zones. The full text
8 of all of our amendments can be found as an attachment to our
9 report, and this list that I'm about to summarize for you can be
10 found in table form on page four of our report.

11 So just to give you a quick summary of these major
12 amendments, first, on subdivisions, we propose a 15-foot alley
13 width minimum for subdivisions, where 24 feet is required to
14 date. And we also propose a special exception mechanism to review
15 applications for subdivisions that do not meet matter of right
16 requirements, whereas today those requests are variances.

17 In terms of use, our amendment would allow residential
18 use on alley lots in the R-1 and R-2 zones. And for R-1,
19 residential would be allowed only on existing alley lots or lots
20 created from existing alley lots. And just like street-facing
21 lots, we propose allowing a second residential unit on an alley
22 lot, which would be either a matter of right or a special
23 exception, depending on the zone and the lot size. Also regarding
24 residential use, the alley width requirement today is 15 feet in
25 some circumstances and 24 feet otherwise, and we propose that it

1 be 15 feet across the board as a matter of right standard. A
2 special exception for alley width would remain as it is today.
3 And, finally, in regard to uses, we propose allowing home
4 occupations in a dwelling unit on an alley lot.

5 Now, regarding development standards, in general, the
6 development standards remain the same. The biggest change would
7 be to reduce the maximum lot occupancy for alley lots in the R-
8 1 and R-2 zones and increase the yard requirements for alley
9 buildings in the R-1 zones. So, again, these are the -- kind of
10 the major amendments that we are proposing. There are several
11 smaller supporting amendments, and those are listed in our
12 report. And I'm happy to answer any questions about those as
13 well.

14 Next slide please. So we evaluated the text amendment
15 using the Commission's racial equity tool and found that the
16 proposal would not be inconsistent with the Comprehensive Plan,
17 including when viewed through a racial equity lens. The
18 amendments would help to further a number of policies related to
19 equity, such as support for infill development, making the most
20 of our limited land resources, and finding new ways to accommodate
21 housing in existing neighborhoods, while not impairing
22 neighborhood character. In terms of community outreach, we have
23 conducted meetings with both ANC Commissioners and alley lot
24 owners, and I'll speak to that more in a moment. Regarding the
25 Commission's evaluation factors, we don't anticipate any

1 displacement. There could be some additional housing as a result
2 of the amendments, and there could be physical improvements to
3 the appearance of alleys and the maintenance of vacant alley
4 lots, which we have heard is a concern. The amendments would
5 not impact access to opportunity, and, also, our engagement with
6 the public has assisted our development of the proposal that's
7 before you this evening.

8 Next slide please. And regarding that public outreach,
9 we've conducted two ANC open houses in April; also two formal
10 meetings with alley lot owners, one last fall, another one again
11 in April; and over the years had a number of meetings with
12 individual alley lot owners and/or their representatives, as well
13 as numerous phone calls and e-mails with alley lot owners
14 providing feedback on what works and what doesn't work with the
15 regulations, so those have been very helpful. We have set up a
16 dedicated project website, as well as a dedicated e-mail address
17 for any inquiries about the text amendment.

18 Next slide please. So we've gotten some really great
19 feedback from this engagement, and we did make some changes to
20 the proposal, as result of that interaction with the public, and
21 some of these things I've already mentioned, such as increased
22 yard requirements for R-1 alley lots, limiting the residential
23 in R-1 to existing alley lots. We propose adding DOEE as a
24 referral agency for any relief requests regarding alley lots.
25 And then also the item about home occupations being a permitted

1 use, that was a result of the discussion we had with alley lot
2 owners.

3 Next slide please. So, again -- excuse me. So, again,
4 OP recommends that the Commission set down the application for a
5 public hearing. Should this be set down, we would continue our
6 outreach efforts with ANCs and lot owners, and we also request
7 flexibility to amend the text after formal referral requests to
8 city agencies, such as OZLD and DOB and others. Thank you, and
9 I'm available for any questions.

10 CHAIRPERSON HOOD: Thank you, Mr. Jesick. And I know
11 you also will send it to FEMS, the fire code and all that, so we
12 can get all that straight. Okay. Sounds good.

13 MR. JESICK: Yes.

14 CHAIRPERSON HOOD: All right. Thank you. Let's see
15 if we have any other questions or comments. Vice Chair Miller,
16 would you like to start us off with any questions or comments?

17 VICE CHAIR MILLER: Thank you, Mr. Chairman. Thank
18 you, Mr. Jesick, for bringing this -- and the Office of Planning
19 for bringing this case forward. This -- correct me if I'm wrong.
20 This will facilitate -- (background chatter) -- I don't know
21 where that's coming from. This will facilitate and increase the
22 potential number of housing units on the alley lots that exist
23 in the District of Columbia, while maintaining or including
24 development standards that protect the existing character of
25 residential neighborhoods. Is that generally -- you know, I

1 don't know if you have any estimate on the number of housing
2 units that are -- that existing alley lots would produce and
3 what this change would produce, but if you're able to come up
4 with some kind of guesstimates on that at the hearing, if we set
5 this down, that might be helpful for people and me to understand
6 the scope of this. But, in general, I think it's a very great --
7 it's a very good regulation text amendment to bring forward, and
8 I support setting it down. Thank you, Mr. Chairman.

9 CHAIRPERSON HOOD: Okay. Thank you. Commissioner
10 Imamura, any questions or comments?

11 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I
12 align myself with the comments of Vice Chair Miller and am in
13 agreement that this is important to set down. And so I'm
14 supportive of it and interested to hear more at setdown -- or
15 when we set this down.

16 CHAIRPERSON HOOD: Thank you. Commissioner Stidham.

17 COMMISSIONER STIDHAM: I'm very interested in well --
18 as well, and am prepared to support setting this down.

19 CHAIRPERSON HOOD: Okay. And Commissioner Wright.

20 COMMISSIONER WRIGHT: Yes, I support setting this down.
21 I think it sounds like you've done some good outreach, that it
22 is needed. I definitely am interested in hearing, during the
23 actual public hearing, what some of the affected property owners
24 think about -- think about this, what some of the ANCs think
25 about it. I hope they will provide, you know, their thoughts.

1 But I think it's definitely ready to be set down, so we can have
2 a good full conversation and move it forward.

3 CHAIRPERSON HOOD: Thank you, Mr. Jesick. Appreciate
4 your report. But if you could ask -- and I know I might have a
5 lot of nerve asking this -- if the Fire Department can do more
6 than just say it meets the standard or the boilerplate language
7 that we usually get, because we want to make sure -- the safety
8 of the residents of the District of Columbia is at hand here, so
9 I would ask them if they would please do a little more than tell
10 me to look at the manual or it meets their fire code, which is
11 all fine, but we really want to see how they can maneuver down
12 in there a little more, so we can have an in-depth discussion as
13 we move forward here. So I would hope they would understand why
14 I'm asking them. All right. So thank you, Mr. Jesick. We
15 appreciate all your work. All right. So, with that, who hasn't
16 made a motion today? Oh, me. Okay. Hold on. Has everybody
17 else made a motion?

18 VICE CHAIR MILLER: I don't think I've made a motion,
19 but you go ahead, Mr. Chairman.

20 CHAIRPERSON HOOD: No, you go ahead, Vice Chair.

21 VICE CHAIR MILLER: Okay. I would move that the Zoning
22 Commission set down for public hearing Case Number 25-06, the
23 Office of Planning's proposed text amendment regarding
24 regulations governing alley lots, and ask for a second.

25 COMMISSIONER IMAMURA: Second.

1 CHAIRPERSON HOOD: It's been moved and properly
2 seconded. Any further discussion?

3 (No response.)

4 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, would
5 you do a roll call vote please?

6 MS. SCHELLIN: Chairman Hood, did you second that?

7 CHAIRPERSON HOOD: No, Commissioner Imamura seconded.

8 MS. SCHELLIN: I am missing Imamura on these seconds
9 tonight. So Commissioner Miller.

10 VICE CHAIR MILLER: Yes.

11 MS. SCHELLIN: Commissioner Imamura.

12 COMMISSIONER IMAMURA: Yes.

13 MS. SCHELLIN: Commissioner Hood.

14 CHAIRPERSON HOOD: Yes.

15 MS. SCHELLIN: Commissioner Wright.

16 COMMISSIONER WRIGHT: Yes.

17 MS. SCHELLIN: Commissioner Stidham.

18 COMMISSIONER STIDHAM: Yes.

19 MS. SCHELLIN: The vote is five to zero to zero to
20 approve setdown of Zoning Commission Case Number 25-06 as a rule-
21 making case.

22 CHAIRPERSON HOOD: Okay. Our next hearing action is
23 Zoning Commission Case Number 15-28A, Press House Pursuit, LLC,
24 PUD modification with a hearing at Square 772, the Press House
25 Hotel. Who is that? Mr. Barron.

1 MR. BARRON: Good evening, Chairman Hood and
2 Commissioners. The Office of Planning recommends the Commission
3 set down for public hearing the requested modifications to Zoning
4 Commission Order 15-28, approved September 2016. That order
5 approved the Consolidated Planned-Unit Development for the site
6 on N Street and Florida Avenues Northeast. The overall PUD site
7 is redeveloped as a mixed-use residential and commercial project
8 with underground parking and ground floor retail. It includes
9 two residential components, a hotel, office retail space, and
10 additional ground floor retail. The specific property that is
11 the subject of this request covers the western portion along
12 Third Street Northeast and includes the hotel and adjacent NCP
13 building, which contains some of the ground floor retail.

14 The applicant is requesting the following
15 modifications: modifications to exterior architectural elements;
16 modifications to permitted uses in a portion of the ground floor;
17 modification to allow a slight increase in the hotel guest room
18 count and vary the number of hotel guest rooms by plus or minus
19 ten percent; modification to the penthouse design and use to
20 reposition the penthouse footprint away from Third Street to
21 create a larger outdoor terrace space on the west side of the
22 hotel roof and accommodate a new eating and drinking
23 establishment that would feature a bar, dining area, full
24 kitchen, and restrooms. The applicant is also seeking special
25 exception relief to allow this use. The proposed modifications

1 would have a minimal impact on the approved public benefits and
2 amenities package and would not be inconsistent with the
3 Comprehensive Plan, including when viewed through a racial equity
4 lens. For these reasons, the Office of Planning recommends the
5 Commission set down the modifications for a public hearing. This
6 concludes OP's testimony. I'm happy to answer any questions you
7 may have.

8 CHAIRPERSON HOOD: Okay. Thank you. I don't have any
9 questions. Let me see if my colleagues do. Commissioner Wright,
10 would you like to start us off? You have any questions?

11 COMMISSIONER WRIGHT: No, I don't really have any
12 questions. These seem like fairly reasonable modifications. I
13 mean, we'll hear more at the hearing -- we're just setting it
14 down right now -- as to whether there's any community concern
15 about the modifications, but, you know, they seem like reasonable
16 modifications for us to hold a hearing on and hopefully take
17 action on, so I'm fine with setting it down.

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

20 COMMISSIONER STIDHAM: No questions or comments. I'm
21 prepared to also set this down.

22 CHAIRPERSON HOOD: Okay. Commissioner Imamura, any
23 questions or comments?

24 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Thank
25 you, Mr. Barron. I'm in agreement with Commissioner Wright. I

1 think this is reasonable, although I would like to hear, should
2 we decide to set this down, sort of the genesis of some of these
3 changes here and what other alternative design solutions they
4 considered but didn't land on. Don't need to see what those
5 were, but I do want to hear about that, so I can have a better
6 understanding of where they landed in the proposed design
7 solution.

8 CHAIRPERSON HOOD: And Vice Chair Miller.

9 VICE CHAIR MILLER: Thank you, Mr. Chairman. Yeah, I
10 agree with all the comments of my colleagues and also look forward
11 to any comments that ANC 6E might have on the changes, but I
12 support the setdown.

13 CHAIRPERSON HOOD: Okay. Mr. Barron, thank you, as
14 always, for your report. We appreciate the work that went into
15 that. So what I'm going to do, since I don't -- I think it's my
16 motion time this time, right? Okay. So I move that we set
17 down -- take in the comments and that we set down Zoning
18 Commission Case Number 15-28, as discussed, and ask for a second.

19 COMMISSIONER IMAMURA: Second.

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

22 (No response.)

23 CHAIRPERSON HOOD: Not hearing any, Ms. Schellin, would
24 you do a roll call vote please?

25 MS. SCHELLIN: Yes. Commissioner Hood.

1 CHAIRPERSON HOOD: Yes.

2 MS. SCHELLIN: Commissioner Imamura.

3 COMMISSIONER IMAMURA: Thank you. Yes.

4 MS. SCHELLIN: Okay. I thought I heard it. You're
5 speaking very lowly this evening. Commissioner Wright.

6 COMMISSIONER WRIGHT: Yes.

7 MS. SCHELLIN: Commissioner Miller.

8 VICE CHAIR MILLER: Yes.

9 MS. SCHELLIN: Commissioner Stidham.

10 COMMISSIONER STIDHAM: Yes.

11 MS. SCHELLIN: And the vote is five to zero to zero to
12 set down Zoning Commission Case Number 15-28A as a contested
13 case. Thank you.

14 CHAIRPERSON HOOD: Okay. Ms. Schellin, do we have
15 anything else?

16 MS. SCHELLIN: Nothing else.

17 CHAIRPERSON HOOD: The Zoning Commission will meet
18 again -- one second -- June the 5th -- I think it's June the 5th,
19 and the subject of that case will be Emory United Methodist
20 Church, and will be at four p.m. on these same platforms. I just
21 want to say this. You know, I want to, first of all, thank my
22 colleagues for all the work and the integrity and the process
23 that they do and all the effort and everything you put in. A
24 lot of times it's not said to the members of the Commission, but
25 I want you to know from me, whether we agree, disagree, we're on

1 the same page, or we're fighting or having a discussion to make
2 it better for the city, I appreciate everything each and every
3 one of you all do. It's not always reflected by other groups,
4 but we have a high standard here, and I want you all to know that
5 I appreciate that. And I think a lot of the people, they might --
6 they be mad with me a lot or mad with us, but they still -- they
7 might not speak to me one week, but they do speak the next week.
8 So, again, that's just part of the process, and I want us to stay
9 encouraged and keep on doing the best we can do for the city,
10 and thank the staff and the residents as well, all the offices
11 that help us provide what we do. So I just want to end on that
12 note. You all have a great weekend. And, with that, this meeting
13 is adjourned. Goodnight.

14 VICE CHAIR MILLER: We appreciate you, Mr. Chairman,
15 and taking all of our incoming.

16 CHAIRPERSON HOOD: We got it. Thank you.

17 (Whereupon, the above-entitled matter went off the
18 record at 5:09 p.m.)
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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: D.C. Zoning Commission

Date: 05-29-25

Place: Webex Videoconference

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



Deborah B. Gauthier