

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING

CASE NO. 24-14

+ + + + +

THURSDAY

JUNE 5, 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
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:

DENNIS LIU, Esquire

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ALSO PRESENT:

KYRUS FREEMAN, ESQUIRE, Holland and Knight
BRANDICE ELLIOTT, Holland and Knight
JOSEPH DANIELS, Pastor, Emory United Methodist Church
SHEPARD BEAMON, D.C. Office of Planning

The transcript constitutes the minutes from the
Regular Public Hearing held on June 5, 2025.

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Emory United Methodist Church

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(4:00 p.m.)

CHAIRPERSON HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Robert Miller, Commissioner Stidham, soon to be joined by Commissioner Wright, the Office of Zoning staff, Ms. Sharon Schellin and Mr. Paul Young, as well as our Office of Zoning Legal Division, Mr. Dennis Liu. I will ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding 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 for the -- after the hearing -- website after the hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing and only those who have signed up to testify will be unmuted at the appropriate time. When called, please state your name before providing your testimony. When you are finished speaking, please mute your audio.

If you experience difficulty accessing Webex or with your telephone call-in, then please call our OZ Hotline number at 202-727-0789 to receive Webex log-in or call-in instructions or if you have not signed up to testify. All persons planning to testify must have signed up in advance and will be called by

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1 name at the appropriate time. At the time of sign-up, all
2 participants will be muted -- at the time of sign-up all
3 participants will complete the oath or affirmation required by
4 Subtitle Z-408.7. If you wish to file written testimony or
5 additional supporting documents during the hearing, then please
6 be prepared to describe it and discuss it at the time of your
7 request when submitting. Give me one moment. My files are doing
8 something strange. I need -- I need Archie over here, because I
9 don't know what's going on. Give me one second please.

10 COMMISSIONER WRIGHT: Can any of you hear me?

11 CHAIRPERSON HOOD: Yes, we can hear you now.

12 VICE CHAIR MILLER: Yes.

13 COMMISSIONER WRIGHT: Because I can't hear you, so I'm
14 having the same problem that I think I had before. Maybe Paul
15 can tell me what I need to change.

16 CHAIRPERSON HOOD: Okay. So you can't hear us. Paul,
17 can you call Commissioner Wright? Meanwhile, I'll keep reading,
18 once I find out what I'm doing. Hold on one second. Okay. I
19 think we got it. Okay. The subject of this evening's hearing --
20 there we go -- the subject of this evening's -- well, I'm sorry --
21 this afternoon's hearing is Zoning Commission Case Number 24-14,
22 Emory United Methodist Church, zoning map amendment at Square
23 2672, Lot 718. Again, today's date is June the 5th, 20225. The
24 hearing will be conducted in accordance with the provisions of
25 11-Z DCMR, Chapter 4, as follows. We will have preliminary

1 matters, the applicant's case -- in this case, it will be by the
2 representatives of the United Methodist Church -- preliminary
3 matters, the applicant's case, the report of the Office of
4 Planning and Department of Transportation, report of other
5 government agencies, report of the ANC -- I believe it's ANC 1A
6 in this case -- testimony of organizations and individuals --
7 organizations, five minutes; individuals, three minutes --
8 rebuttal and closing by the applicant.

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

12 MS. SCHELLIN: Just very briefly. So the applicant
13 will -- is being represented by Kyrus Freeman and the ANC is
14 represented by ANC -- sorry, my printer doesn't want to print
15 here today; we're all having technical issues -- ANC 1A, who
16 provided a report at Exhibit 10 in support. The Office of
17 Planning provided their report recommending approval at Exhibit
18 27. DDOT recommended no objections at Exhibit 26. No other
19 government agency reports; no letters in opposition; several
20 letters in support. I won't go over those. But, other than
21 that, the applicant has proffered one expert witness, who has
22 been received by the Commission before, Brandice Elliott. Her
23 resume is at 14A. She's previously been accepted, as I said, in
24 land use planning, so if the Commission would consider her as an
25 expert. Other than that, I have nothing further, other than to

1 say they will either stand on the record, if the Commission would
2 like for them to, since there's no opposition, or they could do
3 a 15 to 20-minute presentation, whatever you would prefer. So
4 just the one expert; that's the only thing.

5 CHAIRPERSON HOOD: Okay. We're going to wait and decide
6 on the expert. Even though I'm sure that's not going to be a
7 problem, I want to give the courtesy to Commissioner Wright as
8 well, as she's trying to figure out what's going on as well.

9 MS. SCHELLIN: Okay.

10 CHAIRPERSON HOOD: We will -- we will hear about ten
11 minutes. We don't need 15 to 20. I want to thank everyone who's
12 worked on this case, because the record is complete. I didn't
13 see any opposition, but I didn't -- I wasn't going to say that --
14 Ms. Schellin said it first -- because every time I say it,
15 opposition shows up. So I think they've done their due diligence,
16 so we'll see what happens. So let's give Ms. -- Commissioner
17 Wright a chance, and Mr. Freeman -- can we bring Mr. Freeman and
18 the team up, and let's give Commissioner Wright a moment to get
19 straight.

20 MR. FREEMAN: Good evening. Can you hear me?

21 CHAIRPERSON HOOD: Yes, we can hear you. Give us a
22 moment, Freeman.

23 MR. FREEMAN: Okay.

24 CHAIRPERSON HOOD: If you and the Pastor could give us
25 a moment. Pastor Daniels, I'm not going to tease you and tell

1 | you, you look like Senator Warnock, because I think you and I
2 | have talked about that before. I know you get that all the time,
3 | but I wanted to say that on the record.

4 | PASTOR DANIELS: All the time. All the time. (Laughs.)
5 | Good to see you, sir.

6 | CHAIRPERSON HOOD: Good to see you as well. Let's just
7 | give Commissioner Wright a moment to come up.

8 | (Brief pause.)

9 | CHAIRPERSON HOOD: Commissioner Wright, can you hear
10 | me now?

11 | (No response.)

12 | (Brief pause.)

13 | MR. YOUNG: So we're not sure what's happening with her
14 | speakers, so I just gave her the information to call in by phone.

15 | CHAIRPERSON HOOD: Okay.

16 | MR. YOUNG: So -- because she wants to hear it, so
17 | once she gets called in, I'll bring her in.

18 | CHAIRPERSON HOOD: Okay. Just let me know.

19 | MR. YOUNG: Okay.

20 | CHAIRPERSON HOOD: I guess -- I guess Archie can make
21 | a lot of money with this Zoning Commission, because we sure --

22 | VICE CHAIR MILLER: We're five years into this virtual
23 | hearing process, and technology has its limitations.

24 | CHAIRPERSON HOOD: Yeah. It seems like every time I
25 | get on, it's a different road I got to do to get on.

1 (Brief pause.)

2 CHAIRPERSON HOOD: Mr. Freeman, you can do this in
3 about ten minutes or less, right?

4 MR. FREEMAN: Yes, sir.

5 CHAIRPERSON HOOD: Okay. All right. Commissioner
6 Wright, can you hear me?

7 COMMISSIONER WRIGHT: I can hear you, because I'm
8 listening on my phone.

9 MS. SCHELLIN: She has to turn the volume on her
10 computer all the way down or off or else we're going to get that
11 back echo. Can you -- did you hear it?

12 CHAIRPERSON HOOD: Yeah, I heard it.

13 COMMISSIONER WRIGHT: (Indicating thumbs up.)

14 MS. SCHELLIN: See if you can try it again, Ms. Wright.

15 CHAIRPERSON HOOD: She got it. She got it.

16 MS. SCHELLIN: Commissioner Wright, try maybe --

17 CHAIRPERSON HOOD: Yeah, she got it now. She's on
18 mute. All right. Let's try it. So, first of all, I want to
19 see if anyone has any issues with Ms. Elliott continuing her
20 status as an expert. You can show me by a raise of hand if you
21 disagree.

22 (No response.)

23 CHAIRPERSON HOOD: Okay. So we will continue that
24 status. So, Mr. Freeman, you go right ahead. And, again, Mr.
25 Freeman, there's no opposition to this case, right?

1 MR. FREEMAN: Correct.

2 CHAIRPERSON HOOD: Okay. So the trouble that
3 Commissioner Wright and I have had, the case should be less than
4 that, so that's where I'm going, because I've had trouble -- I
5 have trouble every time I log on, for some reason, but go right
6 ahead, Mr. Freeman.

7 MR. FREEMAN: Well, you got to have Pastor Daniels on
8 the team. That makes it -- makes it easy.

9 CHAIRPERSON HOOD: It makes this a long hearing.

10 MR. FREEMAN: So my name is Kyrus Freeman. I'm an
11 attorney at the law firm of Holland and Knight on behalf of the
12 applicant. I'm joined by Brandice Elliott, who you just
13 recognized as an expert, and Pastor Daniels. Mr. Young, could
14 you pull up our slide deck real quick please?

15 (PowerPoint presentation shared on screen.)

16 MR. FREEMAN: As you know, we're here for Zoning
17 Commission Case 24-14. It's a map amendment from the RA-2 to
18 the RA-4 zone. As I think I've heard you say, the record
19 demonstrates that the map amendment is not consistent with the
20 Comprehensive Plan when viewed through a racial equity lens.
21 We're happy in this case to have the support of the ANC, DDOT,
22 the Office of Planning, and we have, last time I checked, 14
23 letters of support from individuals and organization that
24 are -- organizations that are familiar with this site and with
25 the applicant. So, with that, I'll turn it over to Pastor

1 Daniels. Again, what I've said, we know this -- a map amendment
2 is not an approval of a project, but I think it's helpful for
3 Pastor Daniels to just introduce himself, so you have a sense of
4 who the applicant is. So, with that, I'll turn it over to Pastor
5 Daniels, and, Mr. Young, if you could go to the next slide.

6 PASTOR DANIELS: Thank you, Kyrus. My name is Joseph
7 Daniels. I serve as the Lead Pastor of the Emory Fellowship,
8 otherwise known as the Emory United Methodist Church. I have
9 been Pastor of the congregation for the last 33 years and have
10 been very much invested in the wellbeing of the city,
11 holistically, in many different ways. Our congregation, in
12 particular, has been committed to providing affordable housing,
13 in particular, for marginalized and disenfranchised people in the
14 city. We've done that through the Beacon Center, which you see
15 on the screen, which is a 99-unit fully affordable housing project
16 in Northwest Washington, DC, Ward 4, on Georgia Avenue, a 60-
17 million-dollar project. We were very successful in building
18 that. We are simply seeking to expand our ability to use church
19 property or to repurpose church property for affordable housing
20 in the city in a way that provides for residents in the city who
21 are facing displacement or residents in the city who are seeking
22 to find an affordable place to live, to be able to find more
23 affordable housing units, which is consistent with where the
24 Mayor of our city is and where many, many others are. And so
25 that's a little bit about us.

1 MR. FREEMAN: Next slide, Mr. Young. You want to just
2 say a word about Beacon Properties, Pastor Daniels?

3 PASTOR DANIELS: Sure. Sure. So we created a nonprofit
4 entity to do this development. We have two nonprofit entities
5 as a part of our congregation, the Emory Beacon of Light,
6 Incorporated, in which we developed the Beacon Center. And we
7 since then have developed -- or have organized Beacon Properties,
8 Incorporated, which is committed to do social justice through
9 real estate development. Our Board Chair, Mark Lindsey, is a
10 part of this call, and so we're looking forward to continuing our
11 vision and mission in the broader city, particularly here in Ward
12 1, at the Calvary Project, in a neighborhood where I've done a
13 lot of organizing over the last 20 years and am very familiar
14 with the neighborhood and with the need.

15 MR. FREEMAN: Thank you, Pastor Daniels. So next up
16 will be Ms. Elliott. Mr. Young, if you could advance the next
17 slide. And that leaves Ms. Elliott about six minutes to get
18 through the Comp Plan analysis, so I'll turn it over to Ms.
19 Elliott.

20 MS. ELLIOTT: I appreciate the countdown. Thank you.
21 Good afternoon, Chair Hood and members of the Commission. I'm
22 Brandice Elliott and will be providing a very brief Comp Plan and
23 racial equity analysis. And so, as we know, the property is
24 currently zoned RA-2, and we are proposing an RA-4 zone. What's
25 really important here that I want to point out is that the

1 property -- the church, itself, is not a historic landmark and
2 the property is not located in a historic designation.

3 Next slide please. All right. We've got some
4 photographs for context. I'm happy to reference those later, if
5 we need to.

6 Next slide please. And we all know that the standard
7 of review for a map amendment is to insure that it is not
8 inconsistent with the Future Land Use Map designation, the
9 Generalized Policy Map designation, or the intent of the
10 Comprehensive Plan, and that's what we'll be showing on the
11 following slides.

12 Next slide please. So the Future Land Use Map
13 designation is medium-density residential and it's generally
14 intended for mid-rise apartment buildings. The RA-4 zone fits
15 within this range, especially when you include inclusionary
16 zoning. One thing I would want to point out here is that the
17 Future Land Use Map is flexible and it's not a strict zoning map.

18 Next slide please. We're going to go into a little
19 more detail, but this is where I want to focus our presentation
20 on, because there were some questions at setdown concerning the
21 compatibility of the RA-4 zone with the Future Land Use Map
22 designation. So this slide shows how the proposed RA-4 zone is
23 compatible with the site's designation as medium-density
24 residential on the FLUM, and medium-density residential
25 designation typically supports mid-rise apartments with FAR

1 between 1.8 and 4.0. The Comprehensive Plan also allows for
2 higher density when inclusionary zoning is used, and RA-4 with
3 IZ permits up to 4.2, so this is in line with what the Plan
4 envisions. Even though RA-4 is not explicitly listed in the
5 framework as compatible, the zoning regulations define it as
6 medium to high-density, and that flexibility here is important,
7 because the Future Land Use Map isn't rigid; it's a guiding
8 document, so the regulations, in combination with the
9 Comprehensive Plan here, makes the RA-4 reasonable, when you're
10 looking at the context.

11 Also, the applicant is proposing to reuse the existing
12 church to the extent possible. That's key here. It means that
13 the building envelope will not be maxed out and the architectural
14 features that are preserved will maintain the neighborhood
15 character. Excuse me. I have a cat that wants to be part of
16 the presentation. So this reuse balances the added density with
17 a respectful approach to the existing context.

18 Next slide please. So why rezone to RA-4 and not
19 another zone, like RA-3? First, it's the location. The site is
20 a short walk to Columbia Heights Metro, and it is located along
21 a major bus corridor, so it's perfectly positioned for high-
22 transit accessibility. And this is exactly the place where we
23 would want more density for residential. The second is the
24 housing impact. With current -- with the current RA-2 zoning,
25 the site would only yield about 42,000 square feet of housing and

1 only about 5,000 square feet would be affordable; but under RA-
2 4. the development capacity nearly doubles to over 81,000 square
3 feet, and then the affordable portion triples to about 16,000
4 square feet. Third, context. This part of Columbia Road already
5 has multiple mid-rise apartment buildings with similar densities.
6 The proposed change would be consistent with those buildings, so
7 this is not a -- ultimately, it's not a project that would stick
8 out or be incompatible. Fourth, community value. The RA zone
9 does allow for more density, but it requires more affordability
10 through IZ Plus to offset that. So that means that we're building
11 more affordability and offering benefits, in this case for the
12 Church, that would like to potentially include a daycare or
13 workforce training space to serve the residents.

14 And then, finally, design. The -- you know, given that
15 the site is already developed with a church and there's going to
16 be an attempt to, you know, preserve some of those architectural
17 elements, that really limits how tall or bulky the final building
18 can be, which will keep it within, you know, a scale that is
19 compatible with the existing buildings in the neighborhood. So,
20 in short the RA-4 zone unlocks more needed housing, and especially
21 affordable housing, and does it in a way that is within the
22 neighborhood context.

23 Next slide please. Most of the other slides are going
24 to go much faster, I promise. The Generalized Policy Map
25 designation is Neighborhood Conservation Area. The RA-4 zone

1 generally allow a modest compatible growth, which is consistent
2 with preserving the community character, and it would add housing
3 without major changes.

4 Next slide please. Yeah. So here's a comparison of
5 the -- of the two zones. And the only two things that I would
6 really highlight here that are most significant are the height,
7 which goes from 50 to 90 feet, and the density, which goes from
8 2.16 with FAR to 4.2 with FAR.

9 Next slide please. So this slide answers one of the
10 questions that came at setdown, and I think that this is going
11 to cover the setdown questions. So why wouldn't we just rezone
12 to RA-3, which is specifically identified in the framework as a
13 compatible zone? The density and housing capacity are the big
14 reasons. RA-4 allows for 3.5 FAR or 4.2 with IZ, while RA-3 only
15 permits 3.0. And so -- I'm sorry. I think that's what I have
16 there. I'm unable to see my fine print. Apologies. So that
17 might not sound like a huge difference, but, on a site of this
18 size, it adds up to dozens of additional housing units, many of
19 which would be affordable, and this -- and with the District
20 facing severe housing shortages, especially for families and low-
21 income residents, there's a need for zoning that maximizes
22 opportunity where it makes sense. So neighborhood compatibility
23 is another factor. The RA-4 isn't -- I'm sorry -- the RA-4 is
24 in line with the built environment on Columbia Road, where mid-
25 rise apartments are common, and the existing building's

1 architectural features would be preserved, which would make it
2 more compatible with some of that existing architecture. The RA-
3 4 also lets us better meet the Comprehensive Plan goals, as it
4 supports transit-oriented development, advances racial equity,
5 and promotes housing access and economic mobility. And, finally,
6 the RA-4 zone gives us flexibility to reuse the existing
7 structure, something that RA-3 would not allow as easily, because
8 of the, you know, existing height and FAR of that structure.

9 Okay. Next slide please. So we'll go through the
10 racial equity tool as briefly as I can manage. Next slide please.
11 We've identified several Comprehensive Plan policies and have
12 provided an extensive analysis of those in our submissions.

13 Next slide please. So the community here -- Columbia
14 Heights is a little interesting, because it has no racial or
15 ethnic majority, and it also has a diverse housing stock. It
16 leans into its strong civic engagement, and the proximity to
17 Metro makes it vibrant and accessible. You know, one of the
18 things that we know from development is that challenges like
19 construction and potential tax increases can make things
20 difficult for neighbors, but there are a lot of District programs
21 that can help with that and offset costs. You know, the positive
22 here is that new development can add needed housing and affordable
23 housing.

24 Next slide please. Unfortunately, like a lot of the
25 other neighborhoods we've seen in the District, this one also has

1 a legacy of discrimination. Historic racial covenants and the
2 1968 riots shaped the neighborhood's challenges, resulting in
3 long-term displacement and economic harm. The city has been
4 working to address some of those, you know, disparities through
5 programs like the Black Homeownership Strike Force and the UMAP
6 Plan. And then there have also been local efforts to prevent
7 displacement and expand affordable housing.

8 Next slide please. As mentioned by Mr. Freeman, there
9 has been a lot of community outreach. This is evidenced in the
10 record, and the applicant continues to meet with the community.

11 Next slide please. So here you can see we have the
12 letter of support from ANC 1A, and then we also have a
13 recommendation of approval from the Office of Planning and a no
14 objection report from DDOT, and then several letters in support
15 that we've provided on the right side of that slide, and links
16 if you want to read those.

17 Next slide please. So I am going to let OP present
18 their report concerning disaggregated data, because they will do
19 a fantastic job, but this is just a summary of their analysis on
20 the slide.

21 Next slide please. And just very quickly, while the --
22 this planning area has met or exceeded its affordable housing
23 requirement, the overall city is still at 88 percent of the
24 overall target of 12,000 affordable units by this year, so, you
25 know, this can still have a meaningful impact citywide.

1 Next slide please. And just to summarize, there are --
2 this is the fourth part of the Zoning Commission's racial equity
3 tool, where we put all of these pieces together and, you know,
4 show you what is going to result from -- what could potentially
5 result from this map amendment. So a couple of things just to
6 highlight here is that no one lives on the site now, so there
7 would be no displacement; increased density means more housing
8 and more affordable housing; the location is ideal for more
9 housing, because it is so close to transit, which also provides
10 the opportunity for people to, you know, go back and forth to
11 jobs; and it provides additional connectivity to neighborhoods.
12 And, finally, as we mentioned, ANC 1A supports the rezoning.

13 Next slide please. So we have identified some
14 potential inconsistencies. This is also included in the analysis
15 that we've provided to the record. While there are potential
16 inconsistencies, there are more policies that outweigh those that
17 include the Comprehensive Plan policies, the Future Land Use Map,
18 Generalized Policy Map, and the Housing Equipment Plan.

19 Next slide please. So, given all of that, the map
20 amendment is not inconsistent with the Comprehensive Plan, as
21 viewed through a racial equity lens for all of the reasons that
22 I have identified on previous slides. And I'm going to leave my
23 over ten-minute presentation there, and I'm happy to answer any
24 questions that you have. Thank you.

25 MR. FREEMAN: Thank you, Ms. Elliott. Sorry we went

1 over the ten, Chairman, but that concludes our presentation, and
2 we're happy to answer any questions.

3 CHAIRPERSON HOOD: Okay. Thank you. No problem. I
4 think that was very well done. I don't necessarily have any
5 particular questions. I appreciate both you, Mr. Freeman, and
6 Ms. Elliott, as well as Pastor Daniels. When I went to look at
7 the evaluation between RA-2 versus RA-4, I get it. I understand
8 why you're trying to push. It gives you more opportunity in
9 churches in this city now, and it gives you more in whatever you
10 want to do on that property, so I get it. And as far as the FLUM
11 and the Generalized Policy Map and others, I think it fits within
12 that, from my readings. And it's true to tell by not seeing any
13 opposition. I think a lot of times that is very relevant. So,
14 with that, without further ado, let me go to Vice Chair Miller,
15 and then I'll come to Commissioner Wright, and then I'll go to
16 see if Commissioner Stidham will have any questions. Vice Chair
17 Miller.

18 VICE CHAIR MILLER: Thank you, Mr. Chairman, and thank
19 you, Pastor Daniels and Kyrus Freeman and Brandice Elliott, for
20 your presentation and bringing this map amendment application
21 forward, which I fully agree with what the Chairman's comments
22 have been -- were regarding it and your own presentation here,
23 that it certainly meets our primary standard of not being
24 inconsistent with the Comprehensive Plan. And I appreciate that,
25 Ms. Elliott, you had that slide -- I think it was 12 -- that said

1 | why you didn't go to with RA-3, which is specifically called out
2 | in the framework element, I guess, as a -- as consistent, but
3 | other zones are consistent. And I think you presented us -- you
4 | gave a very reasonable explanation as to why this is -- why there
5 | will be more housing and more affordable housing and how it's
6 | still not inconsistent with the Comprehensive Plan. And I applaud
7 | you, Pastor Daniels, on your commitment to developing affordable
8 | housing in the city previously and now with this application and
9 | appreciate all the work of your Fellowship to align with the
10 | city's mission to have more inclusionary housing in the city as
11 | well. I really don't have any questions either. I think if --
12 | thank you, Mr. Chairman.

13 | CHAIRPERSON HOOD: Okay. Thank you, Vice Chair.
14 | Commissioner Wright. I think you're on mute Commissioner Wright.

15 | COMMISSIONER WRIGHT: Okay. Can you hear me now?

16 | CHAIRPERSON HOOD: There you go. Yeah.

17 | COMMISSIONER WRIGHT: Today is not my day, from a
18 | technological standpoint. I don't have really any additional
19 | questions or comments. I want to align myself with the comments
20 | already made by the Chair and Vice Chair. I think this is a very
21 | creative project. I think it's clear you've done a fantastic job
22 | on outreach, given all of the letters of support that have been
23 | received, and I think that this will be a great project for
24 | Columbia Heights. So I have no other questions or comments.

25 | CHAIRPERSON HOOD: Thank you, Commissioner Wright.

1 Commissioner Stidham, you have any questions or comments?

2 COMMISSIONER STIDHAM: No questions or comments, and I
3 do align -- well, I do -- sorry. I align myself with the comments
4 that have already been made and really appreciate the analysis
5 of the zones and the explanations for the chosen zone and agree
6 with what you have chosen and commend the work that you're doing
7 here, so thank you very much.

8 CHAIRPERSON HOOD: Okay. Thank you, Commissioner
9 Stidham. Ms. Schellin -- hold on one second -- do we have anyone
10 here from the ANC?

11 MS. SCHELLIN: Let me doublecheck. I did not see them
12 earlier, but let me check.

13 CHAIRPERSON HOOD: I know you had mentioned a lot of
14 that earlier, but I want to just go through --

15 MS. SCHELLIN: No, I do not see a designated person for
16 the ANC, no, sir.

17 CHAIRPERSON HOOD: Okay. I'm going to ask the Vice
18 Chair to get ready so he can give their position. Hold on one
19 second.

20 MS. SCHELLIN: And that is Max Ewert -- I'm sorry --
21 just so -- namewise, that's Max Ewert, the Chair of ANC 1A.

22 CHAIRPERSON HOOD: Okay. Ms. Schellin, do we have any
23 other government agencies? I think you already went through
24 that, but if you don't mind doing it again.

25 MS. SCHELLIN: Yeah. Just DDOT -- Shepard Beamon from

1 DDOT and -- I'm sorry. He's with OP. Just OP.

2 CHAIRPERSON HOOD: I was going to say, he moved to
3 DDOT, huh?

4 MS. SCHELLIN: Yeah, I was going to say I just -- I
5 don't know if that's a demotion or a promotion, but just OP it
6 appears today.

7 CHAIRPERSON HOOD: Okay. All right. Well, let's go
8 straight to Mr. Beamon. And if you can identify -- Ms. Schellin,
9 said you were at DDOT, but I think you're at OP. You can give
10 us your report.

11 MR. BEAMON: Yeah. No, I haven't left OP yet. I don't
12 plan to, so -- but, yeah, good afternoon, Commissioners. Shepard
13 Beamon with the Office of Planning. Since the application was
14 set down, the Office of Planning recommends that the Zoning
15 Commission approve the proposed map amendment to rezone the
16 property from RA-2 to RA-4. OP recommends that the map amendment
17 be subject to IZ Plus requirements for future development. The
18 requested map amendment should be -- would be consistent -- would
19 be consistent with the Comprehensive Plan's maps and would uphold
20 several relevant policies, and when evaluated through a racial
21 equity lens, the proposed map amendment could facilitate
22 opportunities for new affordable housing options in proximity to
23 transit, employment, and retail options in the Mid-City Planning
24 Area, and it should not result in the direct or indirect
25 displacement of residents, as none currently reside on the

1 | property. And, with that, I will conclude OP's testimony and can
2 | stand on the record and take any questions that the Board -- or
3 | the Commission may have.

4 | CHAIRPERSON HOOD: Thank you very much, Mr. Beamon.
5 | Let's see if we have any questions. Vice Chair Miller, any
6 | questions?

7 | VICE CHAIR MILLER: No questions. Thank you, Mr.
8 | Beamon, for your report. I appreciate it.

9 | CHAIRPERSON HOOD: Commissioner Wright, any questions?

10 | COMMISSIONER WRIGHT: (Indiscernible response.)

11 | CHAIRPERSON HOOD: Okay. Got you. No questions.
12 | Commissioner Stidham, any questions?

13 | COMMISSIONER STIDHAM: No questions from me either.
14 | Thank you for your report.

15 | CHAIRPERSON HOOD: Okay. Thank you. And I have no
16 | questions as well. Mr. Freeman, does the applicant have any
17 | questions?

18 | MR. FREEMAN: No questions, but I always want to thank
19 | the Office of Planning, Mr. Beamon, Jennifer, and Joel, for their
20 | hard work and help on this case.

21 | CHAIRPERSON HOOD: Okay. Sounds good. And, Mr. Beamon,
22 | thank you very much for your report. Very well done. Thank you.
23 | All right. Ms. Schellin, do we have anyone here who wants to --
24 | oh, Vice Chair, could you give us the ANC report please?

25 | VICE CHAIR MILLER: Sure. Well, I -- the letter I have

1 | in the -- that I printed out -- as you know, I print out
2 | everything, because I'm kind of in the last -- stuck in the last
3 | century -- it's a letter dated -- I think it was before our
4 | setdown, actually -- December 11th, 2024, where ANC 1A expressed
5 | their support for this rezoning. It's a letter to you, Mr.
6 | Chairman, dated December 11th, 2024. I can't read on my exhibit
7 | the exhibit number, but the -- they indicated that the -- they
8 | support the goal to create affordable housing beyond what is
9 | required with inclusionary zoning and IZ Plus guidelines,
10 | aligning with the goals of their Housing Justice and Zoning
11 | Committee and the ANC 1A to build more housing and more affordable
12 | housing in the neighborhood, and they lauded the applicant's
13 | goals to also build community space and look forward to continuing
14 | to coordinate with the applicant. That's -- so the December 11th
15 | letter is the only one I have. I don't know if there's another
16 | letter in the record beyond that. I see Mr. Freeman shaking his
17 | head, so this is our letter in full support from ANC 1A.

18 | CHAIRPERSON HOOD: Okay. Thank you, Vice Chair, for
19 | giving us that analysis of ANC 5 -- I mean -- I'm about to say
20 | 5 -- ANC 1A, and we will continue with moving on. Thank you.
21 | Ms. Schellin, do we have anyone who's here to testify in support,
22 | opposition, or undeclared?

23 | MS. SCHELLIN: Let me check one last time online. We
24 | did not have any at the start of the hearing, and we do not have
25 | any now.

1 CHAIRPERSON HOOD: Okay. Thank you. There are a number
2 of letters, which I appreciate, that's already been brought up
3 here in support. I was going to read the names, but I thought
4 about once before Ms. Schellin and I were reading names, and
5 somebody tweeted out that we were really messing up everybody's
6 names, so I'll let the record speak for itself, and I just want
7 you to know, it's clear when you have that many letters of
8 support, it shows that you've done your due diligence, so thank
9 you. All right. We don't have anyone. So, Mr. Freeman, do you
10 have any closing? I'm sure you don't have any rebuttal in this
11 case.

12 MR. FREEMAN: No rebuttal. I just want to thank the
13 Commission for their time today. I think the record is pretty
14 clear, so we would ask the Commission to take proposed action at
15 its earliest convenience. Thank you.

16 CHAIRPERSON HOOD: Okay. Thank you. Colleagues, I
17 think this is pretty straightforward, and I don't think we need
18 to belabor this one. We can go ahead and move forward. And I
19 would ask if you all are ready -- you don't have to unkey, just
20 shake your head if you're ready to move forward, and let me know
21 yes or no.

22 (All Commissioners indicate agreement).

23 CHAIRPERSON HOOD: Okay. All right. I see everybody.
24 And I got you, Commissioner Stidham. I know if you weren't, you
25 would have spoke up. All right. So, Vice Chair, could you make

1 a motion please?

2 VICE CHAIR MILLER: Yeah, I'd be happy to. I move that
3 the Zoning Commission take proposed action -- I guess this is
4 a -- I think this is a two-vote map amendment case -- proposed --
5 the Zoning Commission take proposed action to approve Zoning
6 Commission Case Number 24-14, Emory United Methodist Church,
7 zoning map amendment at Square 2672, Lot 17 (sic), that's at 1459
8 Columbia Northwest -- Columbia Road Northwest, from RA-2 to RA-
9 4, and -- with an IZ Plus designation, as recommended by the
10 Office of Planning, and ask for a second.

11 CHAIRPERSON HOOD: Okay. It's been moved and
12 Commissioner Wright seconded.

13 COMMISSIONER STIDHAM: Second.

14 CHAIRPERSON HOOD: Oh, okay. Well, Commissioner Wright
15 and Stidham. Commissioner Wright actually seconded, but she
16 was -- I didn't hear her, but I read her lips, so -- okay. So
17 anyway -- so we'll give that to Commissioner Wright, because I
18 saw that one. Thank you, Commissioner Stidham, for doing that.
19 Hold that second for the next time I need one, but hold that one.
20 All right. So it's been moved and properly seconded. Any further
21 discussion?

22 (No response.)

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

25 (No response.)

1 CHAIRPERSON HOOD: Did Ms. Schellin disappear?

2 MS. SCHELLIN: I'm sorry. My machine is rebooting.
3 I'm not sure what's going on, if we're expecting a storm or what.
4 But so you're ready for the roll call vote; is that -- my machine
5 is --

6 CHAIRPERSON HOOD: Yeah. I think Commissioner Wright
7 may raise her hand.

8 MS. SCHELLIN: Yes. Commissioner Miller.

9 VICE CHAIR MILLER: Yes.

10 MS. SCHELLIN: Commissioner Wright.

11 CHAIRPERSON HOOD: She said yes. She raised her hand,
12 yes.

13 MS. SCHELLIN: Okay. Commissioner Hood.

14 CHAIRPERSON HOOD: Yes.

15 MS. SCHELLIN: And Commissioner Stidham.

16 COMMISSIONER STIDHAM: Yes.

17 MS. SCHELLIN: The vote is four to zero to one to
18 approve proposed action in Zoning Commission Case Number 24-14,
19 the minus one being Commissioner Imamura, not present, not
20 voting. And this will be ready to refer to NCPC for a 30-day
21 comment period. And If the applicant can provide us with a draft
22 order within two weeks, that would be great. Thank you. I don't
23 think you guys wanted anything. I didn't hear any additional
24 requests. That's correct, right?

25 CHAIRPERSON HOOD: No, we didn't.

1 MS. SCHELLIN: So the record is closed, except for the
2 draft order. Thank you.

3 CHAIRPERSON HOOD: All right. So, Mr. Freeman, are we
4 all on the same page?

5 MR. FREEMAN: Yes, sir. Thank you.

6 CHAIRPERSON HOOD: Okay. So before I close this meeting
7 out, the Zoning Commission -- Ms. Schellin, make sure I'm doing
8 this right -- the Zoning Commission will meet again June the 12th
9 on these same platforms at four p.m. Okay. Sounds good. Thank
10 you. All right. So, with that, I want to thank the applicant
11 and everyone in the church and the Pastor and everyone for your
12 progress. Continued good luck as you continue to move through
13 to doing what you have to do, and we all appreciate the hard work
14 that you all do. So, with that, this hearing is adjourned. Good
15 night, everyone.

16 MR. FREEMAN: Thank you.

17 PASTOR DANIELS: Thank you. Thank you, sir. Thank
18 you, everyone. We appreciate it.

19 (Whereupon, the above-entitled public hearing was
20 adjourned at 4:46 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 Hearing - Case No. 24-14

Before: DC Zoning Commission

Date: 06-05-25

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