

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC MEETING

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THURSDAY

JUNE 12, 2025

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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
DENNIS LIU, Esquire
JACOB RITTING, Esquire

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OFFICE OF PLANNING STAFF PRESENT:

SHEPARD BEAMON
MICHAEL JURKOVIC

ALSO PRESENT:

PATRICK BROWN, ESQUIRE, Counsel for Wesley Seminary
DAVID MCALLISTER-WILSON, President, Wesley Seminary
THOMAS SMITH, Neighbors for a Livable Community

The transcript constitutes the minutes from the
Regular Public Meeting held on June 12, 2025.

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

Case No. 16-02E
H&A DCU JV, LLC 5

Case No. 04-14I
Florida Rock Properties, Inc. 10

Case No. 25-08
Office of Planning 20

Case No. 23-08(1)
Wesley Theological Seminary of the United
Methodist Church 31

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 videoconferencing. My name is Anthony Hood. Joining me are Vice Chair Miller, Commissioners Imamura, Wright, and Stidham. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, as well as our Office of Zoning Legal Division. All of our counsel are here, Ms. Lovick, Mr. Liu, and Mr. Ritting. We will ask any -- we're also joined by the Mr. Paul Young, who's handling all of our virtual operations. And I will ask all others to introduce themselves at the appropriate time, if required.

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 in our public meetings unless the Commission requests someone to speak.

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2 your phone call-in, then please call our OZ Hotline number at
3 202-727-0789 for Webex log-in -- Webex log-in or call-in
4 instructions.

5 Before I go to the staff, I do have a preliminary
6 matter. I am going to move -- the first case on our agenda
7 tonight, final action, we're going to do that last. I'm going
8 to go through the agenda and we're going to do final action last.
9 Any objections?

10 (No response.)

11 CHAIRPERSON HOOD: And that will be Zoning Commission
12 Case 23-08(1), Wesley Theological Seminary of the United
13 Methodist Church, 2025 through 2023 (sic) Campus Plan at Square
14 1600. All right. With that, Ms. Schellin, do you have any
15 preliminary matters?

16 MS. SCHELLIN: No preliminary matters.

17 CHAIRPERSON HOOD: Okay. Well, in that case, let's
18 move right on with our agenda. Time extensions, Zoning Commission
19 Case Number 16-02E, H&A DCU JV, LLC, two-year design review time
20 extension as Square 665. Ms. Schellin, and then I'm going to
21 come to Commissioner Imamura first on this one.

22 MS. SCHELLIN: Yes, sir. In this case, as you stated,
23 the applicant is requesting a two-year time extension of the
24 design review approval of Zoning Commission Order Number 16-02D,
25 as in David. They want to construct a mixed-use building on

1 Parcel B, so the construction would commence by July 1, 2027.
2 This subject property, known as Parcel B, is currently a vacant
3 lot located in the -- which was known as Buzzard Point in
4 Southwest DC. It may still be called Buzzard Point. I'm not
5 sure, but -- so the applicant's justification is that, despite
6 their diligent efforts, it's been very difficult to secure
7 private funding needed for the market-rate portions of the
8 project, and, because of that delay, it caused a lapse in the
9 awarded financing -- public financing for all of the affordable
10 senior housing component of the project. And the applicant is
11 now actively -- not that they haven't been, but they are actively
12 seeking occupants for the commercial component of the project and
13 are diligently pursuing private and public financing needed, such
14 as the -- there's a Housing -- a new Housing Production Trust
15 Fund from DCHD that's available to apply for; low-income housing
16 bonds issued by DCHFA; a ten-year tax abatement for a portion of
17 the property intended for occupancy by Volunteers of America for
18 their headquarters. Hopefully, they're in negotiations with
19 them.

20 At Exhibit 5, there's an OP report that found the
21 extension request satisfies the criteria and the regulations, and
22 they recommend approval. ANC 6D, as of today, had not filed a
23 report in the case record, but the requisite time period has
24 elapsed, and the Commission, if it chooses to do so, can proceed
25 with final action. Thank you.

1 MS. LOVICK: Sorry. I just want to interject and add
2 something. There actually was an ANC 6D report that was filed
3 in the record yesterday, and it is in support, and, basically,
4 they asked that the applicant agree in writing that there would
5 be no scooter parking on Parcel B. And the applicant agreed to
6 that separately in writing. So I'm just letting you know that
7 that document is in the record. I believe it's at Exhibit 6.
8 Thank you.

9 CHAIRPERSON HOOD: Okay. Thank you, Ms. Schellin and
10 Ms. Lovick. Colleagues, I believe this meets our requirement
11 under Subtitle Z-705.2. I was going to -- I think Commissioner
12 Imamura was having some problems, so I'm going to go ahead and
13 start us off. Ms. Schellin has really teed this up, along with
14 adding the piece on about the ANC, and thank you both. As the
15 applicant stated, despite diligent efforts -- as we all know,
16 they've been having some unforeseen issues with financing. And
17 as -- all I have to say, after all that's been teed up, is that
18 I believe it meets our standard of review for Subtitle Z-705.2,
19 and I'll be voting to approve. Any objections? Any objections?

20 (No response.)

21 CHAIRPERSON HOOD: Not seeing any. Any other comments
22 needed, anybody?

23 (No response.)

24 CHAIRPERSON HOOD: Okay. So, with that, I would move
25 that we approve, as stated, Zoning Commission Case -- for the

1 time extension on Zoning -- as requested, for the time extension
2 on Zoning Commission Case Number 16-02E, and ask for a second.

3 COMMISSIONER STIDHAM: Second.

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

6 COMMISSIONER IMAMURA: Second.

7 CHAIRPERSON HOOD: Okay. Any further discussion?

8 (No response.)

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

11 MS. SCHELLIN: I will. I think that Commissioner
12 Imamura has frozen. Oh, he's back.

13 CHAIRPERSON HOOD: He's back.

14 MS. SCHELLIN: There we go, because we got that delayed
15 response. Okay. So I'm going to do roll call. Commissioner
16 Hood.

17 CHAIRPERSON HOOD: Yes.

18 MS. SCHELLIN: Commissioner Stidham.

19 COMMISSIONER STIDHAM: Yes.

20 VICE CHAIR MILLER: Commissioner Miller.

21 VICE CHAIR MILLER: Yes.

22 MS. SCHELLIN: Commissioner Wright.

23 COMMISSIONER WRIGHT: Yes.

24 MS. SCHELLIN: Commissioner Imamura. Commissioner
25 Imamura, maybe a thumbs up?

1 CHAIRPERSON HOOD: I think he's delayed or maybe he's
2 not. There he is.

3 MS. SCHELLIN: Oh, I saw -- I saw movement for a second.

4 COMMISSIONER IMAMURA: Yes.

5 MS. SCHELLIN: Yes, there we go. Okay. So staff record
6 the vote five to zero to zero.

7 COMMISSIONER IMAMURA: Yes.

8 MS. SCHELLIN: Yes, there we go -- five to zero to zero
9 to approve final action in Zoning Commission Case Number 16-02E.

10 And can this have a summary order? This was Hillary's case.

11 OZLD, Ms. Lovick, can this have a summary order issued?

12 MS. LOVICK: Yes, that's fine with me.

13 MS. SCHELLIN: Chairman Hood, that's okay?

14 CHAIRPERSON HOOD: Yeah. Yeah. I was going to say --
15 go to the Commissioners for any objections. That's fine, but
16 I'll leave that up to the Legal Division. If they can do a
17 summary, that's great.

18 MS. SCHELLIN: Okay. So if they could submit a draft
19 order in two weeks, that would be great. Thank you.

20 CHAIRPERSON HOOD: I'll leave that up to our counsel.
21 That's what I want to say. The Commission -- it's already up to
22 the Commission. All right.

23 MS. SCHELLIN: Thank you.

24 CHAIRPERSON HOOD: All right. Thank you. Let's move --
25 I'm going to try to go to Commissioner Imamura this time, but I

1 think he's having a delay, so we can work through that. Don't
2 log, because we don't want to lose you.

3 Let's go to Zoning Commission Case Number 04-14I,
4 Florida Rock Properties, Incorporated, ten-year time extension
5 to Zoning Commission Order Number 04-14D to file a building permit
6 to the marina design review portion of the project, Square 708.
7 Before I go to Ms. Schellin, I'm going to first go -- after Ms.
8 Schellin finishes, I'm going to go to Commissioner Wright.

9 MS. SCHELLIN: Sure. So at the last meeting, May 29th,
10 the Commission was a little hesitant about the request for a ten-
11 year extension, and asked them to go back -- the applicant to go
12 back, and so the applicant -- to reconsider maybe a different
13 time period. So they went back and submitted a supplemental
14 statement at Exhibits 5 and 5A, reducing the time to six years,
15 so you have that. And that would change the time period to May
16 26th, 3031 (sic) and commencing construction on -- a year later,
17 May 26th, 2032. And then that is -- as of today, I don't believe
18 we have ANC report. I checked about two hours ago. But OP had
19 previously provided their report, and they were okay with the
20 ten-year extension, and I don't believe they've provided anything
21 additional, but you had already received that. Thank you.

22 CHAIRPERSON HOOD: Thank you, Ms. Schellin.
23 Colleagues, you know, this was -- troubled us, as we went -- as
24 we were requested to do the ten-year time extension, and we had
25 some reservations, so let's have -- continue that discussion.

1 And we know now what's being proposed, so I'm going to start off
2 with Commissioner Wright.

3 COMMISSIONER WRIGHT: Thank you. And I hope you can
4 hear me. I'm having some technical difficulties as well. But I
5 appreciate that the applicant went back and sort of sharpened
6 their pencil a little bit on what their schedule would be, and
7 they have presented a fairly, I think, detailed response about
8 how long it's going to take to build the two recently approved
9 buildings and to finish those phases of the project and then move
10 on to the marina portion. And they are -- and, based on that,
11 they changed their request from ten years to six years.

12 They also verified -- and I appreciate this, because I
13 know it was something that we were concerned about -- that all
14 of the improvements along the waterfront that we had seen when
15 we approved the recent amendments for the final two cases of the
16 buildings, that those are going to be built and that that is not
17 delayed or connected with the marina project. They will be doing
18 the improvements along the waterfront. And really, based on
19 that, you know, I think -- I think they're trying to be realistic
20 and not spend their time and our time coming back frequently for
21 extensions, when they know it's going to take them about six
22 years to get to this project, given the other construction that
23 they're going to be doing on the site. So I think that the six-
24 year proposal is something I can support and I think it's
25 realistic.

1 CHAIRPERSON HOOD: Thank you, Commissioner Wright, for
2 teeing that up. Let's see if we have any other comments or
3 questions? Let me just say, I would agree and echo -- everything
4 that you said, I would agree and can support what's being asked
5 of us now. Commissioner Imamura.

6 (No response.)

7 CHAIRPERSON HOOD: Let's give him a few minutes. I
8 think he's on a delay.

9 (Brief pause.)

10 CHAIRPERSON HOOD: Okay. Can you hear me, Commissioner
11 Imamura?

12 (No response.)

13 CHAIRPERSON HOOD: All right. Let's go to Commissioner
14 Stidham. Commissioner Stidham.

15 COMMISSIONER IMAMURA: Thank you, Mr. Chairman --
16 (indiscernible due to technical problems) --

17 CHAIRPERSON HOOD: Okay. That's all right.

18 COMMISSIONER IMAMURA: (Indiscernible due to technical
19 problems.)

20 CHAIRPERSON HOOD: So, Commissioner Imamura, you may
21 want to -- when you get this message, because it's going to be a
22 minute, you may want to log off and come back on, because I think
23 that will solve the problem, because you're real delayed, and
24 we're not hearing anything you're saying. It's chopping up. So
25 why don't you -- we'll give you a minute to log off and come back

1 on. It'll probably be a minute before he gets this -- yeah, it's
2 a delay. Let's just give him a minute. Meanwhile, Commissioner
3 Wright, did you have any problems getting on it today?

4 COMMISSIONER WRIGHT: Yes, I have, but I --

5 CHAIRPERSON HOOD: Oh, okay. Well, I'd like to keep --
6 I'd like to keep you company, because I had problems too.

7 COMMISSIONER WRIGHT: Yeah. I'm on via my phone right
8 now. I had trouble getting on my computer and trying to figure
9 out if the problem is my computer or Webex. Webex seems to be
10 very touchy these days.

11 CHAIRPERSON HOOD: Yeah, it is. And it kept telling
12 me I was already in the meeting, and I couldn't get in.

13 VICE CHAIR MILLER: But it seems to evenly distribute
14 their problems to each of us, because I don't -- I'm not having
15 any problems today. I shouldn't have said that, because I
16 probably will now.

17 COMMISSIONER WRIGHT: You'll jinx yourself.

18 COMMISSIONER STIDHAM: You're normally the one that has
19 all the problems, so it's a gift.

20 CHAIRPERSON HOOD: Yep, you never know. Paul, you
21 think you may be able to call Commissioner Imamura maybe to see
22 if he needs some assistance? But he's tech savvy; he's not like
23 I am. Okay. He's gone now. So he'll come back.

24 (Brief pause while waiting for Commissioner Imamura to
25 rejoin videoconference.)

1 CHAIRPERSON HOOD: You good?

2 COMMISSIONER IMAMURA: I'm good. Sorry.

3 MS. SCHELLIN: Even his picture is better, because his
4 picture was fuzzy before, so all of it's good now.

5 COMMISSIONER IMAMURA: My apologies. I know that's
6 frustrating.

7 CHAIRPERSON HOOD: No problem. Commissioner, you'll
8 be happy to know it's a number of us that have problems. So,
9 Commissioner Imamura, you made some comments on that case,
10 Florida Rock. Could you --

11 COMMISSIONER IMAMURA: I was trying to be brief, Mr.
12 Chairman, and just say that I agree with Commissioner Wright. I
13 think that's what I'll stick with.

14 CHAIRPERSON HOOD: Okay. Great. Thank you.
15 Commissioner Stidham.

16 COMMISSIONER STIDHAM: I do appreciate the applicant's
17 further justification related to the time frame. We didn't have
18 that information when we originally were looking at this case,
19 so the extra detail is really helpful. While I would prefer a
20 much -- a shorter time frame, like less than five years, because
21 this has been on the books for a long time, I can live with and
22 support the six-year time period.

23 CHAIRPERSON HOOD: Okay. Thank you. Vice Chair Miller.

24 VICE CHAIR MILLER: Thank you, Mr. Chairman. I
25 generally agree with the comments of each of my colleagues. Like

1 Commissioner Stidham, I would have preferred a shorter time frame
2 for the -- at least the beginning of the construction of the
3 marina. I think the marina always was envisioned as being done
4 in phases anyway, but the public pier portion was going to be
5 done -- the fixed pier was going to be done first. And, you
6 know, I'm willing to go along with the six-year time extension,
7 but given what we're seeing with other time extensions, even
8 today by the same attorneys representing a different applicant,
9 where private financing of housing is difficult in the current
10 market -- so we're delaying the marina -- the public marina --
11 public portion of the marina for housing, much of which would be
12 affordable, but there's a difficulty in the market right now for
13 housing, so maybe it's the time to build the public pier -- the
14 fixed -- at least the fixed public pier part of the marina, maybe
15 not all the private piers -- the floating piers, although they
16 were going to be accessible by the public as well.

17 And, originally, this was phased to be between phases
18 1 and 2, and 3 and 4 -- we don't want to -- we're allowing 3 and
19 4 to go ahead of the marina by -- if we take action today to
20 approve this time extension, I'm concerned that we're going to
21 have a time extension on the phases 3 and 4, given the current
22 market and -- although I'm hopeful that it will change and get
23 better. The city made an incredible -- well, the public made an
24 incredible investment in the South Capitol Bridge -- the
25 Frederick Douglass and the South Capitol Oval. That's what the

1 marina originally was waiting for. So I will -- I will support
2 going along with the six-year time extension, but I would
3 encourage the applicant, if there is difficulty in securing
4 financing, please proceed as originally planned with the public
5 portion of the marina, the fixed pier, so that it can have access
6 from the esplanades that the applicant has beautifully already
7 built there along the waterfront. Even though that's just part
8 of phases 1 and 2, there will be greater access when 3 and 4 are
9 built, but we've seen a number of time extensions, modifications,
10 changes to this project over the 24 years, since its original
11 application, and it was six years before that -- there was an
12 earlier version as well.

13 So I really would encourage the applicant to proceed
14 with at least the fixed pier while they're trying to seek
15 financing for the housing. They'll be able to get, hopefully,
16 as we've seen, public financing for the affordable housing, but
17 if they're having difficulty securing all of the financing, they
18 should proceed with what's originally planned, at least for the
19 public portion. That would activate the waterfront even more
20 than they already have done. So that's just my encouragement,
21 Mr. Chairman, to the applicant.

22 CHAIRPERSON HOOD: So let me -- let me ask my
23 colleagues -- and I know where Commissioner Wright and
24 Commissioner Imamura and myself are, but I also know where
25 Commissioner Stidham -- and I've heard the Vice Chair loud and

1 clear. Do we want to go back at the applicant and see if they
2 can pivot -- and I like using that word now -- pivot what Vice
3 Chair Miller was speaking of and I think Commissioner Stidham?
4 So I don't know if you -- is that any interest? Let me go to
5 Commissioner Wright and Commissioner Imamura on what we heard
6 from our colleagues. Any interest, Commissioner Wright?

7 COMMISSIONER WRIGHT: No. I really think we need to
8 move forward with this case and this extension at this time. I
9 think they've given us the information they can. I mean, I would
10 point out, I don't know the financial structure of this project,
11 I don't have, you know, any inside information, but the reality
12 is to build the marina they need financing for that too. I don't
13 think there is a pot of money that's been sitting there waiting
14 to spend to build this public amenity that is part of the overall
15 project. So if there are financing problems today, which, you
16 know, we're hearing that with many different projects, I don't
17 think it's a matter of them saying, well, we'll figure out how
18 to get the money to build the marina now and we'll delay the
19 housing. I think if there are financing problems, there will be
20 financing problems with all of the project. So I just don't
21 think that by changing an extension time period we are going to
22 be able to leverage them to build something that they either may
23 not have the financing to build or that they think is not in the
24 best sort of orderly development of their project.

25 CHAIRPERSON HOOD: Okay. Thank you. Commissioner

1 | Imamura, you want to add to that or opine on that?

2 | COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Again,
3 | I'll try to be brief, just because of connectivity issues.
4 | Earlier, my comment really was that I still had some heartburn
5 | over the six years, but I thought Commissioner Wright made a very
6 | good point that this is something that, you know, if -- the
7 | applicant would have probably come back with a shorter time frame,
8 | if it were realistic, and so I agree that we should probably move
9 | forward. To your point, Mr. Chairman, about pivoting and seeing
10 | if the applicant will come back again, I think if they could,
11 | they would have already proffered that. And so I'm comfortable
12 | moving forward with it, but certainly appreciate and, you know,
13 | share the same concerns that Vice Chair Miller and Commissioner
14 | Stidham have.

15 | CHAIRPERSON HOOD: Okay. All right. Commissioner
16 | Stidham and Vice Chair Miller, you have anything to add. We know
17 | where you all are. I think you all will support it as it is,
18 | but I was just seeing if we wanted to try one more time. And I
19 | think Commissioner Imamura brings up a good point. I would hope
20 | they would have exhausted all that about pivoting and making the
21 | changes, if necessary, and I think if they had that, they would
22 | have -- I think that maybe this is the best offer they can do at
23 | this time, so that's -- I'll leave it at that. Any other
24 | questions, Commissioner Stidham or Vice Chair Miller?

25 | (Commissioners Stidham and Miller shake head no.)

1 CHAIRPERSON HOOD: We're good? All right.
2 Commissioner Wright, would you like to make a motion please?
3 COMMISSIONER WRIGHT: I -- yes, I would be happy to.
4 I move that we approve Zoning Case Number 04-14I, Florida Rock
5 Properties, Inc. for a six-year time extension to Zoning
6 Commission Order Number 04-14D to file a building permit for the
7 marina, the design review portion of the project, at Square 708.
8 CHAIRPERSON HOOD: Is there a second?
9 COMMISSIONER IMAMURA: Second.
10 CHAIRPERSON HOOD: Okay. It's been moved and properly
11 seconded. Any further discussion?
12 (No response.)
13 CHAIRPERSON HOOD: All right. Ms. Schellin, would you
14 do a roll call vote please?
15 MS. SCHELLIN: Yes, sir. Commissioner Wright.
16 COMMISSIONER WRIGHT: Yes.
17 MS. SCHELLIN: Commissioner Imamura.
18 COMMISSIONER IMAMURA: Yes.
19 MS. SCHELLIN: Commissioner Hood.
20 CHAIRPERSON HOOD: Yes.
21 MS. SCHELLIN: Commissioner Miller.
22 VICE CHAIR MILLER: Yes.
23 MS. SCHELLIN: And Commissioner Stidham.
24 COMMISSIONER STIDHAM: Yes.
25 MS. SCHELLIN: The vote is five to zero to zero to

1 approve Zoning Commission Case Number 04-14I for a six-year time
2 period, as discussed on the (indiscernible), and also a summary
3 order for this in two weeks. Who is the attorney on this one;
4 Jake?

5 CHAIRPERSON HOOD: You're on mute, Mr. Ritting.

6 MR. RITTING: Sorry. I think a summary order would be
7 appropriate. And since I've got the opportunity, I just wanted
8 to clarify that that motion should also include the waiver to
9 allow the longer time period than required by the zoning
10 regulations.

11 COMMISSIONER WRIGHT: Thank you. That would be
12 incorporated in my motion, yes.

13 MS. SCHELLIN: Okay. Thank you.

14 CHAIRPERSON HOOD: Okay. Understood. Thank you, Mr.
15 Ritting. All right. We ready to move on, Ms. Schellin?

16 MS. SCHELLIN: (Nods head affirmatively.)

17 CHAIRPERSON HOOD: All right. Let's go to hearing
18 action, Zoning Commission Case Number 25-08, Office of Planning
19 text amendment to update the residential apartments to RA-1 zone.
20 And, again, I want to thank the Office of Planning for even
21 bringing this. It's been a long time coming, and I appreciate
22 the Office of Planning bringing this forward. So Mr. Beamon.

23 MR. BEAMON: Okay. Yes. Good evening. And, yes, as
24 you mentioned, Chair Hood, this has been a long time coming, so
25 we're happy to be here presenting this to you all. So good

1 evening Commissioners and Chair Hood. My name is Shepard Beamon.
2 I'm with the Office of Planning. I'm joined by Michael Jurkovich,
3 also with OP. OP recommends that the Zoning Commission set down
4 ZC 25-08 for a public hearing. As requested by the Zoning
5 Commission, OP has filed this petition for a zoning text amendment
6 to amend the RA-1 residential apartment zoning requirements.

7 Next slide please. So the RA-1 zone is intended to
8 permit low to moderate-density residential development.
9 Currently, new rowhomes -- new rowhomes, flats, multifamily
10 residential buildings, and additions to multifamily buildings are
11 required to have BZA approval before obtaining a permit. And if
12 we look at the map here, we'll see that RA-1 is scattered
13 throughout the District, but the primary concentrations are
14 within Ward 7 and 8.

15 Next slide please. So the goals of this text amendment
16 include refinement of the current RA-1 zoning development
17 standards; to allow uses and expansions permitted by right that
18 are unlikely to have substantial impacts on character or context
19 of the surrounding area; to clarify application and BZA review
20 criteria to reduce the number of BZA applications for smaller or
21 less intense proposals; and to address concerns identified by the
22 ANCs, by the community, and by BZA members. And, with that, I'll
23 turn it over to Michael. Next slide. Sorry.

24 MR. JURKOVIC: Yes. Again, this is Mike Jurkovic with
25 OP. The first of the two development requirements we're proposing

1 to change in the RA-1 zone is an introduction of minimum lot
2 requirements through lot dimensions being a minimum lot area of
3 1,800 square feet and a minimum lot width of 18 feet, while now
4 allowing opt-in of voluntary IZ developments by right, while
5 currently this also requiring a special exception.

6 Next slide please. The other change we are proposing
7 to the development requirements is to -- is to the required side
8 yards. Currently, side yards are determined by building type and
9 by the number of units per floor. We proposed to keep the minimum
10 side yards at eight feet, when applicable, but, instead, require
11 new construction containing five or more units to maintain two
12 side yards, thereby requiring new apartment construction to be
13 detached buildings.

14 Next slide please. The next two slides will talk about
15 the use permissions for the RA-1 zone. Currently, only detached
16 and semi-detached dwellings of one or two units are allowed by
17 right, while new row buildings, as Shepard just mentioned, as
18 well as apartment houses are required to pursue the special
19 exception. We are proposing to allow all detached, semi-
20 detached, and row building developments of up to four units by
21 right, while all new apartments buildings of five units or more
22 would still be required to pursue the special exception for their
23 use.

24 Next slide please. Additionally, we're proposing
25 limited expansions of existing apartment houses. Structural

1 expansions would be required to maintain their existing unit
2 counts, while renovations may convert spaces not used for -- not
3 currently used for dwelling units into such units through -- some
4 examples of what the BZA typically approves that would fit this
5 category would be cellar excavation. That's a pretty common
6 request. And I'll turn it back over to Shepard on the next slide.

7 MR. BEAMON: So looking at U-421, this section has BZA
8 requirements and standards for new residential development in the
9 RA-1 zone currently. OP proposes refining and expanding on the
10 current applicant submittal requirements to include sufficient
11 information about the proposal and potential impacts on adjacent
12 properties. OP also recommends requiring site plan review for
13 larger projects measuring over 20,000 square feet and
14 clarification of the BZA's authority over special treatment for
15 certain projects.

16 Next slide. Also under U-421, OP no longer recommends
17 BZA review new residential -- new residential development, but,
18 instead, residential development that does not meet the criteria
19 for permitted uses and development standards, so anything that
20 does not meet either U-401 or F-202 will still be subject to BZA
21 review.

22 Next slide. And then, lastly, OP proposes adding
23 filing requirements for larger sites or projects, again, with
24 more -- sorry -- projects with more than one principal dwelling
25 seeking relief, including additional plans and a statement on how

1 the new development could impact adjacent properties. And next
2 slide.

3 MR. JURKOVIC: So, yeah, this text amendment was
4 evaluated using the Commission's racial equity tool and found
5 that the proposal would not be inconsistent with the
6 Comprehensive Plan, included when viewed through a racial equity
7 lens. The amendment would help further policies related to
8 equity, such as preserving existing housing, infill development,
9 and finding new ways to accommodate housing in existing
10 neighborhoods.

11 Regarding the Commission's evaluation factors, given
12 the RA-1 zone's location throughout the District, the amendment
13 should not impact access to opportunity and, instead, would allow
14 property owners more opportunity for reasonable expansions or
15 redevelopments of their properties by right, while maintaining
16 the public process through special exception for the larger more
17 intense developments. OP does anticipate any other significant
18 impacts from these changes.

19 Next slide please. In terms of community outreach, OP
20 conducted several virtual open houses with the ANCs earlier this
21 year in January. We received generally positive feedback on the
22 direction of our proposal. Additionally, we have a project
23 website and a dedicated e-mail, which we have used to field
24 various questions from ANC members -- or Commissioners. Sorry.
25 In summary, OP recommends that the Commission set down the

1 application for public hearing. Thank you, and we're here to
2 answer any questions.

3 CHAIRPERSON HOOD: Thank you both. Mr. Jurkovic and
4 Mr. -- excuse me -- Mr. Beamon. This must have been -- took a
5 lot of time, because I see we got two people that worked on this
6 RA-1. Let me just ask this question first. And I appreciate
7 all the work you've done. I want to make sure -- I saw on the
8 outreach that you all reached out -- sorry about that. I want
9 to make sure that you all did -- I saw you had an outreach or
10 something I think to Ward 7 and 8. Some of the cases that I
11 remember -- and I'm not sure if we can do this, and I'm sure Ms.
12 Lovick or somebody will let me know -- but one of the things I
13 would ask the Office of Planning is to also reach out to some of
14 those past cases that we had problems with and issues in RA-1,
15 even though I'm not sure what has been done with them now -- they
16 may all be done -- but how we can better write these regulations,
17 for me, is to look at our past experience. But let me ask you
18 this first. Did you all do that? Did you all look at some of
19 the past --

20 MR. BEAMON: (Nods head affirmatively.)

21 CHAIRPERSON HOOD: Oh, you did that. Okay.

22 MR. BEAMON: Yes.

23 CHAIRPERSON HOOD: I just want to make sure, especially
24 some of the folks in Ward 4, where we had some of the major
25 issues, and we had it citywide, but especially in Ward 4 I know

1 one particular, which I tried to sua sponte, but either way I
2 just want to make sure that we've done our due diligence,
3 especially looking at our past practice, but I guess -- I'm sure
4 you all are experts in planning, so I know you've already done
5 that. I'm looking forward to having this discussion, and I've
6 heard about matter of right. I want to make sure that we do the
7 necessary discovery, when these type of proposals come in front
8 of the Commission and going -- well, in front of the BZA, and
9 give them the tools that they need to be able to have better
10 decisions and better outcomes. And that's all I have to say on
11 that. I'm looking forward to discussion, and hopefully we'll set
12 this down. Let me hear what others have to say. Commissioner
13 Wright.

14 COMMISSIONER WRIGHT: I am happy to set this down and
15 have an opportunity to have a public hearing on it. I do have,
16 you know, a few questions and would appreciate, when we, you
17 know, get to the public hearing, and maybe it's consistent with
18 what the Chair is saying, you know, a few actual examples that
19 you could share with us in your presentation about cases that
20 perhaps had to go through the BZA, but now would not have to go
21 through the BZA, you know, some real life examples of projects
22 that would have an easier path to approval, given this. I mean,
23 I'm all for making it easier to build more housing in the
24 District. We all know housing is a critical issue. And it sounds
25 like this is part of the goal of this particular text amendment.

1 So I'm absolutely happy with setting it down, and I just would
2 say when we get to the actual -- excuse me -- public hearing,
3 some case studies or real life examples that you could include
4 in the presentation would helpful.

5 CHAIRPERSON HOOD: Okay. Commissioner Imamura, any
6 questions or comments?

7 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. Again,
8 I didn't (indiscernible due to connectivity issues) I think some
9 examples (indiscernible) that led to this (indiscernible)
10 proposal would be very helpful. I'm in agreement too that we
11 set this down and -- but I think that it's always a good thing
12 to make more refinements to our regulations to better serve the
13 public. And so, I think, Mr. Beamon, you used that slide deck
14 there, so further refinements to regulations I think are -- is
15 always better and needed. So thank you very much for both of
16 you, as the Chairman said, working on this. So that's all I
17 have, Mr. Chairman. Thank you.

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

20 COMMISSIONER STIDHAM: Sorry about that. I had trouble
21 getting off mute. I agree with the comments of my other fellow
22 Commissioners and support setting this down.

23 CHAIRPERSON HOOD: And Vice Chair Miller.

24 VICE CHAIR MILLER: Yeah, I also appreciate the
25 comments of my colleagues and support setting this down for a

1 public hearing. And to the extent that we are making matter-of-
2 right cases that really were a burden upon the ANC and the BZA
3 to hear, I think that the analysis that was requested by
4 Commissioner Wright would be helpful to see how many cases are --
5 would have been affected in one way or the other in the past few
6 years. I just had a question. So I appreciate all the work of
7 the Office of Planning in bringing this forward. I know it's
8 been a long time coming on a very huge work list that we and
9 others have -- the Mayor and others have given -- and the public
10 have given to you. Just remind me -- and I think it's in your
11 report, but remind me what the FAR permission is in the RA-1
12 zone, which isn't being changed, as I understand it, by this
13 current proposal, although one -- apparently, one ANC
14 Commissioner or somebody in the public comments recommended that
15 you look at that, increasing the density, but just remind me what
16 the FAR permission density is in the RA-1 zone versus the RA-2
17 zone, just to -- I could look that up, but I didn't.

18 MR. JURKOVIC: I can tell you for -- it starts at .9,
19 and then just let me double-check on what the limit is for an
20 inclusionary zoning development.

21 VICE CHAIR MILLER: You know, I don't need that now.

22 MS. LOVICK: Commissioner, I can tell you. It's 1.08
23 for the RA-1 zone for an IZ development, and for the RA-2 zone
24 it's 2.16, and for just a regular, like, non-IZ development in
25 the RA-2 zone it's 1.8.

1 VICE CHAIR MILLER: Thank you, Ms. Lovick. I appreciate
2 you bringing that forward.

3 MR. JURKOVIC: There we go. Sorry, Zoning Commission.
4 We, too, are also getting the technical difficulties bug. But
5 to answer your question, for the majority -- all other structures
6 besides the public library, RA-1 is .9, while RA-2 is 1.8.

7 VICE CHAIR MILLER: So it's about double.

8 MR. JURKOVIC: Yeah.

9 VICE CHAIR MILLER: And you did get one recommendation
10 I guess in your public outreach for that and you decided not to
11 include it in your proposal at this time. Can you just give us
12 some further elaboration on that now or at the public hearing?

13 MR. BEAMON: I think we can address that for the public
14 hearing though -- when we evaluate more of the comments that
15 we've received from the ANCs.

16 VICE CHAIR MILLER: Okay. I think I heard the
17 technically-challenged response, so I'm ready to move forward,
18 Mr. Chairman.

19 CHAIRPERSON HOOD: Okay. Thank you. Again, thank you,
20 Mr. Jurkovich and Mr. Beamon, for all the work that you all put
21 into it. I'm looking forward to having this hearing and try to
22 flush out some of the issues and see where we go from there,
23 especially taking the comments of my colleagues. So would
24 somebody like to make a motion and set that down? Commissioner
25 Stidham, would you like to make a motion?

1 COMMISSIONER WRIGHT: (Indiscernible response.)

2 CHAIRPERSON HOOD: Okay. Commissioner Wright, you
3 spoke up. Go right ahead.

4 COMMISSIONER WRIGHT: I'm happy to give someone else
5 the honor, but I'm happy also to make a motion that we set down
6 Zoning Case Number 25-08, Office of Planning text amendment to
7 update the residential apartment RA-1 zone and that we set that
8 down for public hearing.

9 COMMISSIONER STIDHAM: Second.

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

12 (No response.)

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

15 MS. SCHELLIN: Sure. Commissioner Wright.

16 COMMISSIONER WRIGHT: Yes.

17 MS. SCHELLIN: Commissioner Stidham.

18 COMMISSIONER STIDHAM: Yes.

19 MS. SCHELLIN: Commissioner Hood.

20 CHAIRPERSON HOOD: Yes.

21 MS. SCHELLIN: Commissioner Miller.

22 VICE CHAIR MILLER: Yes.

23 MS. SCHELLIN: Commissioner Imamura.

24 COMMISSIONER IMAMURA: Yes.

25 MS. SCHELLIN: The vote is five to zero to zero to set

1 down Zoning Commission Case Number 25-08 as a rule-making case.
2 Thank you.

3 CHAIRPERSON HOOD: No wonder you didn't respond,
4 because I had myself on mute. Ms. Schellin, we just have one
5 additional item left on the agenda, correct?

6 MS. SCHELLIN: That's not always the reason why I don't
7 respond, but that is correct, one case.

8 CHAIRPERSON HOOD: Thank you. So, colleagues, with
9 this case, we have final action, Zoning Commission Case Number
10 23-08, Wesley Theological Seminary of the United Methodist
11 Church. I wanted to move that last, because I wanted to go into
12 an emergency closed session, and I would ask for your support on
13 that. I want to do a vote on it. We have to vote first, and
14 then we will go to emergency closed session to get legal advice
15 from our counsel. And let me read the statement.

16 As Chairman of the Zoning Commission for the District
17 of Columbia and in accordance with 405 and 406 of the District
18 of Columbia Administrative Procedures Act, I move that the Zoning
19 Commission hold a closed emergency meeting on June the 12th,
20 2025, with regard to Zoning Commission Case Number 23-08(1), the
21 Wesley Theological Seminary of the United States (sic) -- United
22 Methodist Church -- I'm sorry, not United States -- United
23 Methodist Church, 2025 through 2035 Campus Plan at Square 1600,
24 pursuant to DC Official Code -- DC Official Code 2-575(b)(4) and
25 2-575(b)(13), for the purpose of seeking legal advice from our

1 counsel and on deliberating but not voting upon the cases for the
2 reasons cited in the Open Meetings Act. Is there a second?

3 VICE CHAIR MILLER: Second.

4 CHAIRPERSON HOOD: Will the Secretary please call --
5 do a roll call with the motion before us now that has been
6 seconded?

7 MS. SCHELLIN: Yes, sir. Commissioner Hood.

8 CHAIRPERSON HOOD: Yes.

9 MS. SCHELLIN: Commissioner Miller.

10 VICE CHAIR MILLER: Yes.

11 MS. SCHELLIN: Commissioner Wright.

12 COMMISSIONER WRIGHT: Yes.

13 MS. SCHELLIN: Commissioner Stidham.

14 COMMISSIONER STIDHAM: Yes.

15 COMMISSIONER IMAMURA: Commissioner Imamura.

16 COMMISSIONER IMAMURA: Yes.

17 MS. SCHELLIN: The vote, Chairman Hood, is five to zero
18 to zero to go into the emergency closed meeting.

19 CHAIRPERSON HOOD: Okay. I was hesitant, because I
20 know we've been having some challenges, but I believe it's going
21 to all work out. As it appears, the motion has passed. I hereby
22 give notice that the Zoning Commission will recess this
23 proceeding on this date, June the 12th, 2025, at 4:51 p.m. to
24 hold a closed emergency meeting via Webex. Sorry for the
25 inconvenience, but we should be back as soon as possible. Thank

1 | you. Ms. Schellin, will that be provided to us?

2 | MS. SCHELLIN: Yes, sir. Mr. Young will provide that
3 | link to you via e-mail.

4 | CHAIRPERSON HOOD: Okay. If anybody has any problems,
5 | just let us know, so let's try to get over without any problems.
6 | That's the goal.

7 | MS. SCHELLIN: Thank you. Mr. Young, do they have to
8 | exit out of this meeting, because I'm not sure they can be in
9 | two at the same time?

10 | MR. YOUNG: No, they don't. They can stay in here;
11 | just shut your -- just shut your camera off.

12 | MS. SCHELLIN: Okay.

13 | MR. YOUNG: You can stay in here. Whoever's still in
14 | here, just stay in here and --

15 | MS. SCHELLIN: Okay. You haven't sent the invite yet,
16 | because I haven't seen it.

17 | MR. YOUNG: I did send it.

18 | MS. SCHELLIN: Okay. I didn't get it yet. Okay. Thank
19 | you. So turn the camera off. Thank you.

20 | MR. YOUNG: Okay. Gwen, your camera is still on.

21 | (Whereupon, the Zoning Commission recessed at 4:51 to
22 | conduct an emergency closed meeting.)

23 | CHAIRPERSON HOOD: Mr. Young, can you bring up Mr.
24 | Brown and also NLC and the -- and Spring Valley Wesley Heights
25 | Citizens Association? Can you bring them up? And I'm going to

1 ask them to stay muted for a moment please.

2 CHAIRPERSON HOOD: Okay. We are all here. Okay. I'm
3 going to call this meeting back to order. We have just finished
4 our emergency meeting, as we got advice from our counsel, let's
5 call this back to order. I'm going to ask Mr. Brown -- if you
6 could come up, Mr. Brown, and turn your -- introduce yourself and
7 turn on your camera. I have a question for you please.

8 (No response.)

9 CHAIRPERSON HOOD: Mr. Brown.

10 (No response.)

11 CHAIRPERSON HOOD: Mr. Brown, are you available?

12 MS. SCHELLIN: He just unmuted, so he should be able
13 to speak now, if he can turn his camera on. Is that what you
14 want?

15 CHAIRPERSON HOOD: And, again, let me just say
16 that -- I'm trying to get -- make sure these closed meetings
17 are -- there was no vote taken; we just discussed the process,
18 and, again, that's always open to the public. Mr. Brown, good
19 evening. Can you hear me, Mr. Brown?

20 (No response.)

21 CHAIRPERSON HOOD: Mr. Brown, can you hear me?

22 MR. BROWN: Chairman Hood, can you hear me?

23 CHAIRPERSON HOOD: I can hear you.

24 MR. BROWN: I can't hear you.

25 CHAIRPERSON HOOD: Okay. That's not a good sign.

1 MR. BROWN: And my camera is on.

2 CHAIRPERSON HOOD: I can't hear you.

3 MS. SCHELLIN: So we can hear him, but he can't hear
4 us.

5 CHAIRPERSON HOOD: But I have a question to ask him,
6 so that's not going to help.

7 MS. SCHELLIN: Yeah. And he may need to turn the volume
8 up on his computer.

9 MR. BROWN: Can you -- I still can't hear you.

10 CHAIRPERSON HOOD: Well, we can hear you. You may need
11 to log off and come back on quickly.

12 MS. SCHELLIN: I'll try sending him an e-mail too.

13 CHAIRPERSON HOOD: Okay. Or ask him -- maybe Mr. Young,
14 can help him, if he gets the number.

15 MR. BROWN: I can't -- I can't hear you. Yes, David?

16 DR. MCALLISTER-WILSON: They can hear you.

17 MR. BROWN: I can't hear them.

18 CHAIRPERSON HOOD: Don't say nothing bad about us, but
19 tell David -- David, tell him we can hear him.

20 DR. MCALLISTER-WILSON: (Laughs.)

21 MR. BROWN: What did they say?

22 DR. MCALLISTER-WILSON: Yes, it's not the confessional.

23 MR. BROWN: I'm going to log off and log back on.

24 DR. MCALLISTER-WILSON: That's their suggestion.

25 MR. BROWN: All right.

1 (Whereupon, Mr. Brown briefly existed the
2 videoconference.)

3 CHAIRPERSON HOOD: Let's give him a moment to come
4 back.

5 MR. YOUNG: Sharon, if he still has issues when he gets
6 back on, you can e-mail him my cell phone number.

7 MS. SCHELLIN: Will do.

8 (Brief pause.)

9 MR. BROWN: Chairman Hood, can you hear me now?

10 CHAIRPERSON HOOD: Yes. Can you hear me?

11 MR. BROWN: Yes, I can, Chairman Hood. Thank you.
12 Apologies.

13 CHAIRPERSON HOOD: No problem. No problem. Let me
14 say, first of all, good afternoon, good evening. We're almost
15 there. Mr. Brown, you know there were some motions filed. And
16 I just want to ask you, in this record -- in this current record,
17 is there a CTR? Did you provide a CTR to the -- to this record?

18 MR. BROWN: The CTR in the current case, the CTR was
19 filed as part of the accompanying PUD at Exhibit 14A, and then
20 was subject to the hearing that occurred on September 11th and
21 then October 2nd, 2023.

22 CHAIRPERSON HOOD: So, Mr. Brown, you did not file a
23 CTR for this record?

24 MR. BROWN: Not specifically in 23-08(1) that I can
25 find in the record.

1 CHAIRPERSON HOOD: Well, I would -- I would -- I didn't
2 see one. We have not been able to find one. That's why I wanted
3 you to point us to the CTR. So since we do not, there's been an
4 assertion -- a motion about -- as you know, about the CTR, which
5 we need to make sure that we take and work through things. I
6 think that's a valid point. That's a miss, and that needs to be
7 filed. If we ask you for a CTR, how soon can you get us one?

8 MR. BROWN: As soon as we're finished today.

9 CHAIRPERSON HOOD: That's -- you know what? First you
10 was going downhill, but now you're going uphill. We would like
11 to move expeditiously to process and do what we need to do, so
12 we can deliberate and hopefully get to a vote. So what I would
13 like for you to do is work out a schedule with Ms. Schellin, but
14 first I have a couple of motions that we're going to have to deal
15 with, and I would ask Commissioner Wright to lead us on that.
16 Let me go to Commissioner Wright.

17 COMMISSIONER WRIGHT: Thank you. In the case of Zoning
18 Case 23-08(1), Wesley Theological Seminary of the United
19 Methodist Church, 2025 to 2035 Campus Plan at Square 1600, we
20 have received three motions from the NLC-SVWHCA, the -- what I
21 will just note as the community groups that have been in
22 opposition to this case, and they have asked for three actions
23 by the Zoning Commission. So on the first one, they have asked
24 for a motion to continue the hearing for further discussion of
25 the offsite IZ issue. I move that we deny that request, because

1 IZ requirements are triggered by the university housing building,
2 not the Campus Plan, and the potential offsite IZ conditions
3 should not be addressed until further processing. The Campus
4 Plan only authorizes a conceptual long-term plan for educational
5 use on a campus and does not authorize construction of any
6 specific building. So on that request and motion, I recommend
7 and move that the Commission deny that particular motion. The
8 second --

9 CHAIRPERSON HOOD: Okay. You're going to do them --

10 COMMISSIONER WRIGHT: I'm going to do all three, yeah.

11 CHAIRPERSON HOOD: Okay.

12 COMMISSIONER WRIGHT: And the second motion that the
13 NLC-SVWHCA community group made was to hold a continued hearing
14 to allow cross-examination of Wesley regarding its proposed
15 Campus Plan condition. And I include in my motion that we deny
16 that, because the Commission's role is to decide the appropriate
17 conditions of approval for the final Campus Plan. We may have
18 had some proposed conditions submitted by the applicant, but it
19 is the Zoning Commission's role to actually decide the
20 appropriate conditions and to address any concerns on conditions
21 in the Campus Plan.

22 Finally, the third motion that the NLC-SVWHCA made was
23 to hold a continued hearing to discuss only an updated CTR that
24 would need to be submitted by Wesley -- by the applicant. And
25 I, as part of my motion, recommend that we approve that and that

1 we do hold a continued hearing that would be very limited in
2 scope. It would only be to review the updated CTR, that we hope
3 the applicant can submit as soon as possible, and for all parties
4 to do their cross-examination. But I, again, want to emphasize
5 that the hearing would solely be limited to discussion of the CTR
6 and no other issues. So that is my motion, and I'll see if anyone
7 agrees with it.

8 CHAIRPERSON HOOD: Okay. It's been moved. I will
9 second it exactly how she quoted it. And, let's see, it's been
10 moved and properly seconded. Is there any further discussion?

11 (No response.)

12 CHAIRPERSON HOOD: I just will -- as the seconder of
13 the motion, I just want to reiterate what Commissioner Wright
14 mentioned about the CTR; CTR only, and that's how that hearing
15 will be moving forward. So, with that, no further discussion.
16 Ms. Schellin, would you do a roll call vote please?

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

18 COMMISSIONER WRIGHT: Yes.

19 MS. SCHELLIN: Commissioner Hood.

20 CHAIRPERSON HOOD: Yes.

21 MS. SCHELLIN: Commissioner Miller.

22 VICE CHAIR MILLER: Yes.

23 MS. SCHELLIN: Commissioner Stidham.

24 COMMISSIONER STIDHAM: Yes.

25 MS. SCHELLIN: Commissioner Imamura.

1 COMMISSIONER IMAMURA: Yes.

2 MS. SCHELLIN: The vote is five to zero to zero to deny
3 the motion for further hearing to cross-examine on IZ conditions
4 and Campus Plan conditions and to grant a further hearing
5 specifically for the CTR -- the updated CTR by parties only, so
6 it will not be open for public witnesses, just the parties. And
7 we'll discuss dates after that, and we'll leave it at that. Thank
8 you.

9 CHAIRPERSON HOOD: Okay. So that's where we are. Ms.
10 Schellin, how fast can we do this? I want to put this -- I
11 want -- Mr. Brown said --

12 MR. BROWN: Before we set the dates, could I ask for a
13 clarification?

14 CHAIRPERSON HOOD: Go ahead.

15 MR. BROWN: You refer to the updated CTR. The CTR was
16 done with the -- for the original Campus Plan. It has been
17 updated by virtue of exchanges between us, as the applicant, and
18 DDOT and supplemental DDOT reports. All the supplemental
19 activity is in the record. The only thing that is not in the
20 record is the original CTR.

21 CHAIRPERSON HOOD: So, Mr. Brown, I'm not getting it.
22 I'm not understanding. You say the CTR is in the record and the
23 updates are in the record, and I just asked you earlier if you
24 could point me to them. We have looked in the record.

25 MR. BROWN: The CTR is a very specific document. It's

1 | dated --

2 | CHAIRPERSON HOOD: I know what it is.

3 | MR. BROWN: Yeah. It's dated April 22nd of 222.

4 | CHAIRPERSON HOOD: Mr. Brown -- Mr. Brown -- Mr. Brown,
5 | we're going back to where we are previously. You want us to deal
6 | with this case and go look at another record to get the
7 | information. Come on, man.

8 | MR. BROWN: No, what I'm saying, Commissioner Hood, is
9 | that we worked from the original CTR back in April of 2022, and
10 | that was -- that was resubmitted in the context of these current
11 | proceedings to DDOT, and they reviewed that and updated their
12 | reports going forward from that. So there isn't an updated CTR.
13 | There is the CTR that was prepared that did not get into 23-
14 | 08(1)'s record; it was in the PUD record.

15 | CHAIRPERSON HOOD: So, meanwhile -- you know what? It
16 | didn't get in there. Let's get it in there, and then you can
17 | explain all that with the updates and all that. Put that in.
18 | That's all we need. When you come to the hearing, that's all we
19 | need is CTR information with the updates. We don't need to talk
20 | about IZ. We don't need to talk about commercial versus -- we
21 | don't want to hear any of that. We just want the CTR.

22 | MR. BROWN: Very well.

23 | CHAIRPERSON HOOD: Okay. Put it in this record. Put
24 | everything you need to do concerning the CTR with the updates and
25 | everything in this record this time.

1 MR. BROWN: Well, now all the updates are already in
2 the record. Now, I can refile them so that they're in one --

3 CHAIRPERSON HOOD: Refile them so they're all in one
4 place.

5 MR. BROWN: I can do that. I can do that.

6 CHAIRPERSON HOOD: Okay. All right. Okay. Ms.
7 Schellin, how fast can -- you're going to have it into us by
8 tomorrow morning?

9 MR. BROWN: If my secretary doesn't quit, I'll have it
10 in to you tonight.

11 CHAIRPERSON HOOD: Well, I don't -- well, hopefully she
12 stays at least to tonight.

13 MR. BROWN: She's here. She's here.

14 CHAIRPERSON HOOD: Okay. Good. Well, don't quit,
15 secretary.

16 MR. BROWN: No.

17 CHAIRPERSON HOOD: So, Ms. Schellin, could -- let's
18 come up with some dates, sooner than later.

19 MS. SCHELLIN: Okay. So we just need to do a minimum
20 of 14 days, so we can get that e-mailed -- well, I have to ask
21 OZLD when they can get me a notice to e-mail out.

22 MS. LOVICK: I'll do it now.

23 MS. SCHELLIN: Okay. So we should be able to send that
24 out tomorrow, and so the hearing could happen as early as --
25 actually, we have -- it looks like June 30th is open. There's

1 no hearing on June 30th.

2 CHAIRPERSON HOOD: So let's do it June 30th. Is
3 everybody good for June 30th?

4 MR. BROWN: Yes.

5 COMMISSIONER IMAMURA: (Indicates thumbs up.)

6 COMMISSIONER WRIGHT: (Indicates thumbs up.)

7 VICE CHAIR MILLER: (Indicates thumbs up.)

8 CHAIRPERSON HOOD: Okay. That's a regular -- what day
9 is that on?

10 MS. LOVICK: You mean July or you mean June 30th? Oh,
11 you want to do it in June? Oh.

12 MS. SCHELLIN: Well, if you do the hearing notice --
13 if you're doing it now, I don't normally work on Friday, but
14 I -- I mean, I say I don't normally. That's a lie. I work on
15 Fridays a lot, so I'll just have to make time to do that -- I
16 keep having issues with my video -- and send that notice out
17 tomorrow. And then, like I said, the earliest it could happened
18 would be the 27th of June, and it just so happens June 30th is --
19 I have nothing on the agenda for June 30th.

20 MS. LOVICK: I guess the only problem is that both
21 Dennis and I are out of the office the week prior, so, like, we
22 can't -- there's -- I can't prepare -- neither of us can prepare
23 a report for June 30th. We can't do June 30th.

24 CHAIRPERSON HOOD: That's all right. We'll be fine.

25 COMMISSIONER STIDHAM: Chairman Hood, I'm out -- I'm

1 not available on June 30th.

2 CHAIRPERSON HOOD: You're not available June 30th.
3 Okay. What other dates we have? Are you available on the 29th?
4 No, that's a Sunday. Ms. Schellin, what other dates do we have
5 in June? If not, let's move to the first --

6 MS. SCHELLIN: We have none in June. And in July we
7 will have to double up or do an off day.

8 CHAIRPERSON HOOD: Is anybody doing anything July the
9 4th?

10 MS. SCHELLIN: Yeah. Well, I don't matter, so y'all
11 can do it.

12 CHAIRPERSON HOOD: What about the 1st? No, no, not the
13 1st. What about the 2nd? Does July 2nd work with everybody --
14 for everybody?

15 COMMISSIONER STIDHAM: I can do the 2nd.

16 COMMISSIONER WRIGHT: I can do the 2nd.

17 CHAIRPERSON HOOD: Okay. Commissioner Imamura, can you
18 do the 2nd, that Wednesday?

19 COMMISSIONER IMAMURA: (Indicates thumbs up.)

20 CHAIRPERSON HOOD: And whoever has BZA, we just have
21 to push -- they may not even have a hearing that day.

22 VICE CHAIR MILLER: I think that's me.

23 MS. SCHELLIN: I think they don't have one that day.

24 CHAIRPERSON HOOD: Okay. Well, you push them. Push
25 them. All right. So let's --

1 MR. BROWN: July 2nd?

2 CHAIRPERSON HOOD: July 2nd.

3 MR. BROWN: Four p.m.?

4 CHAIRPERSON HOOD: Four p.m. And, Mr. Smith -- let me
5 go to Mr. Smith -- you have any issue? Well, July 2nd is the
6 day we're going to do -- fulfill that request about the CTR and
7 the CTR only. Any issues on that?

8 MR. SMITH: I don't -- I don't see any issue, Mr.
9 Chairman. I think that -- I think that date will work fine.

10 CHAIRPERSON HOOD: Okay. Good. All right. Ms.
11 Schellin, do we -- so do we have everything in order, like dates?

12 MS. SCHELLIN: Yes, except -- so just to clarify, we'll
13 just say no later than three p.m. tomorrow Mr. Brown will
14 upload -- have that updated CTR in the record and copies e-mailed
15 to the parties.

16 CHAIRPERSON HOOD: Okay. Ms. Lovick.

17 MS. LOVICK: Oh, and I was just going to -- and then
18 the parties would have seven -- would they have seven days to
19 respond -- to file a submission in response?

20 MS. SCHELLIN: That is correct. If they want to file
21 a written response, they may do that, seven days.

22 CHAIRPERSON HOOD: All right. So, again, it looks like
23 we're all set. CTR; CTR only. My colleagues have anything else?

24 (No response.)

25 CHAIRPERSON HOOD: All right. I want to thank everyone

1 for their attention in this matter, and, with that, this meeting
2 is adjourned. Have a nice evening.

3 (Whereupon, the above-entitled public meeting was
4 adjourned at 5:58 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: DC Zoning Commission

Date: 06-12-25

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