

GOVERNMENT OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

REGULAR PUBLIC HEARING  
CASE 25-02

+ + + + +

MONDAY

DECEMBER 15, 2025

+ + + + +

The Public Hearing of the District of Columbia Board of Zoning Adjustment 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 Chairperson  
JOSEPH IMAMURA, Commissioner  
GWEN WRIGHT, Commissioner

OFFICE OF ZONING STAFF PRESENT:

SHARON SCHELLIN, Secretary  
PAUL YOUNG, A/V Operations

OFFICE OF ZONING LEGAL DIVISION PRESENT:

HILLARY LOVICK, Esquire

OFFICE OF PLANNING STAFF PRESENT:

CRYSTAL MYERS

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ALSO PRESENT:

NOELLE WURST, Office of the Attorney General  
LAWRENCE FERRIS, Esquire, Goulston & Storrs  
SHANE DETTMAN, Goulston & Storrs  
SIMONE GORING DEVANEY, CSG Urban Partners  
ZEINAB ABOURAWI, MRP Realty

The transcript constitutes the minutes from the  
Regular Public Hearing held on December 15, 2025.

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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 Miller as well as Commissioner Wright and Commissioner Imamura. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, and our Office of Zoning Legal Division, Ms. Hillary Lovick. I will ask all others to introduce themselves at the appropriate time. Also, handling our virtual operations is Mr. Paul Young.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter. It's also webcast live via Webex and YouTube live. The video will be available on the Office of Zoning's 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 login Webex login or call-in instructions or if you have not signed up to testify.

All persons planning to testify must have signed up in

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1 advance or be called by name at the appropriate time. At the  
2 time of sign-up, all participants will complete the oath or  
3 affirmation required by Subtitle Z-408.7. If you wish to file  
4 written testimony or additional supporting documents during the  
5 hearing, then please be prepared to describe and discuss at the  
6 time your request when submitting.

7           The subject of this evening's hearing is Zoning  
8 Commission Case No. 25-02, NW One Phase 3 Owner, LLC Zoning Map  
9 Amendment at Square 621, Lot 860. Again, today's date is December  
10 the 15th, 2025. The hearing will be conducted in accordance with  
11 provisions of 11-Z DCMR Chapter four as follows, preliminary  
12 matters. Applicant's case, the applicant has up to 60 minutes,  
13 but I believe they can do it in 15 and specifically, we're not  
14 talking about a project. So I believe they can hit the highlights  
15 and hit the high points for us, and we will ask our questions.  
16 I think that will be the best utilization of our time. We'll  
17 see how that proceeds. Report of other government agencies first,  
18 then we'll have report of the District Department of  
19 Transportation, and then report of the Office of Planning, report  
20 of the ANC, testimony of organizations and individuals,  
21 organizations five minutes, individuals three minutes  
22 respectively and we'll hear in the order from those who are in  
23 support, opposition, or undeclared. Then we'll have rebuttal and  
24 closing by the Applicant.

25           At this time, the Commission will consider any

1 preliminary matters, and again, the ANC in this case is ANC 6E,  
2 I believe. So does staff have any preliminary matters at this  
3 time?

4 MS. SCHELLIN: Just very briefly. There's only one  
5 expert being offered and that's Shane Dettman who has been  
6 accepted by the Commission and just would like the Commission to  
7 accept him in this case.

8 CHAIRPERSON HOOD: Okay. Any objections to continue  
9 this status? Not hearing or seeing any.

10 MS. SCHELLIN: Okay. And then ANC 6E provided their  
11 report in support at Exhibit 19. OP's hearing report is at  
12 Exhibit 23 recommending approval. DDOT has no objections  
13 providing their report at Exhibit 22, and the Office of the  
14 Attorney General, who plans to testify, they have provided a  
15 report in support or recommending approval also at Exhibit 21.  
16 So that's all of the preliminary matters other than moving to the  
17 vote for the closed meeting for the Commission's public meeting  
18 on the 18th, if you want to proceed with that before the hearing.  
19 That's all I have.

20 CHAIRPERSON HOOD: Yes. Thank you, Ms. Schellin. I'm  
21 going to deviate from this hearing. We're going to go, as Ms.  
22 Schellin mentioned, to the closed meeting. I'm going to use my  
23 phone, Ms. Schellin, because I don't want to open up too many  
24 files on my computer because it'll disappear. So let me read  
25 into this. Okay.

1           So I'm just going to make, the next item on the agenda  
2 is a vote for the Commission to hold an executive closed meeting  
3 on December the 18th, and the time will be 3:15 p.m. in the  
4 afternoon. This session is being held in order for the Commission  
5 to receive legal advice from its legal counsel regarding the  
6 cases noted on the agenda for the date of December the 18th,  
7 2025. And those cases are Zoning Commission Case No. 08-065,  
8 Zoning Commission Case No. 11-03N, Zoning Commission Case No. 23-  
9 08A, Zoning Commission Case No. 22-09A, Zoning Commission Case  
10 No. 22-21B, Zoning Commission Case No. 24-11, Zoning Commission  
11 Case No. 25-12. Also Zoning Commission Case No. 25-14. Those  
12 are the cases that we possibly will talk about, but may not. But  
13 I just want to make sure that the public knows those cases are  
14 subject to be talked about in our closed meeting.

15           So, give me a second. Again, that that meeting will  
16 be held December the 18th at 3:15 p.m. this coming Thursday and  
17 to preserve the attorney/attorney client privilege between the  
18 Commission and its attorneys pursuant to D.C. official Code 2-  
19 575(b)(4)(N)(8) and to deliberate, but not vote, on the contested  
20 cases pursuant to D.C. Official Code 2-575(b)(13).

21           May I have a motion to enter into closed session? I'm  
22 going to do this. I will move that we enter to closed session.  
23 Is there a second?

24           COMMISSIONER IMAMURA: Second.

25           CHAIRPERSON HOOD: It's been moved and properly

1 seconded. It has been moved and seconded by the Commission  
2 to hold a closed meeting.

3 Ms. Schellin, would you do a roll call for me, please?

4 MS. SCHELLIN: Yes, sir.

5 Commissioner Hood?

6 CHAIRPERSON HOOD: Yes.

7 MS. SCHELLIN: Commissioner Imamura?

8 COMMISSIONER IMAMURA: Yes.

9 MS. SCHELLIN: Commissioner Miller?

10 VICE CHAIRPERSON MILLER: Yes.

11 MS. SCHELLIN: Commissioner Wright?

12 COMMISSIONER WRIGHT: Yes.

13 MS. SCHELLIN: The vote is four to zero to one to have  
14 the closed meeting with regard to the agenda items listed by  
15 Chairman Hood for December 18th at 3:15 p.m., the minus one being  
16 Commissioner Stidham, not present, not voting.

17 Thank you.

18 CHAIRPERSON HOOD: Okay. It has been moved and  
19 seconded. The Commission hold a closed meeting on December the  
20 18th, 2025. The motion passed so the Commission will hold a  
21 closed meeting on the date, as I stated, December the 18th, 2025.  
22 I know some of that may be overkill, but I want to make sure we  
23 do it right. All right. So I think we have satisfied our  
24 requirement for the closed meeting. Yes. All right.

25 Ms. Schellin, if we can go back to our regular, and

1 thank everyone for the indulgence.

2 MS. SCHELLIN: Yes, sir.

3 CHAIRPERSON HOOD: Ms. Schellin, we'll go back to our  
4 regular meeting.

5 MS. SCHELLIN: Yes, sir. So the Applicant, as you  
6 stated, they do plan to take about 15 minutes. So you called  
7 that perfectly. And, Lawrence Ferris, if he could be brought up  
8 with his team, Mr. Young. I believe it'll be Shane Dettman and  
9 Ms. Abourawi. I know I messed that one up but it's not the first  
10 time. Mr. Ferris, am I missing anyone?

11 MR. FERRIS: No. That's right. And Simone Goring  
12 Devaney as well as, Ms. Zeinab Abourawi, I think. Zeinab Abourawi  
13 has already brought in. Okay. I think that's everyone for our  
14 team now in.

15 MS. SCHELLIN: Okay. Great. Thank you.

16 MR. FERRIS: All right. Thanks so much. And Mr. Young,  
17 if you have a moment, if you can go ahead and pull up our slide  
18 presentation.

19 Good afternoon, Commissioners. For the record, my name  
20 is Lawrence Ferris with the law firm of Goulston & Storrs. We're  
21 land use counsel in today's case on behalf of the Applicant, and  
22 we are very pleased to be presenting to you today for the  
23 requested zoning map amendment to facilitate the third and final  
24 phase of the Northwest One Redevelopment.

25 I'd like to start just by introducing our team again

1 real quickly. With us today are representatives of the Applicant  
2 and the development partnership pursuing the Northwest One  
3 Redevelopment, Simone Goring Devaney from CSG Urban Partners, and  
4 then Zeinab Abourawi from MRP Realty as well, as well as Shane  
5 Dettman from Goulston & Storrs as well, our land use planner  
6 expert. Next slide, please.

7 Our application request approval of, again, a zoning  
8 map amendment from the existing MU-4 zone to the MU-9A zone for  
9 the property located at 1010 North Capitol Street, Northwest, as  
10 you see there on the map on our slide. The property is located  
11 at the northwest corner of North Capitol and K Streets and  
12 consists of approximately 25,450-some odd square feet of land  
13 area. As our team will discuss in more detail shortly, the  
14 requested rezoning will facilitate the third and final phase of  
15 the overall Northwest One Redevelopment of the former Temple  
16 Courts Apartments site, that is being pursued in partnership with  
17 the Deputy Mayor for Planning and Economic Development.

18 While this application is focused obviously solely on  
19 the zoning for the site and the consistency with the site's  
20 designations on the comprehensive plan maps, the rezoning will  
21 enable the third phase project, which is proposed to be a ten-  
22 story residential building with approximately up to 233 units of  
23 mixed income housing as well as a potential ground floor retail  
24 use. Next slide, please.

25 So this image on the screen now just provides some

1 context for where the property is located, two blocks north of  
2 Union Station on North Capitol Street, within the overall  
3 boundary of the Northwest One Redevelopment Plan, which also  
4 includes nearby developments including the Sursum Corta property  
5 to the north of the subject property and the former Golden Rule  
6 Center, which is now The Severna to the west. The site is  
7 currently improved with a surface parking lot that has been used  
8 for construction staging for the first two phases of the Northwest  
9 One Redevelopment. As you can see on the map, Phase 1 was the  
10 Rise at Temple Courts just to the north of the site we're  
11 discussing today. And then to the east, I'm sorry, to the west  
12 is the Legacy at Temple Courts, which was Phase 2, and both of  
13 those projects are now complete.

14           Before we dive into our presentation, I do just want  
15 to note that we have reports and support from the Office of  
16 Planning and DDOT. Those are at Exhibits 23 and 22 respectively.  
17 We are also pleased to have a letter in support from ANC 6E.  
18 That's at Exhibit 19. The team's outreach with the ANC and the  
19 surrounding community dates back several years to when the  
20 multiphase development effort was first initiated, and we  
21 presented most recently to the ANC on the map amendment at the  
22 regular public meeting in October. So the ANC voted unanimously  
23 in support of the requested map amendment and expressed their  
24 support for seeing the final Phase 3 development, for Northwest  
25 One move forward consistent with the proposed rezoning.

1           As the Commission understands there are two primary  
2 criteria that the Commission must apply in reviewing and adopting  
3 an amendment to the zoning map. First, the Commission must find  
4 that the requested map amendment is not inconsistent with the  
5 comp plan and with other adopted public policies and active  
6 programs related to the subject site. And then second, the  
7 Commission must determine that the amendment to the zoning map  
8 promotes among other things, the health, safety, morals,  
9 convenience, order, prosperity, and general welfare of the  
10 District of Columbia and its planning and orderly development as  
11 the national capital. As discussed in more detail in our written  
12 submissions in the record and as we'll summarize in our  
13 presentation today, the application is consistent with the  
14 Comprehensive Plan, including the Future Land Use Map and  
15 generalized policy map designations and other adopted public  
16 policies and action programs related to the site.

17           So with that, I'd like to go ahead and turn it over to  
18 Simone Goring Devaney, which will be followed by Zeinab Abourawi  
19 to provide a little more background on the development team and  
20 the Northwest One Redevelopment effort.

21           MS. DEVANEY: Great. Thank you, Lawrence. Can everyone  
22 hear me?

23           CHAIRPERSON HOOD: Yes, we can.

24           MS. DEVANEY: Good afternoon, Commissioner Hood. It's  
25 good to see you and other members of the Commission. My name is

1 Simone Goring Devaney, and I'm managing principal with CSG Urban  
2 Partners. CSG, in partnership with MLP Realty and Taylor Adams  
3 Development were selected by the District of Columbia in 2020 to  
4 redevelop the Northwest One Redevelopment project. Since that  
5 time, we've worked very closely with DMPED in moving the project  
6 forward. We've completed, as Lawrence said, Phase 1 and Phase 2  
7 of the projects. Phase 1 is totally complete and fully leased.  
8 Phase 2 was completed earlier this year and is almost 100 percent  
9 leased, and now we're turning our attentions to Phase 3 of the  
10 project. The majority of the units for the project are  
11 affordable. Phase 1 had approximately 212 units, and Phase 2 had  
12 approximately 185. So we are now in the process of starting  
13 Phase 3, and that's the reason why we're here today to request  
14 the approval of the map amendment.

15           And with that, I'm going to turn it over to Zeinab with  
16 MRP to talk about the community engagement we've done and some  
17 of the more specifics to Phase 3.

18           MS. ABOURAWI: Hello, everyone. This is Zeinab  
19 Abourawi. I'm with MRP Realty. I'm senior development manager.

20           I have worked very closely on Phase 2 which is called  
21 the Legacy of Temple Courts and I'm excited to talk to you guys  
22 a little bit more about it. Can we move on to the next slide  
23 where it shows the accounts, some pictures?

24           So this is the property, some photos of the base grade  
25 (phonetic) block. Can you go one more side? There you go. So

1 for Phase 1, as Simone mentioned, it was delivered in the summer  
2 of 2023. That's 220 units, 70 units of market rate, 73 of 60  
3 MFI, and 77 or 30 percent of which 65 were dedicated to the former  
4 Temple Courts residents, and it's 100 percent leased. Phase 2,  
5 it is currently in lease up. It has 129 units and 60 percent  
6 MFI or below, and 83, 30 percent MFI or below. And out of the  
7 83, 30 percent MFI or below are 72 replacement units which are  
8 the designated units for return for the former Temple Courts  
9 residents, a total of 212 units here. We're currently 83 percent  
10 leased, and we are projected to be 100 percent leased by March  
11 of 2026.

12 For Phase 3, as Lawrence mentioned, we'll be between  
13 180 units to 233 units. Majority of it will be market rate, and  
14 the rest will be 30 percent MFI. That will be for the replacement  
15 units, 74 of those will be replacement units. And a part of our  
16 agreement with DMPED is to deliver the 211 units which were the  
17 units at the former Temple Courts development project that was  
18 here. So the goal is for us to deliver all those units between  
19 the three phases.

20 I'll move on to the next slides so we can some show  
21 pictures of Phase 1 and Phase 2. So this is Phase 1, Rise at  
22 Temple Courts. Some pictures of the units in the community room  
23 and the courtyard. Next slide.

24 This is Phase 2. Pretty similar to Phase 1. And I  
25 know there was a question about the community outreach. We did

1 go in front of the ANC twice, once earlier this year for  
2 informational purposes, and then second time in October was to  
3 request for their support, which we have received. And also,  
4 there was another question about the coordination with the former  
5 Temple Courts residents. We work closely with HOU, which stands  
6 for Housing Opportunities Unlimited. It coordinates all the  
7 communication with the former residents on behalf of DMPED. They  
8 have a contract with DMPED, and when the units are available or  
9 becoming available, so when we're almost done completing the  
10 project, we reach out to DMPED and HOU so they can start reaching  
11 out to the list of former residents. They'll even know that the  
12 units are coming online and the type of units and give them all  
13 the details that they'd like or they'd need and start that  
14 process.

15 So we did that for Phase 1 and Phase 2, and we've  
16 successfully gotten 38, so 38 of the units are occupied by former  
17 Temple Court residents. So yes, that's it for me. Lawrence,  
18 I'm not sure if you're going to --

19 MR. FERRIS: Yes. Shane, if you want to go and take  
20 it from here.

21 MR. DETTMAN: Sure. Thank you. And good afternoon,  
22 Commissioners. My testimony will summarize the proposal  
23 satisfaction with the standard of review for a zoning map  
24 amendment, which in this case pursuant to X-500.3.

25 To approve the proposed zoning map amendment, the

1 Commission must determine that the rezoning is not inconsistent  
2 with the Comprehensive Plan and with other adopted policies and  
3 programs that relate to the subject property. Next slide, please,  
4 Mr. Young.

5 In this case, there is a small area plan. It was the  
6 Northwest One Redevelopment plan that was adopted some time ago  
7 in 2006. Aligned with the District's New Communities Initiative  
8 at the time, the plan is grounded in four main development  
9 principles that promote mixed income housing with deeply  
10 subsidized, affordable, and market rate housing allocated into  
11 equal thirds, one-to-one replacement of existing deeply  
12 subsidized units, guaranteeing residents the right to return at  
13 similar rent levels and as well as the fourth bullet there, Build  
14 First approach. With the exception of the Build First principle,  
15 the proposed rezoning will facilitate development that aligns  
16 with the other three development principles. Next slide.

17 This is just a simple comparison of the primary  
18 development standards of the existing MU-4 zone which allows low  
19 to moderate density mixed-use development with a preference  
20 towards residential, and the proposed MU-9A zone which allows  
21 high density mixed-use development with an even stronger  
22 preference for residential use. Next slide.

23 The site is within Central Washington on the  
24 generalized policy map, which is not expressly defined in the  
25 comp plan. Instead, the character and scale of development within

1 Central Washington is relying upon the policy guidance provided  
2 in the comp plan Central Washington area element. As detailed  
3 in our comp plan evaluation in Exhibits 3 and 3C, the proposed  
4 rezoning is not inconsistent with the policy guidance provided  
5 in the Central Washington area element as it relates to promoting  
6 housing, housing diversity, and reinforcing Central Washington's  
7 characteristic design features. Next slide.

8 Turning to Future Land Use Map consistency, the  
9 character and development in areas designated as mixed-use on the  
10 FLUM is determined by the specific mix of uses shown on the map.  
11 A variety of zones are used in mixed-use areas depending upon the  
12 combination of uses and densities that are assigned to the site.  
13 Here, the FLUM supports zoning that allows high density mixed-  
14 use development that favors residential over commercial. As it's  
15 described under ZR16, the proposed MU-9A zone specifically  
16 permits high density mixed-use development that favors  
17 residential use in or near the central employment area on arterial  
18 streets and near rapid transit stations. Next slide.

19 From a technical perspective, the proposed MU-9A zone  
20 is consistent with the general guidance around density that's  
21 provided in the Framework Element. The guidance tells us that  
22 typical matter-of-right development on the site should range  
23 between 4 and 6 FAR, with greater density allowed through  
24 inclusionary zoning. Accordingly, the proposed MU-9A zone allows  
25 up to 7.8 FAR with IZ, of which only one FAR may be devoted to

1 nonresidential uses, which again goes to the preference for  
2 residential that's expressed on the future land use maps. Next  
3 slide.

4           The Small Area Plan does provide some general  
5 discussion around scale of development. It contemplates new mid  
6 and high density apartments along North Capitol and K Streets.  
7 It makes references to nine-story buildings and 90 foot building  
8 height at North Capitol and K. Consistent with this guidance,  
9 the proposed MU-9A zone permits a base height of 90 feet. Noting  
10 that the Small Area Plan was adopted before the implementation  
11 of IZ, the MU-9A zone allows up to 100 units through inclusionary  
12 zoning in order to accommodate that additional IZ bonus density  
13 that came online after the Small Area Plan. We don't consider  
14 this an inconsistency since the Small Area Plan predates IZ as  
15 well as the current comp plan guidance, which is stated in terms  
16 of FAR rather than height and storage. The additional 10 feet  
17 of building height gained through IZ is also necessary to advance  
18 the housing related policies in the comp plan and the development  
19 principles of the small area plan. Next slide.

20           This chart is provided to show you how the proposed MU-  
21 9A zone stacks up against the other zones under ZR16 that allow  
22 high density development. Given the site's FLUM designation,  
23 applicable policy guidance and the Small Area Plan, we think that  
24 the MU-9A zone is the ideal zone for this site. The two RA zones  
25 would not allow the Applicant to pursue any commercial use on the

1 site if it deemed there was market for such use. The MU-10, 14  
2 and 15 zones either put too much emphasis on commercial use or  
3 permit height and density that are outside what the comp plan  
4 seems to support on the future land use map. The MU-9A zone is  
5 the only high density mixed-use zone that's intended for areas  
6 near the CEA and along arterial streets that ratchets down the  
7 commercial use in order to encourage residential use. Next slide.

8           These last few slides, Commissioners, will just touch  
9 upon the proposed map amendment's consistency with the  
10 Commission's published racial equity tool which, as you know, is  
11 a four-part tool with the four parts listed there on the slide.  
12 Next slide.

13           In terms of comp plan policy guidance, we conducted an  
14 exhaustive review of the proposal's consistency with applicable  
15 comp plan policies, which is contained again in Exhibits 3 and  
16 3C. The slide before you provides a list of the various comp  
17 plan policies that will be advanced by the proposed rezoning.  
18 This list includes policies that explicitly address racial equity  
19 that are identified in OP's racial equity crosswalk. Next slide.

20           I've already touched upon how the proposal is  
21 consistent with applicable policies in the Central Washington  
22 area element when addressing the generalized policy map and some  
23 of those policies are listed before you on this slide. Next  
24 slide.

25           The rezoning is also consistent with policies that deal

1 specifically with the NoMa Northwest One policy focus groups and  
2 especially the parts that call for private sector participation,  
3 one-for-one replacements, and tenant right to return. Next  
4 slide.

5           Finally, this chart looks at the proposed map amendment  
6 relative to the set of racial equity indicators. Overall, we  
7 note that the rezoning will not cause any direct displacement of  
8 residents or businesses, is not expected to cause any economic  
9 displacement, will cause positive outcomes to indirect cultural  
10 displacement by providing opportunities to residents to move back  
11 to their neighborhood, and will cause positive outcomes to  
12 housing, physical improvements to the site and the surrounding  
13 public realm, and access to opportunity through proximity to  
14 transit and the employment and training requirements under the  
15 LDDA in the District. Next slide.

16           And so in conclusion, Commissioners, I find that the  
17 proposed map amendment is not inconsistent with the comp plan  
18 when it's read as a whole, including when it's viewed through a  
19 racial equity lens. The height and density of the proposed MU-  
20 9A zone is consistent with the type of mixed-use development  
21 that's contemplated by the policy map and the FLUM. The rezoning  
22 is consistent with the goals and key principles of the Northwest  
23 One Small Area Plan and, finally, the rezoning is consistent with  
24 stated purposes of the Zoning Act, promote public health, safety,  
25 and the general welfare as further articulated in the bullet

1 points at the bottom of this slide. And with that, Commissioners,  
2 I'll conclude my presentation, and I'll hand it back to Lawrence.

3 Thank you.

4 MR. FERRIS: Thank you, Shane.

5 That concludes our presentation and we're happy to  
6 answer any questions the Commission may have.

7 CHAIRPERSON HOOD: Thank you, Mr. Ferris, and to the  
8 team. Before we get started, before I go to Commissioner Wright  
9 and then Commissioner Imamura, I know some of us are having some  
10 connectivity issues. We'll work through that as we move forward.

11 Let me first of all, Mr. Ferris and to the team, Mr.  
12 Devaney, and I don't want to mispronounce your name, Ms. [Abu-  
13 wara].

14 MS. ABOURAWI: You can call me Zeinab.

15 CHAIRPERSON HOOD: Okay. I don't want to be like Ms.  
16 Schellin. Thank you, Zeinab. I appreciate that. Good to see  
17 you, Simone, it's good to see you as well.

18 I want to commend, and Mr. Dettman, I want to commend  
19 the nexus of looking at the FLUM and the generalized, you know,  
20 the generalized -- I want to commend this Applicant, you all for  
21 for this map amendment, and I'll tell you why. I've been around  
22 a minute, and what I've noticed is that Temple Courts, I heard,  
23 was something that we thought in this city we failed at. And  
24 one of the things I was glad to hear mentioned that, I'm looking  
25 at my notes, I was glad to hear mentioned that we were able to

1 get in touch with some of the former residents and that is very  
2 key because Temple Courts has been a discussion for years and I  
3 want to just commend you all, CGS, or is it CSG or I think it's --

4 MS. GORING DEVANEY: CSG.

5 CHAIRPERSON HOOD: CSG. Let me see if I remember.  
6 Charles?

7 MS. GORING DEVANEY: Charles King.

8 CHAIRPERSON HOOD: Charles King, Simone, and Greg.

9 MS. GORING DEVANEY: That's correct.

10 CHAIRPERSON HOOD: Did we did we replace the G?

11 MS. GORING DEVANEY: It's just silent now. That's all.

12 CHAIRPERSON HOOD: Okay. Silent. Okay. Good. All  
13 right.

14 But I do want to commend you because I've heard over  
15 the years when, and I think this was under Mayor Williams, and I  
16 just want to commend the City for at least getting this done.  
17 And what I appreciate the most is that the MU-9A, I think it's  
18 MU-9A, is appropriate as far as I'm concerned because I think  
19 we're able to do a little more. We're able to get to some of  
20 those MFI levels that we might not be able to reach, and I think  
21 this neighborhood needs that and I'm just glad that that we were  
22 able.

23 Now let me ask this. Let me ask this. Were we able  
24 to get back in touch with everyone or just a few, or do we have  
25 a good number at 38?

1 MS. ABOURAWI: All credits are due to DMPED and HOU.  
2 HOU has been involved on the project from the beginning when the  
3 residents were relocated, and they have an extensive list of the  
4 former residents and their kids. So they were able to reach out  
5 to everyone. We don't have access to that list for privacy  
6 concerns, but they have a list of all the residents that moved  
7 from the previous project, and they reached out to every single  
8 one of them. A lot of them are happy where they are. They don't  
9 want to move. Their kids wanted to come back or their grandkids  
10 wanted to come back as well. So we have 38, 38 of the returning  
11 residents, which is it's either the former head of household or  
12 their kids or their grandkids that came back to the project. But  
13 every single one of them from that list that HOU has had from  
14 day one has been reached out to.

15 CHAIRPERSON HOOD: Okay. Again, I want to commend you.  
16 I don't have a whole lot. I think this is appropriate. I looked  
17 at the nexus and how it's connecting what you all are asking for  
18 and how we're trying to achieve what we're trying to achieve and  
19 I know this is a rezoning. It's not necessarily a case, we don't  
20 have a case in front of us, but I wanted to mention that because  
21 I think it's very important that people are able to at least have  
22 the opportunity to return home. As you mentioned some people  
23 like it where they are. It's been a long time. It's been a long  
24 time, and it's just good. I'm glad that this is come in front  
25 of us, and I know this is Phase 3, but I'm glad this is coming

1 from us. It's overdue. It's long overdue. My hat's off to the  
2 City and everybody who made Temple Courses because every time  
3 I've heard Temple Courts, it kind of gives you a little downer  
4 because we didn't achieve it, and people were displaced.

5 But I'm glad that we rebounded and we've come back, and  
6 I'm glad that it's moving forward and the forward progress that  
7 people will be in. Those who want to will be able to return  
8 home. So I don't have anything. I know there's not a whole lot  
9 of zoning in that, but I think it's more humanity. Humanity in  
10 there for me is anything.

11 So let me ask my colleagues if have any questions or  
12 comments.

13 Commissioner Wright.

14 COMMISSIONER WRIGHT: Yes. I don't have the long  
15 history that Chair Hood has, but I know a little bit about this  
16 project and I am very excited that you're able to embark on the  
17 final phase. I do understand how complex and difficult a project  
18 it has been and I do, again, appreciate the work that you've done  
19 to make sure that former residents have an opportunity to move  
20 back in. It looks like, you know, what's been built so far has  
21 been very nice high quality kind of residential projects and that  
22 I'm sure what you build as the final phase will be the same.

23 I don't really have any questions. I think you've made  
24 a very clear case for the rezoning and how it is consistent with  
25 the comp plan and the FLUM, and I don't really have any questions.

1 I want to give you kudos for getting to this point. I'm sure it  
2 has not been easy. So that's it.

3 Thank you.

4 CHAIRPERSON HOOD: Thank you.

5 Commissioner Imamura?

6 COMMISSIONER IMAMURA: Thank you, Mr. Chairman, and I  
7 apologize, I'm the one having connectivity issues. So if I go  
8 off screen there, my apologies.

9 Like Commissioner Wright, like Chairman Hood, I don't  
10 have a whole lot to comment on. I do appreciate how you all have  
11 responded to our request for more information about your  
12 community outreach and engagement and specifically with the  
13 former tenants at Temple Court. And again, just to underscore  
14 Ms. Abourawi's comment that 38 will be coming back, I'm assuming  
15 that's of the 74 dedicated units. The 38 will be coming back.

16 And I just want to comment also on the fact that, find  
17 my notes here, that while you didn't identify any potential comp  
18 plan inconsistencies, I do appreciate the fact that you provided  
19 a discussion on a list of outlaying comp plan policy  
20 considerations. And I would also note that OP didn't find any  
21 comp plan inconsistencies either. I do appreciate as well the  
22 PowerPoint, particularly the slide that I think probably  
23 Commissioner Miller might also appreciate that's how you show  
24 visually how the MU-9A stacks up against the other zones and so  
25 that was very helpful.

1           Other than that, like Commissioner Wright and Chairman  
2 Hood, I think with this final phase this is a very impactful  
3 project and it's important that it move forward and I'm delighted  
4 to lend my support for it.

5           So thank you all.

6           CHAIRPERSON HOOD: Thank you.

7           Vice Chair Miller, any questions or comments?

8           VICE CHAIRPERSON MILLER: Thank you, Mr. Chairman, and  
9 thank you, to my colleagues.

10           I echo all of your comments each of you have made, and  
11 I thank the Northwest One Applicant team for bringing this map  
12 amendment forward. It has been a long road. I was around when  
13 the New Communities Initiative was proposed by Mayor Williams and  
14 that was a vision way back in the early 2000s, you know, to  
15 redevelop dilapidated, low-income public supported housing with  
16 quality replacement housing, one-for-one replacement, a right to  
17 return if they had to be relocated temporarily. There was the  
18 Build First principle that you alluded to as well. That didn't  
19 work out as well as we thought. It might be because you had to  
20 there were so much infrastructure issues that had to be dealt  
21 with so people had to be relocated. And just to have a mixed-  
22 income community that have the low income, the moderate income,  
23 and the market rate which would help support the financing of the  
24 whole thing.

25           So I appreciate the housing opportunities and I don't

1 know if it's, I think, WIN maybe also have been involved in  
2 keeping in touch with the former tenants. I mean, they were  
3 displaced Temple Courts, and I don't know if there were other  
4 back in 2008. So that's 17 years ago. So, I mean, I'm glad that  
5 38 of the, I think there were hundreds of units. So I'm glad 38  
6 of the occupants, I think, are currently in the earlier phase,  
7 and there's 74 dedicated again in this phase for 30 percent MFI  
8 and below so that if there are any others out there who want to  
9 return, they have that right to return under this New Communities  
10 Initiative and in our previous zoning approval. So if their kids  
11 or grandkids want to come back to their historic neighborhood, I  
12 hope they are able to keep in touch with those.

13 But I echo that this, primarily, that this map  
14 amendment is a zoning consistency case. That's what we evaluated  
15 on and it's high density residential is what the comp plan map  
16 and the Northwest One development plan called for and the MU-9A  
17 proposed zoning is certainly more consistent with that than the  
18 existing MU-4 zoning. So I'm totally in support of this.  
19 Appreciate you sticking to it all these years, and hopefully  
20 we'll get to the the finish line on Northwest One Redevelopment,  
21 which was one of the first, if not the first, New Community  
22 Initiative way back in the day.

23 So thank you all, for your, work and effort on this  
24 case and the project.

25 CHAIRPERSON HOOD: Great. Thank you.

1 Ms. Schellin, do we -- let me first ask my colleagues,  
2 do have any second rounds? Anybody want to go around again?  
3 Looking. All right.

4 Ms. Schellin, do we have anyone from the ANC 6E here?

5 MS. SCHELLIN: We do not. I just checked the list and  
6 I do not see anyone from ANC.

7 CHAIRPERSON HOOD: Okay. All right.

8 Let's go to, and Vice Chairman, I'm going to ask you  
9 to get ready for the report from the ANC just in case you have  
10 to represent them, I mean, not represent them, but let us know  
11 what their conclusions were.

12 Let's go to the Office of Attorney General. I know we  
13 have, do we have Ms. Cain or Ms. Wurst? Who do we have?

14 MS. SCHELLIN: Ms. Wurst.

15 CHAIRPERSON HOOD: Okay. Ms. Wurst. Okay.

16 All right, Ms. Wurst. Whenever you're ready, you may  
17 begin.

18 MS. WURST: Yes. Thanks. Good evening, Chairman.  
19 Paul, the slides are going to be at Exhibit 25. Excellent. Thank  
20 you. All right.

21 Good evening members of the Commission. My name is  
22 Noelle Wurst, and tonight I am testifying on behalf of the Office  
23 of the Attorney General in support of this Case 25-02. Now, next  
24 slide, please.

25 So in short, we strongly recommend that the Zoning

1 Commission approve this proposed map amendment to rezone the  
2 property located in Northwest One, you know, as part of this very  
3 long running, long anticipated, redevelopment project from the  
4 MU-4 to the MU-9A zone. And we do want to call out special  
5 attention to OP's recommendation that IZ plus be applied to the  
6 site as well. Next, please.

7           So though in this case tonight we're not talking about  
8 a particular project as this is a map amendment and we're focusing  
9 more on zoning consistency, I did want to point out, you know,  
10 three positive consequences that could stem from this rezoning.  
11 You know, first of all, this map amendment would help facilitate  
12 the development of a robust mixed-income and mixed-use community  
13 in Northwest One.

14           Second, this will give the opportunity, you know,  
15 through additional residential density to help address the  
16 impacts of previous displacement on the site and, you know, as  
17 as was discussed earlier, this is something that has been almost  
18 two decades in the making and now we're dealing with, you know,  
19 the following generations of a number of residents. So here, you  
20 know, we wanted to call out some especially positive developments  
21 that help facilitate that return to a very excellent, comfortable  
22 space.

23           And then third, this map amendment essentially helps  
24 fulfill Central Washington's affordable housing goal and as I'll  
25 detail later, it does mark a significant milestone and we applaud

1 everyone involved in the map amendment with achievement of this  
2 or eventual achievement of this that is. So next, please.

3 So to go ahead and highlight some of the particulars  
4 of this, you know, robust Northwest One community in the context  
5 in which it sits, I've added a small screenshot here pointing out  
6 roughly where the map amendment site would be, also pointing out  
7 key transit and metro station nodes. You know, here within the  
8 site we have proximity to NoMa, Gallaudet University lines, the  
9 Union Station which, of course, is a multimodal center of the  
10 District, Judiciary Square, and then also a little more to the  
11 west Gallery Place Chinatown and all of the area's amenities too.  
12 And we note that, you know, though this redevelopment plan has  
13 been in the works for decades, this area has since experienced a  
14 surge in redevelopment and as someone who lived in this area for  
15 several years back, you know, I remember seeing it develop over  
16 time with additional, you know, restaurants, additional spaces  
17 for residents to congregate, development of various parks. So  
18 it's really great to see that development over time.

19 So once again, this area is, you know, very well located  
20 in the present day access to transit, retail, proximity to  
21 multimodal transit options and, of course, a number of schools,  
22 employment opportunities. So this is an especially rich  
23 opportunity to take advantage of this context and, you know,  
24 place a capstone on Northwest One's redevelopment. Next, please.

25 So as I hinted earlier, one of our main points here is

1 also that the added density gained through a map amendment to the  
2 MU-9A zone will help facilitate anti-displacement measures. Now  
3 we would like to note that though the comp plan does not  
4 specifically call out the MU-9A zone as being, you know,  
5 consistent with some of the underlying GPM designations and FLUM  
6 designations of the site, MU-9A, as pointed out by the Applicant  
7 is, you know, deemed to be appropriate for use near the central  
8 employment area and this site is immediately adjacent to it. So  
9 it fits that criteria there.

10 So here, we would like to point out that this added  
11 density gained through the map amendment will help provide  
12 greater flexibility to achieve various redevelopment of goals,  
13 you know, both by providing more units overall, whether at market  
14 rate or affordable levels, and also additional deeply affordable  
15 units, which we especially commend.

16 And we'd like to note that the application of IZ plus,  
17 even though the IZ plus standards are outpaced, if you will, by  
18 the LDDA for the site, we see this as providing an additional,  
19 you know, layer of insurance, if you will, for the residents that  
20 this affordability would be protected past the life of the  
21 project. So we see this as an additional kind of layer to that  
22 agreement.

23 Now, and both of these together would help, you know,  
24 facilitate, various opportunities for the former Temple Courts  
25 for tenants and other residents adjacent to the Northwest One

1 community to ultimately return and occupy units that continue to  
2 fit their income and family needs, but also hosting modern  
3 amenities. And furthermore, it would help facilitate the one-  
4 to-one replacement of dedicated affordable units. And in our  
5 next slide, I'm going to point out a few more particulars about  
6 provision of affordable units too. Next slide, please.

7           So this was a point that I was very pleased to discover  
8 reviewing the case file here is that since Phase 3 of this  
9 Northwest One redevelopment plan, which this map amendment kind  
10 of serves to be the final piece to, it's projected to add about  
11 180 to 233 housing units. And of course, we're not speaking  
12 about a particular project, but rather the facilitation of, you  
13 know, a building that would ultimately be able to accommodate  
14 that size and that density.

15           And so far this would include about 74 replacement deep  
16 deeply affordable units offered at the 30 percent MFI level or  
17 below which is, of course, a fantastic achievement here just on  
18 its own and vis-a-vis the Housing Equity Report's goals for the  
19 Central Washington area, which we are now in 2025 the projected,  
20 you know, kind of end year with that goal but we continue to see  
21 this as a useful metric in, you know, planning what development  
22 should look like in different planning areas and across the  
23 District for the next several years or even a decade or more.

24           So up to this point, Central Washington has seen about  
25 922 units or about 88 percent of its goal and I'd like to note

1 that in this particular graph, the red line you see represents  
2 the goal in this case which is 1,040 units. And the blue line  
3 here represents the projected minimum amount of units that would  
4 be added by Phase 3 of this project. So whether it hits that  
5 minimum end of the range or the higher end of the range, either  
6 way it's going to clear the remaining bit of that goal which is  
7 a very laudable achievement by this map amendment in the  
8 redevelopment plans in general. So next slide, please.

9 So again, this was a very brief analysis and we do have  
10 additional comments and context filing in Exhibit 21. But once  
11 again, you know, I'm here to reiterate OAG's support for approval  
12 of this proposed map amendment. You know, we see this as  
13 something that will facilitate that kind of extra density to, you  
14 know, foster a vibrant robust mixed income, mixed use community  
15 in Northwest One, and I'm personally looking forward to seeing  
16 it grow.

17 Thank you.

18 CHAIRPERSON HOOD: Okay. Thank you, Ms. Wurst.

19 We appreciate OAG's analysis and you all looking at the  
20 legal issues and what's going on here. So we appreciate it as  
21 always. Let's see if we have any questions. I'm looking at my  
22 colleagues. Okay. I'm seeing no comments.

23 VICE CHAIRPERSON MILLER: I would just thank Noelle  
24 Wurst for the Office of the Attorney General's participation and  
25 support for this zoning map amendment and your focus as usual on

1 how the Comprehensive Plan and other planning goals of the City  
2 and this Central Washington are supported by this, particularly  
3 all the affordable housing goals are supported by this particular  
4 rezoning and the IZ plus designation, even though the land  
5 disposition agreement outpaces, as you said, what the IZ would  
6 plus would require. But this is a permanent rezoning with that  
7 designation so it will outlive whatever project is here, or  
8 whatever LDAA is here. So thank you for your focus on that  
9 affordable housing, priority of this of the city and this  
10 neighborhood.

11 MS. WURST: Thanks, Commissioner.

12 CHAIRPERSON HOOD: Okay. Let's see if we have any  
13 questions. Mr. Ferris, do you have any questions of OAG?

14 MR. FERRIS: No questions. Thank you.

15 CHAIRPERSON HOOD: All right.

16 Ms. Schellin, do we have anybody from ANC? I'm going  
17 to keep calling even though (indiscernible).

18 MS. SCHELLIN: Yes, that's fine. No, sir, we do not.

19 CHAIRPERSON HOOD: Okay. All right.

20 Well, with that, thank you again, Ms. Wurst. We  
21 appreciate your submission and your comments on this particular  
22 case application.

23 All right. I'm going to do the DDOT, do we have anyone  
24 here from DDOT first before I mess up their report? Okay.

25 MS. SCHELLIN: No, sir. Typically, they've advised

1 that they don't show up on map amendments. They just restated  
2 that last week to me.

3 CHAIRPERSON HOOD: Okay. I actually know that, Ms.  
4 Schellin, but I have to go by --

5 MS. SCHELLIN: You always have to ask. I know.

6 CHAIRPERSON HOOD: You have to go by the script.

7 MS. SCHELLIN: We just would let the public know if  
8 they want to know.

9 CHAIRPERSON HOOD: Right. Like I told Ms. Ackerman.  
10 I pretty much know but, you know, but I'm going to call it and  
11 just tell them I did so I can mess up and I can do that.

12 MS. SCHELLIN: Correct.

13 CHAIRPERSON HOOD: Anyway, this comes from Ms. Soniat,  
14 and this is Exhibit 22. And in this, they did the project  
15 summary, summary of DDOT, their review of how they've gotten to  
16 their conclusion. Their conclusion was -- I'm not going to read  
17 all of what they had. Their conclusion was DDOT has no objection  
18 to the approval of the requested map amendment and, as always,  
19 they always ask for continued coordination so -- and they don't  
20 have any problems with what's requested in front of us tonight.  
21 All right.

22 Again, I don't think we have anyone from the ANC. I  
23 want to call it. If not, I'm going to ask Vice Chair Miller  
24 to --

25 MS. SCHELLIN: That is correct.

1 CHAIRPERSON HOOD: -- give the ANC report.

2 VICE CHAIRPERSON MILLER: Okay.

3 As Ms. Schellin had indicated earlier at Exhibit 19 we  
4 do have in the record the letter dated November 7, 2025 to you,  
5 Mr. Chairman, from Ahmad Abu-Khalaf, Chair of ANC 6C, stating  
6 that the ANC had voted at its October 30th meeting six to zero  
7 in support of this rezoning stating that they had, quote, "No  
8 concerns regarding the proposed changes and the attending  
9 Commissioners expressed support for the proposal as it would  
10 allow for building a larger number of affordable homes including  
11 replacement units," unquote.

12 So that's what we have in the record from ANC 6E.

13 CHAIRPERSON HOOD: Thank you. Thank you, Vice Chair  
14 Miller, for the ANC report.

15 Ms. Schellin, do we have anyone who is here in the  
16 organizations or anybody?

17 VICE CHAIRPERSON MILLER: Can we hear from OP, Mr.  
18 Chairman?

19 MS. SCHELLIN: Crystal Myers. Yes.

20 CHAIRPERSON HOOD: I'm sorry. I'm going right on past  
21 them. All right. Let's go back to Office of Planning. I  
22 should've actually done them right after you. No. I don't know.  
23 But anyway, Ms. Myers, how are you? Go right ahead.

24 MS. MYERS: I'm good. Thank you. We know that we will  
25 be represented and we'll be here, so we know you'll call on us

1 at some point.

2 Good evening. The Office of Planning recommends  
3 approval of Northwest One Phase 3 Owner's map amendment request  
4 to rezone the property at 1010 North Capitol Street, Northwest  
5 from MU-4 to MU-9A. OP also recommended that IZ-plus be applied.  
6 On balance, the MU-9A zone would not be inconsistent with the  
7 Comprehensive Plan. It would be more in line with the site's  
8 future land use map designations of mixed-use, high density  
9 residential, medium density commercial land uses, and low density  
10 commercial than the existing MU-4 zone, which only allows for low  
11 to moderate density development. It is also not inconsistent  
12 with the Central Washington designation in the generalized policy  
13 map. And in conclusion, the Office of Planning recommends the  
14 Zoning Commission approve this map amendment.

15 Thank you.

16 CHAIRPERSON HOOD: Thank you, Ms. Myers. And you know  
17 we would never forget Office of Planning. We would have got  
18 there eventually once I remembered it. Thank you, Vice Chair,  
19 for making sure I remember.

20 Are there any questions of the Office of Planning? I'm  
21 looking at my colleagues. Looking. No. All right.

22 Mr. Ferris, you have any questions of the Office of the  
23 Planning?

24 MR. FERRIS: No. Thank you.

25 CHAIRPERSON HOOD: And again, Ms. Schellin, we don't

1 have anyone here from the ANC, correct?

2 MS. SCHELLIN: That is correct.

3 CHAIRPERSON HOOD: Okay. Ms. Myers, thank you again.  
4 We appreciate your report. All right.

5 Guess now I can go to organizations and individuals,  
6 Ms. Schellin, either in support, opposition or undeclared?

7 MS. SCHELLIN: And there are none in any category.

8 CHAIRPERSON HOOD: Okay. All right.

9 So let the record reflect no one's here to testify in  
10 opposition, support, or undeclared from the public.

11 Mr. Ferris, do you have any rebuttal or any closing?

12 MR. FERRIS: Thank you. No rebuttal, but I'll just a  
13 very brief closing just to reiterate that we believe this  
14 application meets all the standards for the requested map  
15 amendment and is fully ready to move forward. Again, we have  
16 the support of Office of Planning, and DDOT, and the unanimous  
17 support of ANC 6E. The application is directly in line with the  
18 Future Land Use Map and Generalized Policy Map designations for  
19 the site and is a critical next step, as we've discussed, in  
20 seeing the final phase of the Northwest One Redevelopment effort  
21 realized.

22 So with that, we appreciate the Commission's time, and  
23 any last questions, we're happy to answer. But otherwise, thank  
24 you for your time.

25 CHAIRPERSON HOOD: Thank you, again, Mr. Ferris, and

1 to the team.

2 Colleagues, any follow-up questions or comments before  
3 we move on? All right.

4 Mr. Ferris, you had asked us to deal with this today.  
5 You want us to do this vote on this in a couple of months or  
6 would you like a bench? I mean, I'm just asking. I want to  
7 defer to you. How would you like for us to proceed? Would you  
8 like for us to make a decision tonight or schedule it for a  
9 decision?

10 MR. FERRIS: We always love sooner. The sooner, the  
11 better.

12 CHAIRPERSON HOOD: Right. That was actually a test and  
13 you passed it.

14 Ms. Schellin, Let me look at my colleagues. Are we  
15 ready to move forward? Seeing, colleagues, any objections? All  
16 right. So I would ask someone to make a, whoever wants to make  
17 a motion, if you could.

18 COMMISSIONER IMAMURA: I'll make a motion.

19 CHAIRPERSON HOOD: Thank you.

20 COMMISSIONER IMAMURA: Thank you, Mr. Chairman.

21 I move that the Zoning Commission take proposed action  
22 for Case NO. 25-02, Northwest One Phase 3 Owner, LLC, map  
23 amendment from MU-4 to MU-9A at Square 621 and Lot 860, and ask  
24 for a second.

25 VICE CHAIRPERSON MILLER: I would second it, and I'm

1 sure you meant to include in your motion the IZ-plus designation  
2 on that map amendment.

3 COMMISSIONER IMAMURA: Accept the friendly amendment.

4 CHAIRPERSON HOOD: That's been moved and property  
5 seconded, and all amendments and requests are satisfied. Ms.  
6 Schellin, could you do a roll call vote, please?

7 MS. SCHELLIN: Yes, sir.

8 Commissioner Imamura? He may have had issues again.

9 CHAIRPERSON HOOD: Yes. He's having some problems.

10 COMMISSIONER IMAMURA: Yes.

11 MS. SCHELLIN: Okay. There we go.

12 And Commissioner Miller?

13 VICE CHAIRPERSON MILLER: Yes.

14 MS. SCHELLIN: Commissioner Hood?

15 CHAIRPERSON HOOD: Yes.

16 MS. SCHELLIN: And Commissioner Wright?

17 COMMISSIONER WRIGHT: Yes.

18 MS. SCHELLIN: And so we'll record the vote to approve  
19 proposed action in Zoning Commission Case No. 25-02 as four to  
20 zero to one, the minus one being Commissioner Stidham, not  
21 present, not voting. And if we could have the Applicant to  
22 provide a draft order. I'm assuming a summary order is  
23 appropriate per the Commission if they work with our OZLD.

24 CHAIRPERSON HOOD: Yes.

25 MS. SCHELLIN: He could work with Ms. Lovick, check

1 with Ms. Lovick to make sure that's okay.

2 CHAIRPERSON HOOD: Yes. If that's fine, if they're  
3 fine with it, I think we are.

4 MS. SCHELLIN: Okay. Great. I'm just saying since  
5 there was no opposition, I'm just assuming that's appropriate.  
6 Okay. Thank you.

7 CHAIRPERSON HOOD: All right. Before I close out, the  
8 Zoning Commission will meet again December the 18th. We've  
9 already voted on a closed meeting. I know I'm going to overdo  
10 it now. I'll make sure I'm giving proper notice. But we've  
11 already voted on a closed meeting for this coming Thursday and  
12 with that, I want to thank everyone for their participation  
13 tonight. Good luck with the Phase 3.

14 With that, this hearing is adjourned. Good night.  
15 Thank you, everybody.

16 (Whereupon, the above-entitled matter went off the  
17 record at 5:00 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

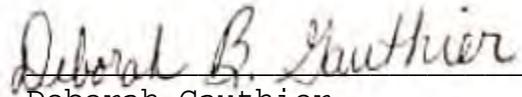
In the matter of: Public Hearing

Before: DCOZ

Date: 12-15-25

Place: Via Videoconferencing

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



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